



Wing Fung Group Asia Limited 榮豐集團亞洲有限公司

(Incorporated in the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)

Stock Code 股份代號: 8526

ANNUAL REPORT 年報
2025

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

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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.

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香港聯合交易所有限公司(「聯交所」)GEM的特色

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

由於GEM上市公司一般為中小型公司，在GEM買賣的證券可能會較於主板買賣之證券承受較大的市場波動風險，同時無法保證在GEM買賣的證券會有高流通量的市場。

香港交易及結算有限公司及香港聯合交易所有限公司對本報告的內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不就因本報告全部或任何部分內容而產生或因依賴該等內容而引致之任何損失承擔任何責任。

本報告乃遵照聯交所GEM證券上市規則(「GEM上市規則」)之規定而提供有關榮豐集團亞洲有限公司(「本公司」)及其附屬公司(統稱「本集團」)的資料，本公司董事(「董事」)願就本報告共同地及個別地承擔全部責任。董事經作出一切合理查詢後確認，就彼等所深知及確信，本報告所載資料在各重大方面均為準確及完整，且無誤導或欺詐成分，及並無遺漏任何其他事項致使當中所載任何陳述或本報告產生誤導。

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CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Chung Chi Keung (*Chairman*)
Ms. Lai Suk Fan

Independent Non-executive Directors

Mr. Choy Hiu Fai Eric
Mr. Lei For
Mr. Lai Wai Ming (*resigned on 27 June 2025*)
Mr. Chan King Lun (*appointed on 27 June 2025*)

COMPANY SECRETARY

Mr. Law Pak Hin Edward

COMPLIANCE OFFICER

Mr. Chung Chi Keung

AUTHORISED REPRESENTATIVES

Mr. Chung Chi Keung
Mr. Law Pak Hin Edward

AUDIT COMMITTEE

Mr. Choy Hiu Fai Eric (*Chairman*)
Mr. Lei For
Mr. Lai Wai Ming (*resigned on 27 June 2025*)
Mr. Chan King Lun (*appointed on 27 June 2025*)

REMUNERATION COMMITTEE

Mr. Lai Wai Ming (*resigned on 27 June 2025*)
Mr. Chan King Lun (*Chairman*) (*appointed on 27 June 2025*)

Mr. Chung Chi Keung
Mr. Choy Hiu Fai Eric

NOMINATION COMMITTEE

Mr. Lei For (*Chairman*)
Mr. Chung Chi Keung (*resigned on 27 June 2025*)
Ms. Lai Suk Fan (*appointed on 27 June 2025*)

Mr. Lai Wai Ming (*resigned on 27 June 2025*)
Mr. Chan King Lun (*appointed on 27 June 2025*)

AUDITOR

Forvis Mazars CPA Limited

董事會

執行董事

鍾志強先生 (*主席*)
黎淑芬女士

獨立非執行董事

蔡曉輝先生
利科先生
黎偉明先生 (*於二零二五年六月二十七日辭任*)
陳景麟先生 (*於二零二五年六月二十七日獲委任*)

公司秘書

羅柏妍先生

合規主任

鍾志強先生

授權代表

鍾志強先生
羅柏妍先生

審核委員會

蔡曉輝先生 (*主席*)
利科先生
黎偉明先生 (*於二零二五年六月二十七日辭任*)
陳景麟先生 (*於二零二五年六月二十七日獲委任*)

薪酬委員會

黎偉明先生 (*於二零二五年六月二十七日辭任*)
陳景麟先生 (*主席*) (*於二零二五年六月二十七日獲委任*)
鍾志強先生
蔡曉輝先生

提名委員會

利科先生 (*主席*)
鍾志強先生 (*於二零二五年六月二十七日辭任*)
黎淑芬女士 (*於二零二五年六月二十七日獲委任*)
黎偉明先生 (*於二零二五年六月二十七日辭任*)
陳景麟先生 (*於二零二五年六月二十七日獲委任*)

核數師

富睿瑪澤會計師事務所有限公司

CORPORATE INFORMATION

公司資料

REGISTERED OFFICE

P. O. Box 500
Suite 210, 2nd Floor
Windward III
Regatta Office Park
Grand Cayman
KY1-1106
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Unit D, 21/F., Tower B
Billion Centre
1 Wang Kwong Road
Kowloon Bay, Kowloon
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

Appleby Global Services (Cayman) Limited
P. O. Box 500
Suite 210, 2nd Floor
Windward III
Regatta Office Park
Grand Cayman
KY1-1106
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

PRINCIPAL BANKERS

China Construction Bank Corporation Macau Branch
Nanyang Commercial Bank, Limited

WEBSITE ADDRESS

www.wingfunggroup.com

STOCK CODE

8526

註冊辦事處

P. O. Box 500
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KY1-1106
Cayman Islands

香港總辦事處及主要營業地點

香港
九龍九龍灣
宏光道1號
億京中心
B座21樓D室

開曼群島股份過戶登記總處

Appleby Global Services (Cayman) Limited
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Grand Cayman
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Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

主要往來銀行

中國建設銀行股份有限公司澳門分行
南洋商業銀行有限公司

網站

www.wingfunggroup.com

股份代號

8526

CHAIRMAN'S STATEMENT

主席報告

Dear Shareholders,

On behalf of the board of Directors (the "Board") of the Company, I hereby present the audited financial statements of the Group for the year ended 31 December 2025 (the "Relevant Period").

REVIEW AND RESULTS

The Group is principally engaged as a subcontractor for the provision of supply, installation and fitting-out services of mechanical ventilation and air-conditioning ("MVAC") system for various types of private and public building projects including infrastructural, commercial and residential building projects in Hong Kong and Macau.

During the Relevant Period, notwithstanding steady signs of recovery in both the local and global economies, the overall market sentiment had remained subdued. The absence of major new construction projects further intensified competition in the construction industry. Rising financial costs, chronic shortage of skilled labour, inflationary pressures and prolonged geopolitical uncertainties continued to weigh on the local market. These factors heightened the strategic challenges facing the section and tempered its outlook. In response, the Group has adopted a pragmatic and resilient approach towards risks. It prioritised quality control of project management and execution and implemented more rigorous cost control measures within budgets.

The total revenue of the Group decreased by approximately HK\$31.2 million or 17.6% from approximately HK\$176.8 million for the year ended 31 December 2024 to approximately HK\$145.6 million for the Relevant Period. Gross profit of the Group decreased by approximately HK\$18.2 million from approximately HK\$18.9 million for the year ended 31 December 2024 to approximately HK\$0.7 million for the Relevant Period.

Despite the turnaround from profit to loss during the Relevant Period, the Group has remained vigilant and pro-active, and has successfully secured new projects with sizeable contract sum. During the second half of 2025, amongst other projects, a new project was awarded to the Group with an initial contract sum exceeding HK\$175 million. The Group will continue to regularly and closely monitor the progress of its ongoing projects and will continue to identify suitable tender opportunities and submit tenders for potential projects to maximise the Group's profits and return to its shareholders.

致各位股東：

本人謹此代表本公司董事會(「董事會」)呈報截至二零二五年十二月三十一日止年度(「相關期間」)本集團的經審核財務報表。

回顧及業績

本集團主要以分包商的身份在香港及澳門提供各類私人及公共樓宇項目(包括基建、商業及住宅樓宇項目)的機械通風及空調系統(「機械通風及空調系統」)供應、安裝及裝修服務。

於相關期間，儘管本地及全球經濟展均呈現穩步復甦跡象，惟整體市場氣氛仍持續低迷。缺少新的大型建造項目，導致建造業的競爭進一步加劇。財務成本增加、熟練勞工持續短缺、通脹壓力、持久的地緣政治不明朗因素繼續影響本地市場。該等因素凸顯了行業所面對的策略挑戰，亦令行業前景承壓。為此，本集團採取了務實且具韌性的風險管理策略，將項目管理與執行的質量控制列為優先事項，並在預算範圍內實施更嚴格的成本控制措施。

本集團的總收益由截至二零二四年十二月三十一日止年度的約176.8百萬港元減少約31.2百萬港元或17.6%至相關期間的約145.6百萬港元。本集團的毛利由截至二零二四年十二月三十一日止年度的約18.9百萬港元減少約18.2百萬港元至相關期間的約0.7百萬港元。

儘管於相關期間轉盈為虧，本集團仍保持警覺與積極進取的態度，成功獲取合約金額龐大的新項目。於二零二五年下半年，除其他項目外，本集團更獲授一項初步合約金額逾175百萬港元的新項目。本集團將繼續定期密切監察其進行中項目的進度，並將繼續物色合適的投標機會並就潛在項目提交標書，以盡量提高本集團的溢利及股東回報。

CHAIRMAN'S STATEMENT**主席報告****OUTLOOK**

Looking ahead, the Group maintains a cautious outlook for the year 2026 and will continue to explore cooperation with new customers and derive new revenue streams, and optimise resource utilisation and efficiencies in order to maximise return to our shareholders. As mentioned in the announcements of the Company dated 15 August 2024 and 20 March 2025, a new project was awarded to the Group with an initial contract sum exceeding HK\$383 million in March 2024 ("New Project"). While the Group has contrived to a pragmatic and resilient approach focusing on quality assurance in project management, and stringent cost control measures, any delay of the New Project may potentially affect the financial results of the Group for the year ending 31 December 2026. Nonetheless, the Group will stay vigilant by constantly reviewing its business and tendering strategies and enhancing its operational efficiency and financial performance.

A NOTE OF APPRECIATION

On behalf of the Board, I wish to take this opportunity to express my deep gratitude to our Shareholders, clients, business partners, suppliers and subcontractors for their continuous support. I would also like to express our sincere appreciation to the Group's management and staff for their commitment, contribution and dedication throughout the years.

Wing Fung Group Asia Limited
Chung Chi Keung

Chairman and Executive Director

Hong Kong, 25 March 2026

展望

展望未來，本集團對二零二六年的前景維持審慎態度，並將繼續開拓與新客戶的合作及發掘新收益來源，以及優化資源運用及提高效率，務求為股東帶來最大回報。誠如本公司日期為二零二四年八月十五日及二零二五年三月二十日的公佈所述，於二零二四年三月，本集團獲授一個初步合約金額超過383百萬港元的新項目（「新項目」）。同時，本集團已制定務實且因時制宜的方針專注於項目管理質量保證及嚴格的成本控制措施，惟新項目的任何延誤可能會對本集團截至二零二六年十二月三十一日止年度的財務業績造成潛在影響。儘管如此，本集團將保持警覺，不斷檢討其業務及招標策略，並提升其營運效率及財務表現。

致謝

本人謹代表董事會借此機會對股東、客戶、業務夥伴、供應商及承包商的持續支持表示深切謝意。本人亦謹此對本集團管理層及員工多年來的努力、貢獻及投入表示誠摯感激。

榮豐集團亞洲有限公司

主席兼執行董事

鍾志強

香港，二零二六年三月二十五日

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

BUSINESS REVIEW AND OUTLOOK

The Group is principally engaged as a subcontractor for the provision of supply, installation and fitting-out services of MVAC system for various types of private and public building projects including infrastructural, commercial and residential building projects in Hong Kong and Macau.

During the Relevant Period, notwithstanding steady signs of recovery in both the local and global economies, the overall market sentiment had remained subdued. The absence of major new construction projects further intensified competition in the construction industry. Rising financial costs, chronic shortage of skilled labour, inflationary pressures and prolonged geopolitical uncertainties continued to weigh on the local market. These factors heightened the strategic challenges facing the sector and tempered its outlook. In response, the Group has adopted a pragmatic and resilient approach towards risks. It prioritised quality control of project management and execution and implemented more rigorous cost control measures within budgets.

During the Relevant Period, the Group recorded a loss of approximately HK\$22.0 million as compared to a profit of approximately HK\$1.1 million in the corresponding period in 2024. The turnaround from profit to loss during the Relevant Period was mainly due to (i) decrease in revenue of approximately HK\$31.2 million as a result of delay in projects amid the sluggish economy; (ii) prolonged completion of certain projects of the Group which led to overrun of project cost and resulted in significant decrease in the Group's expected gross profit margin of the projects; (iii) decrease in reversal of impairment losses on trade receivables and contract assets of approximately HK\$2.0 million for the Relevant Period; and (iv) the recognition of the write-off of contract assets of approximately HK\$5.3 million as a result of the finalisation of a project located in Macau for the Relevant Period. Despite the turnaround from profit to loss during the Relevant Period, the Group has remained vigilant and pro-active, and has successfully secured new projects with sizeable contract sum. During the second half of 2025, amongst other projects, a new project was awarded to the Group with an initial contract sum exceeding HK\$175 million. The Group will continue to regularly and closely monitor the progress of its ongoing projects and will continue to identify suitable tender opportunities and submit tenders for potential projects to maximise the Group's profits and return to its shareholders.

業務回顧及展望

本集團主要以分包商的身份在香港及澳門提供各類私人及公共樓宇項目(包括基建、商業及住宅樓宇項目)的機械通風及空調系統供應、安裝及裝修服務。

於相關期間，儘管本地及全球經濟均呈現穩步復甦跡象，惟整體市場氣氛仍持續低迷。缺少新的大型建造項目，導致建造業的競爭進一步加劇。財務成本增加、熟練勞工持續短缺、通脹壓力、持久的地緣政治不明朗因素繼續影響本地市場。該等因素凸顯了行業所面對的策略挑戰，亦令行業前景承壓。為此，本集團採取了務實且具韌性的風險管理策略，將項目管理與執行的質量控制列為優先事項，並在預算範圍內實施更嚴格的成本控制措施。

於相關期間，本集團錄得虧損約22.0百萬港元，而二零二四年同期則錄得溢利約1.1百萬港元。於相關期間轉盈為虧，主要由於(i)經濟低迷令項目延遲而導致收益減少約31.2百萬港元；(ii)本集團若干項目延遲完成導致項目成本超支，並造成本集團的預期項目毛利率顯著下降；(iii)相關期間貿易應收款項及合約資產的減值虧損撥回減少約2.0百萬港元；及(iv)澳門氹仔項目於相關期間完成總結後確認撤銷合約資產約5.3百萬港元。儘管於相關期間內由盈轉虧，本集團仍保持警覺與積極進取的態度，成功獲取合約金額龐大的新項目。於二零二五年下半年，除其他項目外，本集團更獲授一項初步合約金額逾175百萬港元的新項目。本集團將繼續定期密切監察其進行中項目的進度，並將繼續物色合適的投標機會並就潛在項目提交標書，以盡量提高本集團的溢利及股東回報。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Looking ahead, the Group maintains a cautious outlook for the year 2026 and will continue to explore cooperation with new customers and derive new revenue streams, and optimise resource utilisation and efficiencies in order to maximise return to our shareholders. As mentioned in the announcements of the Company dated 15 August 2024 and 20 March 2025, a new project was awarded to the Group with an initial contract sum exceeding HK\$383 million in March 2024 ("New Project"). While the Group has contrived to a pragmatic and resilient approach focusing on quality assurance in project management, and stringent cost control measures, any delay of the New Project may potentially affect the financial results of the Group for the year ending 31 December 2026. Nonetheless, the Group will stay vigilant by constantly reviewing its business and tendering strategies and enhancing its operational efficiency and financial performance.

FINANCIAL REVIEW

Revenue

Our revenue decreased by approximately HK\$31.2 million, from approximately HK\$176.8 million for the year ended 31 December 2024 to approximately HK\$145.6 million for the Relevant Period, representing a decrease of approximately 17.6%. In particular, while the Group recorded (i) an increase in revenue of approximately HK\$10.0 million from new projects (in particular a new project located at Lok Ma Chau); and (ii) an increase in revenue of approximately HK\$97.0 million due to the increase in the amount of work under our existing projects as compared with the year ended 31 December 2024 (in particular, a project located at Wong Chuk Hang), the aforesaid increments were offset by (i) a decrease in revenue of approximately HK\$2.0 million resulting from the completion of certain projects during the Relevant Period; and (ii) a decrease in revenue of approximately HK\$136.2 million due to the decrease in the amount of work under our existing projects as compared with the year ended 31 December 2024 (in particular, two projects located at Kai Tak together accounted for a decrease in revenue of approximately HK\$127.4 million).

Cost of Sales

Our cost of sales decreased from approximately HK\$157.9 million for the year ended 31 December 2024 to approximately HK\$144.9 million for the Relevant Period, representing a decrease of approximately 8.2% which was in line with the decrease in revenue for the Relevant Period.

展望未來，本集團對二零二六年的前景維持審慎態度，並將繼續開拓與新客戶的合作及發掘新收益來源，以及優化資源運用及提高效率，務求為股東帶來最大回報。誠如本公司日期為二零二四年八月十五日及二零二五年三月二十日的公佈所述，於二零二四年三月，本集團獲授一個初步合約金額超過383百萬港元的新項目（「新項目」）。同時，本集團已制定務實且富有韌性的方針專注於項目管理質量保證及嚴格的成本控制措施，惟新項目的任何延誤可能會對本集團截至二零二六年十二月三十一日止年度的財務業績造成潛在影響。儘管如此，本集團將保持警覺，不斷檢討其業務及招標策略，並提升其營運效率及財務表現。

財務回顧

收益

我們的收益由截至二零二四年十二月三十一日止年度約176.8百萬港元減少約31.2百萬港元至相關期間約145.6百萬港元，減少約17.6%。具體而言，本集團已錄得(i)自新項目的收益增加約10.0百萬港元，尤其是位於落馬洲的新項目；及(ii)現有項目下的工程金額較截至二零二四年十二月三十一日止年度有所增加，尤其是位於黃竹坑的項目，令收益增加約97.0百萬港元，惟上述增長因下列各項而抵銷：(i)於相關期間因若干項目已完成而導致收益減少約2.0百萬港元；及(ii)現有項目下的工程金額較截至二零二四年十二月三十一日止年度有所減少，尤其是位於啟德的兩個項目合共佔收益減少約127.4百萬港元，令收益下跌約136.2百萬港元。

銷售成本

我們的銷售成本由截至二零二四年十二月三十一日止年度的約157.9百萬港元減少至相關期間的約144.9百萬港元，減少約8.2%，其與相關期間的收益減少一致。

MANAGEMENT DISCUSSION AND ANALYSIS
管理層討論及分析**Gross Profit and Gross Profit Margin**

Our gross profit decreased by approximately HK\$18.2 million from approximately HK\$18.9 million for the year ended 31 December 2024 to approximately HK\$0.7 million for the Relevant Period. The gross profit margin decreased from approximately 10.7% for the year ended 31 December 2024 to approximately 0.5% for the Relevant Period. The decrease in gross profit and gross profit margin was primarily attributable to the prolonged completion of certain projects of the Group leading to overrun of project costs.

Write-off of contract assets

Write-off of contract assets of approximately HK\$5.3 million was recorded as a result of the finalisation of a project located in Macau. For the said project in Macau, work done performed by the Group amounted to approximately HK\$33.8 million. After negotiations with the customer, total work done of approximately HK\$28.5 million was received and thus write-off of contract assets in respect of the work done of approximately HK\$5.3 million was recognised during the Relevant Period as the Group had no reasonable expectation on recovery of the said sum from the relevant customer.

Administrative Expenses

Our administrative expenses increased by approximately HK\$1.3 million, or approximately 7.1%, from approximately HK\$18.3 million for the year ended 31 December 2024 to approximately HK\$19.6 million for the Relevant Period, mainly attributable to the increase in the employee benefit expenses.

Income Tax Credit/Expense

The Group recorded income tax credit of approximately HK\$1.6 million for the Relevant Period while the Group recorded income tax expense of approximately HK\$2.1 million for the year ended 31 December 2024. Such change was primarily attributable to the loss before tax for the Relevant Period as compared with profit before tax for the corresponding period in 2024.

Loss/Profit for the Year

As a result of the foregoing, our Group recognised a loss of approximately HK\$22.0 million for the Relevant Period as compared with a profit of approximately HK\$1.1 million for the corresponding period in 2024.

毛利及毛利率

我們的毛利由截至二零二四年十二月三十一日止年度的約18.9百萬港元減少約18.2百萬港元至相關期間的約0.7百萬港元。毛利率由截至二零二四年十二月三十一日止年度約10.7%減少至相關期間約0.5%。毛利及毛利率減少主要是由於本集團若干項目延遲完成導致項目成本超支。

撇銷合約資產

撇銷合約資產約5.3百萬港元是由於一個位於澳門的項目的結項。就上述位於澳門的項目而言，本集團已完成工程金額約為33.8百萬港元。與客戶磋商後，本集團就已完成工程收取合共約28.5百萬港元，故於相關期間就已完成工程確認撇銷合約資產約5.3百萬港元，此乃由於本集團並無合理預期能向相關客戶收回上述款項。

行政開支

我們的行政開支由截至二零二四年十二月三十一日止年度的約18.3百萬港元增加約1.3百萬港元或約7.1%至相關期間的約19.6百萬港元，主要由於僱員福利開支增加所致。

所得稅抵免／開支

本集團錄得相關期間所得稅抵免約1.6百萬港元，而本集團錄得截至二零二四年十二月三十一日止年度的所得稅開支約2.1百萬港元。有關變動主要因為相關期間錄得稅前虧損，相較於二零二四年同期則錄得稅前溢利。

年內虧損／溢利

由於上述因素，本集團確認於相關期間虧損約22.0百萬港元，而二零二四年相應期間則為溢利約1.1百萬港元。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Liquidity and Financial Resources

As at 31 December 2025, the Group had total assets of approximately HK\$104.8 million (2024: approximately HK\$126.1 million), which is financed by total liabilities and shareholders' equity (comprising share capital and reserves) of approximately HK\$60.1 million (2024: approximately HK\$59.4 million) and approximately HK\$44.7 million (2024: approximately HK\$66.7 million), respectively.

The total interest-bearing borrowings (including bank and other borrowings and bank overdrafts) of the Group decreased from approximately HK\$25.2 million as at 31 December 2024 to approximately HK\$20.4 million as at 31 December 2025. Current ratio decreased from 2.0 times as at 31 December 2024 to approximately 1.6 times as at 31 December 2025.

The Group's borrowings and bank balances are mainly denominated in HK\$ and there was no significant exposure to foreign exchange rate fluctuations during the Relevant Period.

The Group's gearing ratio, which is calculated by dividing the total interest-bearing borrowings and lease liabilities by total equity at the year-end date, increased from approximately 38.0% as at 31 December 2024 to approximately 45.6% as at 31 December 2025, primarily due to the combined effect of (i) the decrease in the total interest-bearing borrowings; and (ii) the decrease in total equity attributable to recording a net loss for the Relevant Period.

流動資金及財務資源

於二零二五年十二月三十一日，本集團的總資產約為104.8百萬港元(二零二四年：約126.1百萬港元)，分別以負債總額及股東權益(包括股本及儲備)約60.1百萬港元(二零二四年：約59.4百萬港元)及約44.7百萬港元(二零二四年：約66.7百萬港元)撥資。

本集團的計息借款總額(包括銀行及其他借款及銀行透支)由二零二四年十二月三十一日的約25.2百萬港元減少至二零二五年十二月三十一日的約20.4百萬港元。流動比率由二零二四年十二月三十一日的2.0倍減少至二零二五年十二月三十一日的約1.6倍。

本集團的借款及銀行結餘主要以港元計值，於相關期間並無外匯匯率波動之重大風險敞口。

本集團的資本負債比率(按年結日的計息借款總額及租賃負債除以權益總額計算)由二零二四年十二月三十一日的約38.0%增加至二零二五年十二月三十一日的約45.6%，乃主要由於以下的綜合影響所致：(i)計息借款總額減少；及(ii)相關期間因錄得虧損淨額從而令權益總額減少。

MANAGEMENT DISCUSSION AND ANALYSIS 管理層討論及分析

Principal Risks and Uncertainties

The Group's financial condition, results of operations, and business prospects may be affected by a number of risks and uncertainties directly or indirectly pertaining to the Group's businesses. The management of the Company considers that the following are the principal risks and uncertainties faced by the Group:

- (i) the outbreak of any pandemic could adversely affect the Group's business operations and financial performance by potentially causing suspension of works, delay in delivery of construction materials, increase in material and logistics costs and other interruption to the operation of the Group;
- (ii) the business of the Group relies on successful tenders and any failure of the Group to secure tender contracts would affect sustainability of our revenue streams and adversely affect the operations and financial results of the Group;
- (iii) erroneous or inaccurate estimation of project duration and the costs involved for the determination of tender price may adversely affect the profitability and financial performance of the Group;
- (iv) cost overrun, any delay in project schedule or defects of the works of the suppliers and subcontractors of the Group could adversely affect its operations and financial results;
- (v) reliance on major customers for a significant portion of the Group's revenue may expose the Group to credit and liquidity risks of such major customers and may have impact on the Group's cash flow and financial conditions; and
- (vi) reliance on key management for the Group's operation may subject the Group to material adverse effect on business operation and profitability in case of departure of members of the key management team without timely and appropriate replacement.

Please also refer to note 3 to the consolidated financial statements in this annual report for details of the financial risks faced by the Group and the relevant risk management measures.

主要風險及不確定因素

本集團的財務狀況、經營業績和業務前景可能會受到與本集團業務直接或間接相關的若干風險和不確定因素的影響。本公司管理層認為下列各項為本集團面對的主要風險及不確定因素：

- (i) 任何大流行病爆發，均可能對本集團的業務營運及財務表現造成不利影響，乃因導致工程停工、建築材料交付延期、原材料及物流成本上漲以及本集團營運的其他中斷所致；
- (ii) 本集團的業務倚賴競標成功，而本集團未能取得競標合約會影響我們收益來源的可持續性以及對本集團的營運及財務業績造成不利影響；
- (iii) 釐定競標價格時對項目時長及成本的錯誤或不準確的估計或會對本集團的盈利能力及財務表現產生不利影響；
- (iv) 成本超支、項目進度的任何延誤或本集團供應商及分包商的工程缺陷將對其營運及財務業績造成不利影響；
- (v) 本集團相當部分收益依賴主要客戶，可能使本集團面臨該等主要客戶的信貸及流動資金風險，並可能會影響本集團的現金流量和財務狀況；及
- (vi) 本集團的營運依賴主要管理人員，而倘主要管理團隊成員離職而未能及時物色適當替代人選，可能對本集團的業務營運及盈利能力造成重大不利影響。

有關本集團面臨的財務風險及相關風險管理措施，亦請參閱本年報綜合財務報表附註3。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Relationship with customers, suppliers, subcontractors and employees

Customers

The Group's customers mainly include main contractors and subcontractors of various types of building projects including infrastructural, commercial and residential building projects in Hong Kong and Macau. The Group has maintained business relationship with the top customers for a period ranging from approximately 1 year to over 10 years. The Directors believe the Group has established good relationship with its customers and receives invitations from the repeat customers to submit tenders from time to time.

Suppliers and Subcontractors

During the Relevant Period, the suppliers and subcontractors of the Group included (i) suppliers of air conditioning equipment and materials; (ii) suppliers of processing services on the Group's equipment and materials; (iii) machinery rental service providers; and (iv) subcontractors engaged by the Group to perform the site works. The Group engaged the suppliers and subcontractors on a regular basis.

The Group maintains an internal list of approved suppliers and subcontractors. The Group selects suppliers based on a number of factors such as their prices, quality of the goods and services supplied, past performances and timeliness of delivery. While engaging subcontractors, the Group selects the subcontractors for a project by taking into account their availability of resources and manpower, experience, track record, service quality, safety performance, timeliness of delivery, reputation and fee quotations.

The Group did not encounter any material difficulty in sourcing equipment and materials and services from our suppliers or assigning subcontractors during the Relevant Period.

Employees

The Group respects its employees and endeavours to provide better working conditions for its employees. We offer competitive remuneration and a fair, flexible and transparent recruitment process to attract and retain talents and promotes equal opportunities among employees. Further details can also be found in section headed "Environmental, Social and Governance Report" of this annual report.

與客戶、供應商、分包商及僱員的關係

客戶

本集團的客戶主要包括香港及澳門各種樓宇項目(包括基建、商業及住宅樓宇項目)的總承建商及分包商。本集團與主要客戶保持介乎約1年至10年以上的業務關係。董事認為，本集團已與客戶建立良好關係，並不時獲回頭客邀請提交標書。

供應商及分包商

於相關期間，本集團的供應商及分包商包括：(i)空調設備及材料供應商；(ii)本集團設備及材料的加工服務供應商；(iii)機械租賃服務供應商；及(iv)獲本集團委聘進行地盤工程的分包商。本集團定期委聘供應商及分包商。

本集團備存一份認可供應商及分包商的內部名單。本集團根據多項因素甄選供應商，例如價格、所提供貨物及服務質素、過往表現及準時交付能力。委聘分包商時，本集團會考慮彼等可供使用的資源及人力、經驗、往績、服務質素、安全表現、準時交付能力、聲譽及報價，為項目甄選分包商。

於相關期間，本集團向供應商採購設備及材料及服務或指派分包商時並無遇到任何重大困難。

僱員

本集團尊重員工，致力為員工提供更佳的工作條件。我們提供具競爭力的薪酬以及公平、靈活及透明的招聘流程，以吸引及挽留人才並促進員工之間的平等機會。更多詳情亦可見本年報「環境、社會及管治報告」一節。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Capital Structure

The shares of the Company (the “Shares”) were successfully listed on GEM of the Stock Exchange on 27 February 2018 (the “Listing”). Immediately upon Listing, the total issued share capital of the Company was HK\$5,740,000 divided into 574,000,000 Shares of par value of HK\$0.01 each.

On 19 November 2021, 75,000,000 shares of par value HK\$0.01 each of the Company were issued at a price of HK\$0.144 by way of placing under general mandate (the “Placing”). For further information in relation to the Placing, please refer to the announcements of the Company dated 22 October 2021, 12 November 2021 and 19 November 2021.

On 21 January 2022, every four (4) issued and unissued existing shares of the Company of par value HK\$0.01 each in the share capital of the Company were consolidated into one (1) consolidated share of par value HK\$0.04 each in the share capital of the Company.

As at 31 December 2025, the Company’s issued share capital was HK\$6,490,000 (31 December 2024: HK\$6,490,000) divided into 162,250,000 (31 December 2024: 162,250,000) ordinary Shares of par value of HK\$0.04 (31 December 2024: HK\$0.04) each.

Capital Commitments

As at 31 December 2025 and 2024, the Group did not have any capital commitments contracted but not provided for.

Future Plans for Material Investments and Capital Assets

Save as disclosed in this annual report, the Group did not have any plans for material investments or capital assets as at 31 December 2025.

Material Acquisitions and Disposals of Subsidiaries, Associates and Joint Ventures

During the Relevant Period, the Group did not have any material acquisitions or disposals of subsidiaries and affiliated companies.

資本結構

本公司股份(「股份」)於二零一八年二月二十七日成功在聯交所GEM上市(「上市」)。緊隨上市後，本公司之已發行股本總額為5,740,000港元，分為574,000,000股每股面值0.01港元之股份。

於二零二一年十一月十九日，本公司以根據一般授權配售方式按每股0.144港元發行75,000,000股每股面值0.01港元的股份(「配售事項」)。有關配售事項的進一步資料，請參閱本公司日期為二零二一年十月二十二日、二零二一年十一月十二日及二零二一年十一月十九日的公佈。

於二零二二年一月二十一日，每四(4)股本公司股本中每股面值0.01港元之已發行及未發行現有股份合併為一(1)股本公司股本中每股面值0.04港元之合併股份。

於二零二五年十二月三十一日，本公司的已發行股本為6,490,000港元(二零二四年十二月三十一日：6,490,000港元)分為162,250,000股(二零二四年十二月三十一日：162,250,000股)每股面值0.04港元(二零二四年十二月三十一日：0.04港元)的普通股。

資本承擔

於二零二五年及二零二四年十二月三十一日，本集團並無任何已訂約但未計提撥備的資本承擔。

重大投資及資本資產的未來計劃

除本年報所披露者外，於二零二五年十二月三十一日，本集團並無任何重大投資或資本資產的計劃。

附屬公司、聯營公司及合營企業之重大收購及出售

於相關期間，本集團並無任何附屬公司及聯屬公司之重大收購或出售。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Contingent Liabilities

Save as disclosed in note 26 of the notes to the consolidated financial statements, as at 31 December 2025 and 31 December 2024, the Group did not have other material contingent liabilities.

Foreign Exchange Exposure

The Group's revenue generating operations are mainly transacted in Hong Kong dollars ("HK\$") and Macau Pataca ("MOP"). The Directors consider the impact of foreign exchange exposure to the Group is minimal and the Group did not engage in any derivatives agreements nor commit to any financial instrument to hedge its foreign exchange exposure during the Relevant Period.

Pledge of Assets

Save for the pledged bank deposits as disclosed in note 18 of the notes to the consolidated financial statements, as at 31 December 2025 and 2024, the Group did not have other pledge of assets.

Employees and Remuneration Policies

As at 31 December 2025, the Group employed a total of 259 (31 December 2024: 206) employees, of whom 187 (31 December 2024: 167) were labour workers nominated by subcontractors. The increase in the number of employees was mainly attributable to the increase of labour workers in respect of a project located at Lok Ma Chau, which commenced in 2025. The relevant cost of employing the labour workers nominated by subcontractors was classified as subcontracting charges and the staff costs, including Directors' emoluments, of the Group were approximately HK\$31.7 million for the Relevant Period (2024: approximately HK\$21.2 million).

The Group promotes individuals based on their performance and development potential in the positions held. In order to attract and retain high quality staff, competitive remuneration package is offered to employees (with reference to market norms and individual employees' performance, qualification and experience). On top of basic salaries, bonuses may be paid with reference to the Group's performance as well as individual's performance. Other staff benefits include provision of retirement benefits, medical benefits and sponsorship of training courses.

Events after the Reporting Period

No significant events have taken place subsequent to 31 December 2025 and up to the date of this annual report.

或然負債

除綜合財務報表附註的附註26所披露者外，於二零二五年十二月三十一日及二零二四年十二月三十一日，本集團並無其他重大或然負債。

外匯風險

本集團產生收益的營運主要以港元(「港元」)及澳門幣「澳門幣」交易。董事認為外匯風險對本集團的影響極微，於相關期間，本集團並無訂立任何衍生工具協議，亦無承擔任何財務工具，以對沖其外匯風險。

資產抵押

除本綜合財務報表附註的附註18所披露的已抵押銀行存款外，於二零二五年及二零二四年十二月三十一日，本集團概無其他資產抵押。

僱員及薪酬政策

於二零二五年十二月三十一日，本集團合共僱用259名(二零二四年十二月三十一日：206名)僱員，其中187名(二零二四年十二月三十一日：167名)為由分包商提名的工人。僱員人數增加乃主要由於在二零二五年動工的落馬洲項目增加工人所致。僱用由分包商提名的工人的相關成本被分類為分包費用，而相關期間，本集團的員工成本(包括董事酬金)約為31.7百萬港元(二零二四年：約21.2百萬港元)。

本集團根據個人表現及於所任職位的發展潛力晉升僱員。為吸引及挽留高質素員工，本集團向僱員提供具競爭力的薪酬組合(參考市場常規及個別僱員的表現、資格及經驗)。除了基本薪金，本集團或會按本集團的表現以及個人表現發放花紅。其他員工福利包括提供退休福利、醫療福利及贊助培訓課程。

報告期後事項

於二零二五年十二月三十一日後及直至本年報日期，概無發生任何重大事項。

CORPORATE GOVERNANCE REPORT

企業管治報告

CORPORATE GOVERNANCE PRACTICE

The Directors and the management of the Group recognise the importance of sound corporate governance to the long-term success and continuing development of the Group. Therefore, the Board is committed to upholding good corporate standards and procedures, so as to enhance the accountability system and transparency of the Group, protect the interests of the Company's stakeholders and create value for shareholders of the Company. The discussion and analysis of the Group's performance has been set out in "Management Discussion and Analysis" on pages 7 to 14 of this annual report.

The Company's corporate governance practices are based on the principles and code provisions as set out in the Corporate Governance Code (the "CG Code") as set out in Appendix C1 of the GEM Listing Rules.

The amendments to the CG Code effective on 1 July 2025 will apply to the corporate governance reports and annual reports of the Company for the financial years commencing from 1 January 2026. All the corporate governance principles and code provisions mentioned in this report refer to those stated in the CG Code before the amendments, not the revised CG Code.

Throughout the Relevant Period, the Company has adopted and complied with, where applicable, the CG Code to ensure that the Group's business activities and decision-making processes are regulated in a proper and prudent manner, except for Code Provision C.2.1 of the CG Code.

Pursuant to Code Provision C.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. Mr. Chung Chi Keung ("Mr. Chung") is currently the chairman of the Board and the chief executive officer of the Company, responsible for formulating the overall business strategies and overseeing the business and operation of the Group. Considering that Mr. Chung has been responsible for the overall management and operation of the Group since its inception, the Board believes that it is in the best interest of the Group to have Mr. Chung taking up both roles for effective management and business development.

企業管治常規

本集團董事及管理層肯定健全企業管治對本集團的長遠成功及持續發展極為重要。因此，董事會一直致力維持優良企業標準及程序，以改善本集團的問責制度及提高透明度，保障本公司股東利益及為本公司股東創造價值。本集團表現的討論及分析載於本年報第7至14頁「管理層討論及分析」。

本公司的企業管治常規乃基於GEM上市規則附錄C1所載企業管治守則（「企業管治守則」）所訂明的原則及守則條文。

於二零二五年七月一日生效的企業管治守則（修訂本）將適用於本公司自二零二六年一月一日開始的財政年度的企業管治報告及年報。本報告提及的所有企業管治原則及守則條文均指修訂前的企業管治守則所載者，而非經修訂企業管治守則。

於整個相關期間本公司已採納及遵從企業管治守則條文（如適用），確保本集團的業務活動及決策過程受恰當和審慎方式規管（企業管治守則條文第C.2.1條除外）。

根據企業管治守則的守則條文第C.2.1條，主席及行政總裁的角色應有區分，並不應由一人同時兼任。鍾志強先生（「鍾先生」）現為董事會主席兼本公司行政總裁，負責制定本集團的整體業務策略及監控業務及營運。鑒於鍾先生自本集團成立以來一直負責其整體管理及營運，董事會相信，鍾先生同時承擔兩個角色就有效管理及業務發展而言符合本集團的最佳利益。

CORPORATE GOVERNANCE REPORT**企業管治報告****CULTURE**

The Board believes that a healthy corporate culture underpins the long-term business, economic success and sustainable growth of the Group. A strong culture enables the Company to deliver long-term sustainable performance and fulfil its role as a responsible corporate citizen. The Company is committed to developing a positive and progressive culture that is built on its purpose, vision, mission and values. The followings are the key features of the Company's culture:

Integrity

The Group is committed to achieving high standards of business ethics and corporate governance across all our activities and operations. The Directors, management and staff are all required to act lawfully, ethically and responsibly, and the required standards and norms are explicitly set out in the training materials for all new staff and embedded in various policies such as the Group's employee handbook (including therein the Group's code of conduct), the anti-corruption policy and the whistleblowing policy of the Group.

Commitment

The Group believes that the culture of commitment to workforce development, workplace safety and health, diversity, and sustainability is one where people have a feeling of commitment and emotional engagement with the Group's mission. This sets the tone for a strong, productive workforce that attracts, develops, and retains the best talent and produces the highest quality work. Moreover, the Company's strategy in the business development and management are to achieve long-term, steady and sustainable growth, while having due considerations from environment, social and governance aspects.

The Board sets and promotes corporate culture and expects and requires all employees to reinforce. All of our new employees are required to attend orientation and training programs so that they may better understand our corporate culture, structure and policies, learn relevant laws and regulations, and raise their quality awareness. In addition, from time to time, the Company will invite external experts to provide training to our management personnel to improve their relevant knowledge and management skills.

The Board considers that the corporate culture and the purpose, values and strategy of the Group are aligned.

文化

董事會相信，健全的企業文化乃本集團長遠業務、經濟成就及可持續增長的基石。強大的文化讓本公司實現長期可持續發展，履行作為企業公民的責任。本公司致力於以其宗旨、願景、使命及價值觀為本，創建正面及鼓勵進步的文化。以下為本公司文化的主要特點：

誠信

本集團致力於在我們所有活動及業務中實現高標準的商業道德及企業管治。董事、管理層及員工均須以合法、道德及負責任的方式行事，規定的標準及規範明確載列於所有新員工的培訓材料，並嵌入多項政策中，如本集團的員工手冊（當中包括本集團的行為準則）、反貪污政策及本集團的舉報政策。

承擔

本集團認為，致力於員工發展、工作場所安全與健康、多元化與可持續發展的承擔文化使人們產生承擔感及對本集團使命的情感投入，為打造強大、高效的員工隊伍奠定基調，從而可吸引、培養並挽留最優秀的人才，交付最優質的工程。此外，本公司的業務發展及管理策略為實現長期、穩定及可持續增長，同時從環境、社會及管治方面進行適當考慮。

董事會制定及促進企業文化，期望並要求所有僱員予以加強。我們所有新員工均須參加入職培訓，以便更好地了解我們的企業文化、架構及政策，學習相關法律及法規，並提高其質量意識。此外，本公司亦將不時邀請外部專家為我們的管理人員提供培訓，以提高其相關知識及管理技能。

董事會認為，企業文化與本集團的宗旨、價值觀及戰略一致。

CORPORATE GOVERNANCE REPORT 企業管治報告

BOARD OF DIRECTORS

Overall Management

The Board is responsible for the overall management of the business of the Group, formulating the Group's overall strategic direction and corporate governance and maintaining appropriate levels of review, challenge and guidance in its relationship with the management. The management is delegated with the authority and responsibility by the Board for the day-to-day management and administration of the Group.

The Board is provided with the updates from management to give a balanced and understandable assessment of the performance, recent development and prospects of the Group on a regular basis. The Board is the ultimate decision-making body for all matters material to the Group and discharges its responsibilities on corporate governance either by itself or the Board Committees set out in Code Provision A.2.1 of the CG Code which include the following:

1. to develop and review the policies and practice on corporate governance of the Group and make recommendations;
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;
4. to develop, review and monitor the code of conduct and compliance manual 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.

董事會

總體管理

董事會負責全面管理本集團業務、制定本集團整體策略方向及企業管治及對其與管理層的關係維持適當水平的審核、質疑及指引。管理層獲董事會轉授權限及責任執行本集團日常管理及行政事宜。

董事會定期獲管理層提供更新資料，以對本集團的表現、最新發展及前景作出公正及易於理解的評估。董事會是對本集團重大的所有事項的最終決策機構，並自行或透過董事委員會履行企業管治守則的守則條文第A.2.1條所載其有關企業管治的責任，其中包括以下各項：

1. 制定及審閱有關本集團企業管治的政策及常規，並作出推薦建議；
2. 審閱及監督董事及高級管理層的培訓及持續職業發展；
3. 審閱及監督本集團有關法律及監管規定合規的政策及常規；
4. 制定、審閱及監督董事及僱員的適用行為準則及合規手冊；及
5. 審閱本公司是否遵守企業管治守則及本公司企業管治報告所載披露。

CORPORATE GOVERNANCE REPORT**企業管治報告****Composition of the Board**

As at 31 December 2025, the Board comprises five Directors, including two executive Directors and three independent non-executive Directors (the “INED”) as set out below:

Executive Directors

Mr. Chung Chi Keung (*Chairman and Chief Executive Officer*)

Ms. Lai Suk Fan

Independent Non-executive Directors

Mr. Choy Hiu Fai Eric

Mr. Lei For

Mr. Lai Wai Ming (resigned on 27 June 2025)

Mr. Chan King Lun (appointed on 27 June 2025)

Mr. Lai Wai Ming (“Mr. Lai”) resigned as an INED with effect from 27 June 2025 in order to devote more time to his other commitments. Mr. Lai has confirmed that he has no disagreement with the Board and there was no matter relating to his resignation that would need to be brought to the attention of the Stock Exchange and shareholders of the Company.

Biographical details of the Directors are set out in “Biographical Details of Directors and Senior Management” on pages 57 to 61 of this annual report.

In compliance with Rules 5.05A, 5.05(1) and (2) of the GEM Listing Rules, the Company has appointed three INEDs representing not less than one-third of the Board and at least one of whom has appropriate professional qualifications, or accounting or related financial management expertise. The Company has received from each INED an annual confirmation of his independence, and the Board, through the nomination committee of the Company (the “Nomination Committee”), has assessed and considered the INEDs to be independent during the Relevant Period in accordance with Rule 5.09 of the GEM Listing Rules.

The Board considers that the balance of power and authority, accountability and independent decision-making under our present arrangement will not be impaired because of the diverse background and experience of our INEDs. Furthermore, all Board Committees including the audit committee of the Company (the “Audit Committee”) has free and direct access to the Company’s external auditor or independent professional adviser(s) when they consider necessary.

To the best knowledge of the Board, there are no other relationship (including financial business, family, and other material/relevant relationships) among the members of the Board as of the date of this report.

董事會組成

於二零二五年十二月三十一日，董事會包括五名董事，其中有兩名執行董事以及三名獨立非執行董事（「獨立非執行董事」）：

執行董事

鍾志強先生(主席兼行政總裁)

黎淑芬女士

獨立非執行董事

蔡曉輝先生

利科先生

黎偉明先生(於二零二五年六月二十七日辭任)

陳景麟先生(於二零二五年六月二十七日獲委任)

黎偉明先生（「黎先生」）為投放更多時間處理彼之其他事務，已辭任獨立非執行董事，自二零二五年六月二十七日起生效。黎先生已確認，彼與董事會並無意見分歧，亦無有關彼辭任之事宜須提請聯交所及本公司股東垂注。

董事履歷詳情載於本年報第57至61頁「董事及高級管理層履歷」。

根據GEM上市規則第5.05A、5.05(1)及(2)條，本公司已委任三名獨立非執行董事，佔不少於董事會三分之一，且其中至少一名具備適當專業資質、或會計或相關財務管理專長。本公司已接獲各獨立非執行董事對各自獨立性的年度確認書，而根據GEM上市規則第5.09條，董事會透過本公司提名委員會（「提名委員會」），已評估及認為獨立非執行董事於相關期間當屬獨立。

董事會認為，由於獨立非執行董事的背景及經驗多元化，故現有安排下的權力與職權制衡、問責性及獨立決策將不受影響。此外，所有董事委員會（包括本公司審核委員會（「審核委員會」））可自由而直接地與本公司的外部核數師及獨立專業顧問聯繫。

就董事會所深知，截至本報告日期，董事會成員之間並無其他關係（包括財務事項、家屬及其他重大／相關關係）。

CORPORATE GOVERNANCE REPORT 企業管治報告

Board Independence

The Company recognises that Board independence is key to good corporate governance. The Company has in place effective mechanisms that underpin an independent Board and that independent views are available.

The current composition of the Board, comprising more than one third of the Board being INEDs, and the members of the Audit Committee are all INEDs exceed the independence requirements under the Listing Rules. The Nomination Committee, Remuneration Committee and Audit Committee are all chaired by INEDs. The remuneration of INEDs are subject to a regular review to maintain competitiveness and commensurate with their responsibilities and workload. The independence of each INED is assessed upon his appointment and annually.

Directors are requested to declare their direct or indirect interests, if any, in proposals or transactions to be considered by the Board at the Board meetings and abstain from voting, where appropriate. External independent professional advice is available to all Directors, including independent non-executive Directors, whenever deemed necessary. The INEDs have consistently demonstrated strong commitment and the ability to devote sufficient time to discharge their responsibilities at the Board.

The Company has also established channels through formal and informal means whereby INEDs can express their views in an open manner, and in a confidential manner, should circumstances requires.

The Company has reviewed the implementation of the mechanisms in relation to the Board Independence and considered it to be effective during the Reporting Period.

董事會獨立性

本公司認識到，董事會的獨立性乃良好企業管治的關鍵。本公司已建立有效的機制，支持獨立的董事會，並提供獨立的意見。

目前董事會的組成包括董事會超過三分之一的獨立非執行董事，且審核委員會成員均為獨立非執行董事，超過上市規則的獨立性要求。提名委員會、薪酬委員會及審核委員會均由獨立非執行董事擔任主席。獨立非執行董事的薪酬定期進行檢討，以保持競爭力，並與其職責及工作量相稱。各獨立非執行董事的獨立性於其獲委任時及每年進行評估。

董事須申報彼等於董事會會議上審議的提案或交易中的直接或間接權益(如有)，並放棄投票(倘適用)。倘視為必要，包括獨立非執行董事在內的全體董事均可獲得外部獨立專業意見。獨立非執行董事一直展現強力承擔，並有能力投入足夠的時間履行彼等於董事會的職責。

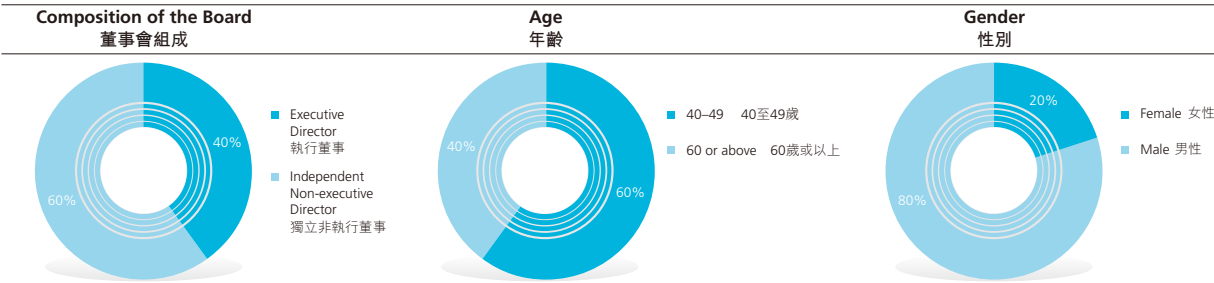
本公司亦透過正式及非正式的方式建立渠道，據此獨立非執行董事能夠以公開的方式表達意見，並在需要時以保密方式表達。

本公司已檢討與董事會獨立性有關的機制執行情況，並認為其於報告期間屬有效。

CORPORATE GOVERNANCE REPORT
企業管治報告

Board Diversity

The composition of the Board is well balanced with each Director having skills, experience and expertise complementing the business operations and development of the Group and from a variety of backgrounds. There is diversity of education, professional background, functional expertise, gender, age, culture and industrial experience.



(As at 31 December 2025)

The Board targets to maintain at least the current level of female representation.

A Board Diversity Policy of the Company was adopted in preparation for the Listing and amended in December 2018 and March 2024 by the Board. The said Policy sets out the approach to achieve diversity at Board level and the factors (including but not limited to skills, regional and industry experience, professional experience, background, education, race, gender, age, culture and other qualities, etc.) to be considered in determining the composition of the Board so as to ensure that the Board has the appropriate balance of skills, experience and diversity of perspectives that are required to support the execution of its business strategy and to maximise the Board's effectiveness.

During the Relevant Period, the Board reviewed the implementation and effectiveness of the Board Diversity Policy and is satisfied that the Board Diversity Policy has been properly implemented during 2025 and is effective.

董事會多元化

各董事具備與本集團業務營運及發展相輔相成的技能、經驗及專長且來自不同背景，故董事會組成已達致良好平衡。各董事的教育、專業背景、專業知識、性別、年齡、文化及行業經驗呈現多元化。

(於二零二五年十二月三十一日)

董事會的目標為至少保持目前的女性代表水平。

本公司的董事會多元化政策已經董事會為籌備上市而採納並於二零一八年十二月及二零二四年三月修訂。上述政策載列為達致董事會層面的成員多元化而採取的方針及釐定董事會組合的考慮因素(包括但不限於技能、宗教及行業經歷、專業經驗、背景、教育、種族、性別、年齡、文化及其他資質)，從而確保董事會成員在技能、經驗及觀點與角度多樣化方面保持適當的平衡，以支持其業務策略的執行及令董事會有效運作。

於相關期間，董事會審閱董事會多元化政策的實施及有效性，並信納董事會多元化政策於二零二五年已妥為實施，且屬有效。

CORPORATE GOVERNANCE REPORT 企業管治報告

Workforce diversity

The Group adopted its Workforce Diversity Policy on 21 August 2025, to foster a diversified and inclusive workplace that values employees irrespective of their background.

The gender ratio of male to female in the workforce (including senior management) for the Relevant Period is 233:26. Building service industry has generally been short of female talents due to social and culture traditions. The total gender diversity of the Group is balanced and the Group will continue to maintain the gender diversity in workforce. For further details of gender ratio and initiatives taken to improve gender diversity together with the relevant data, please refer to the disclosure in the Environmental, Social and Governance Report.

Board Process and Meetings

The Board meets regularly to determine overall strategies, receive management updates, approve business plans as well as financial results and to consider other significant matters to the Group. Management also provides updates to the Board with respect to the business activities and development of the Group on a regular basis.

Each Director ensures that he/she can give sufficient time and attention to the affairs of the Company and contribute to the Group's development through their constructive and informed comments. All of the members of the Board have also disclosed and updated their number and nature of offices held and time involved in handling the matters of the Company on a regular basis.

During the Relevant Period, the Board had held four meetings to approve, among other things, matters relating to the interim and annual financial results, the scope of services and related fees to the external auditors and to review the business strategies and consider the reports from each Board Committee. The Board also considered and approved various matters, among other things, including the engagement of consultant to internal control function. The Directors' attendance records of the Board meetings held during the Relevant Period are set out below. An annual general meeting ("AGM") and a private meeting between the Chairman and the INEDs as required by Code C.2.7 of the CG Code had been held during the Relevant Period.

僱員多元化

本集團於二零二五年八月二十一日採用其僱員多元化政策，以促進重視不同背景僱員的多元包容工作環境。

於相關期間，僱員（包括高級管理層）的男女性別比率為233:26。由於社會文化傳統的影響，建築服務業普遍缺乏女性人才。本集團的總體性別多元化平衡，並將繼續保持僱員性別多元化。有關性別比率的進一步詳情以及為改善性別多元化而採取的措施及相關數據，請參閱環境、社會及管治報告中的披露。

董事會流程及會議

董事會定期舉行會議，以釐定整體策略，接收管理層更新，批准業務規劃以及財務業績，並考慮本集團其他重大事項。管理層亦定期向董事會提供有關本集團業務活動及發展的最新進展。

各董事確保其能夠投入足夠的時間及精力處理本公司事務，並透過提出具建設性及明智的意見，為本集團的發展作出貢獻。董事會所有成員亦定期披露及更新其所擔任職位的數目及性質，以及處理本公司事務所投入的時間。

於相關期間，董事會舉行四次會議以批准（其中包括）中期及年度財務業績、外部核數師的服務範圍及相關費用及審閱業務策略並考慮各董事委員會提呈的報告。董事會亦考慮及批准多項事宜，其中包括委聘內部監控職能顧問。董事於相關期間出席董事會會議的記錄載於下文。股東週年大會（「股東週年大會」）及根據企業管治守則第C.2.7規定之主席與獨立非執行董事間的非公開會議已於相關期間舉行。

CORPORATE GOVERNANCE REPORT
企業管治報告

Members of the Board

董事會成員

Attendance of Board and Committee Meetings, Annual General Meeting and Training during the Relevant Period

於相關期間出席董事會及委員會會議、股東週年大會及培訓情況

Name of Directors		No. of Board meetings attended/ eligible to attend	No. of Audit Committee meetings attended/ eligible to attend	No. of Remuneration Committee meetings attended/ eligible to attend	No. of Nomination Committee meetings attended/ eligible to attend	Annual General Meeting (20 May 2025)	Training ^{Note 1}
董事姓名		已出席／合資格出席董事會會議次數	已出席／合資格出席審核委員會會議次數	已出席／合資格出席薪酬委員會會議次數	已出席／合資格出席提名委員會會議次數	股東週年大會（二零二五年五月二十日）	培訓 ^{附註1}
Executive Directors							
執行董事							
Mr. Chung Chi Keung	鍾志強先生	4/4	N/A 不適用	1/1	1/1	✓	✓
Ms. Lai Suk Fan	黎淑芬女士	4/4	N/A 不適用	N/A 不適用	N/A 不適用	✓	✓
Independent Non-executive Directors							
獨立非執行董事							
Mr. Choy Hiu Fai Eric	蔡曉輝先生	4/4	2/2	1/1	N/A 不適用	✓	✓
Mr. Lei For	利科先生	4/4	2/2	N/A 不適用	1/1	✓	✓
Mr. Lai Wai Ming (resigned on 27 June 2025)	黎偉明先生(於二零二五年六月二十七日辭任)	2/2	1/1	1/1	1/1	✓ ^{Note 2} _{附註2}	✓
Mr. Chan King Lun (appointed on 27 June 2025)	陳景麟先生(於二零二五年六月二十七日獲委任)	2/2	1/1	N/A 不適用	N/A 不適用	N/A 不適用	✓

Notes:

附註：

- (1) This includes attending briefings, seminars, conferences, forum relevant to the directors' duties and responsibilities, the Group's business, development, strategies, etc. arranged by the Company or external organisations or reading regulatory/corporate governance updates.
- (2) Attended the AGM via tele-conference.

- (1) 包括參加由本公司或外部組織安排的與董事職責及責任、本集團業務、發展、策略相關的簡會、研討會、協商會、論壇，或閱讀監管／企業管治更新資料。
- (2) 以電話會議方式出席股東週年大會。

CORPORATE GOVERNANCE REPORT 企業管治報告

Terms of Appointment and Re-election of Directors

Each of the executive Directors have entered into a service agreement, and each of the INEDs signed a letter of appointment with, the Company.

Both the said service agreements and letters of appointment are for a term of three years, subject to further renewal and re-election in accordance with the articles of association of the Company (the "Articles"), as amended from time to time, and termination in accordance with their respective terms.

Mr. Chung Chi Keung, being an executive Director, has entered into a service contract with the Company for an initial term of three years commencing on 27 February 2018 and the service contract had been renewed for a further term of three years commencing on 27 February 2021 and 27 February 2024.

Mr. Lai Suk Fan, being an executive Director, has entered into a service contract with the Company for an initial term of three years commencing on 27 February 2018 and the service contract had been renewed for a further term of three years commencing on 27 February 2021 and 27 February 2024.

Mr. Choy Hiu Fai Eric, being an INED, has entered into a letter of appointment with the Company for an initial term of three years commencing on 27 February 2018 and the letter of appointment had been renewed for a further term of three years commencing on 27 February 2021 and 27 February 2024.

Mr. Lei For, being an INED, has entered into a letter of appointment with the Company for an initial term of three years commencing on 27 February 2018 and the letter of appointment had been renewed for a further term of three years commencing on 27 February 2021 and 27 February 2024.

Mr. Lai Wai Ming, being an INED, has entered into a letter of appointment with the Company for an initial term of three years commencing on 27 February 2018 and the letter of appointment had been renewed for a further term of three years commencing on 27 February 2021 and 27 February 2024.

Mr. Chan King Lun, being an INED, has entered into a letter of appointment with the Company for an initial term of three years commencing on 27 June 2025.

董事委任及重選連任條款

執行董事各自已與本公司訂立服務協議，而獨立非執行董事各自已與本公司簽訂委任書。

上述服務協議及委任書的初步年期均為三年，惟可重續及根據本公司不時修訂的組織章程細則（「細則」）可膺選連任及根據各自的條款終止。

鍾志強先生，現任執行董事，已與本公司訂立服務合約，初步年期為自二零一八年二月二十七日起計三年，該服務合約已分別續約三年，自二零二一年二月二十七日起及二零二四年二月二十七日起生效。

黎淑芬女士，現任執行董事，已與本公司訂立服務合約，初步年期為自二零一八年二月二十七日起計三年，該服務合約已分別續約三年，自二零二一年二月二十七日起及二零二四年二月二十七日起生效。

蔡曉輝先生，現任獨立非執行董事，已與本公司訂立委任函，初步年期為自二零一八年二月二十七日起計三年，該委任函已分別續約三年，自二零二一年二月二十七日起及二零二四年二月二十七日起生效。

利科先生，現任獨立非執行董事，已與本公司訂立委任函，初步年期為自二零一八年二月二十七日起計三年，該委任函已分別續約三年，自二零二一年二月二十七日起及二零二四年二月二十七日起生效。

黎偉明先生，現任獨立非執行董事，已與本公司訂立委任函，初步年期為自二零一八年二月二十七日起計三年，該委任函已分別續約三年，自二零二一年二月二十七日起及二零二四年二月二十七日起生效。

陳景麟先生，現任獨立非執行董事，已與本公司訂立委任函，初步年期為自二零二五年六月二十七日起計三年。

CORPORATE GOVERNANCE REPORT**企業管治報告**

Pursuant to Article 16.17 of the Articles, one-third of the Directors shall retire from office by rotation at each AGM of the Company and every Director shall be subject to retirement by rotation at least every three years. However, a retiring Director shall be eligible for re-election. Any Director who is appointed by the Board to fill a casual vacancy 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 be eligible for re-election at that meeting pursuant to Article 16.2 of the Articles.

As such, Ms. Lai Suk Fan (“Ms. Lai”) and Mr. Choy Hiu Fai Eric (“Mr. Choy”) will retire from office as Directors and, being eligible, will offer themselves for re-election at the forthcoming AGM of the Company which is scheduled to be held on Thursday, 21 May 2026 in accordance with the Articles and relevant code provision under the CG Code.

Mr. Chan King Lun (“Mr. Chan”), being a new Director appointed on 27 June 2025 shall hold office until the conclusion of the forthcoming AGM and being eligible, shall offer himself for re-election at the forthcoming AGM.

Code of Conduct for Securities Transactions by Directors

The Group has adopted a code of conduct regarding securities transactions by the Directors on the terms no less exacting than the required standard of dealing set out in Rules 5.48 to 5.67 of the GEM Listing Rules. The Company has also made specific enquiry of all the Directors and all Directors confirmed that they had complied with the required standard of securities dealings regarding transactions during the Relevant Period. The Company was not aware of any non-compliance with the required standard of dealings regarding securities transactions by the Directors during the Relevant Period.

根據細則第16.17條，三分之一董事須於本公司每屆股東週年大會上輪值退任，且每名董事須至少每三年輪值退任一次。然而，退任董事合資格膺選連任。任何獲董事會委任填補臨時空缺的董事及任何獲董事會委任加入現有董事會的董事僅可任職至本公司下屆股東大會止，並合資格根據細則第16.2條於該大會膺選連任。

因此，根據細則及企業管治守則之相關守則條文，黎淑芬女士（「黎女士」）及蔡曉輝先生（「蔡先生」）將於本公司訂於二零二六年五月二十一日（星期四）舉行的應屆股東週年大會上退任董事職務，並合資格且願意膺選連任。

陳景麟先生（「陳先生」），於二零二五年六月二十七日獲委任為新董事，任期直至應屆股東週年大會結束為止，彼合資格且願意於應屆股東週年大會上膺選連任。

董事進行證券交易的行為守則

本集團已採納有關董事進行證券交易的行為守則，其條款的嚴格程度不遜於GEM上市規則第5.48至5.67條所載的規定買賣準則。本公司亦已向全體董事作出具體查詢及所有董事確認彼等於相關期間已遵守有關證券交易的規定交易準則。本公司獲悉，於相關期間內，概無任何違反有關董事進行證券交易的規定買賣準則。

CORPORATE GOVERNANCE REPORT 企業管治報告

Directors' Training and Professional Development

The Group acknowledges the importance of continuing professional development for the Directors to extend and refresh their knowledge and skills. Every Director keeps abreast of responsibilities as a director of the Company and of the conduct, business activities and developments of the Company.

The Directors are fully aware of the requirement under the Code Provision C.1.4 of the CG Code regarding professional development. During the Relevant Period, the Company had provided and circulated regulatory updates and training materials to the Directors from time to time to ensure that all Directors keep abreast of the latest development in the regulatory areas relating to the Group. All Directors and provided their training records during the Relevant Period to the Company. Details of the training records are set out on page 22 of this annual report.

Mr. Chan King Lun has on 5 June 2025 obtained the legal advice referred to in Rule 5.02D of the GEM Listing Rules and has confirmed that he understood his obligations as a Director.

Board Committees

The Board established three Board committees, namely the Audit Committee, Remuneration Committee and Nomination Committee by resolutions of Directors passed on 31 January 2018, for overseeing particular aspects of the Group's affairs. All Board committees were established with written terms of reference in compliance with the relevant code provisions of the CG Code, which are available at the Stock Exchange's website (www.hkexnews.hk) and the Company's website (www.wingfunggroup.com).

董事培訓及專業發展

本集團深諳持續專業發展對董事拓展及補充知識及技能的重要性。各董事均恪守作為本公司董事的責任，並時刻緊貼本公司的操守、業務活動及發展。

董事全面知悉企業管治守則的守則條文第C.1.4條有關專業發展的規定。於相關期間，本公司已提供並不時向董事傳閱監管最新資料及培訓材料以確保全體董事及時了解與本集團有關的監管範疇的最新進展。全體董事已向本公司提供其於相關期間培訓記錄。培訓記錄的詳情載於本年報第22頁。

陳景麟先生已於二零二五年六月五日取得GEM上市規則第5.02D條所指的法律意見，並已確認彼明白作為董事的責任。

董事委員會

董事會透過於二零一八年一月三十一日通過的董事決議案設立三個董事委員會，即審核委員會、薪酬委員會及提名委員會，以監管本集團特定事宜。所有董事委員會均根據企業管治守則之有關守則條文設立，並有書面職權範圍（可於聯交所網站(www.hkexnews.hk)及本公司網站(www.wingfunggroup.com)查閱）。

CORPORATE GOVERNANCE REPORT**企業管治報告****Audit Committee**

The Audit Committee was established on 31 January 2018. The Audit Committee currently consists of three members, namely Mr. Choy, Mr. Lei For ("Mr. Lei") and Mr. Chan, all of whom are our INEDs. Mr. Choy is the chairman of the Audit Committee, who holds the appropriate professional qualifications as required under Rules 5.05(2) and 5.28 of the GEM Listing Rules.

The primary duties of the Audit Committee are to make recommendations to the Board on the appointment or reappointment and removal of external auditor; review financial statements/information of the Company and judgments in respect of financial reporting; oversee the effectiveness of the procedures of the internal control procedures and risk management of the Group; and review the Company's compliance with the CG Code and disclosure in the Corporate Governance Report.

Two Audit Committee meetings were held during the Relevant Period. Details of the attendance records of each Audit Committee's member are set out on page 22 of this annual report. During the said meetings, the Audit Committee had reviewed and made recommendations on various matters including the annual and interim financial results and the respective financial reporting of the Group, status on the internal control, financial control and risk management, the adequacy of resources, staff qualifications and experience, training programmes and budget of the accounting, internal audit and financial reporting functions, discussed with the management and the external auditor on the accounting principles and practices adopted by the Group, the auditor's independence status of, audit and non-audit services provided by the auditor and re-appointment of the external auditor. The Committee also reviewed and made recommendation to the Board regarding the engagement of consultant to the internal control function during the Relevant Period. More information about the internal control and risk management can be found on pages 30 to 32 of this annual report.

The Audit Committee had reviewed the audited consolidated financial statements of the Group for the Relevant Period and was of the opinion that the said audited consolidated financial statements have been prepared in compliance with the applicable accounting standards and the GEM Listing Rules.

During the Relevant Period, the Audit Committee members also met the external auditor in the absence of the executive Directors and management to discuss the audit related matters.

審核委員會

審核委員會於二零一八年一月三十一日設立。審核委員會現由三名成員組成，即獨立非執行董事蔡先生、利科先生（「利先生」）及陳先生。蔡先生為審核委員會主席，持有GEM上市規則第5.05(2)條及第5.28條規定的適當專業資格。

審核委員會的主要職責為（其中包括）就外部核數師的委任、重新委任及罷免向董事會提供建議；審閱本公司的財務報表／資料及有關財務匯報的判斷；監察本集團內部監控程序及風險管理的程序成效；以及審閱本公司企業管治守則的遵守情況及於企業管治報告的披露資料。

於相關期間已舉行兩次審核委員會會議。各審核委員會成員的出席記錄詳情載於本年報第22頁。於上述會議期間，審核委員會已就各項事宜進行檢討及提出建議，包括年度及中期財務業績及本集團相關財務報告、內部監控、財務控制及風險管理情況、資源充足性、員工資歷及經驗、培訓項目及會計預算、內部核數及財務報告職能、與管理層及外部核數師就本集團採納的會計原則及常規進行討論、核數師的獨立性、核數師提供的審核及非審核服務及重新委聘外部核數師。委員會亦於相關期間審視委聘內部監控職能顧問，並就此向董事會提出建議。更多內部監控及風險管理的更多資料，請參閱本年報第30至32頁。

審核委員會已審閱本集團於相關期間的經審核綜合財務報表，並認為上述經審核綜合財務報表已根據適用會計準則及GEM上市規則編製。

於相關期間，審核委員會成員亦在執行董事及管理層缺席的情況下，與外部核數師會面，討論審核相關事宜。

CORPORATE GOVERNANCE REPORT
企業管治報告**Remuneration Committee**

The remuneration committee of the Company (the “Remuneration Committee”) was established on 31 January 2018. The Remuneration Committee currently consists of three members and is chaired by an INED and comprises a majority of INEDs in accordance with the requirements under Rule 5.34 of the GEM Listing Rules. This includes Mr. Chan who is the chairman of the Remuneration Committee and Mr. Choy, both of whom are our INEDs, and our executive Director, Mr. Chung.

The primary duties of the Remuneration Committee are to make recommendations to the Board on the overall remuneration policy and structure relating to all Directors, senior management and general staff of the Group assessing the performance of executive Directors, approving the terms of executive Directors’ service contracts and to ensure that none of the Directors or any their associates determine their own remuneration.

One Remuneration Committee meeting was held during the Relevant Period to review the remuneration structure of the Directors. The Remuneration Committee also recommended the Board the remuneration of the new INED. Details of the attendance records of each Remuneration Committee members are set out on page 22 of this annual report.

Directors’ Remuneration Policy

A directors’ remuneration policy has been adopted. It aims to set out the Company’s policy in respect of remuneration paid to Executive Directors and Non-executive Directors.

The directors’ remuneration policy sets out the remuneration structure that allows the Company to attract, motivate and retain qualified Directors who can manage and lead the Company in achieving its strategic objective and contribute to the Company’s performance and sustainable growth, and to provide Directors with a balanced and competitive remuneration. The remuneration policy is, therefore, aiming at being competitive but not excessive. To achieve this, remuneration package is determined with reference to a matrix of factors, including the individual performance, qualification and experience of Directors concerned and prevailing industry practice. It will be reviewed and, if necessary, updated from time to time to ensure its continued effectiveness.

薪酬委員會

本公司薪酬委員會(「薪酬委員會」)於二零一八年一月三十一日設立。薪酬委員會現由三名成員組成，根據GEM上市規則第5.34條，由一名獨立非執行董事擔任主席及絕大部分成員為獨立非執行董事，包括獨立非執行董事陳先生(薪酬委員會主席)、蔡先生以及執行董事鍾先生。

薪酬委員會的主要職責為就本集團全體董事、高級管理層及普通員工的整體薪酬政策及架構向董事會提供建議，評估執行董事的表現、批准執行董事服務合約的條款及確保董事或其任何聯繫人不得參與釐定自己的薪酬。

於相關期間，薪酬委員會舉行了一次會議以審閱董事薪酬架構。薪酬委員會亦曾向董事會建議新任獨立非執行董事的薪酬。薪酬委員會各成員的出席記錄載於本年報第22頁。

董事薪酬政策

董事薪酬政策已獲採納。該政策旨在闡述本公司向執行董事及非執行董事支付薪酬的政策。

董事的薪酬政策載列薪酬架構，令本公司能夠吸引、激勵及保留可管理並領導本公司實現其戰略目標並對本公司的表現與可持續增長作出貢獻的合資格董事，為董事提供平衡且具競爭力的薪酬。因此，薪酬政策旨在具競爭力但不過度。為此，薪酬待遇參考一系列因素釐定，包括有關董事的個人表現、資格及經驗以及當前行業慣例。該政策將進行審查，如有必要，將不時更新以確保其持續有效。

CORPORATE GOVERNANCE REPORT
企業管治報告

Directors and Senior Management’s Remuneration

Particulars of the Directors’ remuneration for the Relevant Period are set out in note 10 to the consolidated financial statements.

Pursuant to code provision E.1.5. of the CG Code, the remuneration of the members of the senior management (other than the Directors) whose particulars are contained in the section headed “Biographical Details of Directors and Senior Management” of this annual report for the Relevant Period by band is set out below.

董事及高級管理層之薪酬

有關相關期間之董事薪酬詳情載於綜合財務報表附註10。

根據企業管治守則守則條文第E.1.5.條，高級管理層成員（不包括董事）於相關期間之薪酬（詳情載於本年報「董事及高級管理層履歷詳情」一節）範圍載列如下。

Remuneration Band (in HK\$)	薪酬範圍(港元)	Number of Individual 人數	
		For the year ended 31 December 2025 截至二零二五年 十二月三十一日 止年度	For the year ended 31 December 2024 截至二零二四年 十二月三十一日 止年度
1,000,001 to 1,500,000	1,000,001至1,500,000	1	1

Nomination Committee

The Nomination Committee was established on 31 January 2018. The Nomination Committee currently consists of three members and is chaired by an INED and comprises a majority of INEDs in accordance with the requirements under Rule 5.36A of the GEM Listing Rule. This includes Mr. Lei who is the chairman of the Nomination Committee and Mr. Chan, both of whom are our INEDs, and our executive Director, Ms. Lai.

The primary duties of the Nomination Committee are to review the structure, size and composition of the Board annually by reference to the factors as set out in the Diversity Policy, identify individuals suitably qualified to become Board members; assess independence of independent non-executive Directors and make recommendations to the Board on matters relating to the appointment and reappointment of Directors with reference to the Nomination Policy.

提名委員會

本公司於二零一八年一月三十一日設立提名委員會。提名委員會現由三名成員組成，根據GEM上市規則第5.36A條，由一名獨立非執行董事擔任主席。提名委員會絕大部分成員為獨立非執行董事，包括獨立非執行董事利先生(提名委員會主席)及陳先生以及執行董事黎女士。

提名委員會的主要職責為每年參考多元化政策所載因素檢討董事會的架構、規模及組成，物色具備合適資格可擔任董事會成員的人士；評核獨立非執行董事的獨立性以及就董事委任或重新委任的相關事宜向董事會提供建議(參考提名政策)。

CORPORATE GOVERNANCE REPORT
企業管治報告

To enhance the nomination process for a director candidate, a Nomination Policy was adopted as a guidance on the selection process and board succession planning. The Nomination Committee utilises various methods for identifying director candidates, including recommendations from the Board members, management, and professional search firms and may review of resume and job history, conduct personal interviews and verification of professional and personal references or perform the background checks, etc. On evaluation of the director candidates including incumbents and candidates nominated by the Shareholders, the Board and the Nomination Committee will take into account whether a candidate has the qualifications, skills and experience, gender diversity, etc. that can add to and complement the range of skills, experience and background of the existing Directors and may consider the following qualifications are at a minimum to be required of a director candidate in recommending to the Board potential new Director, or the continued service of existing Director:

- the highest personal and professional ethics and integrity;
- proven achievement and competence in the nominee's field and the ability to exercise sound business judgment; skills that are complementary to those of the existing Board;
- the ability to assist and support management and make significant contributions to the Company's success;
- an understanding of the fiduciary responsibilities that is required of a member of the Board and the commitment of time and energy necessary to diligently carry out those responsibilities; and
- independence as required by the GEM Listing Rules.

During the Relevant Period, one Nomination Committee meeting was held to review the structure, size and composition of the Board by reference to the criteria as mentioned above, assess the independence of the INEDs and make recommendation on the re-election of the Directors at the annual general meeting of the Company held on 20 May 2025. The Nomination Committee also considered and recommended Mr. Chan King Lun to the Board as the new INED and the chairman of the Remuneration Committee and a member of each of the Audit Committee and the Nomination Committee in accordance with the Nomination Policy and Board Diversity Policy of the Company.

Summary of the Board Diversity Policy and its implementation can be found on page 20 of this annual report. Details of the attendance records of each Nomination Committee member are set out on page 22 of this annual report.

為完善董事候選人的提名程序，本公司採納提名政策作為選拔程序及董事會繼任計劃的指引。提名委員會採用多項方法物色董事候選人，包括來自董事會成員、管理層及專業獵頭公司的建議，並審閱簡歷及工作經驗、進行個人面談及驗證專業及個人推薦或進行背景調查等。於評估董事候選人(包括股東提名的在任董事及候選人)時，董事會及提名委員會將考慮候選人是否具備資格、技能及經驗、性別多樣性等可以增加及補足現任董事技能、經驗及背景的範圍，並考慮要求董事候選人向董事會推薦潛在新董事，或現任董事繼任時至少具備的資格如下：

- 擁有最高水平的個人及專業操守及誠信；
- 在被提名人的領域中擁有實際成就及能力，以及作出良好業務判斷的能力；擁有與現行董事會相輔相成的技能；
- 協助及支持管理的能力，並為本公司成功作出重大貢獻；
- 了解董事會成員所須的誠信責任以及履行該等責任所需的時間及精力；及
- 具備GEM上市規則規定的獨立性。

於相關期間，提名委員會舉行一次會議，以參考上述標準審閱董事會架構、規模及組成、評估獨立非執行董事之獨立性及於本公司於二零二五年五月二十日舉行的股東週年大會上就董事重選提供推薦建議。提名委員會亦曾根據本公司的提名政策及董事會多元化政策，考慮並向董事會推薦陳景麟先生出任新獨立非執行董事，並分別擔任薪酬委員會主席以及審核委員會及提名委員會成員。

董事會多元化政策及其實施載於本年報第20頁。提名委員會各成員的出席記錄載於本年報第22頁。

CORPORATE GOVERNANCE REPORT**企業管治報告****COMPANY SECRETARY**

Mr. Law Pak Hin Edward (“Mr. Law”) was appointed as Company Secretary of the Company on 14 February 2017. Please refer to the section “Biographical details of Directors and Senior Management” for his biographical information.

During the Relevant Period, Mr. Law undertook more than 15 hours of professional training as required by the Rule 5.15 of the GEM Listing Rules to update his skills and knowledge.

DIRECTORS’ AND EXTERNAL AUDITOR’S RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparation of the financial statements which give a true and fair of the state of affairs of the Group. In preparing the financial statements which give a true and fair view, it is fundamental that appropriate accounting policies should be selected and applied consistently.

The statement of external auditor about its reporting responsibilities on the consolidated financial statements is set out in the independent auditor’s report on pages 76 to 83 of this annual report.

INTERNAL CONTROL AND RISK MANAGEMENT

The Group and the Board recognise the importance of good internal control procedures including the procedures for handling and dissemination of inside information and its effectiveness in safeguarding the Shareholders’ interests. The Group has strictly prohibited unauthorised use of confidential or inside information or any use of such information for the advantage of any individual. The Board also acknowledges its responsibility for the risk management and internal control systems and discharges its responsibilities to oversee management in design, implementation and monitoring of the risk management and internal control system and its effectiveness. The risk management and internal control systems are designed to manage rather than eliminating the risk of failure to achieve business objectives, and can only provide reasonable but not absolute assurance against material misstatement or loss. As delegated by the Board, the Audit Committee will review of the Company’s financial controls, risk management and internal control system and its effectiveness and report to the Board on a regular basis and at least annually.

公司秘書

羅柏妍先生(「羅先生」)於二零一七年二月十四日獲委任為本公司之公司秘書。有關羅先生之履歷資料，請參閱「董事及高級管理層之履歷詳情」一節。

於相關期間，羅先生已根據GEM上市規則第5.15條的規定，接受了超過15個小時的專業培訓，以更新其技能及知識。

董事及外部核數師就財務報表須承擔之責任

董事確認其須就編製公平及真實反映本集團狀況之財務報表承擔責任。於編製真實公平之財務資料時，選擇及採用一致之會計政策尤為重要。

有關外部核數師就其對綜合財務報表承擔之申報責任之聲明載於本年報第76至83頁之獨立核數師報告。

內部監控及風險管理

本集團及董事會明白良好內部監控程序(包括處理及發佈內幕消息的程序)及其對保障股東權益的效用的重要。本集團嚴禁未經授權使用機密或內幕消息或利用該等消息為任何人士謀取利益。董事會亦承認其對風險管理及內部控制系統的責任，並履行其監督風險管理及內部控制系統在設計、實施及監控以及其有效性方面的職責。風險管理及內部監控系統旨在管理風險而並非消除風險，且僅能合理保證而非絕對保證使本集團避免為達成業務目標而引致的重大損失或錯誤陳述。經董事會授權審核委員會將定期及最少每年一次審閱本公司財務監控措施、風險管理及內部監控系統及其有效性，並向董事會報告。

CORPORATE GOVERNANCE REPORT 企業管治報告

The Group also established a set of risk management policies and measures. The Group's risk management process starts with identifying the major risks associated with its business, industry and market in the ordinary course of business. The Board and senior management are responsible for identifying the analysing the risk associated with their respective function, preparing and measuring risk mitigation plans and reporting the status of risk management. More information about the principal risks and uncertainties faced by the Group can be found on page 11 of this annual report.

The Group has maintained internal control guidance covering the Group's operation processes relating to subcontract, purchase and expenditure and human resources, etc. and overseen their operations by the senior management. In view of the size and business nature of the Group, the Company does not establish a standalone internal audit function but has engaged an external independent consultant to review and assess our internal control systems (including financial, operational and management systems, compliance and governance matters) during the Relevant Period. No material internal control deficiency was identified by the external consultant and the Group's management had worked with the external consultant to enhance the Group's internal control system.

During the Relevant Period, the Audit Committee, has conducted a review of the effectiveness of the risk management and internal control system of the Group. The external internal control consultant also reported to the Audit Committee on their factual findings and recommendation for improvements on our internal control systems over the above-mentioned processes and procedures.

The Group has implemented the necessary internal control measures based on the recommendation of the external internal control consultant. The external internal control consultant confirmed such modified and new internal control procedures are satisfactorily implemented upon the conduct of follow-up review. The Audit Committee was satisfied and considers that the Group's risk management and internal control procedures are sufficient to meet the Company's needs in its current business environment and in terms of practicability.

Hence, the Group considers its risk management and internal control systems effective and adequate.

本集團亦已制訂一套風險管理政策及措施。本集團的風險管理程序開始於業務的一般過程中識別與其業務、行業及市場有關的重大風險。董事會及高級管理層負責識別及分析與其各自職能有關的風險、編製及衡量緩解風險計劃並匯報風險管理狀況。有關本集團面臨的主要風險及不確定因素的更多資料，請參閱本年報第11頁。

本集團設有內部監控指引，涵蓋本集團與分包、採購及支出，以及人力資源等有關的運作程序，並由高級管理層監督其運作。鑒於本集團的規模及業務性質，本公司並未設立獨立內部審計職能，而是聘請外部獨立顧問，於相關期間內審核及評估我們的內部監控系統(包括財務、運營及管理系統、合規及管治事項)。外部顧問並無在內部監控系統中發現重大不足之處，本集團的管理層與外部顧問攜手合作，提升本集團內部監控系統。

於相關期間，審核委員會對本集團風險管理及內部監控制度的有效性進行審閱。外聘內部監控顧問亦向審核委員會呈報，說明評審所發現的實況，以及就上述內部監控制度的流程與程序提出改進建議。

本集團已根據外部內控顧問的建議，實施必要的內部監控措施。外部內控顧問確認，於進行跟進檢討後，該等經修訂及新訂內部監控程序已予充分落實。審核委員會信納並認為本集團風險管理及內部監控程序足以滿足本集團現時營商環境及實際需要。

因此，本集團認為其風險管理及內部監控系統屬充足有效。

CORPORATE GOVERNANCE REPORT**企業管治報告****Anti-Corruption**

The Group is committed to preventing, detecting, and reporting to any levels of bribery and corruption. The Anti-Corruption Policy was adopted in August 2022 to provide principles for all directors, officers, and employees to operate conduct business with integrity and to reduce the risk of corruption and bribery. The Group conducts periodic and systematic fraud risk assessments to mitigate fraud risks identified internally and externally. Proper trainings and briefings related to bribery, corruption, conflicts of interest, money laundering and financing of terrorism, non-compliance with the Prevention of Bribery Ordinance will also be provided to all employees.

Whistleblowing

A Whistleblowing Policy was adopted in August 2022 to provide guidance on the procedure of reporting allegations of any fraud and misconduct, malpractice or irregularity by employees and stakeholders. All filed whistleblowing reports and the identity of the whistleblowers are treated in a strictly confidential manner in accordance with the procedures set out in the policy. The matter raised may be investigated internally and referred to the Board, or be referred to external lawyers or auditors.

Once the investigation is completed, a report including the impact of the matter reported and an action plan will be prepared by the Audit Committee. Disciplinary and other appropriate actions will be determined by the responsible line management while recommendations will be made by the Audit Committee for the Board's final decision on the actions required.

No incident of fraud or misconduct that has material effect on the Group's financial statements or overall operations was reported during the Relevant Period. The Whistleblowing Policy is reviewed annually by the Audit Committee to ensure its effectiveness.

反貪污

本集團致力於防止、發現及報告任何層面的賄賂及腐敗。反貪污政策於二零二二年八月獲採納，為全體董事、高級職員及僱員提供誠信經營的原則，減少腐敗及賄賂的風險。本集團定期進行系統的欺詐風險評估，以減少內部及外部的欺詐風險。本集團亦將向全體僱員提供與賄賂、貪腐、利益衝突、洗錢及資助恐怖主義、不遵守《防止賄賂條例》有關的適當培訓及簡報。

舉報

本集團二零二二年八月採納一項舉報政策，為僱員及持份者舉報任何欺詐及不當行為、瀆職或違規行為的指控提供程序指導。所有提交的舉報報告及舉報人身份均將按政策規定的程序以嚴格保密的方式處理。所提出的事項可能進行內部調查並提交予董事會，或提交予外部律師或核數師。

一旦調查結束，審核委員會將編製報告，當中包括報告事項的影響及行動計劃。紀律及其他適當的行動將由負責的直線管理層釐定，而審核委員會將提出建議，由董事會對所需行動作出最終決定。

於相關期間，並無報告對本集團的財務報表或整體運營造成重大影響的欺詐或不當行為事件。舉報政策由審核委員會每年檢討，以確保其有效性。

CORPORATE GOVERNANCE REPORT 企業管治報告

DIVIDEND POLICY

The Company considers stable and sustainable returns to the Shareholders to be its goal and endeavours to maintain a dividend policy to achieve such goal.

The Company has adopted a Dividend Policy as a guidance on the payment of the dividend. In deciding whether to propose a dividend and in determining the dividend amount, the Board would take into account the Group's results of operations, earnings performance, cashflows, financial condition, future prospects, as well as statutory and regulatory restrictions on the payment of dividends, and other factors that the Board may consider relevant. The Board will review from time to time the above factors in determining any dividend proposal, there can be no assurance that dividends will be declared or paid in any particular amount for any given period.

EXTERNAL AUDITOR

Forvis Mazars CPA Limited ("Forvis Mazars") is the external auditor of the Company which was appointed by the Board on 29 October 2021 following the resignation of PricewaterhouseCoopers ("PwC") on the same date.

The Audit Committee is responsible for making recommendation to the Board on the resignation, appointment or re-appointment and removal of the external auditor, which is subject to the approval by the Board and/or at the general meetings of the Company by its shareholders. The Audit Committee would consider various factors including the independence, experience and qualification of auditor, their fee, terms of engagement and staffing plan for recommendation to the Board for the appointment or re-appointment of the auditor of the Company.

股息政策

本公司視為本公司股東帶來穩定及可持續的回報為目標，並致力維持股息政策以達成此目標。

本公司已採納股息政策，作為派付股息的指引。於釐定是否建議派付股息及釐定股息金額時，董事會將考慮本集團的經營業績、盈利表現、現金流量、財務狀況、未來前景及派付股息的法定及監管限制以及董事會認為相關的其他因素。董事會於釐定任何股息建議時將不時審閱上述因素，概不保證任何特定期間將宣派或派付任何特定金額的股息。

外部核數師

富睿瑪澤會計師事務所有限公司(「富睿瑪澤」)為本公司外部核數師，在羅兵咸永道會計師事務所(「羅兵咸永道」)於二零二一年十月二十九日辭任後，其於同日獲董事會委任。

審核委員會負責就外部核數師的辭任、委任、重新委任及罷免向董事會提供建議，惟須經董事會及／或股東於本公司股東大會上批准。審核委員會考慮多項因素(包括核數師的獨立性、經驗及資歷、其費用、聘用條款及員工計劃)，就委任或續聘本公司核數師向董事會提出推薦建議。

CORPORATE GOVERNANCE REPORT

企業管治報告

For the Relevant Period, the fee paid or payable in respect of the statutory audit services and non-audit services of the Group are as follows:

於相關期間，本集團法定審核服務及非審核服務的已付或應付費用如下：

		Fee paid or payable for services rendered 所提供服務的已付或應付費用	
		FY2025 二零二五年財政年度 HK\$'000 千港元	FY2024 二零二四年財政年度 HK\$'000 千港元
Statutory audit services	法定審核服務	670	670
Non-audit and other services	非審核及其他服務	73	71

SHAREHOLDERS' RIGHTS AND INVESTOR RELATIONS

股東權利及投資者關係

General Meeting

股東大會

As one of the measures to safeguard the Shareholders' interests and rights, separate resolutions will be proposed at Shareholders' meeting on each substantial issue including the re-election of individual directors. All resolutions put forward at the Shareholders' meeting will be conducted by poll pursuant to the GEM Listing Rules and the poll voting results will be published on the Stock Exchange's website (www.hkexnews.hk) and the Company's website (www.wingfunggroup.com). During the Relevant Period, an AGM of the Company was held on 20 May 2025 (the "2025 AGM") to seek the Shareholders' approval on, among other things, the granting the general mandates to issue and repurchase the Company's shares and re-election of the Directors. The Board member's attendance record is set out in page 22 to this annual report.

作為其中一項保障股東權益及權利之措施，本公司於股東大會上就每項重大事宜(包括重選個別董事)提呈獨立決議案。根據GEM上市規則，於股東大會上提呈之所有決議案均以投票方式表決，投票表決結果將刊載於聯交所網站(www.hkexnews.hk)及本公司網站(www.wingfunggroup.com)。於相關期間，本公司於二零二五年五月二十日舉行了股東週年大會(「二零二五年股東週年大會」)，以取得股東批准(其中包括)授出一般性授權發行及購回本公司股份及重選董事。董事會成員的出席記錄載於本年報第22頁。

The forthcoming AGM is scheduled to be held on Thursday, 21 May 2026 and notice of the meeting will be sent to the Shareholders in accordance with the relevant requirements under the Articles.

應屆股東週年大會計劃將於二零二六年五月二十一日(星期四)舉行，會議通告將根據細則項下的相關規定寄發予股東。

CORPORATE GOVERNANCE REPORT
企業管治報告

**Procedures and Right for Shareholders to Convene
Extraordinary General Meeting**

The following procedures for shareholders to convene an extraordinary general meeting (the “EGM”) are subject to the Articles, and the applicable legislation and regulation, in particular the GEM Listing Rules:

1. If any one or more Shareholder(s) 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 the general meetings of the Company, such Shareholder(s) may submit a 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 three (3) months after the deposit of such requisition.
2. The Board should within 21 days from the date of the deposit of the requisition proceed duly to convene the EGM to be held within a further 21 days. If the Board fails to do so, 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.

Shareholders may also make reference to Article 12 of the Articles.

Shareholders who have enquiries regarding the above procedures may write to the company secretary of the Company at Unit D, 21/F., Tower B, Billion Centre, 1 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong.

股東召開股東特別大會之程序及權利

以下股東召開股東特別大會(「股東特別大會」)之程序遵守細則及適用法律及法規，尤其是GEM上市規則：

1. 任何一位或以上於遞呈要求當日持有不少於本公司繳足股本(具本公司股東大會之投票權)十分之一的股東可透過向本公司董事會或秘書發出書面要求，要求董事會召開股東特別大會，以處理該要求中指明的任何事務；且該大會應於遞呈該要求後三(3)個月內舉行。
2. 董事會應於提交要求當日起計21日內正式召開將於其後21日內舉行之股東特別大會。若於遞呈當日起21日內，董事會沒有開展召開有關大會之程序，則遞呈要求人士可自發以同樣方式作出此舉，而遞呈要求人士因董事會之缺失而產生的所有合理開支應由本公司向遞呈要求人償付。

股東亦可參照細則第12條。

有意查詢上述程序之股東可致函本公司之公司秘書，地址為香港九龍九龍灣宏光道1號億京中心B座21樓D室。

CORPORATE GOVERNANCE REPORT**企業管治報告****Procedures for Shareholders to Propose a Person for Election as a Director of the Company**

If a Shareholder, who is duly qualified to attend and vote at the general meeting convened to deal with the appointment or election of Director(s), wishes to propose a person for election as a Director at that meeting, he/she may lodge a written notice at the Company's principal place of business in Hong Kong at Unit D, 21/F., Tower B, Billion Centre, 1 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong for the attention of the company secretary of the Company. Detailed procedures for Shareholders to propose a person for election as a Director of the Company can be found on the Company's website (www.wingfunggroup.com).

Procedure for Putting Forward Proposals at Shareholders' Meetings

There are no provisions allowing Shareholders to make proposals or move resolutions at Shareholders' meeting under the Articles or the laws of the Cayman Islands. Shareholders who wish to make proposals or move a resolution may, however, convene an EGM in accordance with the "Procedures and Rights for Shareholders to Convene Extraordinary General Meeting" set out above.

Investors Relations

The Board recognises the importance of maintaining an ongoing dialogue with the Shareholders through various channels including general meetings and corporate communications such as announcements, interim and annual reports and circulars. Latest information of the Group is also available on the Company's website.

The Company has adopted its Shareholders' communications policy. Enquiries and proposals from Shareholders, investors and all stakeholders are welcomed. Enquires to the Board or the Company may be sent by post to the Company's principal place of business in Hong Kong at Unit D, 21/F., Tower B, Billion Centre, 1 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong. Such written enquires or proposal with full name, contact details and identification must deposit and send to said address.

Any enquires in relation to the Company's shareholdings, share transfer or registration may contact the Company's share registrar. Their contact details are set out in the section headed "Corporate Information" of this annual report.

股東提名人選參選本公司董事之程序

倘合資格出席並於為委任或選舉董事而召開之股東大會上投票之股東擬於會上提議推選個人人士為董事，彼或須遞交書面通知至本公司香港主要營業地點(地址為香港九龍九龍灣宏光道1號億京中心B座21樓D室)，以提請本公司之公司秘書注意。有關股東提名人選參選本公司董事之詳細程序可於本公司網站(www.wingfunggroup.com)查閱。

於股東大會提呈草案之程序

細則或開曼群島法律項下並無條文允許股東於股東大會上提呈草案或擬將動議之決議案。然而，有意提呈草案或擬將動議之決議案的股東可根據上文所載「股東召開股東特別大會之程序及權利」召開股東特別大會。

投資者關係

董事會確認透過多個渠道(包括股東大會及公司通訊(如公佈、中期及年度報告以及通函)維持與股東持續溝通的重要性。本集團最新資訊亦可於本公司網站查閱。

本公司已採納其股東溝通政策。歡迎股東、投資者及所有持份者問詢及提議。向董事會或本公司作出之查詢可郵寄至本公司香港主要營業地點(地址為香港九龍九龍灣宏光道1號億京中心B座21樓D室)。有關附有全名、聯繫方式及身份證明之書面問詢或提議須郵寄至所述地址。

任何有關本公司股權、股份轉讓或註冊之問詢，可聯繫本公司股份過戶登記處。其聯繫方式載於本年報「公司資料」一節。

CORPORATE GOVERNANCE REPORT
企業管治報告

The Company has established a range of communication channels between Itself and Its Shareholders, investors and other stakeholders. These include (i) the publication of interim and annual reports and/or dispatching circulars, notices, and other announcements; (ii) the annual general meeting or extraordinary general meeting providing a forum for Shareholders to raise comments and exchanging views with the Board; (iii) updated and key information of the Group available on the Company's website and the Stock Exchange's website; (iv) the Company's website offering communication channel between the Company and its stakeholders; (v) the Company's share registrar in Hong Kong serving the Shareholders in respect of all share registration matters; and (vi) attending meetings with analysts, which led by our executive Directors with existing and potential investors.

The Company held its 2025 AGM on 20 May 2025, which was attended by shareholders, including their proxies or representatives, and shares voted represent 51.39% of the total issued shares of the Company. All resolutions proposed at the 2025 AGM were passed.

Having considered the multiple channels of communication and shareholders engagement in the general meeting held during the year, the Board is satisfied that the shareholders communication policy has been properly implemented during 2025 and is effective.

CONSTITUTIONAL DOCUMENTS

The Company adopted the third amended and restated memorandum and articles of Association on 6 June 2024. There had been no change to the Company's constitutional documents during the Relevant Period. The latest version of the memorandum and articles of association of the Company is available at the Company's website and the website of the Stock Exchange.

本公司已在其與股東、投資者及其他持份者之間建立一系列溝通渠道。有關渠道包括：(i) 刊發中期及年度報告及／或寄發通函、通知及其他公佈；(ii) 股東週年大會或股東特別大會為股東提供論壇，以提出意見及與董事會交換意見；(iii) 在本公司的網站及聯交所網站上提供本集團的最新及主要資料；(iv) 本公司網站為本公司與其持份者提供溝通渠道；(v) 本公司香港股份登記處就所有股份登記事項為股東服務；及(vi) 與現有及有意投資者出席由執行董事領導的分析員會議。

本公司於二零二五年五月二十日舉行二零二五年股東週年大會，股東(包括其代理人或代表)出席大會，投票的股份佔本公司已發行股本總額的51.39%。二零二五年股東週年大會上提出的所有決議案均獲通過。

考慮到多種溝通渠道及股東在本年度舉行的股東大會上的參與，董事會信納股東溝通政策於二零二五年已妥為執行，且屬有效。

章程文件

本公司於二零二四年六月六日採納第三次經修訂及重列組織章程大綱及細則。於相關期間，本公司章程文件概無發生變動。本公司組織章程大綱及細則之最新版本可於本公司網站及聯交所網站查閱。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

ABOUT THIS REPORT

Wing Fung Group Asia Limited (the “Company”, together with its subsidiaries (the “Group” or “We”), hereby presents this Environment, Social and Governance (“ESG”) Report (the “Report”) for the year ended 31 December 2025.

Unless otherwise stated, this ESG Report includes the business operations of the Group in both Hong Kong and Macau during the Relevant Period, relating to the overall performance, risks, strategies, measures and commitments in four aspects: quality of the working environment, environmental protection, operating practices and community participation.

REPORTING STANDARD

The Report complies with the disclosure requirements set out in the ESG Reporting Guide as described in Appendix C2 of the GEM Listing Rules. An assessment of the applicability and materiality of the relevant key performance indicators (“KPIs”) under the ESG Reporting Guide was conducted.

REPORTING PRINCIPLES

The Group has applied the principles of “Materiality”, “Quantitative”, “Balance” and “Consistency” in accordance with the ESG Reporting Guide in the preparation of this Report. Details of application of these reporting principals are illustrated below:

Materiality

Important and relevant information to stakeholders on different ESG aspects is covered in the Report. A materiality assessment was conducted to determine material ESG issues with results approved by the Board.

Quantitative

The relevant standards, methodologies and assumptions used to prepare the quantitative information is disclosed, as appropriate. Quantitative information is provided with narrative and comparative figures, where possible.

Consistency

Consistent methodologies are used to prepare and present ESG data in the Report, unless otherwise specified, to allow for meaningful comparisons.

有關本報告

榮豐集團亞洲有限公司(「本公司」，連同其附屬公司(「本集團」或「我們」))謹此提呈截至二零二五年十二月三十一日止年度的環境、社會及管治(「環境、社會及管治」)報告(「報告」)。

除另有說明者外，本環境、社會及管治報告包括本集團於相關期間在香港及澳門的業務運營，涉及四個方面的總體績效、風險、戰略、措施及承諾：工作環境質量、環保、運營實踐及社區參與。

報告標準

本報告遵守GEM上市規則附錄C2所述環境、社會及管治報告指引所載的披露規定。已對環境、社會及管治報告指引中有關關鍵績效指標(「關鍵績效指標」)的適用性及重要性進行評估。

報告原則

本集團於編製本報告時已根據環境、社會及管治報告指引採用「重要性」、「量化」、「平衡」及「一致性」原則。有關該等報告原則的應用詳情載列如下：

重要性

本報告涵蓋於各環境、社會及管治方面對持份者而言屬重要且相關的資料。我們已進行重要性評估以釐定重要環境、社會及管治事宜，且評估結果獲董事會批准。

量化

用於編製量化資料的相關標準、方法及假設已酌情披露。在可能情況下，通過敘述及比較數字提供量化資料。

一致性

除另有指明外，本報告使用一致的方法編製及呈列環境、社會及管治數據，以便進行有意義的比較。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Balance

The information is presented without the inappropriate use of selections, omissions or other forms of manipulation that would influence a decision or judgment by the reader.

GOVERNANCE STRUCTURE

The Board has overall responsibility for the Group's ESG strategy and reporting. It is responsible for evaluating and determining the Group's ESG-related risks and ensuring that appropriate and effective ESG risk management and internal control systems are in place. The management is responsible for effectively coordinating the application of the Group's environment, employment, and service quality assurance policies.

The Board leads and provides direction to management by instituting ESG policies and initiatives, supervising their implementation and monitoring ESG performance. The Board regularly reviews ESG affairs, including environmental protection, employment and labour practices, operating practices, and community investment, and implements appropriate measures to enhance the ESG performance of the Group. The Board continues to explore ways to further strengthen the ESG governance of the Group.

STAKEHOLDERS' FEEDBACK

As the Group strives for excellence, stakeholders' feedback is appreciated, especially on topics listed as the highest importance in the materiality assessment and its ESG approach and performance. Please give your suggestions or share your views with us at <http://wingfunggroup.com/contact>.

平衡

資料的呈列並無不恰當使用影響讀者決策或判斷的選擇、遺漏或其他形式的操縱。

管治架構

董事會全權負責本集團的環境、社會及管治策略及匯報工作。彼負責評估及釐定本集團在環境、社會及管治方面的風險，並確保設有合適有效的環境、社會及管治風險管理及內部監控系統。管理層負責有效協調本集團環境、僱傭及服務質量保證政策的應用。

董事會透過制定環境、社會及管治政策及措施、監督其執行及監管環境、社會及管治表現，帶領及指導管理層。董事會定期審核環境、社會及管治事宜，包括環境保護、僱傭及勞工慣例、營運慣例及社區投資，並實施適當措施加強本集團的環境、社會及管治表現。董事會持續開拓加強本集團環境、社會及管治管理的方法。

持份者反饋

隨著本集團追求卓越，持份者的反饋受到讚賞，尤其是在重要性評估及其環境、社會及管治方法及績效中被列為最重要的主題。謹請通過<http://wingfunggroup.com/contact>向我們提供建議並分享觀點。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

STAKEHOLDERS ENGAGEMENT

The Group recognizes the expectation and feedback from our stakeholders are vital for sustainable development of the Group. The Group values the intelligence gained from the stakeholders' insights, inquiries and continuous interest in the Group's business activities. Stakeholder engagement is the process by which an organisation involves parties who may be affected by the decision it makes or can influence the implementation of its decisions. Therefore, the Group pays close attention to stakeholders' demands and has established communication channels to collect and response to stakeholders' concerns.

The Management had performed the following:

- generated a full and complete list of stakeholders by consulting various departments within the Group;
- relied on the on-going communication channels and day-to-day interactions and dedicated meetings (whenever deemed necessary) to engage these stakeholders; and
- reduced the list of stakeholders to a workable size and completed the Stakeholder Influence – Dependency Matrix to identify a list of key stakeholders.

The stakeholder's expectation and concerns has been taken into consideration by utilizing diversified communication channels as shown below:

持份者參與

本集團深知持份者的期望及反饋對本集團的可持續發展至關重要。本集團重視從持份者對本集團業務活動的洞見、諮詢及持續關注中獲得資訊。持份者參與是組織讓可能受其決策影響或可能影響其決策實施的各方參與的過程。因此，本集團密切關注持份者的訴求，並已建立溝通渠道以收集及回應持份者的關注。

管理層已執行以下操作：

- 經諮詢本集團內各部門後列出一份完整的持份者名單；
- 依賴持續溝通渠道及日常互動以及專責會議(在認為必要時)讓該等持份者參與；及
- 將持份者名單縮減至可行規模，並完成《權益人影響－依賴程度矩陣》制定一份主要持份者名單。

本公司已透過採用下列多元化溝通渠道考量持份者的期望及關注：

Stakeholders 持份者	Expectation and Concerns 期望及關注	Communication Channels 溝通渠道
Government/Regulatory Authorisation 政府／監管機構	- Compliance with local laws and regulation - Fulfilment of tax obligations - 遵守當地法律及法規 - 履行納稅義務	- Announcement and other regulatory reports - 公佈及其他監管報告

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Stakeholders 持份者	Expectation and Concerns 期望及關注	Communication Channels 溝通渠道
Shareholders/investors 股東／投資者	- Return on investments - Corporate governance - Sustainable development - Compliance with laws and regulations	- Information disclosed on the HKEX website and corporate website - Annual general meeting and other shareholders' meetings
Employees 僱員	- Employees' compensation and benefits - Career development - Occupational safety and health - 僱員薪酬及福利 - 職業發展 - 職業安全及健康	- Employee performance evaluation - On-the-job training - Internal e-mail - Regular meetings - 僱員表現評估 - 在職培訓 - 內部電郵 - 定期會議
Suppliers 供應商	- Fulfilment of promises - Credit worthiness	- Supplier selection assessment - Suppliers' performance assessment - Supplier meetings - Site visits - 供應商選擇評估 - 供應商表現評估 - 供應商會議 - 實地考察
Customers 客戶	- High-quality products and services - Protection of customer rights and personal data - 優質產品及服務 - 保護客戶權利及個人數據	- Corporate website - Emails and phone communications - 公司網站 - 電郵及電話溝通
Community/Public 社區／公眾	- Compliance with laws and regulations - Involvement in communities - Environmental protection awareness - 遵守法律及法規 - 參與社區活動 - 環境保護意識	- Industry events - Corporate social responsibility activities - 行業活動 - 企業社會責任活動

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

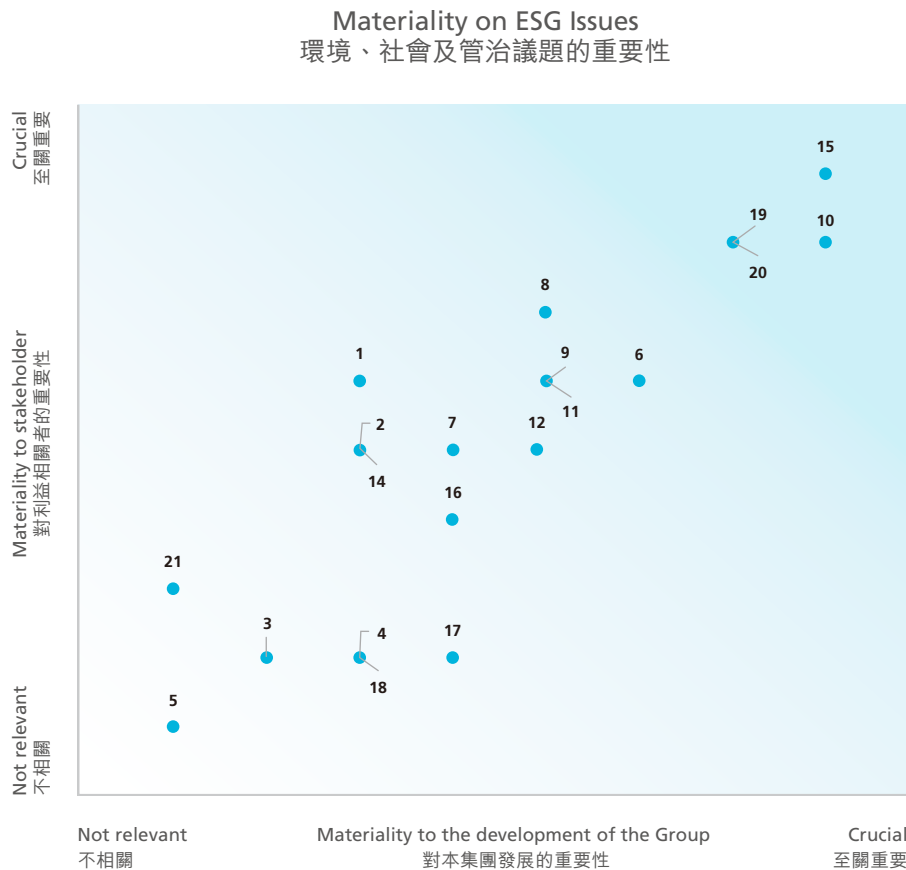
環境、社會及管治報告

MATERIALITY ASSESSMENT

During the Relevant Period, the Group has evaluated a number of environmental, social and operating items and assessed their importance to stakeholders and the Group through various channels. This assessment helps ensure that the Group's business objectives and development direction align with stakeholders' expectations and requirements. In 2025, there were no material updates on the Company's material issues as compared with that of 2024. The matters of concern for both the Group and stakeholders are listed in the following materiality matrix:

重要性評估

於相關期間，本集團已評估多項環境、社會及營運項目，並透過多種渠道評估其對持份者及本集團的重要性。是項評估有助確保本集團業務目標及發展方向與持份者的期望及要求一致。於二零二五年，本公司重要議題與二零二四年相比並無重大更新。本集團及持份者均關注的事項載於以下重要性矩陣中：



Twenty-one ESG issues were identified where they mattered the most to the Group's businesses and stakeholders. The relevance/importance of each of the ESG issues was assessed and scored according to their views on a scale of 0 to 10 (0 is irrelevant and 10 is crucial). The ESG issues that fall within the top right-hand quadrant are of the greatest importance.

本集團根據有關議題對業務及利益相關者的重要性釐定了21個環境、社會及管治議題。根據彼等的觀點，在每項環境、社會及管治議題上按其相關性／重要性評估並評級，級別由0到10之間(0是不相關，而10是至關重要)。位於右上象限的環境、社會及管治問題屬高度重要。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Aspects	Major concerns	方面	主要關注
Environment	1. Air emission 2. Greenhouse gas emission 3. Wastes production 4. Natural resources consumption 5. Use of packaging materials 6. Impact to the environment 7. Climate change	環境	1. 大氣排放 2. 溫室氣體排放 3. 廢物產生 4. 天然資源消耗 5. 使用包裝材料 6. 對環境的影響 7. 氣候變化
Employment	8. Labour practices 9. Employee remuneration and benefits 10. Occupational safety and health 11. Employee development and training	僱傭	8. 勞工常規 9. 僱員薪酬及福利 10. 職業安全及健康 11. 僱員發展及培訓
Supply Chain Management	12. Green procurement 13. Engagement with suppliers 14. Environmental and social risk management of supply chain	供應鏈管理	12. 綠色採購 13. 委聘供應商 14. 供應鏈的環境及社會風險管理
Product Responsibility	15. Product/service quality and safety 16. Customer privacy and data security 17. Marketing and promotion 18. Intellectual property rights	產品責任	15. 產品／服務質量及安全 16. 客戶隱私及數據安全 17. 營銷及推廣 18. 知識產權
Anti-corruption	19. Business ethics & anti-corruption 20. Internal grievance mechanism	反貪污	19. 商業道德及反貪污 20. 內部申訴機制
Community	21. Participation in philanthropy	社區	21. 參與慈善事業

ENVIRONMENTAL

The Group does not have any factory operations nor engage in any activities that have a substantial effect on the environment, aside from the consumption of resources by the office administrative operations. Nevertheless, the Group pays due consideration and effort towards compliance with applicable laws and regulations in Hong Kong and Macau, and actively cooperates with the main contractor to meet environmental protection requirements. The majority of the Group's work is conducted through its subcontractors. As part of project delivery, the project team confirms construction quality and also monitors the environmental performance of its subcontractors. One of the measures includes regular checks to ensure that environmental protection requirements imposed on various parties, including the main contractor, the construction site, and the Group, are met.

環境

除了辦公室行政作業的資源消耗外，本集團並無任何廠房營運，亦無從事任何對環境造成重大影響的活動。儘管如此，本集團作出周詳考慮並致力遵守香港及澳門的適用法律及法規，同時積極與總承建商合作遵守環境保護規定。本集團大部分工程經由其分包商進行。作為項目交付一部分，項目團隊已確認建築工程品質，亦會監督其分包商的環保表現。其中一項措施包括定期檢查以確保各方(包括總承建商、地盤及本集團)被施加的環保規定得以遵守。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Emissions

As a subcontractor for the provision of supply, installation and fitting-out services of MVAC systems for buildings in Hong Kong and Macau, the installation activity does not cause any material emissions or pollution generated from the Company's operations at construction sites.

In order to minimise the production of air pollutants from motor vehicles, the Group promotes the use of public transport and carpooling.

排放

作為在香港及澳門提供樓宇機械通風及空調系統的供應、安裝及裝修服務的分包商，安裝活動並無導致本公司於建築地盤的業務產生任何重大排放或污染。

為減低汽車所產生的空氣污染物，本集團鼓勵使用公共交通及共乘。

Air emissions 氣體排放量	Unit 單位	2025 二零二五年	2024 二零二四年
Nitrogen oxides 氮氧化物	g 公克	1,474.3	1,168
Sulphur oxides 硫氧化物	g 公克	19	15
Respiratory suspended particles 可吸入懸浮粒子	g 公克	109	86
Greenhouse gas emissions 溫室氣體排放	Unit 單位	2025 二零二五年	2024 二零二四年
Scope 1 – petrol consumption 第1類 – 汽油消耗量	Tonne 公噸	3.6	2.8
Scope 2 – electricity consumption 第2類 – 用電量	Tonne 公噸	8.0	9.5
Total emissions 總排放量	Tonne 公噸	11.6	12.3
Emission intensity 排放密度	Tonne per million dollars of revenue 公噸／百萬元收益	0.08	0.07

Hazardous and non-hazardous waste

The major source of waste comes from construction works, whereby the Group abides by the regulations imposed by the main contractor and the respective site. The staff and work team follow on-site regulations on waste disposal and always inquire with the project management team when encountering any difficulties.

Although the operation does not involve handling hazardous waste directly, we establish policies and guidelines for both our staff and subcontractors. For example, hazardous waste is stored separately in special containers before being collected by a licensed chemical waste collector.

有害及無害廢棄物

廢棄物的主要來源來自建築工程，而本集團已遵守總承建商及相關地盤實施的規定。員工及施工團隊遵循現場廢棄物處置規定，並時常在遇到困難時向項目管理團隊查詢。

儘管營運並無涉及直接處理有害廢棄物，我們為員工及分包商制定政策及指引，如有害廢棄物在持牌化學廢棄物收集商前來收集前，須獨立存放於特別容器內。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT
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Waste production is mainly attributed to the discarded packaging materials and domestic office waste. The Group's operation does not involve the production of hazardous waste. All materials and waste disposed of at the worksites are collected by authorised collectors appointed by the local government. During the Relevant Period, the Group did not notice any non-compliance issues regarding waste disposal.

Compliance with laws and regulations

The project team also ensures compliance with the applicable provisions of the Waste Disposal Ordinance (Chapter 359 of the Laws of Hong Kong) and its subsidiary regulations, particularly the Waste Disposal (Charges for Disposal of Construction Waste) and the Waste Disposal (Chemical Waste) (General) Regulations. During the Relevant Period, the Group strictly abided by the laws and regulations mentioned above.

Use of resources

Driven by the belief in maintaining sustainability, the Group strives to ensure the efficient use of resources, including energy, materials and auxiliary materials. It is the Group's policy that materials ordered are "just right" for the intended project, and the Group endeavours to use excess materials to reduce wastage.

廢棄物的產生主要來自辦公室已廢棄的包裝物料及家居廢棄物。本集團運營不涉及任何危險廢棄物的產生。所有棄置在工地的材料及廢棄物均由當地政府委派授權的收集者收集。於相關期間，本集團並不知悉任何有關處置廢棄物的不合規事宜。

遵守法律及法規

項目團隊亦確保遵守《廢物處置條例》(香港法例第359章)適用條文及其附屬規例，尤其是《廢物處置(建築廢物處置收費)規例》及《廢物處置(化學廢物)(一般)規例》。於相關期間，本集團嚴格遵守上述法律及法規。

資源使用

本集團堅決維持可持續發展，致力確保有效使用資源，包括能源、物料及附屬物料。本集團制定政策確保訂購的物料剛好用作擬定項目，本集團亦致力運用多餘物料以減少浪費。

Resources utilisation 資源使用	Unit 單位	Consumption 消耗量		Intensity (per million dollars of revenue) 密度(每百萬元收益)	
		2025 二零二五年	2024 二零二四年	2025 二零二五年	2024 二零二四年
Electricity 電力	kWh 千瓦時	20,523	24,385	141	138
Unleaded petrol 無鉛汽油	L 升	1,316	1,042	9	6

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT**環境、社會及管治報告**

The Group has implemented the following schemes to reduce the consumption of energy and natural resources:

- encourage duplex printing and reuse single-side printed paper;
- switch off idle electrical appliances;
- perform regular maintenance and repair on electrical appliances to lower energy waste;
- reduce the use of disposable and non-recyclable products; and
- conduct regular maintenance and inspection of company vehicles.

Packaging materials

As the operation of the Group does not produce any tangible products that require packaging during the Relevant Period, hence no packaging materials were used in this regard.

Water

During the Relevant Period, our offices in both Hong Kong and Macau lacked individual water supply systems (e.g. tap and toilet facilities), resulting in the unavailability of information regarding water consumption.

There were no issues encountered in sourcing water that met the required standards and purposes.

Environmental and natural resources

There are several environmental concerns that are particularly relevant, affecting the materials and services used by the Group. For instance, air conditioning, refrigeration and heat pump technologies are increasingly shifting towards more environmentally friendly refrigerant gases with lower ozone depletion potential and lower global warming potential. The Group is determined to stay abreast of developments in resources and technologies that benefit the environment, especially with the higher requirements imposed on MVAC equipment and the installation process.

In delivering the works, the project team ensures that all services are conducted in an environmentally responsible manner and strictly adhere to applicable laws in Hong Kong and Macau, such as the Noise Control Ordinance (Chapter 40 of the Laws of Hong Kong).

本集團已實施以下政策以減低能源及自然資源的消耗：

- 鼓勵雙面列印及重用已單面列印的紙張；
- 關掉不使用的電器；
- 定期保養及維修電器以減低能源浪費；
- 減少使用即棄及不可回收的產品；及
- 定期保養及檢查公司車輛。

包裝材料

於相關期間，由於本集團的業務並不產生任何需要包裝的有形產品，因此並無就此使用任何包裝物料。

水

於相關期間，我們於香港及澳門的辦事處均缺乏單獨的供水系統（例如水龍頭及廁所設施），導致無法獲得有關用水的信息。

於採購符合規定標準及用途的水源時並無遇到任何問題。

環境及天然資源

多項環境問題尤其息息相關，其影響本集團所用物料及服務。例如空調、冷藏及熱泵技術正漸轉為更加環保的製冷氣體，以降低臭氧破壞潛勢及全球暖化潛勢。本集團堅決緊貼有利環境的資源及技術發展，特別是對機械通風及空調設備及安裝程序施加的更高要求。

於交付工程時，項目團隊確保所有服務按環保負責的方式進行，並嚴格遵守香港及澳門的適用法律，例如《噪音管制條例》（香港法例第40章）。

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Several other specific regulations directly related to the operations, including the requirement of using lead-free solders for copper pipes in freshwater Inside Services, are specified in the standards as stipulated in the Waterworks Regulations. Another regulation that the Group complies with is the VOC regulation imposed by the Environmental Protection Department. VOCs (volatile organic compounds) are found in a wide variety of everyday products such as solvent-based paints/coatings, adhesives, sealants, printing inks, many consumer products, organic solvents and petroleum products.

Climate Change

The Group mainly operates in Hong Kong and Macau and the Group considered rainstorm and typhoon as the major threats from the increasing climate change. The Group has developed mitigation measures to reduce the effect raised by extreme weather conditions such as typhoons on our employees, properties and our operation. For instance, before the Black Rainstorm Warning Signals and No. 8 or above Tropical Cyclone Warning Signals incurred, the Group will release employees from work and ensure there is sufficient time for their journeys between living place and office. The Group also conducts inspection on windows during the typhoon and rainstorm season. During the Relevant Period, the Group has not been seriously affected by the extreme weather conditions.

Action on climate change is embedded in the Group's business strategy and reflected in its governance and management processes. The table below outlines where to find the core elements of how the Group responds to the climate change disclosure requirements in this Report.

另有多項特殊規定與營運直接相關，包括規定淡水銅管使用無鉛焊料。內部水管須符合《水務設施規例》所規定的標準。其他本集團遵守的規定是環境保護署實施的揮發性有機化合物規例。很多日常用品都含有VOC(揮發性有機化合物)，例如溶劑漆料／塗料、黏合劑、密封劑、印墨、多種消費品、有機溶劑及石油產品等。

氣候變化

本集團主要於香港及澳門營運，本集團認為，暴雨及颱風為氣候變化加劇帶來的主要威脅。本集團已制定緩解措施，以減少颱風等極端天氣狀況對我們的僱員、物業及我們的營運造成的影響。例如，在黑色暴雨警告信號及8號或以上熱帶氣旋警告信號發生之前，本集團會讓僱員下班，並確保他們有足夠的時間往返居住地和辦公室。本集團亦會在颱風及暴雨季節檢查窗戶。於相關期間，本集團並無受極端天氣狀況所嚴重影響。

應對氣候變化的行動已納入本集團的業務戰略，並體現於其管治及管理的過程流程。下表概述有關本集團應對氣候變化披露要求的核心要素於本報告內的所載位置。

Core element	Our response	核心要素	我們的反應
Governance	- Setup ESG Working Group and regular meeting - Integrate ESG topics (including climate related issues) in corporate decision making	管治	- 成立環境、社會及管治工作小組並定期召開會議 - 將環境、社會及管治議題(包括氣候相關議題)納入公司決策
Strategy	Understand climate risks and identify risk and opportunities in low-carbon transition	策略	了解氣候風險並識別低碳轉型中的風險及機遇
Risk Management	- Prepare for the transition to a low carbon economy - Establish measures to address physical climate risks	風險管理	- 為過渡到低碳經濟作準備 - 制定措施應對實體氣候風險
Targets	Maintaining the GHG emission intensity at below 0.1 tonne per million of revenue for the next 5 years	目標	於未來五年保持每百萬收益的溫室氣體排放密度低於0.1公噸

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT
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SOCIAL

Employment

The Group promotes equal opportunity and opposes any form of discrimination in the hiring process. Personal attributes such as race, religion, nationality, age, or gender are not considered in the hiring process. In addition to discrimination, any act of sexual harassment is strictly prohibited. As of 31 December 2025, the Group had 5 directors and 254 employees, including 227 labour workers nominated by subcontractors.

社會

僱傭

本集團推廣平等機會，且反對招聘過程中任何形式的歧視。種族、宗教信仰、國籍、年齡或性別等個人因素並不會列入招聘程序的考慮之列。除了歧視外，我們嚴格禁止任何性騷擾行為。截至二零二五年十二月三十一日，本集團有5名董事及254名僱員，包括分包商提名的227名勞工。

		No. of staff 員工人數
Gender	性別	
Male	男性	233
Female	女性	26
Age Group	年齡組別	
18-40	18歲至40歲	99
41-60	41歲至60歲	138
61 or above	61歲或以上	22
Geographical region	地理地區	
Hong Kong	香港	255
Macau	澳門	4
Employment type	僱傭類型	
Full-time	全職	257
Part-time	兼職	2

The Group welcomes individuals of all age ranges to join, as long as they are eager to learn and participate. While the Group considers all applications regardless of gender, the majority of successful applicants are typically male due to the labour-intensive nature of most operations at construction sites.

只要應徵者樂意學習及參與，本集團歡迎不同年齡層的人士加入。儘管本集團不論性別考慮所有應徵申請，但由於地盤的大部分營運屬勞動性工作，故大多數成功應徵者通常為男性。

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環境、社會及管治報告

The Group aims to maintain an acceptable level of employee turnover to facilitate the accumulation of professional skills and experience. In the year 2025, the permanent staff turnover rate was approximately 2%, categorised by gender, age group, and geographical location as follows:

本集團旨在將員工離職率維持在可接受的水平，以促進專業技能及經驗的積累。於二零二五年，長期員工流動率約為2%，按性別、年齡組別及地理地區分類如下：

Gender 性別		Age Group 年齡組別			Geographical region 地理地區	
Male 男性	Female 女性	18-40 18歲至40歲	41-60 41歲至60歲	61 or above 61歲或以上	Hong Kong 香港	Macau 澳門
3%	—	4%	1%	—	2%	—

Compensation and dismissal

The Group offers competitive remuneration to attract and retain talented staff members. Remuneration packages are reviewed periodically to ensure consistency with the employment market. Laws and regulations on minimum wage and statutory social benefits are required to be followed. Dismissal is required to comply with employment laws and regulations, as well as internal policies and procedures, including policies preventing dismissal based solely on employees' gender, marital status, pregnancy, disability, age, or family status.

補償及解僱

本集團提供具競爭力的薪酬以吸引及挽留能幹的員工。我們定期審閱薪酬待遇以確保與勞動市場一致。最低工資及法定社會福利的法律及法規須予遵守。解僱必須遵守勞工法律及法規以及內部政策及程序，包括防止僅由於僱員性別、婚姻狀況、懷孕、殘障、年齡或家庭狀況而將其解僱的政策。

Recruitment and promotion

The Group attracts talent through fair, flexible and transparent recruitment strategy. The recruitment process includes the application submission, position description, collection of job applications, interviews, selection, approval, and job offers. Promotion is based on performance and suitability.

招聘及晉升

本集團透過公平、具彈性及透明度的招聘策略吸引人才。招聘過程包括應徵、職位描述、收集職位申請、面試、甄選、批准及聘用。晉升乃根據表現及適任程度而定。

Working hours, rest periods, benefits and welfare

Employees' working hours, rest periods, benefits, and welfare, including social security benefits, mandatory provident fund and labour pension, are required to comply with employment or labour laws and regulations. Selected benefit programs, including medical coverage, are also provided.

工時、休息時間、利益及福利

僱員的工時、休息時間、利益及福利，包括社會保障福利、強積金及勞工退休金，均需遵守僱傭或勞工法律及法規。我們亦提供精選福利計劃，包括醫療保障。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT**環境、社會及管治報告****Equal opportunities, diversity and anti-discrimination**

The Group is an equal opportunity employer. The Group endeavours to provide a fair workplace for employees and follow the principles of equality and non-discrimination. Recruitment, remuneration, promotion, and benefits are required to be handled based on objective assessment, equal opportunity and non-discrimination regardless of gender, race, age, or other measures of diversity.

Compliance with laws and regulations

During the Relevant Period, the Group strictly abided by laws and regulations related to employment, including but not limited to the following:

Hong Kong	•	Employment Ordinance
	•	Employees' Compensation Ordinance
	•	Minimum wage Ordinance
	•	Mandatory Provident Fund Schemes Ordinance
	•	Sex Discrimination Ordinance
	•	Family Status Discrimination Ordinance
	•	Race Discrimination Ordinance
	•	Disability Discrimination Ordinance
	•	Provisions on the Prohibition of Using Child Labour
Macau	•	Labour Relations Law

Health and safety

The Group is committed to strict compliance with all relevant health and safety legislation. Although the works carried out by the Group and its subcontractors do not involve heavy machinery or manual handling of hazardous materials, the staff teams are exposed to relatively higher health and safety risks. The project management team is committed to conducting ongoing risk assessments to identify and manage these risks, with the objective of achieving the goal of zero accidents.

平等機會、多元化及反歧視

本集團是平等機會僱主。本集團致力為僱員提供公平的工作環境，及遵守平等及零歧視的原則。招聘、薪酬、升遷及福利須根據客觀評估、平等機會及零歧視處理，不論性別、種族、年齡或其他多元化計量因素。

遵守法律及法規

於相關期間，本集團嚴格遵守與僱傭相關的法律及法規，包括但不限於以下各項：

香港	•	《僱傭條例》
	•	《僱員補償條例》
	•	《最低工資條例》
	•	《強制性公積金計劃條例》
	•	《性別歧視條例》
	•	《家庭崗位歧視條例》
	•	《種族歧視條例》
	•	《殘疾歧視條例》
澳門	•	《禁止使用童工規定條例》
澳門	•	《勞動關係法》

健康及安全

本集團致力嚴格遵守所有相關健康及安全法例。雖然本集團及其分包商執行的工程不涉及重型機械或人手處理有害物料，惟員工團隊承受相對較大的健康及安全風險。項目管理團隊致力進行持續風險評估以識別及管理該等風險，目標是達到零意外。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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In most cases, the main contractor or the management of the construction site would have already developed and deployed sets of site safety plans and instructions to the staff teams, requiring compliance by all subcontractors. The Group's management works to ensure that subcontractors strictly observe these safety plans and directives. Safety instructions for different operations are well-communicated to the employees.

In accordance with the safety requirements of the Labour Department and the main contractor, we provide the site staff with qualified safety equipment, including safety helmets, goggles, and other necessary safety precautions to ensure the occupational safety of the staff. Personal protective equipment specific to the type of work being performed is made available and distributed. The site foremen are responsible for ensuring the proper use and maintenance of the equipment. The Group extends considerations and assessments to subcontractors, and the project team maintains close communication to provide the staff and subcontractors with the latest safety information.

Safety is given the highest priority by the Group. The Group will regularly conduct safety trainings to the employees to promote strong safety awareness. Additionally, investigations are carried out after every incident, and recommendations or corrective actions are taken if necessary. Management will continue to maintain constant communication with field operations. Going forward, the Group will reinforce efforts to strive towards the ultimate objective of zero accidents and a zero-injury rate during operations.

於多數情況，總承建商或建築地盤的管理層應已制定及向員工團隊派發地盤安全規劃及指引，所有分包商必須遵守。本集團管理層致力確保分包商嚴格遵守該等安全規劃及指引。不同運作的安全指引會向僱員清楚傳達。

根據勞工處及總承建商的安全規定，我們向地盤員工提供合資格安全設備，包括安全帽、護目鏡及其他所需安全預防措施，確保員工的職業安全。我們亦提供及派發針對指定類別工作的個人保護裝備。地盤工頭負責確保裝備獲妥善利用及保養。本集團的顧慮及評估延展至分包商，而項目團隊維持緊密聯繫以提供最新安全資訊予員工及分包商。

本集團將安全放在第一位。本集團將定期對僱員進行安全培訓，以增強僱員安全意識。此外，在每次事件發生後進行調查，並在必要時採取建議或採取糾正行動，管理層將繼續與現場操作保持持續溝通。展望未來，本集團將加緊努力，以實現營運零事故及零傷亡的最終目標。

Occupational health and safety statistics	職業健康及安全數據	2025 二零二五年	2024 二零二四年	2023 二零二三年
Number of lost days due to work injury	因工傷而導致的損失日數	61	620	271
Number of work-related fatal accidents	工作相關的致命事故數目	—	—	—
Number of work injuries accidents	工傷事故數目	1	3	2
Accident rate per 1,000 workers (Hong Kong)	每1,000名工人的意外率(香港)	5	15	10
Accident rate per 1,000 workers (Macau)	每1,000名工人的意外率(澳門)	—	—	—

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Compliance with laws and regulations

The Group was not subject to any material administrative penalties or fines for any breach of laws or regulations relating to the provision of a safe working environment or the protection of employees against occupational hazards during the Relevant Period.

- Hong Kong

- Employment Ordinance
 - Occupational Safety and Health Ordinance
- Macau

- Occupational Safety and Health Law for Construction Industry

Development and training

The Group is devoted to creating a learning culture among the teams to enable staff to develop their careers and reach their goals. Therefore, the Group organises teams to attend external training, such as the BIM induction course, from time to time. Training is also provided to management to maintain and enhance their technical knowledge and professional skills. Training for labours and staff at construction sites mainly includes safety precautions in the construction industry and case studies of previous accidents.

The Group places great importance on the quality of our construction management and safety concerns. As of 31 December 2025, a total of 259 employees have received training. The details are as follows:

遵守法律及法規

於相關期間，本集團並無因違反有關提供安全工作環境或保障僱員免受職業危害的任何法律或法規而遭受任何重大行政處罰或罰款。

- 香港

- 《僱傭條例》
 - 《職業安全及健康》
- 澳門

- 《建築業職業安全健康法》

發展及培訓

本集團致力在團隊中營造學習文化，讓員工發展事業及達到目標。因此，本集團不時組織團隊參與外部培訓，例如建築資訊模型介紹課程。我們亦為管理層提供培訓，旨在維持及提高既有技術知識及專業技能。勞工及地盤員工培訓主要包括建造業安全預防措施及過往意外的個案研究。

本集團非常重視我們施工管理的質量及安全問題。截至二零二五年十二月三十一日，本集團共有259名僱員接受了培訓。詳情如下：

		Percentage of Employees Receiving Training 受訓僱員百分比	Average Training Hours 平均培訓時數
Gender	性別		
Male	男性	90%	1.9
Female	女性	10%	2.7
Job position	工作職位		
Senior management	高級管理人員	2%	17.0
Middle Management	中級管理層	—	—
General staff and labour	一般員工及工人	98%	0.2

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環境、社會及管治報告

Labour standards

The Group strictly prohibits the use of forced and child labour. The Group complies with relevant regulations and laws to safeguard the rights of our employees, and will not tolerate labour exploitation.

During the recruitment process, we verify the age of applicants and the practice is extended to the workers hired by our subcontractors. The Group prevents hiring child labour by conducting an identification check of every new employee.

Without exception, during the Relevant Period, the Group complied the relevant laws and regulations regarding child labour and forced labour, including but not limited to the following.

- | | |
|-----------|---|
| Hong Kong | <ul style="list-style-type: none">• Employment Ordinance• Minimum Wage Ordinance• Provisions on the Prohibition of Using Child Labour |
| Macau | <ul style="list-style-type: none">• Labour Relations Law |

Supply chain management

The materials used by the Group mainly consist of materials and parts for the MVAC systems. To fulfil the Group's responsibility to society, guidelines regarding environmental protection have been established and are regularly reviewed by the Management. All work and materials used by subcontractors have to comply with this policy. Additionally, the geographical region of the supplier is also considered to ensure the delivery of materials.

Supplier and Subcontractor Control and Monitoring

The performance of suppliers and subcontractors on our approved list is continuously reviewed through site inspections and risk assessments. Subcontractors are assessed based on their performance, completion times, and services provided during the project retention period. Suppliers are also assessed based on delivery times, material quality, and after-sales services. Suppliers and subcontractors with unsatisfactory performance may be removed from the approved list. During the Relevant Period, no major complaints regarding the quality of materials used or the performance of work have been received.

勞工標準

本集團嚴格禁止聘用強制勞工及童工。本集團遵守相關法規及法律以保障僱員權利，且絕不容忍剝削勞工。

於招聘過程中，我們會查核求職者的年齡，分包商所聘用的工人亦採取有關做法。本集團透過對每名新入職僱員進行身份查核以防止聘用童工。

在並無例外情況下，於相關期間，本集團遵守有關童工及強制勞工的相關法律及法規，包括但不限於以下各項。

- | | |
|----|--|
| 香港 | <ul style="list-style-type: none">• 《僱傭條例》• 《最低工資條例》• 《禁止使用童工規定》 |
| 澳門 | <ul style="list-style-type: none">• 《勞動關係法》 |

供應鏈管理

本集團使用的物料主要包括機械通風及空調系統的材料及零部件。為履行本集團對社會的責任，管理層已制定及定期檢討有關環境保護的指引。分包商的所有工作及所用物料均須符合該政策。此外，供應商的地區亦予考慮，以確保物料交付。

供應商及分包商的控制及監管

通過現場檢查及風險評估，對我們的認可名單上的供應商及分包商的績效進行持續審查。分包商乃根據表現、完成時間及於項目保固期間提供的服務評估。供應商亦根據交付時間、物料品質及售後服務評估。績效不合格的供應商及分包商可能從認可名單中刪除。於相關期間，概無接獲有關所用物料品質或工程表現的重大投訴。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT**環境、社會及管治報告****Supplier and Subcontractor Profile**

As at 31 December 2025, we have a total of 257 suppliers and 107 subcontractors. They are mainly from Hong Kong and Macau.

		No. of suppliers 供應商數目	No. of subcontractors 分包商數目
Hong Kong	香港	178	62
Macau	澳門	79	45
Total	合共	257	107

供應商及分包商簡介

於二零二五年十二月三十一日，我們擁有合共257名供應商及107名分包商。彼等主要來自香港及澳門。

Product responsibility**Quality Management**

The Group is responsible to the main contractor for the works it has completed and has not encountered any issues of product recall or quality concerns. The Group implements a series of quality control measures to ensure the quality of work:

- Trainings are provided to our project management teams and subcontracted workers to ensure their understanding of, and compliance with, our quality standards;
- Onsite inspections and rectifications are carried out at each construction site. Immediate measures would be taken to rectify any identified quality control issues. Upon rectification, we would conduct re-inspections to ensure such issues have been resolved; and
- We require subcontractors to fully comply with our quality control measures when performing work for our construction projects.

The Group did not receive any significant complaints regarding the services provided and did not recall any products due to safety and health reasons during the Relevant Period.

產品責任**質量管理**

本集團就其完成的工程向總承建商負責，且並無遇到任何產品召回或品質事宜。本集團實施一系列品質監控措施以確保工作品質：

- 向我們的項目管理團隊及分包工人提供培訓，以確保彼等明白及遵循我們的品質標準；
- 於各建築地盤進行現場檢查及整改。將立即採取措施糾正任何發現的品質控制問題。整改後，我們將重新檢查質量監控問題以確保該等問題已得到解決；及
- 我們要求分包商在為我們的建築項目施工時，完全遵守我們的品質監控措施。

於相關期間，本集團並無因為安全及健康理由接獲任何有關所提供服務及工程的重大投訴以及召回任何產品。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Data privacy

In accordance with the regulations set out in the Group's Code of Conduct, the Group takes all necessary steps to ensure the data of its employees, customers, subcontractors and suppliers is stored securely and kept confidential. All tender documents, service contracts, applicable licenses and employees' personal data are carefully secured and archived.

The Group is strictly committed to complying with the Personal Data (Privacy) Ordinance and adheres to relevant regulations in the collection, disclosure, usage, retention and storage of data to ensure the integrity and safety of data. Customer information is only collected based on necessity. We regularly review our data management practices and provide relevant training to our employees.

Intellectual properties, marketing and labelling

The Company's operations, primarily entailing the installation and fitting of our MVAC systems, are not heavily reliant upon marketing or advertising. To the Directors' knowledge, there are no significant ramifications with respect to intellectual property, advertising and labelling. We shall continually observe the business climate to identify any noteworthy risks in this regard.

Anti-corruption

Any forms of bribery, forgery, misappropriation of materials (including intellectual property), extortion, fraud and money laundering are strictly prohibited. The Anti-corruption Policy is instituted to ensure all personnel strictly adhere to the Group's "zero tolerance" policy regarding acts of corruption, bribery and extortion that may occur in the course of their daily duties. The Anti-Fraud Policy sets forth the expectations of each employee to remain vigilant and alert to any potential fraudulent activity in the performance of their duties. Additionally, the Staff Manual provides guidelines on appropriate behaviour regarding gifts, conflicts of interest and other matters to heighten the awareness of all personnel regarding the risk of fraud. Organisational training has been scheduled, focusing on fostering integrity and providing instruction on recognising and handling fraudulent acts for both directors and personnel.

資料私隱

根據本集團行為守則所載法規，本集團採取一切必要步驟以確保其僱員、客戶、分包商及供應商的資料得以安全存儲並保密。所有投標文件、服務合約、適用牌照及僱員個人資料均經過仔細保管及存檔。

本集團嚴格遵守個人資料(私隱)條例，並於收集、披露、使用、保留及儲存資料時遵守相關規則，以確保資料完整及安全。我們僅於必要時方會收集客戶資料。我們對資料管理進行定期檢查，並為僱員提供相關培訓。

知識產權、營銷及標識

本公司的業務(主要為機械通風及空調系統的安裝及裝修)並不嚴重依賴營銷或廣告。據董事所知，於知識產權、廣告及標籤方面並無重大影響。我們將繼續觀察商業環境，以確定於此方面任何值得注意的風險。

反貪污

本集團嚴禁任何形式的賄賂、偽造、挪用物料(包括知識產權)、敲詐、欺詐及洗錢。制定反腐政策乃為確保全體人員嚴格遵守本集團對日常職責中可能發生的腐敗、賄賂及勒索行為的「零容忍」政策。反欺詐政策規定每名僱員於履行職責時對任何潛在的欺詐活動保持警惕性及警覺性的期望。此外，《員工手冊》就禮品、利益衝突及其他事宜方面的適當行為提供了準則，以提高全體人員對欺詐風險的認識。已安排組織培訓，重點是培養誠信，並為董事及員工提供識別及處理欺詐行為的指導。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT**環境、社會及管治報告****Whistleblowing Policy and Procedure**

We encourage transparency and honesty and provide channels for reporting misconduct or malpractices. The Whistleblowing Policy safeguards those who report such activities from potential repercussions. Employees are strongly encouraged to promptly report any suspicious activity to their direct supervisor, senior management, or the Audit Committee while preserving anonymity. The Company shall take due care in responding to all reports of suspected cases of fraud and conduct thorough investigations with the utmost confidentiality. If required, corrective actions and disciplinary measures (including dismissal in certain instances) shall be imposed expeditiously. All suspicious transactions detected from the investigations shall be timely reported to the relevant authority by the responsible party.

Compliance with laws and regulations

For the Relevant Period, the Group and its personnel adhered to the relevant laws and regulations pertaining to unlawful and corruption practices as prescribed by the Penal Code of Macau and the Prevention of Bribery Ordinance of Hong Kong and had not been involved in any legal proceedings related to corruption activities.

Community investment

The Group strongly believes in the concept of community cobuilding to help create a coherent and harmonious community. The Group intends to lead by example by demonstrating the importance of community investment and encouraging our staff to participate in community initiatives through charity events, volunteering and donations.

舉報政策及程序

我們鼓勵透明度及誠實，並提供舉報不當行為或玩忽職守的渠道。舉報政策保護舉報該等活動的人免受潛在影響。強烈鼓勵僱員及時向其直接主管、高級管理人員或審核委員會呈報任何可疑活動，同時保持匿名。本公司應謹慎回應所有涉嫌欺詐案件的報告，並於高度保密的情況下進行徹底調查。倘需要，應迅速採取糾正行動及紀律處分（包括於若干情況下解僱）。責任方應及時向有關當局報告調查中發現的所有可疑交易。

遵守法律及法規

於相關期間，本集團及其人員遵守澳門《刑法典》及香港《防止賄賂條例》規定的有關違法及腐敗行為的相關法律及法規，並未涉及任何有關腐敗活動的法律訴訟。

社區投資

本集團堅信社區共建概念能締造有序和諧的社區。本集團將以身作則展現社區投資的重要之處，並透過慈善活動、義務活動及捐獻，鼓勵員工參與社區計劃。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層履歷詳情

DIRECTORS

Executive Directors

Mr. CHUNG Chi Keung (鍾志強), aged 69, is our executive Director, the chairman of our Board and the chief executive officer of our Company. He is also the co-founder of our Group in 1996. He was appointed as director of the Company on 29 September 2016. Mr. Chung is primarily responsible for formulating the overall business strategies and overseeing the business and operation of our Group. Mr. Chung is also a director of all members of our Group.

Mr. Chung has over 50 years of experience in the supply, installation and fitting-out of MVAC system. In March 1974, Mr. Chung joined Young's Engineering Co., Ltd as an apprentice and received training at the Major Air-conditioning Service Department. Upon the completion of his apprenticeship, he continued to work in the same department until July 1980. In 1987, Mr. Chung co-founded Wing Fung Engineering Limited. In July 1996 and March 2007, Mr. Chung established Wing Fung Engineering (H.K.) Limited ("Wing Fung HK") and Boto Engineering (Macau) Limited, respectively and has been managing the business and operation of the two companies in Hong Kong and Macau. From 2003 to 2006, Mr. Chung was a member of the senior management of Dickson Group Holdings Limited (currently known as Richly Field China Development Limited), a company listed on the Main Board of the Stock Exchange (stock code: 313), and was responsible for managing the operation of certain construction projects in Hong Kong.

As at the date of this report, Mr. Chung owns all the issued share capital of Wing Fung Capital Limited, the controlling Shareholder, which owns 83,062,500 shares of the Company, representing approximately 51.19% of all issued shares of the Company. Accordingly, Mr. Chung is deemed to be interested in all the Shares owned by Wing Fung Capital Limited under the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong) ("SFO").

董事

執行董事

鍾志強先生，69歲，為本公司執行董事、董事會主席兼行政總裁。於一九九六年，彼亦為本集團聯合創辦人。彼於二零一六年九月二十九日獲委任為本公司董事。鍾先生主要負責制定整體業務策略及監督本集團的業務及營運。鍾先生亦為本集團所有成員公司的董事。

鍾先生於機械通風及空調系統的供應、安裝及裝修方面擁有逾50年經驗。於一九七四年三月，鍾先生加入景福工程有限公司擔任學徒並於主要空調部門接受培訓。完成學徒訓練後，彼繼續於同一部門工作至一九八零年七月。於一九八七年，鍾先生聯合創辦Wing Fung Engineering Limited。於一九九六年七月及二零零七年三月，鍾先生分別成立榮豐工程(香港)有限公司(「榮豐香港」)及寶創工程(澳門)一人有限公司並於香港及澳門管理兩家公司的業務及營運。自二零零三年至二零零六年，鍾先生為德信集團控股有限公司(現稱為裕田中國發展有限公司，一間於聯交所主板上市的公司(股份代號：313))的高級管理層成員，負責香港若干建設項目的營運管理。

於本報告日期，鍾先生擁有Wing Fung Capital Limited的全部已發行股本，後者為擁有本公司的83,062,500股股份(相當於本公司全部已發行股份約51.19%)的控股股東。因此，根據香港法例第571章證券及期貨條例(「證券及期貨條例」)，鍾先生被視為於Wing Fung Capital Limited所擁有的全部股份中持有權益。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT**董事及高級管理層履歷詳情**

Ms. LAI Suk Fan (黎淑芬), aged 63, was appointed as our executive Director on 24 March 2017. She is primarily responsible for overseeing the administration and human resources functions of our Group.

Ms. Lai studied at Lee Wai Lee Technical Institute of the Vocational Training Council on a part-time basis and was awarded a certificate for accounting technicians in August 1998. In 1998, Ms. Lai obtained a certificate in Accounting-Third Level issued by the London Chamber of Commerce and Industry Examinations Board. Ms. Lai also joined a distance-learning programme and received a Higher Certificate in Business Management from the Hong Kong Management Association in June 2009.

Ms. Lai has over 44 years of experience in administration, accounting and human resources. Ms. Lai has worked as a junior clerk at Teamlight Enterprises (HK) Ltd. from June 1980 to March 1982, then she joined Shirtmaster Limited as a purchasing clerk from May 1982 to February 1987. During June 1987 to July 1999, Ms. Lai has been working in Wing Fung Engineering Limited and Wing Fung HK and her last position was an administration officer when she left the companies in July 1999. From February 2001 to June 2011, Ms. Lai worked at Artsuc M&E Limited as the administration manager. In July 2011, Ms. Lai rejoined our Group as the administration manager of Wing Fung HK.

黎淑芬女士，63歲，於二零一七年三月二十四日獲委任為我們的執行董事。彼主要負責監督本集團行政及人力資源職能。

黎女士在職業訓練局李惠利工業學院修讀兼讀制課程，並於一九九八年八月獲頒財務會計員證書。於一九九八年，黎女士獲倫敦工商會考試局頒發第三級會計證書。黎女士亦報讀遙距課程，並於二零零九年六月取得香港管理專業協會頒發的商業管理高級函授證書。

黎女士於行政、會計及人力資源方面擁有逾44年經驗。於一九八零年六月至一九八二年三月，黎女士於Teamlight Enterprises (HK) Ltd.任職初級文員，其後彼於一九八二年五月至一九八七年二月加入領威製衣有限公司擔任採購文員。於一九八七年六月至一九九九年七月，黎女士於Wing Fung Engineering Limited及榮豐香港任職，彼於一九九九年七月離任時為行政主任。於二零零一年二月至二零一一年六月，黎女士於藝成機電有限公司任職行政經理。於二零一一年七月，黎女士重返本集團擔任榮豐香港的行政經理。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT
董事及高級管理層履歷詳情**Independent Non-executive Directors**

Mr. CHOY Hiu Fai Eric (蔡曉輝), aged 48, was appointed as our independent non-executive Director on 31 January 2018 and is mainly responsible for supervising and providing independent judgement to the Board.

Mr. Choy has more than 22 years of experience in accounting. Mr. Choy obtained a Bachelor of Business Administration in Accounting and Finance from the University of Hong Kong in November 2000. Upon graduation, he joined Arthur Andersen & Co, an accounting firm, in September 2000. Mr. Choy then continued his career with PricewaterhouseCoopers as a senior associate in the assurance and business advisory services department in July 2002. In 2004, Mr. Choy joined Procon CPA Limited as a managing director and he is now the head of the company's operation in Hong Kong and Shenzhen.

Mr. Choy has been a member of the Hong Kong Institute of Certified Public Accountants since February 2005. He was also admitted as a member of the American Institute of Certified Public Accountants in the United States in June 2002. Mr. Choy has been a Certified Tax Adviser of the Taxation Institute of Hong Kong since 30 September 2010.

Mr. Choy was an independent non-executive director of CCIAM Future Energy Limited (formerly known as The Hong Kong Building and Loan Agency Limited), a company currently listed on the Main Board of the Stock Exchange (Stock Code: 145) from July 2016 to June 2023.

獨立非執行董事

蔡曉輝先生，48歲，於二零一八年一月三十一日獲委任為我們的獨立非執行董事，主要負責監督及向董事會提供獨立判斷。

蔡先生於會計領域擁有逾22年經驗。蔡先生於二零零零年十一月獲得香港大學工商管理學士(會計及金融學)學位。畢業後，彼於二零零零年九月加入一間會計師事務所安達信會計師事務所。蔡先生其後於二零零二年七月繼續執業，於羅兵咸永道會計師事務所核證及業務諮詢服務部門擔任高級會計師。於二零零四年，蔡先生加入博爾會計師有限公司擔任董事總經理，現為香港及深圳的公司營運主管。

蔡先生自二零零五年二月起為香港會計師公會會員。彼亦於二零零二年六月被接納為美國註冊會計師協會會員。自二零一零年九月三十日起，蔡先生為香港稅務學會的註冊稅務師。

於二零一六年七月至二零二三年六月，蔡先生為信能低碳有限公司(前稱為香港建屋貸款有限公司)的獨立非執行董事，該公司現為聯交所主板上市公司(股份代號：145)。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT**董事及高級管理層履歷詳情**

Mr. LEI For (利科), aged 48, was appointed as our independent non-executive Director on 31 January 2018 and is mainly responsible for supervising and providing independent judgement to the Board.

Mr. Lei has more than 23 years of experience in investment banking, corporate finance and investment and management matters. Mr. Lei obtained his Bachelor of Social Science from the Chinese University of Hong Kong in November 2001. He started his career with L.P. Lammas Asia Limited from September 2001 to October 2002. After that, he worked in MasterLink Securities (Hong Kong) Corporation Limited as an executive from December 2002 to February 2005. In February 2005, Mr. Lei joined Haitong International Capital Limited (previously known as Taifook Capital Limited and Tai Fook Capital Limited) as an executive, and he left as a manager in May 2007. From June 2007 to October 2010, he was appointed as the senior manager and then the vice president of the corporate finance department in ABCI Securities Company Limited. Mr. Lei then carried on his career with Cinda (BVI) Limited as the corporate finance director of Cinda International Capital Limited from October 2010 to April 2011. In April 2011 to December 2016, he joined CIMB Securities Limited as a director in investment banking. From 2017 to 2019, he joined Apastron Capital Limited with his last position as managing director. Mr. Lei is currently the director of Hongsong Limited.

利科先生，48歲，於二零一八年一月三十一日獲委任為我們的獨立非執行董事，主要負責監督及向董事會提供獨立判斷。

利先生於投資銀行、企業融資及投資及管理事宜方面擁有超過23年經驗。利先生於二零零一年十一月獲香港中文大學頒授社會科學學士。於二零零一年九月至二零零二年十月，彼於豐裕興業有限公司開展事業。其後，於二零零二年十二月至二零零五年二月，彼於元富證券(香港)有限公司擔任行政人員。於二零零五年二月，利先生加盟海通國際資本有限公司(前稱大福融資有限公司)出任行政人員，於二零零七年五月離任時職至經理。於二零零七年六月至二零一零年十月，彼先後獲委任為農銀國際證券有限公司企業融資部高級經理及副總裁。其後，利先生在Cinda (BVI) Limited繼續其事業，於二零一零年十月至二零一一年四月任信達國際融資有限公司企業融資董事。於二零一一年四月至二零一六年十二月，彼加入聯昌證券有限公司擔任投資銀行的董事。自二零一七年至二零一九年，彼加入Apastron Capital Limited，最後職位為董事總經理。利先生目前為康頤有限公司的董事。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT 董事及高級管理層履歷詳情

Mr. CHAN King Lun (陳景麟), aged 40, was appointed as our independent non-executive Director on 27 June 2025 and is mainly responsible for supervising and providing independent judgement to the Board.

Mr. Chan obtained his Bachelor of Business Administration with a major in Finance and a minor in Applied Economics from Hong Kong Baptist University in November 2008. He has been a Chartered Financial Analyst (CFA) charterholder since March 2013.

Mr. Chan has more than 10 years of experience in investment banking industry. Mr. Chan began his career at ICS Trust (Asia) Limited as an investment assistant from September 2008 to September 2010. He joined Sun Hung Kai Securities Limited as a corporate finance associate from September 2010 to June 2011. From June 2011 to March 2014, he served as a vice president at Maple Asset Management Limited. Between March 2014 to April 2025, Mr. Chan was employed by TC Capital International Limited, where he last held the position as a managing director, a responsible officer for Type 1 (dealing in securities) and Type 6 (advising on corporate finance) regulated activities and a sponsor principal under SFO. From June 2025 to November 2025, he worked at Pulsar Capital Limited, with his last position as a managing director of investment banking, a responsible officer for Type 1 (dealing in securities) and Type 6 (advising on corporate finance) regulated activities and a sponsor principal under SFO.

Mr. Chan is currently the managing director of Zero2IPO International Holdings Limited, a responsible officer for Type 1 (dealing in securities) regulated activities of Zero2IPO Securities Limited under SFO, a responsible officer for Type 6 (advising on corporate finance) regulated activities and a sponsor principal of Zero2IPO Capital Limited under SFO, all of which are the subsidiaries of Zero2IPO Holdings Inc., the shares of which are listed on the Main Board of the Stock Exchange (stock code: 1945). He is also currently an independent non-executive director of Satu Holdings Limited, the shares of which are listed on GEM of the Stock Exchange (stock code: 8392).

陳景麟先生，40歲，於二零二五年六月二十七日獲委任為我們的獨立非執行董事，主要負責監督及向董事會提供獨立判斷。

陳先生於二零零八年十一月取得香港浸會大學工商管理學士學位，主修金融，副修應用經濟學。彼自二零一三年三月起為特許金融分析師(CFA)持證人。

陳先生於投資銀行業擁有逾10年經驗。陳先生於二零零八年九月至二零一零年九月於ICS Trust (Asia) Limited擔任投資助理，開展其事業。彼於二零一零年九月至二零一一年六月加入新鴻基證券有限公司，擔任企業融資助理。於二零一一年六月至二零一四年三月，彼於美寶資產管理有限公司擔任副總裁。於二零一四年三月至二零二五年四月，陳先生受僱於天財資本國際有限公司，其最後職位為董事總經理、證券及期貨條例項下第1類(證券交易)及第6類(就機構融資提供意見)受規管活動的負責人員及保薦人主要人員。於二零二五年六月至二零二五年十一月，彼任職於脈搏資本有限公司，其最後職位為投資銀行部董事總經理，證券及期貨條例項下第1類(證券交易)及第6類(就機構融資提供意見)受規管活動的負責人員及保薦人主要人員。

陳先生現時為清科國際控股(香港)有限公司董事總經理、清科證券有限公司於證券及期貨條例項下第1類(證券交易)受規管活動的負責人員、清科資本有限公司於證券及期貨條例項下第6類(就機構融資提供意見)受規管活動的負責人員及保薦人主要人員，有關公司全部均為清科控股有限公司*(其股份於聯交所主板上市，股份代號：1945)的附屬公司。彼現時亦為舍圖控股有限公司(其股份於聯交所GEM上市，股份代號：8392)獨立非執行董事。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT**董事及高級管理層履歷詳情****SENIOR MANAGEMENT**

Mr. LAW Pak Hin Edward (羅柏峴), aged 39, joined our Group and was appointed as the chief financial officer of our Group on 12 September 2016, and as our company secretary on 14 February 2017. Mr. Law is primarily responsible for overseeing the finance and accounting functions of our Group.

In July 2010, Mr. Law obtained a Bachelor of Commerce from the Australian National University in Australia. He was admitted as an associate of the CPA Australia in August 2010 and was further admitted as a full member in July 2013. Mr. Law has more than 15 years of experience in accounting, finance and auditing. Before joining our Group, Mr. Law has joined BDO Limited as an associate in December 2010 and he was an assistant manager when he left BDO Limited in December 2014. Then he carried on his career with Ernst & Young in December 2014 and he was a senior accountant in the assurance department when he left the firm in August 2016. Mr. Law has been working for Satu Holdings Limited (stock code: 8392), a company listed on GEM of the Stock Exchange as the financial controller since November 2024 and the company secretary since December 2024.

高級管理層

羅柏峴先生，39歲，於二零一六年九月十二日加入本集團及獲委任為本集團財務總監，並於二零一七年二月十四日獲委任為公司秘書。羅先生主要負責監督本集團的財務及會計職能。

於二零一零年七月，羅先生在澳洲的澳洲國立大學取得商業學士學位。彼於二零一零年八月獲澳洲會計師公會認可為會員，並於二零一三年七月獲認可為正式會員。羅先生於會計、財務及審計方面擁有超過15年經驗。加入本集團前，羅先生於二零一零年十二月加入香港立信德豪會計師事務所有限公司擔任審計員，彼於二零一四年十二月離職時為助理經理。其後，彼於二零一四年十二月於安永會計師事務所繼續其事業，彼於二零一六年八月離職時為核證部門高級會計師。羅先生現為舍圖控股有限公司(股份代號：8392，一家於聯交所GEM上市的公司)的財務總監兼公司秘書。羅先生自二零二四年十一月起擔任舍圖控股有限公司(股票代號：8392，一家於聯交所GEM上市的公司)的財務總監並自二零二四年十二月起擔任公司秘書。

REPORT OF DIRECTORS 董事會報告

The Directors hereby presented their report and audited consolidated financial statements for the Relevant Period.

CORPORATE REORGANISATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liability on 29 September 2016 under the Companies Law, Chapter 22 (Law 3 of 1961, as consolidated and revised) (the “Companies Law”) of the Cayman Islands.

The companies now comprising the Group underwent a reorganisation (the “Reorganisation”) to rationalise the structure of the Group in preparation for the Listing. Pursuant to the Reorganisation, the Company became the holding company of the subsidiaries now comprising the Group. Further details of the Reorganisation are set out in the section headed “History, Development and Reorganisation” in the prospectus issued by the Company dated 12 February 2018 (the “Prospectus”). The Shares were listed on the GEM of the Stock Exchange on 27 February 2018.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the Company is investment holding. The Group is principally engaged as a subcontractor for the provision of supply, installation and fitting-out services of MVAC systems for buildings in Hong Kong and Macau. The projects of the Group can generally be categorised into private sector projects and public sector projects. A list of the subsidiaries of the Company and details of their principal activities are set out in note 28 to the consolidated financial statements. There were no significant changes to the Group’s principal activities during the year.

For discussion and analysis of these activities as required by Schedule 5 to the Hong Kong Companies Ordinance (Chapter 622 of the Laws of Hong Kong) (the “Companies Ordinance”), including a fair review of business, its key relationship with employees, customers, suppliers and subcontractors, an indication of likely future developments in the Group’s business and an analysis of the Group’s performance during the year using financial key performance indicators, can be found in sections headed “Management Discussion and Analysis” set out on pages 7 to 14 of this annual report and the discussion of its environmental policies and performance, can be found in section headed “Environmental, Social and Governance Report” of this annual report.

董事謹此提呈彼等於相關期間的報告及經審核綜合財務報表。

企業重組

本公司根據開曼群島法例第22章公司法(一九六一年第3號法例，經綜合及修訂)(「公司法」)於二零一六年九月二十九日在開曼群島註冊成立為一家獲豁免有限公司。

為籌備上市，現組成本集團之公司已進行重組(「重組」)，以精簡本集團之架構。根據重組，本公司成為本集團現時各附屬公司之控股公司。重組之進一步詳情載於本公司於二零一八年二月十二日刊發的招股章程(「招股章程」)「歷史、歷史及重組」一節。本公司股份已於二零一八年二月二十七日在聯交所GEM上市。

主要活動及業務回顧

本公司的主要活動為投資控股。本集團主要從事以分包商的身份在香港及澳門提供樓宇機械通風及空調系統的供應、安裝及裝修服務。本集團的項目大致可分為私營界別項目及公營界別項目。本公司附屬公司列表及其主要業務詳情載於綜合財務報表附註28。於本年度，本集團的主要活動並無重大變動。

根據香港法例第622章《香港公司條例》(「公司條例」)附表5規定對該等活動之討論及分析，包括公平審閱業務、其與僱員、客戶、供應商及分包商的關係、本集團業務未來可能發展的指標以及利用關鍵績效指標對本集團年內表現進行的分析，均可於本年報第7至14頁所載「管理層討論及分析」一節，而其環境政策及表現之討論，均載於本年報「環境、社會及管治報告」一節。

REPORT OF DIRECTORS**董事會報告**

The Group has established a set of risk management policies and measures. The Group's risk management process starts with identifying the major risks associated with its business, industry and market in the ordinary course of business. The Board and senior management are responsible for identifying and analysing the risk associated with their respective function, preparing and measuring risk mitigation plans and reporting the status of risk management. Details of principal risks and uncertainties faced by the Group are set out on page 11 of this annual report.

For the Relevant Period, the Group had continued to engage an independent internal control consultant to review the effectiveness of the Group's internal control system and directly report to the Audit Committee. For details, please refer to the paragraph headed "Internal Control and Risk Management" under the section headed "Corporate Governance Report" in this annual report.

COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS

For the Relevant Period, the Group's operations were mainly carried out in Hong Kong and Macau. The Group shall accordingly comply with relevant laws and regulations in Hong Kong and Macau and the respective places of incorporation of the Company and its subsidiaries. During the year and up to the date of this report, the Board was not aware of any non-compliance with relevant laws and regulations that have a significant impact on the business and operations of the Group.

SEGMENT INFORMATION

An analysis of the Group's performance for the Relevant Period by operating segment is set out in note 5 to the consolidated financial statements.

RESULTS AND APPROPRIATIONS

The results of the Group for the Relevant Period are set out in the consolidated statement of comprehensive income on page 84 of this annual report.

The Board did not recommend the payment of final dividend of the Company for the Relevant Period to the Shareholders.

本集團已設立一套風險管理政策及措施。本集團風險管理程序的第一步為識別日常業務過程中與其業務、產業及市場有關的主要風險。董事會及高級管理層負責識別及分析與彼等各職能有關的風險、編製及調整風險減低計劃以及呈報風險管理狀態。本集團所面臨主要風險及不確定因素的詳情載於本年報第11頁。

於相關期間，本集團已持續委聘一名獨立內部監控顧問，以檢討本集團內部監控系統的有效性，並直接向審核委員會報告。詳情請參閱本年報「企業管治報告」一節「內部監控及風險管理」一段。

遵守適用法律及法規

於相關期間，本集團主要於香港及澳門經營業務。故此，本集團須遵守香港及澳門以及本公司及其附屬公司各自的註冊成立地點的相關法律及法規。於年內及直至本報告日期，董事會並不知悉任何違反相關法律及法規，對本集團業務及經營產生重大影響的情況。

分部資料

本集團於相關期間按經營分部劃分的表現分析載於綜合財務報表附註5。

業績及分派

本集團於相關期間的業績載於本年報第84頁的綜合損益及其他全面收益表。

董事會建議不向股東派發本公司於相關期間的末期股息。

REPORT OF DIRECTORS 董事會報告

FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five years, as extracted from the consolidated financial statements, is set out on page 168 of this annual report.

PROPERTY, PLANT AND EQUIPMENT

Details of the movements during the Relevant Period in the property, plant and equipment of the Group are set out in note 14 to the consolidated financial statements of this annual report.

SHARE CAPITAL

Details of movements during the Relevant Period in the share capital of the Company are set out in note 22 to the consolidated financial statements.

On 21 January 2022, every four (4) issued and unissued existing shares of the Company of par value HK\$0.01 each in the share capital of the Company were consolidated into one (1) consolidated share of par value HK\$0.04 each in the share capital of the Company. The authorised share capital of the Company has become HK\$1,000,000,000 divided into 25,000,000,000 consolidated shares of par value HK\$0.04 each, of which 162,250,000 consolidated shares would be in issue which are fully paid or credited as fully paid.

RESERVES

As at 31 December 2025, the Company's reserve available for distribution to the shareholders, calculated in accordance with the Companies Law of the Cayman Islands amounted to approximately HK\$9,574,000.

EQUITY LINKED AGREEMENT

No equity-linked agreement was entered into by the Group or existed during the Relevant Period.

財務概要

本集團於最近五個年度的業績以及資產及負債的概要(摘錄自綜合財務報表)，載於本年報第168頁。

物業、廠房及設備

本集團物業、廠房及設備於相關期間的變動詳情載於本年報綜合財務報表附註14。

股本

本公司股本於相關期間變動詳情載於綜合財務報表附註22。

於二零二二年一月二十一日，本公司股本中每四(4)股每股面值0.01港元的本公司已發行及未發行現有股份合併為一(1)股本公司股本中每股面值0.04港元的合併股份。本公司的法定股本為1,000,000,000港元，分為25,000,000,000股每股面值0.04港元的合併股份，其中162,250,000股合併股份將以繳足或入賬列作繳足方式發行。

儲備

於二零二五年十二月三十一日，本公司可供分派予股東的儲備(根據開曼群島公司法予以計算)約為9,574,000港元。

股權相關協議

於相關期間，本集團並未訂立股權相關協議，或存在股權相關協議。

REPORT OF DIRECTORS
董事會報告

DISCLOSURE OF INTERESTS

(I) Directors' and Chief Executive's Interests and Short Positions in the Shares, Underlying Shares or Debentures

As at 31 December 2025, the interests and short positions of the Directors and chief executive of the Company in the Shares, the underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO")), which were required to be notified the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including the interests or short positions which any such director or chief executive was taken or deemed to have under such provision of the SFO) or which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to standard of dealings by Directors referred in Rules 5.46 to 5.67 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange were as follows:

Name of Director	Capacity/ Nature of Interest	Number of the Shares held/ interested in 所持有/ 擁有權益的 股份數目	Long/short position 好/淡倉	Percentage of Shareholding 持股百分比
董事姓名	身份／權益性質			
Mr. Chung 鍾先生	Interest in controlled corporation (Note) 受控制法團權益(附註)	83,062,500	Long position 好倉	51.19%

Note:

The 83,062,500 Shares are held by Wing Fung Capital Limited, which is an associated corporation of the Company and wholly-owned by Mr. Chung. Therefore, Mr. Chung is deemed to be interested in all the Shares held by Wing Fung Capital Limited for the purposes of the SFO. Mr. Chung is our executive Director, Chairman and Chief Executive Officer and the controlling shareholder of the Company.

權益披露

(I) 董事及最高行政人員於股份、相關股份或債權證的權益及淡倉

於二零二五年十二月三十一日，董事及本公司最高行政人員於本公司或其任何相聯法團(定義見香港法例第571章證券及期貨條例(「證券及期貨條例」)第XV部)的股份、相關股份或債權證中，擁有須根據證券及期貨條例第XV部第7及第8分部知會本公司及聯交所的權益及淡倉(包括根據證券及期貨條例有關規定彼等被當作或被視為擁有的權益或淡倉)，或根據證券及期貨條例第352條記錄於該條所指的登記冊內的權益及淡倉，或根據GEM上市規則第5.46至5.67條所指依據董事的交易標準須知會本公司及聯交所的權益及淡倉如下：

附註：

該83,062,500股股份由Wing Fung Capital Limited持有，該公司為本公司聯營公司，由鍾先生全資擁有。因此，就證券及期貨條例而言，鍾先生被視為於Wing Fung Capital Limited所持有的所有股份中擁有權益。鍾先生為執行董事、主席兼行政總裁及為本公司控股股東。

REPORT OF DIRECTORS

董事會報告

Save as disclosed above, as at 31 December 2025, none of the Directors or chief executive of the Company had registered any interests and short positions in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) (i) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which were taken or deemed to have under such provisions of the SFO); or (ii) which were required to be notified to the Company and the Stock Exchange pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules.

除上文所披露者外，於二零二五年十二月三十一日，概無董事或本公司最高行政人員於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中，擁有須(i)根據證券及期貨條例第XV部第7及第8分部知會本公司及聯交所的權益或淡倉(包括根據證券及期貨條例有關規定彼等被當作或被視為擁有的權益或淡倉)；或(ii)根據GEM上市規則第5.46至5.67條須知會本公司及聯交所的權益及淡倉。

(II) Substantial Shareholders' and Other Persons' Interests and Short Positions in the Shares, Underlying Shares and Debentures

So far as the Directors are aware, as at 31 December 2025, the following persons/entities (other than the Directors and chief executive of the Company) had or were deemed to have taken an interest or short position in the Shares or underlying Shares which were 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 and the GEM Listing Rules.

(II) 主要股東及其他人士於股份、相關股份或債權證中的權益及淡倉

據董事所知，於二零二五年十二月三十一日，以下人士／實體(董事及本公司最高行政人員除外)於股份或相關股份中，擁有或被視為當作擁有記錄於本公司根據證券及期貨條例第336條須予存置的權益登記冊內，或根據證券及期貨條例第XV部第2及第3分部的條文及GEM上市規則須予披露的權益或淡倉。

Name of Shareholder	Capacity/ Nature of Interest	Number of the Shares held/ interested in 所持有/ 擁有權益的 股份數目	Long/short position 好/淡倉	Percentage of Shareholding 持股百分比
股東名稱	身份／權益性質			
Wing Fung Capital Limited Wing Fung Capital Limited	Beneficial owner 實益擁有人	83,062,500	Long position 好倉	51.19%

REPORT OF DIRECTORS**董事會報告**

Save as disclosed above, as at 31 December 2025, no person, other than the Directors and chief executive of the Company whose interests are set out in the section “Directors’ and Chief Executive’s Interests and Short Positions in the Shares, Underlying Shares or Debentures” above, had notified the Company of an interest or short position in the Shares, underlying Shares or debenture of the Company that was required to be recorded in the register 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.

除上文所披露者外，於二零二五年十二月三十一日，除上述「董事及最高行政人員於股份、相關股份或債權證中的權益及淡倉」所載董事及本公司最高行政人員的權益外，概無人士已向本公司知會須記錄於本公司根據證券及期貨條例第336條須予存置的權益登記冊的任何權益或淡倉，或未根據證券及期貨條例第XV部第2及第3分部的條文須予披露的任何權益或淡倉。

ARRANGEMENT TO ACQUIRE SHARES OR DEBENTURES

At no time during the year was the Company or any of its subsidiaries or any of its associated corporation a party to any arrangements to enable the Directors to acquire benefits by means of the acquisition of the Shares in, or debentures of, the Company or any other body corporate, and none of the Directors, or their spouses or children under the age of 18, had any right to subscribe for the Shares in, or debentures of, the Company, or had exercised any such rights.

購買股份或債券之安排

於本年度任何時間，本公司或其任何附屬公司或其任何相聯法團並無作為任何一方訂立任何安排致使董事可藉認購本公司或任何其他法人團體之股份或債務證券(包括債券)而從中獲益，且概無董事或彼等的配偶或未滿18歲子女擁有任何認購本公司股份或債權證的權利，或已行使任何有關權利。

MAJOR CUSTOMERS, SUPPLIERS AND SUBCONTRACTORS

During the Relevant Period, so far as the Company is aware, the aggregate revenue attributable to our five largest customers and the largest customer accounted for approximately 100.0% (2024: 100.0%) and 91.8% (2024: 80.3%), respectively, of the Group’s total revenue for the Relevant Period. Our Directors consider our Group’s business model is sustainable as we have been actively tendering for projects and securing awards of contracts placed by various main contractors. Purchases from the Group’s five largest suppliers accounted for approximately 55.8% (2024: 60.8%) of the Group’s total costs of materials for the Relevant Period and the purchase from the largest supplier included therein amounted to approximately 18.2% (2024: 27.6%). Sub-contracting fees from the Group’s five largest subcontractors accounted for approximately 56.4% (2024: 65.5%) of the Group’s total subcontractor costs for the Relevant Period and the sub-contracting fee from the largest sub-contractor included therein amounted to approximately 21.8% (2024: 30.3%).

主要客戶、供應商及分包商

於相關期間，據本公司所知，來自五大客戶及最大客戶的收益總額分別佔本集團於相關期間的總收益約100% (二零二四年：100%) 及91.8% (二零二四年：80.3%)。董事認為，本集團的業務模式仍屬可持續，因我們一直積極競投項目並取得各總承建商授出的合約。來自本集團五大供應商的採購額佔相關期間本集團總材料成本約55.8% (二零二四年：60.8%)，而計入採購額的來自最大供應商的採購額約為18.2% (二零二四年：27.6%)。來自本集團五大分包商的分包費佔相關期間本集團總分包商成本約56.4% (二零二四年：65.5%)，而計入分包費的支付予最大分包商的分包費約為21.8% (二零二四年：30.3%)。

REPORT OF DIRECTORS 董事會報告

None of the Directors nor any of his/her close associates (as defined under the GEM Listing Rules) or shareholders (which, to the best knowledge of the Directors, own more than 5% of the Company's issued share capital), had any interest in the Group's five largest customers, suppliers and subcontractors during the Relevant Period.

TAX RELIEF AND EXEMPTION OF HOLDERS OF LISTED SECURITIES

The Company is not aware of any tax relief or exemption available to the shareholders of the Company by reason of their holding of the Company's securities.

DIRECTORS

The Directors during the Relevant Period and up to the date of this report were:

Executive Directors

Mr. Chung Chi Keung (*Chairman and Chief Executive Officer*)
Ms. Lai Suk Fan

Independent Non-executive Directors

Mr. Choy Hiu Fai Eric
Mr. Lei For
Mr. Lai Wai Ming (resigned on 27 June 2025)
Mr. Chan King Lun (appointed on 27 June 2025)

Further information regarding Directors' emoluments is set out in note 10 to the consolidated financial statements.

An annual confirmation of independence pursuant to the requirements under Rule 5.09 the GEM Listing Rules has been received from each of the INEDs.

於相關期間，概無本公司董事或其任何緊密聯繫人(定義見GEM上市規則)或股東(據董事所深知，持有本公司已發行股份5%以上)於本集團五大客戶、供應商及分包商擁有任何權益。

上市證券持有人的稅務減免

本公司並不知悉任何因持有本公司證券而提供予本公司股東的稅務寬減或減免。

董事

於相關期間及直至本報告日期的董事如下：

執行董事

鍾志強先生(主席及行政總裁)
黎淑芬女士

獨立非執行董事

蔡曉輝先生
利科先生
黎偉明先生(於二零二五年六月二十七日辭任)
陳景麟先生(於二零二五年六月二十七日獲委任)

與董事酬金有關之進一步資料載於綜合財務報表附註10。

根據GEM上市規則第5.09條規定之年度獨立確認函已從各獨立非執行董事取得。

REPORT OF DIRECTORS**董事會報告****BIOGRAPHICAL DETAILS OF DIRECTORS AND
CHANGES IN INFORMATION OF DIRECTORS**

Updated biographical details of the Directors are set out on pages 57 to 61 of this annual report.

DIRECTORS' SERVICES CONTRACTS

Each of the executive Directors has entered into a service agreement with Company for a term of three years from 27 February 2018, being the date on which the Shares are listed on GEM, subject to further renewal, and will continue thereafter unless and until terminated by the Company or Director or the Director has not been re-elected as a director of the Company or has been removed by shareholders of the Company at any of its general meeting or is disqualified from acting as a director of the Company in accordance with the articles of association of the Company. Each INED was appointed under a letter of appointment for a term of three years, subject to further renewal and unless terminated by the Company or the INED in accordance with the terms as set out in the letter of appointment. All Directors are also subject to retirement by rotation at least once every three years pursuant to the requirements of the Articles and the applicable Listing Rules. The service agreement of each executive Director and the letter of appointment of each INED, other than Mr. Chan King Lun, have been renewed for another term of 3 years commencing from 27 February 2024 on the same terms and conditions.

Save as disclosed above, none of the Directors proposed for re-election at the forthcoming AGM has or is proposed to have any service contracts or letters of appointment with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than the statutory compensation.

DIRECTORS' RETIREMENT AND RE-ELECTION

Pursuant to Article 16.17 of the Articles, at every annual general meeting, one third of the Directors for the time being (or if their number is not three or a multiple of three, then the number nearest to but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement by rotation at least once every three years. Any Director appointed pursuant to Article 16.2 or Article 16.3 shall not be taken into account in determining which Directors are to retire by rotation. A retiring Director shall retain office until the close of the meeting at which he retires and shall be eligible for re-election thereat. The Company at any annual general meeting at which any Directors retire may fill the vacated office by electing a like number of persons to be Directors.

董事的履歷詳情及董事資料的變動

董事的最新履歷詳情簡介均載於本年報第57至61頁。

董事的服務合約

各執行董事已與本公司訂立服務協議，執行董事各自已與本公司訂立服務協議，自二零一八年二月二十七日（即股份於GEM上市日期）起計，為期三年，可予重續及其後將續任，除非及直至本公司或董事終止協議為止，或董事未獲重選為本公司董事或已被本公司股東於其任何股東大會罷免或根據本公司組織章程細則不符合資格擔任本公司董事。各獨立非執行董事根據委任函獲委任，為期三年，可予重續及除非本公司或獨立非執行董事根據委任函所載條款予以終止為止。全體董事亦須根據細則及適用上市規則之規定，最少每三年輪席退任一次。除陳景麟先生外，各執行董事之服務協議及各獨立非執行董事之委任函均根據相同條款及條件重續，由二零二四年二月二十七日起計，為期三年。

除上文所披露者外，概無擬於應屆股東週年大會上膺選連任的董事與本公司或其任何附屬公司訂立或擬訂立不可由本集團於一年內終止而免付賠償（法定賠償除外）的任何服務合約或委任函件。

董事退任及膺選連任

根據細則第16.17條，於每屆股東週年大會上當時三分之一在任董事（或如人數並非三或三之倍數，則最接近但不少於三分之一之人數）須輪值退任，惟每名董事須最少每三年輪席退任一次。於計算須輪席告退的董事時，任何根據細則第16.2條或細則第16.3條委任之董事不應計算在內。退任的董事將任職至其退任的會議結束為止，並且有資格重新參選。本公司在任何董事退任的股東週年大會上，可選舉相同人數的人士出任董事以填補空缺。

REPORT OF DIRECTORS
董事會報告

Pursuant to Article 16.2 of the Articles, the Board shall have the power from time to time and at any time to appoint any person as a Director either to fill a casual vacancy or as an addition to the Board. Any Director so appointed shall hold office only until the next following general meeting of the Company and shall then be eligible for re-election at that meeting. Further, according to Article 16.3 of the Articles, the Company may from time to time in general meeting by ordinary resolution increase or reduce the number of Directors but so that the number of Directors shall not be less than two. Subject to the provisions of these Articles and the Companies Law of the Cayman Islands, the Company may by ordinary resolution elect any person to be a Director either to fill a casual vacancy or as an addition to the existing Directors. Any Director so appointed shall hold office only until the next following general meeting of the Company and shall then be eligible for re-election.

In accordance with Article 16.17 of the Articles, our executive Director, Ms. Lai and our independent non-executive Director, Mr. Choy, shall retire by rotation at the forthcoming AGM and, being eligible, offer themselves for re-election at the forthcoming AGM.

In accordance with Article 16.2 of the Articles, our independent non-executive Director, Mr. Chan, being a new Director appointed on 27 June 2025 shall hold office until the conclusion of the forthcoming AGM and being eligible, shall offer himself for re-election at the forthcoming AGM.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS, CONTRACTS OF SIGNIFICANCE

Save as disclosed in the Prospectus and elsewhere in this annual report, no transactions, arrangements and contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which the Director or an entity connected with the Director had a material interest, whether directly or indirectly, subsisted at any time during the Relevant Period.

CONTROLLING SHAREHOLDERS' INTERESTS

During the Relevant Period, save as disclosed in this annual report, there were no contracts of significance between the Company or any of its subsidiaries and any controlling Shareholders or any of its subsidiaries or any contracts of significance for the provision of services to the Company or any of its subsidiaries by a controlling shareholder or any of its subsidiaries.

根據細則第16.2條，董事會有權不時及隨時委任任何人士為董事，以填補董事會空缺或新加入成員。任何獲委任之董事任期僅直至本公司下屆股東大會舉行時屆滿，屆時可於該會上膺選連任。此外，根據細則第16.3條，本公司可不時在股東大會上通過增加或者減少董事人數的普通決議，但是無論如何增減，董事人數不應少於兩人。受制於該等細則以及開曼群島公司法的規定，本公司可以，為填補董事會的臨時職位空缺或為任命新任董事，通過普通決議選舉任何人為董事。任何以該等方式任命的董事僅能任職至本公司下一屆股東大會召開之前，並合資格可以在該會議上被重新選舉為董事。

根據細則第16.17條，執行董事黎女士及獨立非執行董事蔡先生將於應屆股東週年大會上輪值退任，並合資格且願意於應屆股東週年大會上應選連任。

根據細則第16.2條，獨立非執行董事陳先生（於二零二五年六月二十七日獲委任為新董事）任期直至應屆股東週年大會結束為止，彼合資格且願意於應屆股東週年大會上膺選連任。

董事於交易、安排、合約的重大權益

除招股章程及本年報其他部分所披露者外，於相關期間任何時間，概無本公司或其任何附屬公司為訂約方而董事或與董事關連的實體直接或間接擁有重大權益的與本集團業務有關的重大交易、安排及合約。

控股股東權益

於相關期間，除本年報披露者外，本公司或其任何附屬公司與控股股東或其任何附屬公司概無訂立重大合約，或控股股東或其任何附屬公司概無訂立向本公司或其任何附屬公司提供服務的任何重大合約。

REPORT OF DIRECTORS**董事會報告****EMOLUMENTS OF THE DIRECTORS AND FIVE HIGHEST PAID INDIVIDUALS**

Details of the emoluments of Directors and the five highest paid individuals of the Group are set out in notes 9 and 10 to the consolidated financial statements in this annual report.

EMOLUMENT POLICY

The Remuneration Committee is set up for reviewing the Group's emolument policy and structure for making recommendation to the Board on the overall remuneration policy and structure relating to all Directors and senior management of the Group. The remunerations of the Directors are determined by reference to the Group's operating results, comparable market statistics, the responsibilities and duties assumed by each Director as well as their individual performance.

RETIREMENT BENEFITS PLANS

The Group operates a defined contribution scheme in Hong Kong which comply with the requirements under the Mandatory Provident Fund ("MPF") Schemes Ordinance. All assets under the schemes are held separately from the Group under independently administrated funds. Contribution to the MPF scheme follow the MPF Schemes Ordinance.

The Group operates a defined contribution scheme in Macau which complies with the requirements under the Social Security Fund ("FSS"). All assets under the schemes are held separately from the Group under independently administrated funds. Contribution to the FSS scheme follows Law no. 4/2010 (Social Security System).

During the years ended 31 December 2025 and 2024, the Group had no forfeited contributions under the retirement benefits scheme utilised to reduce future contributions.

Details of retirement benefits plans of the Group as at 31 December 2025 are set out in note 9 to the consolidated financial statements of this annual report.

COMPETING INTERESTS

The Directors are not aware of any business or interest of Directors nor the controlling shareholder of the Company nor any of their respective close associates (as defined in the GEM Listing Rules) that compete or may compete with the business of the Group and any conflicts of interests which any such person has or may have with the Group during the Relevant Period.

董事及五名最高薪酬人士的酬金

董事及本集團五名最高薪酬人士酬金的詳情載於本年報的綜合財務報表附註9及10。

薪酬政策

本公司已設立薪酬委員會對本集團的薪酬政策及架構進行審閱，以對與本集團全體董事及高級管理層相關的整體薪酬政策及架構向董事會作出推薦建議。董事的薪酬乃參照本集團的營運業績、可資比較市場統計數據、各董事承擔的職責以及彼等的個人表現所釐定。

退休福利計劃

本集團在香港運作符合強制性公積金(「強積金」)計劃條例規定的界定供款計劃。所有計劃資產均獨立於本集團之外而由獨立管理的基金持有。強積金計劃供款遵守強積金計劃條例。

本集團在澳門運作符合社會保障基金(「社保基金」)規定的界定供款計劃。所有計劃資產均獨立於本集團之外而由獨立管理的基金持有。社保基金供款遵守第4/2010號法律《社會保障制度》。

截至二零二五年及二零二四年十二月三十一日止年度，本集團退休福利計劃下並無沒收供款用於抵減未來供款。

於二零二五年十二月三十一日，本集團退休福利計劃詳情載於本年報綜合財務報表附註9。

競爭性權益

於相關期間，董事概不知悉董事及本公司控股股東及任何彼等各自的緊密聯繫人(定義見GEM上市規則)之任何業務或權益與本集團的業務出現或可能出現競爭，亦不知悉任何該等人士已經或可能與本集團出現任何利益衝突。

REPORT OF DIRECTORS 董事會報告

NON-COMPETITION UNDERTAKING

The Company confirms that the non-competition undertaking given by, amongst other, Mr. Chung and Wing Fung Capital Limited, details of which were set out in the Prospectus, has been fully complied and enforced since the Listing and up to the date of this report. The Board also confirms that there are no other matters in relation to the aforesaid undertaking which should be brought to the attention of the Shareholders and the potential investors.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor any of its subsidiaries have purchased, sold or redeemed any of the Company's listed securities during the Relevant Period (including sale or transfer of treasury share, if any).

The Company did not hold any treasury shares as of 31 December 2025.

PERMITTED INDEMNITY PROVISIONS

Every Director shall be entitled under the Company's Articles to be indemnified out of the assets of the Company against all losses or liabilities incurred or sustained by him or her as a Director in defending any proceedings, whether civil or criminal, in which judgment is given in his or her favour, or in which he or she is acquitted. Such provision was in force since the adoption of the Articles upon the date of the Listing and remains in force as at the date of this report.

The Company has taken out insurance against the liability and costs associated with defending any proceedings which may be brought against the Directors.

RELATED PARTY TRANSACTIONS

Details of related party transactions of the Group during the Relevant Period are set out in note 27 to the consolidated financial statements in this annual report. None of the related party transactions constituted discloseable non-exempted connected transaction or non-exempted continuing connected transaction as defined under the GEM Listing Rules during the Relevant Period.

不競爭承諾

本公司確認，(其中包括)鍾先生及Wing Fung Capital Limited之間所作出的不競爭承諾(其詳情載於招股章程)於上市日期起及直至本報告日期已完全遵守及執行。董事會亦確認，概無其他與上述承諾相關的事項須提請股東及潛在投資者垂注。

購買、出售或贖回上市證券

於相關期間，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券(包括出售或轉讓庫存股份(如有))。

截至二零二五年十二月三十一日，本公司概無持有任何庫存股份。

獲准許彌償條文

根據本公司的細則，各董事有權從本公司的資產中獲得彌償，以彌償其作為董事在勝訴或無罪的任何民事或刑事法律訴訟中進行抗辯而招致或蒙受的一切損失或法律責任。有關條文自細則採納起至上市日期生效，並於本報告日期維持有效。

本公司已就董事在任何訴訟中進行辯護而可能招致的相關責任及費用投購保險。

關聯方交易

本集團於相關期間的關聯方交易詳情載於本年報綜合財務報表附註27。於相關期間，關聯方交易均不構成GEM上市規則所界定須予披露的非豁免關聯交易或非豁免持續關聯交易。

REPORT OF DIRECTORS

董事會報告

SUFFICIENCY OF PUBLIC FLOAT

To the best knowledge of the Directors and based on the information that is publicly available to the Company, at least 25% of the Company's issued capital was held by public as at the date of this report.

AUDITOR

The consolidated financial statements for the Relevant Period have been audited by Forvis Mazars. Forvis Mazars shall retire at the forthcoming AGM and, being eligible, will offer themselves for re-appointment. A resolution for the re-appointment of Forvis Mazars as the auditor of the Company and to authorise the Directors to fix their remuneration will be proposed at the forthcoming AGM.

There has been no change in the Company's auditor in the past three years.

CORPORATE GOVERNANCE

During the Relevant Period and up to the date of this annual report, the Company has complied with the applicable code provisions of the Corporate Governance Code (the "CG Code") as set out in Appendix C1 of the GEM Listing Rules expect for the code C.2.1. For further details regarding the compliance of the CG Code can be found in the section headed "Corporate Governance Report" on pages 15 to 37 of this annual report.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Articles or the laws of the Cayman Islands which oblige the Company to offer new shares on a pro rata basis to existing shareholders.

MANAGEMENT CONTRACTS

No contracts concerning management and administration of the whole or any substantial part of the business of the Group were entered into or in existence during the Relevant Period.

足夠公眾持股量

據董事所深知及根據本公司公開所得資料，於本報告日期，至少25%的本公司已發行股本由公眾人士持有。

核數師

相關期間的綜合財務報表已由富睿瑪澤進行審核。富睿瑪澤將於應屆股東週年大會上退任，並合資格且願意應選連任。一項決議案將於應屆股東週年大會上提呈以重新委任富睿瑪澤為本公司核數師及授權董事釐定其薪酬。

本公司核數師於過去三年並無變動。

企業管治

於相關期間及截至本年報日期，本公司已遵守GEM上市規則附錄C1所載的企業管治守則（「企業管治守則」）的適用守則條文，惟守則C.2.1除外。有關遵守企業管治守則的進一步詳情，請參閱本年報第15至37頁「企業管治報告」一節。

優先購買權

根據細則或開曼群島法例，概無載列任何有關本公司須按比例向現有股東提呈發售新股份之優先購買權規定。

管理合約

於相關期間，概無訂立或存在任何與本集團業務中全部或任何重大部分有關之管理及行政合約。

REPORT OF DIRECTORS
董事會報告

CHARITABLE DONATIONS

During the Relevant Period, our Group did not make any charitable or other donations. (2024: Nil)

EVENTS AFTER THE REPORTING PERIOD

No significant events have taken place subsequent to 31 December 2025 and up to the date of this report.

CLOSURE OF REGISTER OF MEMBERS

In order to ascertain the entitlements to attend and vote at the AGM, the register of members of the Company will be closed from Friday, 15 May 2026 to Thursday, 21 May 2026, both days inclusive, during which period no transfer of the shares of the Company will be registered. The record date for determining the eligibility of the shareholders to attend and vote at the AGM is 21 May 2026. Shareholders of the Company are reminded to ensure all properly executed transfer forms accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong not later than 4:30 pm on Thursday, 14 May 2026.

On behalf of the Board
Wing Fung Group Asia Limited
CHUNG Chi Keung
Chairman

Hong Kong, 25 March 2026

慈善捐贈

於相關期間，本集團並無作出任何慈善或其他捐贈(二零二四年：零)。

報告期後事項

於二零二五年十二月三十一日後及直至本報告日期，概無發生任何重大事項。

暫停辦理股份過戶登記手續

為釐定出席股東週年大會及於大會上投票的資格，本公司將於二零二六年五月十五日(星期五)至二零二六年五月二十一日(星期四)(包括首尾兩日)暫停辦理股份過戶登記手續，期間將不會辦理股份過戶登記。釐定股東出席股東週年大會並於會上投票資格的記錄日期為二零二六年五月二十一日。本公司股東務須確保，所有填妥的股份過戶表格連同相關股票，最遲須於二零二六年五月十四日(星期四)下午4時30分前交回本公司的香港過戶登記分處卓佳證券登記有限公司(地址為香港夏慤道16號遠東金融中心17樓)。

代表董事會
榮豐集團亞洲有限公司
主席
鍾志強

香港，二零二六年三月二十五日

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告



Forvis Mazars CPA Limited

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To the members of

Wing Fung Group Asia Limited

(Incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Wing Fung Group Asia Limited (the "Company") and its subsidiaries (together the "Group") set out on pages 84 to 167, which comprise the consolidated statement of financial position at 31 December 2025, and the consolidated statement of 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 financial position of the Group at 31 December 2025, and of its financial performance and cash flows for the year then ended in accordance with HKFRS Accounting Standards as 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") as 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"), as applicable to audits of financial statements of public interest entities, 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.

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榮豐集團亞洲有限公司列位股東

(於開曼群島註冊成立的有限公司)

意見

本核數師(「吾等」)已審核榮豐集團亞洲有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)載於第84至第167頁之綜合財務報表，其包括二零二五年十二月三十一日之綜合財務狀況表，以及截至該日止年度之綜合全面收益表、綜合權益變動表及綜合現金流量表以及綜合財務報表附註，其中包括重大會計政策資料。

吾等認為，綜合財務報表已根據由香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則會計準則真實而公允地反映 貴集團於二零二五年十二月三十一日之財務狀況及 貴集團截至該日止年度之財務表現及其現金流量，並已按照香港公司條例的披露規定妥為編製。

意見之基礎

吾等已根據香港會計師公會頒佈之香港核數準則(「香港核數準則」)進行審核工作。吾等於該等準則項下的責任在吾等的報告之「核數師就審核綜合財務報表須承擔的責任」一節中詳述。根據香港會計師公會之專業會計師道德守則(「守則」)(適用於公眾利益實體財務報表審核的部份)，吾等獨立於 貴集團，並已遵循守則履行吾等其他道德責任。吾等相信，吾等已取得充分恰當之審核憑證，為吾等之意見建立基礎。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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.

Key audit matters

關鍵審核事項

Revenue recognition on construction contracts 建築合約收益確認

Refer to Notes 2.18, 4 and 5 to the consolidated financial statements
見綜合財務報表附註2.18、4及5。

For the year ended 31 December 2025, the Group's revenue as recognised from construction contracts amounted to approximately HK\$145.6 million.
截至二零二五年十二月三十一日止年度，貴集團自建築合約確認的收益為約145.6百萬港元。

Revenue on construction contracts is recognised over time by measuring the progress towards completion of the Group's performance obligations as set out in respective contracts. The Group has used the output method to estimate the progress of each performance obligation satisfied over time by reference to the value of construction works completed to date (as certified by external surveyors or evaluated by internal project team) as a proportion of the total contract value of the relevant construction contracts. In addition, contract value may also be subject to changes due to variations of works, claims or disputes with customers.

建築合約的收益乃透過計量貴集團於相關合約所載履約責任的完成進度隨時間確認。貴集團使用輸出法估計隨時間完成履約責任的進度，當中參照至今完成的建築工程價值(獲外部測量師認證或內部項目團隊評估)佔相關建築合約的總合約價值比例。此外，合約價值亦可能因工程修訂、申索或與客戶的糾紛而變動。

關鍵審核事項

根據吾等之專業判斷，關鍵審核事項為吾等審核本期間綜合財務報表中之最重要事項。吾等於審核綜合財務報表並就此形成意見時已從整體上處理此等事項，而不會就此等事項單獨發表意見。

How our audit addressed the key audit matter

吾等之審核如何處理關鍵審核事項

Our key procedures, among others, included:
吾等的主要程序(其中包括)包括：

- a) obtaining an understanding of the Group's control processes and key controls over revenue recognition on construction contracts;
了解貴集團的監控程序及建築合約收益確認的關鍵監控；
- b) enquiring the Group's internal project team and check to the internal project team's evaluation reports on the status of projects under construction as selected on a sample basis to evaluate the reasonableness of the progress towards completion of the selected projects and to identify if there are any variations of works, claims or disputes with customers which may vary the revenue recognition on the contracts;
向貴集團內部項目團隊查詢及於內部項目團隊的評估報告查核抽樣挑選在建項目的狀況，以評估選定項目的完成進度是否合理及識別是否有任何工程修訂、申索或與客戶的糾紛，以致合約收益確認可能變動；
- c) agreeing the total contract value to the respective signed contracts, variation orders or correspondence with customers, on a sample basis;
抽樣核對總合約價值與相關簽署合約、工程修訂令或與客戶的通訊；

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Key audit matters
關鍵審核事項

We identified the revenue recognition on construction contracts as a key audit matter due to the significance of the amounts involved and the significant degree of management's judgement on the estimation of the total outcome of construction contracts as well as the progress towards completion of construction work.

由於所涉及金額的重要性以及建築合約總收入的估計以及建築工程完成進度的判斷程度較高，吾等將建築合約的收益確認確定為關鍵審核事項。

Impairment assessment of trade receivables and contract assets
貿易應收款項及合約資產減值評估

Refer to Notes 2.10, 3.1, 4, 16 and 17 to the consolidated financial statements
見綜合財務報表附註2.10、3.1、4、16及17。

At 31 December 2025, the Group's gross trade receivables and contract assets amounted to approximately HK\$45.3 million and HK\$51.8 million respectively and the provisions for impairment loss allowance on these trade receivables and contract assets amounted to approximately HK\$2.2 million and HK\$7.9 million respectively.

於二零二五年十二月三十一日，貴集團的貿易應收款項及合約資產總額分別約為45.3百萬港元及51.8百萬港元，及該等貿易應收款項及合約資產的減值虧損撥備分別為約2.2百萬港元及7.9百萬港元。

How our audit addressed the key audit matter
吾等之審核如何處理關鍵審核事項

d) verifying whether the value of work has been reasonably recognised as contract revenue by checking to the completion status specified in external surveyor's reports and/or internal project team's evaluation reports, on a sample basis, to the value of construction works as recognised by the Group; and

核實工程價值是否已合理確認為合約收益，方法為抽樣檢查外部測量師報告及／或內部項目團隊評估報告所述完成狀況與貴集團確認的建築工程價值；及

e) evaluating the competence, capabilities and objectivity of the external surveyors who issued surveyor's reports for our selected samples of construction contracts.

評估為選定建築合約樣本發出測量師報告的外部測量師的適任能力、實力及客觀程度。

Our key procedures, among others, included:
吾等的主要程序(其中包括)包括：

a) understanding the internal controls relating to credit control, debt collection and the ECL Assessment (including the assessment on the methodology of impairment and estimation of expected credit loss allowance);

了解有關信貸監控、收債及預期信貸虧損評估的內部監控(包括評估減值及預期信貸虧損撥備估計的方法)；

b) evaluating the reasonableness of the historical credit loss rates as adopted by management in the ECL Assessment by checking, on a sample basis, the past settlement history and subsequent settlement information;

評估管理層於預期信貸虧損評估採用的過往信貸虧損率是否合理，方法為抽樣檢查過往結算記錄及其後結算資料；

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

Key audit matters

關鍵審核事項

The Group applied the HKFRS 9 simplified approach to assess lifetime expected credit loss allowance for trade receivables and contract assets (the "ECL Assessment"). For the ECL Assessment, management grouped trade receivables and contract assets with similar credit risk characteristics and estimated the expected credit losses allowance to be recognised by considering the aging profile of overdue balances, the repayment and default histories of different customers, the historical credit loss rates, the post-year end subsequent settlements from respective customers, on-going business relationship with the relevant customers and forward-looking information relevant to customers' ability to repay the outstanding balances.

貴集團採用香港財務報告準則第9號簡化方法評估貿易應收款項及合約資產之全期預期信貸虧損撥備（「預期信貸虧損評估」）。就預期信貸虧損評估而言，管理層將具有類似信貸風險特徵之貿易應收款項及合約資產分組，透過考慮逾期結餘之賬齡概況、不同客戶之還款及違約記錄、過往信貸虧損率、各客戶之年末後其後結算、與相關客戶之持續業務關係及與客戶償還未償還結餘能力相關之前瞻性資料，估計將予確認之預期信貸虧損撥備。

We identified the impairment assessment of trade receivables and contract assets as a key audit matter due to the significance of the amounts involved and the use of judgement and estimates by the management in the ECL Assessment.

由於所涉及金額的重要性以及管理層於評估預期信貸虧損評估時使用之判斷及估計，吾等將貿易應收款項及合約資產之減值評估確定為關鍵審核事項。

How our audit addressed the key audit matter

吾等之審核如何處理關鍵審核事項

- c) checking the aging profile of the trade receivables and contract assets at 31 December 2025 and the post year-end subsequent settlements from customers, on a sample basis, to underlying accounting records and supporting documents;
抽樣檢查於二零二五年十二月三十一日貿易應收款項及合約資產的賬齡情況及客戶於年結日後的其後結算與相關會計記錄及支持文件；
- d) understanding the Group's on-going business relationship with the relevant customers through discussion with management and corroborated the information as provided by management to the status of underlying projects, public information and correspondence with the relevant customers; and
透過與管理層討論以了解 貴集團與相關客戶的持續業務關係及核證管理層所提供資料與相關項目的狀況、公開資料及與相關客戶的通訊；及
- e) understanding and evaluating the management's process in identifying the relevant forward-looking information for the ECL Assessment.
了解及評估管理層對識別預期信貸虧損評估的相關前瞻性資料的程序。

INDEPENDENT AUDITOR'S REPORT**獨立核數師報告****OTHER INFORMATION**

The directors of the Company are responsible for the other information. The other information comprises the information included in the 2025 annual report of the Company 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 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 of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors of the Company 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 of the Company 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.

其他資料

貴公司董事須對其他資料承擔責任。其他資料包括 貴公司二零二五年年報中所包含的資料，惟不包括綜合財務報表及吾等就此發出的核數師報告。

吾等對綜合財務報表作出的意見未涵蓋其他資料，且吾等不對其他資料發表任何形式的核證結論。

就吾等審核綜合財務報表而言，吾等的責任是閱讀其他資料，並從而考慮其他資料是否與綜合財務報表或吾等在審核過程中獲悉的資料存在重大不符，或似乎存在重大錯誤陳述。倘若吾等基於已完成的工作認為該其他資料出現重大錯誤陳述，吾等須報告該事實。吾等就此並無任何事項須報告。

董事及治理層就綜合財務報表須承擔的責任

貴公司董事須遵照香港會計師公會頒佈的香港財務報告準則會計準則及香港公司條例的披露規定，負責編製可作出真實而公允呈列的綜合財務報表；及 貴公司董事認為必需的內部監控，以確保綜合財務報表的編製不存在因欺詐或錯誤而導致的重大錯誤陳述。

在編製綜合財務報表時， 貴公司董事須負責評估 貴集團的持續經營能力，並披露與持續經營有關的事項(如適用)。除非董事有意將 貴集團清盤，或停止營運，或除此之外並無其他實際可行的辦法，否則董事須採用以持續經營為基礎的會計法。

治理層負責監督 貴集團財務報告流程的責任。

INDEPENDENT AUDITOR'S REPORT 獨立核數師報告

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 HKSAAs 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 HKSAAs, 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 of the Company.

核數師就審核綜合財務報表須承擔的責任

吾等的目標是合理確定整體上綜合財務報表是否不存在由於欺詐或錯誤而導致的重大錯誤陳述並發出包含吾等作為整體致閣下的意見的核數師報告。本報告僅向閣下整體作出，除此之外，別無其他用途。吾等不會就本報告的內容向任何其他人士負上或承擔任何責任。

合理確定屬高層次的核證，但不能保證根據香港核數準則進行的審核在某一重大錯誤陳述存在時總能發現。錯誤陳述可源於欺詐或錯誤，倘個別或整體在合理預期情況下可影響使用者根據綜合財務報表作出的經濟決定時，被視為重大錯誤陳述。

作為根據香港核數準則所進行審核的一部分，吾等運用專業判斷並於整個審核過程中抱持專業懷疑態度。吾等亦：

- 識別及評估綜合財務報表由於欺詐或錯誤而導致的重大錯誤陳述風險，因應此等風險設計及執行審核程式，獲得充足及適當審核證據為吾等的意見提供基礎。由於欺詐涉及合謀串通、偽造、故意遺漏、誤導性陳述或凌駕內部監控，因此未能發現由此造成的重大錯誤陳述風險較未能發現由於錯誤而導致的重大錯誤陳述風險更高。
- 了解與審核有關的內部監控，以設計合適的審核程序，但並非旨在對貴集團內部監控的有效性發表意見。
- 評估所採用的會計政策是否恰當，以及貴公司董事所作會計估算及相關披露是否合理。

INDEPENDENT AUDITOR'S REPORT**獨立核數師報告**

- 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.
- Plan and perform the group audit to obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.
- 總結董事採用以持續經營為基礎的會計法是否恰當，並根據已獲取的審核證據，總結是否有對貴集團持續經營的能力構成重大疑問的事件或情況等重大不確定因素。倘吾等總結認為存在重大不確定因素，吾等需於核數師報告中提請注意綜合財務報表內的相關資料披露，或如果相關披露不足，則修訂吾等的意見。吾等的結論以截至核數師報告日期所獲得的審核證據為基礎，惟未來事件或情況可能導致貴集團不再具有持續經營的能力。
- 評估綜合財務報表(包括披露)的整體列報、架構及內容，以及綜合財務報表是否已公允反映及列報相關交易及事項。
- 規劃及執行集團審核，以就貴集團內各實體或業務單位的財務資料獲得充足及適當的審核證據，作為就綜合財務報表形成意見的基礎。吾等須負責指導、監督及審閱為集團審核目的而執行的審核工作。吾等須為吾等的審核意見承擔全部責任。

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.

吾等與治理層就(其中包括)計劃審核範圍、時間安排、重大審核發現等事項進行溝通，包括吾等在審核期間識別出內部監控的任何重大缺陷。

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.

吾等亦向治理層提交聲明，說明吾等已符合有關獨立性的相關職業道德要求，並與彼等溝通所有可能合理地被認為會影響吾等獨立性的關係及其他事項，以及為消除威脅而採取的行動或已採納防範措施(倘適用)。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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.

從與治理層溝通的事項中，吾等釐定哪些事項對本期間綜合財務報表的審核最為重要，因而構成關鍵審核事項。吾等在核數師報告中描述該等事項，惟法律法規不允許對某件事項作出公開披露，或在極端罕見的情況下，若有合理預期溝通某事項而造成的負面後果將會超過其產生的公眾利益，吾等將不會在此等情況下在吾等的報告中溝通該事項。

Forvis Mazars CPA Limited

Certified Public Accountants
Hong Kong,

The engagement director on the audit resulting in this independent auditor's report is:

Fong Chin Lung

Practising Certificate number: P07321

富睿瑪澤會計師事務所有限公司

執業會計師
香港，

出具本獨立核數師報告的審計項目董事是：

方展龍

執業證書編號：P07321

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

綜合全面收益表

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue	收益	5	145,574	176,764
Cost of sales	銷售成本	7	(144,881)	(157,881)
Gross profit	毛利		693	18,883
Other income, net	其他收入淨額	6	64	323
Reversal of impairment losses on trade receivables and contract assets, net	貿易應收款項及合約資產的減值虧損撥回淨額	7	1,655	3,708
Write-off of contract assets	合約資產撇銷	7	(5,308)	–
Administrative expenses	行政開支	7	(19,620)	(18,349)
Operating (loss) profit	經營(虧損)溢利		(22,516)	4,565
Finance costs	財務成本	8	(1,050)	(1,411)
(Loss) Profit before income tax	除所得稅前(虧損)溢利		(23,566)	3,154
Income tax credit (expense)	所得稅抵免(開支)	11	1,557	(2,081)
(Loss) Profit for the year	年內(虧損)溢利		(22,009)	1,073
Other comprehensive income for the year, net of tax	年內其他全面收益，扣除稅項			
Item that may be reclassified to profit or loss:	可能重新分類至損益的項目：			
– Exchange differences on translation of a foreign operation	– 換算海外業務的匯兌差額		3	2
Total comprehensive (expenses) income for the year	年內全面(開支)收益總額		(22,006)	1,075
Basic and diluted (loss) earnings per share for (loss) profit attributable to the ordinary equity holders of the Company	就本公司普通權益持有人應佔(虧損)溢利的每股基本及攤薄(虧損)盈利			
(HK cents per share)	(每股港仙)	13	(13.56)	0.66

The above consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

以上綜合全面收益表應連同隨附附註一併閱讀。

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

At 31 December 2025 於二零二五年十二月三十一日

		Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
ASSETS	資產			
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	14	737	313
Right-of-use assets	使用權資產	15	54	170
Deferred income tax assets	遞延所得稅資產	23	10,372	8,815
			11,163	9,298
Current assets	流動資產			
Contract assets	合約資產	16	43,917	62,905
Trade and other receivables, deposits and prepayments	貿易及其他應收款項、按金及預付款項	17	45,647	29,987
Pledged bank deposits	已抵押銀行存款	18	—	7,352
Cash and cash equivalents	現金及現金等價物	18	4,075	16,576
			93,639	116,820
Total assets	資產總額		104,802	126,118
LIABILITIES	負債			
Non-current liabilities	非流動負債			
Lease liabilities	租賃負債	15	—	56
			—	56
Current liabilities	流動負債			
Trade and retention payables	貿易應付款項及應付保固金	19	34,572	30,075
Other payables and accrued expenses	其他應付款項及應計費用	20	5,080	3,976
Lease liabilities	租賃負債	15	56	108
Bank and other borrowings	銀行及其他借款	21	20,362	25,165
			60,070	59,324

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
綜合財務狀況表

At 31 December 2025 於二零二五年十二月三十一日

		Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Total liabilities	負債總額		60,070	59,380
Net assets	資產淨值		44,732	66,738
EQUITY	權益			
Share capital	股本	22(i)	6,490	6,490
Reserves	儲備		38,242	60,248
Total equity	總權益		44,732	66,738

The consolidated financial statements on pages 84 to 167 were approved and authorised for issue by the Board of Directors on 25 March 2026 and are signed on its behalf by:

第84至167頁的綜合財務報表已獲董事會於二零二六年三月二十五日批准及授權刊發並由以下人士代表簽署：

Chung Chi Keung
Director

Lai Suk Fan
Director

鍾志強
董事

黎淑芬
董事

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

以上綜合財務狀況表應與隨附附註一併閱讀。

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

		Share capital	Share premium	Exchange translation reserve	Capital reserve	Other reserve	Retained profits/ Accumulated loss	Total
		股本 HK\$'000 千港元	股份溢價 HK\$'000 千港元	匯兌儲備 HK\$'000 千港元	資本儲備 HK\$'000 千港元 (Note 22(ii)(a)) (附註 22(ii)(a))	其他儲備 HK\$'000 千港元 (Note 22(ii)(b)) (附註 22(ii)(b))	保留溢利/ 累計虧損 HK\$'000 千港元	總計 HK\$'000 千港元
Balance at 1 January 2024	於二零二四年一月一日的結餘	6,490	50,549	(875)	11,676	(12,941)	10,764	65,663
Profit for the year	年內溢利	-	-	-	-	-	1,073	1,073
Other comprehensive income	其他全面收益							
- Item that may be reclassified to profit or loss	- 可能重新分類至損益的項目							
Exchange differences arising on translation of a foreign operation	換算海外業務產生的匯兌差額	-	-	2	-	-	-	2
Total comprehensive income for the year	年內全面收益總額	-	-	2	-	-	1,073	1,075
Balance at 31 December 2024	於二零二四年十二月三十一日的結餘	6,490	50,549	(873)	11,676	(12,941)	11,837	66,738
Balance at 1 January 2025	於二零二五年一月一日的結餘	6,490	50,549	(873)	11,676	(12,941)	11,837	66,738
Loss for the year	年內虧損	-	-	-	-	-	(22,009)	(22,009)
Other comprehensive income	其他全面收益							
- Item that may be reclassified to profit or loss	- 可能重新分類至損益的項目							
Exchange differences arising on translation of a foreign operation	換算海外業務產生的匯兌差額	-	-	3	-	-	-	3
Total comprehensive expenses for the year	年內全面開支總額	-	-	3	-	-	(22,009)	(22,006)
Balance at 31 December 2025	於二零二五年十二月三十一日的結餘	6,490	50,549	(870)	11,676	(12,941)	(10,172)	44,732

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

以上綜合權益變動表應與隨附附註一併閱讀。

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

	Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
OPERATING ACTIVITIES	經營活動		
Cash (used in) generated from operations and net cash (used in) from operating activities	經營(所用)所得現金及經營活動(所用)所得現金淨額 25(a)	(13,957)	12,624
INVESTING ACTIVITIES	投資活動		
Placement of pledged bank deposits	存放已抵押銀行存款	(279)	(282)
Release of pledged bank deposits	解除已抵押銀行存款	7,631	2,338
Payments for property, plant and equipment	物業、廠房及設備付款	(66)	(221)
Interest received	已收利息	77	106
Net cash from investing activities	投資活動所得現金淨額	7,363	1,941
FINANCING ACTIVITIES	融資活動		
Proceeds from bank and other borrowings	銀行及其他借款所得款項	58,542	51,193
Repayments of bank and other borrowings	償還銀行及其他借款	(56,497)	(50,236)
Repayments of lease liabilities	償還租賃負債	(114)	(477)
Interest paid	已付利息	(994)	(1,359)
Net cash from (used in) financing activities	融資活動所得(所用)現金淨額	937	(879)
Net (decrease) increase in cash and cash equivalents	現金及現金等價物(減少)增加淨額	(5,657)	13,686
Cash and cash equivalents at the beginning of the reporting period	報告期初之現金及現金等價物	9,728	(3,961)
Effects of exchange rate changes on cash and cash equivalents	匯率變動對現金及現金等價物之影響	4	3
Cash and cash equivalents at the end of the reporting period	報告期末之現金及現金等價物 18	4,075	9,728

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

以上綜合現金流量表應與隨附附註一併閱讀。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

1. GENERAL INFORMATION

Wing Fung Group Asia Limited (the “Company”) was incorporated in the Cayman Islands on 29 September 2016 as an exempted company with limited liability under Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of the Company’s registered office of 71 Fort Street, PO Box 500, George Town, Grand Cayman KY1-1106, Cayman Islands was valid until 31 January 2026 and the new registered office is P. O. Box 500, Suite 210, 2nd Floor, Windward III, Regatta Office Park, Grand Cayman, KY1-1106, Cayman Islands, with effect from 1 February 2026. The principal place of business is Unit D, 21st Floor, Tower B, Billion Centre, 1 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong.

The Company is an investment holding company and its subsidiaries (together the “Group”) are principally engaged in the provision of supply, installation and fitting-out services of mechanical ventilation and air-conditioning (“MVAC”) system for buildings. The Company’s immediate and ultimate holding company is Wing Fung Capital Limited, a private company incorporated in the British Virgin Islands (the “BVI”).

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

The Company listed its shares on GEM of The Stock Exchange of Hong Kong Limited on 27 February 2018.

1. 一般資料

榮豐集團亞洲有限公司(「本公司」)於二零一六年九月二十九日根據開曼群島一九六一年第3號法例第22章公司法(經綜合及修訂)於開曼群島註冊成立為獲豁免有限公司。本公司註冊辦事處的地址71 Fort Street, PO Box 500, George Town, Grand Cayman KY1-1106, Cayman Islands有效期至二零二六年一月三十一日，而新註冊辦事處為P. O. Box 500, Suite 210, 2nd Floor, Windward III, Regatta Office Park, Grand Cayman, KY1-1106, Cayman Islands，自二零二六年二月一日起生效。主要營業地點為香港九龍九龍灣宏光道一號億京中心B座21樓D室。

本公司為投資控股公司及其附屬公司(統稱「本集團」)主要從事提供樓宇機械通風及空調(「機械通風及空調」)系統的供應、安裝及裝修服務。本公司的直接及最終控股公司為於英屬維爾京群島(「英屬維爾京群島」)註冊成立的私人公司Wing Fung Capital Limited。

綜合財務報表以本公司功能貨幣港元(「港元」)呈列。

本公司股份於二零一八年二月二十七日在香港聯合交易所有限公司GEM上市。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. MATERIAL ACCOUNTING POLICY INFORMATION

The material accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

The consolidated financial statements of the Company have been prepared in accordance with HKFRS Accounting Standards, which collective term includes all applicable Hong Kong Financial Reporting Standards (“HKFRSs”), Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by Hong Kong Institute of Certified Public Accountants (“HKICPA”), accounting principles generally accepted in Hong Kong and disclosure requirements of the Hong Kong Companies Ordinance (the “CO”) (Cap. 622). The consolidated financial statements have been prepared under the historical cost convention.

The preparation of consolidated financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4 to the consolidated financial statements.

2. 重大會計政策資料

編製該等綜合財務報表所採用的重大會計政策載於下文。除另有指明外，該等政策貫徹應用於所有呈列年度。

2.1 編製基準

本公司的綜合財務報表已按照香港會計師公會（「香港會計師公會」）頒佈的香港財務報告準則會計準則（此統稱包括所有適用的香港財務報告準則（「香港財務報告準則」）、香港會計準則（「香港會計準則」）及詮釋）、香港公認會計原則及香港公司條例（「公司條例」）（第622章）的披露規定編製。綜合財務報表根據歷史成本常規編製。

根據香港財務報告準則會計準則編製綜合財務報表須使用若干重大會計估計。其亦要求管理層在應用本集團會計政策過程中作出判斷。涉及高度判斷或複雜性的範疇，或涉及對綜合財務報表作出重大假設及估計的範疇於綜合財務報表附註4披露。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS 綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

2.1 Basis of preparation (Continued)

(a) *New/revised HKFRS Accounting Standards applied by the Group*

The accounting policies applied in preparing the consolidated financial statements for the year ended 31 December 2025 are consistent with those applied in preparing the Group's consolidated financial statements for the year ended 31 December 2024 except for the adoption of new/revised HKFRS Accounting Standards as set out below. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective:

Amendments to HKAS 21 Lack of Exchangeability

Amendments to HKAS 21: Lack of Exchangeability

The amendments require an entity to apply a consistent approach to assessing whether a currency is exchangeable into another currency and, when it is not, to determining the exchange rate to use and the disclosure to provide.

The adoption of the amendments does not have any significant impact on the consolidated financial statements.

2. 重大會計政策資料(續)

2.1 編製基準(續)

(a) *本集團採納的新訂／經修訂香港財務報告準則會計準則*

編製截至二零二五年十二月三十一日止年度的綜合財務報表所採用的會計政策，與編製本集團截至二零二四年十二月三十一日止年度的綜合財務報表所採用的會計政策一致，惟下文所載採納的新訂／經修訂香港財務報告準則會計準則除外。本集團並無提早採納任何其他已頒佈但尚未生效的準則、詮釋或修訂：

香港會計準則第 21 號(修訂本) 缺乏可兌換性

香港會計準則第21號(修訂本)：缺乏可兌換性

該等修訂本要求實體採用一致的方法評估一種貨幣是否可以兌換成另一種貨幣，以及當不可兌換時，釐定要使用的匯率及須提供的披露。

採納該等修訂本對綜合財務報表並無任何重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

2.1 Basis of preparation (Continued)

(b) *New/revised HKFRS Accounting Standards that are not yet effective and have not been early adopted by the Group*

At the date of authorisation of these consolidated financial statements, the HKICPA has issued the following new/revised HKFRS Accounting Standards that are not yet effective for the current year, which the Group has not early adopted.

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Annual Improvements to HKFRS Accounting Standards	Volume 11 ¹
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity ¹
HKFRS 18	Presentation and Disclosure in Financial Statements ²
HKFRS 19	Subsidiaries without Public Accountability: Disclosures ²
Amendments to HKAS 21	Translation to Hyperinflationary Presentation Currency ²
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual periods beginning on or after 1 January 2027

³ The effective date to be determined

The Directors of the Company do not anticipate that the adoption of the new/revised HKFRS Accounting Standards in future periods will have any material impact on the Group's financial position or performance.

2. 重大會計政策資料(續)

2.1 編製基準(續)

(b) *尚未生效及本集團未提早採納的新訂／經修訂香港財務報告準則會計準則*

於授權該等綜合財務報表日期，香港會計師公會已頒佈以下於本年度尚未生效且本集團未提早採納的新訂／經修訂香港財務報告準則會計準則。

香港財務報告準則第9號及香港財務報告準則第7號(修訂本)	金融工具分類與計量之修訂 ¹
香港財務報告準則會計準則的年度改良	第11號 ¹
香港財務報告準則第9號及香港財務報告準則第7號(修訂本)	依賴自然能源生產電力的合同 ¹
香港財務報告準則第18號	財務報表的呈列與披露 ²
香港財務報告準則第19號	非公共受託責任附屬公司：披露 ²
香港會計準則第21號(修訂本)	換算至惡性通貨膨脹呈列貨幣 ²
香港財務報告準則第10號及香港會計準則第28號(修訂本)	投資者與其聯營公司或合營企業之間的資產出售或注資 ³

¹ 於二零二六年一月一日或之後開始的年度期間生效

² 於二零二七年一月一日或之後開始的年度期間生效

³ 生效日期待定

本公司董事預期未來期間採納新訂／經修訂香港財務報告準則會計準則將不會對本集團的財務狀況或表現產生任何重大影響。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.2 Subsidiaries and principles of consolidation**

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity where the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

2.3 Foreign currency translation**(i) Functional and presentation currency**

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in HK\$, which is the Company's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at period end exchange rates are generally recognised in profit or loss.

2. 重大會計政策資料(續)**2.2 附屬公司及綜合入賬原則**

附屬公司為本集團對其有控制權的所有實體(包括結構實體)。當本集團藉對實體的參與而面臨可變回報的風險或有權取得可變回報，並藉其主導該實體的活動的權力而有能力影響該等回報時，本集團即為對該實體擁有控制權。附屬公司自控制權轉移至本集團當日起全面綜合入賬，並由控制權終止當日起停止綜合入賬。

所有集團內公司間交易、結餘及集團公司之間交易的未變現收益均予對銷。未變現虧損亦會對銷，除非該交易提供證據顯示所轉讓資產出現減值則作別論。附屬公司的會計政策已作出必要變動，以確保與本集團所採納的政策貫徹一致。

2.3 外幣換算**(i) 功能及呈列貨幣**

載於本集團旗下各實體的財務報表的項目均按實體經營地區的主要經濟環境的貨幣(「功能貨幣」)計量。綜合財務報表以港元(即本公司的功能及呈列貨幣)呈列。

(ii) 交易及結餘

外幣交易以交易當日的匯率換算為功能貨幣。結算該等交易及按期末匯率換算以外幣計值的貨幣資產及負債所產生的匯兌收益及虧損一般於損益內確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. MATERIAL ACCOUNTING POLICY
INFORMATION (Continued)

2.3 Foreign currency translation (Continued)

(ii) Transactions and balances (Continued)

Foreign exchange gains and losses that relate to borrowings are presented in the consolidated statement of comprehensive income, within finance costs. All other foreign exchange gains and losses are presented in the consolidated statement of comprehensive income on a net basis within other income, net.

(iii) Group companies

The results and financial position of foreign operations (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- income and expenses for each statement of comprehensive income are translated at average exchange rates (unless this is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions); and
- all resulting exchange differences are recognised in other comprehensive income.

2. 重大會計政策資料(續)

2.3 外幣換算(續)

(ii) 交易及結餘(續)

與借款有關的匯兌收益及虧損於綜合全面收益表內的財務成本呈列。所有其他匯兌收益及虧損以淨額於綜合全面收益表內的其他收入淨額呈列。

(iii) 集團公司

功能貨幣異於呈列貨幣的境外業務(概無擁有處於嚴重通脹經濟體系的貨幣)的業績及財務狀況按下列方式換算為呈列貨幣：

- 所呈列的各財務狀況表的資產及負債按該財務狀況表日期的收市匯率換算；
- 各全面收益表的收支按平均匯率換算(除非此平均匯率不足以合理地概括反映交易日通行匯率的累計影響，在此情況下，收支則按交易日的匯率換算)；及
- 一切因此而產生的匯兌差額均於其他全面收益內確認。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.4 Separate financial statements**

Investments in subsidiaries are accounted for at cost less impairment. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets.

2.5 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the controlling shareholder and executive director of the Group who make strategic decisions. Details refer to Note 5 to the consolidated financial statements.

2.6 Property, plant and equipment

Property, plant and equipment are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

2. 重大會計政策資料(續)**2.4 獨立財務報表**

於附屬公司的投資按成本扣除減值入賬。成本包括投資的直接歸屬成本。本公司將附屬公司的業績按已收及應收股息基準入賬。

倘自附屬公司收取的股息超出該附屬公司於宣派股息期間的綜合收益總額，或該項投資於獨立財務報表的賬面價值超出綜合財務狀況表所示被投資方的淨資產的賬面價值，則須於收取該股息時對於附屬公司的該等投資進行減值測試。

2.5 分部呈報

經營分部的呈報方式與向主要營運決策人提供的內部呈報所用的方式一致。主要營運決策人負責分配資源及評估經營分部的表現，其已獲認定為作出決策的本集團控股股東及執行董事。詳情請參閱綜合財務報表附註5。

2.6 物業、廠房及設備

物業、廠房及設備按歷史成本減累計折舊列賬。歷史成本包括收購項目的直接應佔開支。

其後成本僅在本集團有可能獲得與該項目相關的未來經濟利益及能可靠計量該項目的成本時，計入資產賬面值或確認為獨立資產(如適用)。作為獨立資產入賬的任何部分的賬面值於重置時終止確認。所有其他維修及保養費用在其產生的報告期間於損益扣除。

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2. MATERIAL ACCOUNTING POLICY
INFORMATION (Continued)

2.6 Property, plant and equipment (Continued)

Depreciation is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives or, as follows:

Land & Buildings	50 years
Motor vehicles	4 to 5 years
Furniture and office equipment	5 years
Machinery	5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 2.7).

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss.

2.7 Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

2. 重大會計政策資料(續)

2.6 物業、廠房及設備(續)

折舊使用直線法計算，以在其估計可使用年期內將其成本分配至其剩餘價值，或按下列方式計算：

土地及樓宇	50年
汽車	4至5年
傢俬及辦公室設備	5年
機械	5年

資產的剩餘價值及可使用年期於各報告期末檢視及作出調整(如適用)。

倘資產的賬面值高於其估計可收回金額，資產的賬面值即時撇減至其可收回金額(附註2.7)。

出售的收益及虧損乃將所得款項與賬面值進行比較後釐定。有關金額計入損益。

2.7 非財務資產的減值

具有無限可使用年期的資產毋須攤銷，並每年進行減值測試，或當發生事件或情況變化顯示其有可能減值時更頻繁地進行減值測試。當任何事件發生或情況變化顯示其賬面值可能無法收回時，則對其他資產進行減值測試。當該資產的賬面值超過其可收回金額時，會就超出金額確認減值虧損。資產的可收回金額為公平值減出售成本與其使用價值兩者的較高者。為評估減值，資產按可單獨識別且大致上獨立於其他資產或資產組別的現金流入的最低現金流入水平(現金產生單位)進行分類。非財務資產出現減值時，會於每個報告期末檢討減值撥回的可能性。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.8 Financial assets****(i) Classification**

The Group classifies its financial assets to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

Financial assets at amortised costs are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. If collection of the amounts is expected in one year or less they are classified as current assets. If not, they are presented as non-current assets. The Group's financial assets at amortised cost comprise of trade receivables, other receivables and deposits, pledged bank deposits and cash and cash equivalents.

(ii) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

(iii) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

2. 重大會計政策資料(續)**2.8 財務資產****(i) 分類**

本集團將其財務資產分類為按攤銷成本計量。

分類取決於實體管理財務資產的業務模式及現金流量的合約條款。

按攤銷成本列賬的財務資產為附帶固定或可釐定付款，且在活躍市場中並無報價的非衍生財務資產。倘款項預期於一年或以內收回，則列為流動資產。否則列為非流動資產。本集團按攤銷成本列賬的財務資產包括貿易應收款項、其他應收款項及按金、已抵押銀行存款及現金及現金等價物。

(ii) 確認及終止確認

常規購買及出售財務資產於交易日(即本集團承諾購買或出售資產的日期)確認。在收取來自財務資產的現金流量的權利已屆滿或已轉移，且本集團已實質上將擁有權的所有風險及回報轉移時，有關財務資產予以終止確認。

(iii) 計量

於初步確認時，本集團按公平值(倘為並非按公平值計入損益的財務資產)加直接歸屬於收購該財務資產的交易成本計量財務資產。按公平值計入損益列賬的財務資產的交易成本於損益支銷。

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2. MATERIAL ACCOUNTING POLICY
INFORMATION (Continued)

2.8 Financial assets (Continued)

(iii) Measurement (Continued)

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in other income using the effective interest method.

(iv) Impairment

The Group assess on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been significant increase in credit risk.

For trade receivables and contract assets, the Group applied the simplified approach permitted under HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

For other receivables and deposits, it is measured at either 12-month expected credit losses or lifetime expected loss, depending on whether there has been a significant increase in credit risk since initial recognition. If a significant increase in credit risk of a receivable has occurred since initial recognition, then impairment is measured as lifetime expected credit losses.

2. 重大會計政策資料(續)

2.8 財務資產(續)

(iii) 計量(續)

債務工具的後續計量取決於本集團管理資產的業務模式及資產的現金流量特徵。倘為收取合約現金流量而持有的資產的現金流量僅為本金及利息付款，則該等資產按攤銷成本計量。對於其後按攤銷成本計量且不屬於對沖關係一部分的債務投資，其收益或虧損於該資產終止確認或減值時於損益確認。該等財務資產的利息收入按實際利率法計入其他收入。

(iv) 減值

本集團按前瞻性基準評估與其以攤銷成本列賬的債務工具相關的預期信貸虧損。所應用的減值方法取決於信貸風險是否顯著增加。

就貿易應收款項及合約資產而言，本集團採用香港財務報告準則第9號所允許的簡化方法，該方法規定自初步確認應收款項起確認預期全期虧損。

就其他應收款項及按金而言，其按12個月預期信貸虧損或全期預期虧損計量，視乎信貸風險自初步確認起是否有顯著增加。倘應收款項的信貸風險自初步確認起出現顯著增加，則減值計量為全期預期信貸虧損。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.8 Financial assets (Continued)****(iv) Impairment (Continued)**

For cash and cash equivalents, and pledged bank deposits, it is also subject to impairment requirements under HKFRS 9, yet the impairment loss is immaterial because the Group only transacts with reputable international financial institutions with high credit ratings assigned by international credit-rating agencies.

(v) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over three years past due, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

2.9 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the statement of financial position where the Group or group entities currently has a legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

2. 重大會計政策資料(續)**2.8 財務資產(續)****(iv) 減值(續)**

就現金及現金等價物以及已抵押銀行存款而言，其亦須遵守香港財務報告準則第9號的減值規定，惟減值虧損並不重大，因為本集團僅會與獲國際信貸評級機構評定為具有高信貸評級的知名國際金融機構進行交易。

(v) 撇銷政策

當有資料顯示交易對方發生重大財務困難而日後回收不可實現，例如交易對方已清盤或進入破產程序或就貿易應收款項而言，當款項逾期超過三年（以較早發生者為準），本集團會將財務資產撇銷。於適當情況下考慮法律意見後，已撇銷的財務資產仍可根據本集團的收回程序實施強制執行。撇銷構成終止確認事件。任何其後收款項會於損益中確認。

2.9 抵銷財務工具

當本集團或集團實體目前有可法定可執行權利抵銷已確認金額，且亦有意以淨額結算或同時變現資產及償付債務，則財務資產及負債互相抵銷，並於財務狀況表呈報其淨額。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

2.10 Trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. They are generally due for settlement within 30 days to 45 days and therefore all classified as current.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components. The Group holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method.

2.11 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand and deposits held at call with financial institutions with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the statement of financial position.

2.12 Pledged bank deposits

Pledged bank deposits represent the amounts of cash pledged as collateral to the banks for project bidding and issuing performance bonds.

Pledged bank deposits are separately presented from cash and cash equivalents.

2.13 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new share or options are shown in equity as a deduction, net of tax, from the proceeds.

2. 重大會計政策資料(續)

2.10 貿易應收款項

貿易應收款項為日常業務過程中就已出售貨品或已提供服務應收客戶的款項。該等款項一般於30日至45日內到期結付，因此一概分類為流動。

貿易應收款項初步按無條件代價金額確認，除非其包含重大融資部分。本集團持有貿易應收款項，其目的為收取合約現金流量，因此其後使用實際利率法按攤銷成本計量該等款項。

2.11 現金及現金等價物

就綜合現金流量表的呈列而言，現金及現金等價物包括手頭現金以及存放於金融機構、原來期限為三個月或以下可即時轉換為已知金額現金的通知存款(價值變化風險並不重大)及銀行透支。銀行透支於財務狀況表流動負債內的借款列示。

2.12 已抵押銀行存款

已抵押銀行存款指質押予銀行作為項目招標及發出履約保證金的抵押品的現金金額。

已抵押銀行存款與現金及現金等價物分開呈列。

2.13 股本

普通股分類為權益。

發行新股份或購股權直接應佔的增量成本，於扣除稅項後，在權益中從所得款項中扣除。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.14 Trade and other payables**

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade payables and other payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.15 Borrowings and borrowing costs

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liabilities for at least 12 months after the reporting period.

2. 重大會計政策資料(續)**2.14 貿易及其他應付款項**

貿易應付款項為日常業務過程中向供應商購買商品或服務而應支付的款項。須於一年或以內(或如為較長時間,在正常業務營運週期中)支付的貿易應付款項及其他應付款項分類為流動負債;否則將呈列為非流動負債。

貿易及其他應付款項初步按公平值確認,其後以實際利率法按攤銷成本計量。

2.15 借款及借款成本

借款最初按公平值扣除所產生的交易成本確認。其後借款按攤銷成本計量。所得款項(扣除交易成本後)與贖回金額之間的任何差額於借款期內採用實際利率法在損益中確認。

在很可能部分或全部提取貸款的情況下,設立貸款融資所支付的費用確認為貸款交易成本。在此情況下,該費用遞延至提取貸款為止。如無法證明很可能部分或全部提取該融資,該費用計入資本作為流動資金服務的預付款項,並於有關融資期間攤銷。

除非本集團有權無條件將負債償還遞延至報告期結束後最少12個月,否則借款將分類為流動負債。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

2.15 Borrowings and borrowing costs (Continued)

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

Other borrowing costs are expensed in the period in which they are incurred.

2.16 Current and deferred income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred income tax assets and liabilities attributable to temporary differences and to unused tax losses.

(i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

2. 重大會計政策資料(續)

2.15 借款及借款成本(續)

直接歸屬於收購、興建或生產合資格資產的一般及特定借款成本於需要完成及籌備該資產以作擬定用途或出售的一段時間內撥充資本。合資格資產必須經一段長時間處理以作其擬定用途或銷售。

就特定借款，因有待合資格資產的支出而臨時投資賺取的投資收入，應自合資格資本化的借款成本中扣除。

其他借款成本於產生期內支銷。

2.16 即期及遞延所得稅

期內所得稅開支或抵免乃根據各司法權區適用所得稅稅率按當期應課稅收入計算的應付稅項，有關稅項乃根據暫時差額及未動用稅項虧損產生的遞延所得稅資產及負債變動作出調整。

(i) 即期所得稅

即期所得稅支出根據本公司及其附屬公司營運所在及產生應課稅收入的國家於報告期末已頒佈或實質頒佈的稅法計算。管理層定期就適用稅務規例受詮釋所影響的情況評估報稅表的狀況，並在適用情況下根據預期須向稅務機關支付的金額計提撥備。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.16 Current and deferred income tax (Continued)****(ii) Deferred income tax**

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred income tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences is not recognised. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred income tax liabilities and assets are not recognised for temporary differences between the carrying amount and tax bases of investments in foreign operations where the company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset where there is a legally enforceable right to offset current income tax assets and liabilities and where the deferred income tax balances relate to the same taxation authority. Current income tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

2. 重大會計政策資料(續)**2.16 即期及遞延所得稅(續)****(ii) 遞延所得稅**

遞延所得稅使用負債法就資產和負債的稅基與其在綜合財務報表之賬面值的暫時差額悉數撥備。然而，若遞延所得稅負債因初步確認商譽而產生，則不予確認。若遞延所得稅因在交易(不包括業務合併)中初步確認資產或負債而產生，而在交易時不影響會計損益或應課稅損益，則不作記賬，且不會產生等額應課稅及不會確認可扣減暫時差額。遞延所得稅以於報告期末已頒佈或實質頒佈的稅率(及稅法)釐定，並預期於變現相關遞延所得稅資產或償還遞延所得稅負債時應用。

僅於可能出現未來應課稅款項可利用暫時差額及虧損時，方會確認遞延所得稅資產。

倘本公司能控制撥回暫時差額的時間，且該等差額可能不會於可見將來撥回，則不會就海外業務投資賬面值與稅基之間的暫時差額確認遞延所得稅負債及資產。

當有法定執行權利將即期所得稅資產與負債抵銷，且遞延所得稅結餘涉及同一稅務機構時，則遞延所得稅資產與負債抵銷。在實體有執行抵銷的法定權利且有意按淨額基準結算或同時變現資產及清償負債時，即期所得稅資產與稅項負債會抵銷。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

2.16 Current and deferred income tax (Continued)

(ii) *Deferred income tax (Continued)*

Current and deferred income tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

2.17 Provisions

Provisions for legal claims, service warranties and make good obligations are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole.

A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

2. 重大會計政策資料(續)

2.16 即期及遞延所得稅(續)

(ii) *遞延所得稅(續)*

即期及遞延所得稅於損益中確認，除非倘其與其他全面收益或直接於權益中所確認的項目有關。在此情況下，稅項亦分別於其他全面收益或直接於權益中確認。

2.17 撥備

如本集團因過往事件須承擔現時法定或推定責任，承擔該責任可能須動用資源且有關金額能可靠地估計時，則予以確認法定賠償、服務保證及責任承擔的撥備。未來經營虧損不會確認撥備。

如出現多項類似責任，而承擔該等責任是否須動用資源乃在考慮該等責任的整體類別後釐定。

即使同類別責任中任何一項可能須動用資源的機會不大，仍會確認撥備。

撥備根據管理層對於報告期末履行現時責任所需支出的最佳估計以現值計量。用以釐定現值的貼現率即為反映當前市場對貨幣時間價值及負債具體風險之評估的稅前利率。隨著時間過去導致的撥備增加確認為利息開支。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.18 Revenue recognition***Revenue from contracts with customers*

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same. Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates and enhances an asset that the customer controls as the Group performs; or
- the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract asset represents the Group's right to consideration in exchange for goods or services that the Group has transferred to a customer that is not yet unconditional. In contrast, a receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

2. 重大會計政策資料(續)**2.18 收益確認***客戶合約收益*

履約責任指個別貨品或服務(或一組貨品或服務)或一系列個別貨品或服務大致上相同。倘以下其中一項準則獲達成，則控制權會隨著時間轉移，而收益經參考完成履行相關履約責任的進度後隨時間確認：

- 客戶於本集團履約時同時接受及使用本集團履約所提供的利益；
- 本集團的履約為創造及增強一項於本集團履約時由客戶控制的資產；或
- 本集團的履約並無創造對本集團而言具替代用途的資產，且本集團對迄今完成的履約具有可執行付款權利。

否則，收益會在客戶獲得明確貨品或服務控制權時確認。

合約資產是指本集團已向客戶轉讓商品或服務而有權收取而尚未無條件收取代價的權利。相反，應收款項是指本集團擁有無條件權利收取代價，即代價僅隨時間推移即會成為到期應付。

合約負債是指本集團已收或應收客戶代價而應向客戶轉讓商品或服務的義務。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

2.18 Revenue recognition (Continued)

Revenue from contracts with customers (Continued)

A contract asset and a contract liability relating to the same contract are accounted for and presented on a net basis.

Over time revenue recognition: measurement of progress towards complete satisfaction of a performance obligation

The progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

Transaction price: significant financing components

When the contract contains a significant financing component (i.e. the customer or the Group is provided with a significant benefit of financing the transfer of goods or services to the customer), in determining the transaction price, the Group adjusts the promised consideration for the effects of the time value of money. The effect of the significant financing component is recognised as an interest income or interest expense separately from revenue from contracts with customers in profit or loss.

The Group determines the interest rate that is commensurate with the rate that would be reflected in a separate financing transaction between the Group and its customer at contract inception by reference to, where appropriate, the interest rate implicit in the contract (i.e. the interest rate that discounts the cash selling price of the goods or services to the amount paid in advance or arrears), the prevailing market interest rates, the Group's borrowing rates and other relevant creditworthiness information of the customer of the Group.

2. 重大會計政策資料(續)

2.18 收益確認(續)

客戶合約收益(續)

與同一合約有關的合約資產和合約負債按淨額入賬並列報。

隨時間確認收益：按照履約責任的完成情況計量進度

完全達成履約責任期間的進度乃根據輸出法計量，即根據直接計量迄今已轉讓予客戶的商品或服務的價值，相對於合約項下承諾提供的餘下商品或服務的價值確認收益，而此方法最能反映本集團於轉讓商品或服務控制權方面的履約情況。

交易價格：重大融資部分

倘合約包括重大融資部分(即向客戶轉讓貨品或服務為客戶或本集團帶來重大利益)，本集團於釐定交易價格時就金額時間值之影響而調整已承諾之代價金額。重大融資部分之影響與來自客戶合約之收益分開於損益中確認為利息收入或利息開支。

本集團根據合約中隱含利率(即將貨品或服務之現金售價與預付或拖欠金額折扣之利率)、現行市場利率、本集團之借款利率及本集團客戶之其他相關信譽資料(視適用者而定)於合約開始時釐定本集團與其客戶之獨立融資交易中所反映比率相應之利率。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.18 Revenue recognition (Continued)*****Transaction price: significant financing components (Continued)***

The Group has applied the practical expedient in paragraph 63 of HKFRS 15 and does not adjust the consideration for the effect of the significant financing component if the period of financing is one year or less.

Variable consideration

If the consideration promised in a contract includes a variable amount, the Group estimates the amount of consideration to which it will be entitled in exchange for transferring the promised goods or services to a customer. The variable consideration is estimated by using either the expected-value or the most-likely-amount method whichever is better to predict the entitled amount. The estimated variable consideration is then included in the transaction price only to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised of the contract will not occur when the uncertainty associated with the variable consideration is subsequently resolved.

2.19 Employee benefits**(a) Pension schemes**

Payments to defined contribution retirement benefit plans and the mandatory provident fund scheme are recognised as an expense when employees have rendered service entitling them to the contributions.

2. 重大會計政策資料(續)**2.18 收益確認(續)*****交易價格：重大融資部分(續)***

本集團已應用香港財務報告準則第15號第63段所載之實際權宜方法，且並無調整對融資期為一年或以內之重大融資部分之影響之代價。

可變代價

倘合約所承諾的代價包括可變金額，本集團會估計換取將承諾貨品或服務轉讓予客戶的代價金額。通過使用預期價值或最可能發生金額的方法中較佳方法來估計可變代價，以預測有權金額。隨後，僅當可變代價的不確定因素獲解決，合約中已確認的累計收入金額於將來很大可能不會發生重大撥回時，估計的可變代價包含在交易價格中。

2.19 僱員福利**(a) 退休金計劃**

向定額供款退休福利計劃及強積金計劃作出的付款於僱員提供服務而享有供款時確認為開支。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

2.19 Employee benefits (Continued)

(b) Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the service. All short term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset. A liability is recognised in respect for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

(c) Termination benefits

Termination benefits are recognised at the earlier of when the Group can no longer withdraw the offer of those benefits and when the Group recognises restructuring costs involving the payment of termination.

(d) Bonus plans

The Group recognises a liability and an expense for bonuses based on a formula that takes into consideration the profit attributable to the Company's shareholder. The Group recognises a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

(e) Long service payments

The Group's net obligation in respect of long service payments ("LSP") under the Employment Ordinance (the "EO") is the amounts 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 and discounted to its present value and after deducting the fair value of any related assets, including those retirement scheme benefits.

2. 重大會計政策資料(續)

2.19 僱員福利(續)

(b) 短期僱員福利

短期僱員福利按僱員提供服務時預期將支付的福利未貼現金額確認。所有短期僱員福利確認為開支，除非其他香港財務報告準則要求或准許將福利納入資產的成本。於扣除任何已付金額後就應付僱員福利(例如工資及薪金、年假及病假)確認負債。

(c) 離職福利

離職福利於本集團不能撤回提供該等福利時及本集團確認重組成本並涉及支付離職福利時(以較早日期為準)確認。

(d) 花紅計劃

本集團根據一項公式就花紅確認負債及開支，該公式會考慮本公司股東應佔溢利。當有合約責任或過往慣例引致推定責任時，本集團會確認撥備。

(e) 長期服務金

本集團根據僱傭條例(「僱傭條例」)有關長期服務金(「長期服務金」)的責任淨額，為僱員於本期間及過往期間就提供服務所賺取的未來福利金額。有關責任乃使用預測單位貸記法計算，並貼現至其現值及已扣除任何相關資產(包括該等退休計劃福利)的公平值。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.20 Leases**

Leases are recognised as right-of-use assets and corresponding liabilities at the date at which the leased asset is available for use by the Group.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of property for which the Group is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liabilities.

2. 重大會計政策資料(續)**2.20 租賃**

租賃於租賃資產可供本集團使用之日確認為使用權資產及相應負債。

合約可包含租賃及非租賃部分。本集團根據其相對獨立的價格將合約的代價分配至租賃及非租賃部分。然而，就本集團作為承租人租賃物業而言，其已選擇不區分租賃及非租賃部分，相而將該等租賃入賬作為單一租賃部分。

租賃所產生的資產及負債初始按現值基準計量。租賃負債包括以下租賃付款的淨現值：

- 固定付款(包括實質固定付款)減任何應收租賃優惠；
- 基於指數或利率並於開始日期按指數或利率初步計量的可變租賃付款；
- 剩餘價值擔保下的本集團預期應付款項；
- 購買選擇權的行使價(倘本集團合理確定行使該選擇權)；及
- 終止租賃的罰款付款(倘租賃期反映本集團行使該選擇權)。

合理確定將予行使的續租選擇權項下的租賃付款亦計入負債計量中。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.20 Leases (Continued)**

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the Group, which does not have recent third party financing; and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liabilities for each period.

2. 重大會計政策資料(續)**2.20 租賃(續)**

租賃付款採用租賃所隱含的利率予以貼現。倘無法釐定該利率(本集團的租賃一般屬此類情況)，則使用承租人增量借款利率，即個別承租人在類似經濟環境中按類似條款、抵押及條件借入獲得與使用權資產價值類似的資產所需資金必須支付的利率。

為釐定增量借款利率，本集團：

- 在可能情況下，使用個別承租人最近獲得的第三方融資為出發點作出調整以反映自獲得第三方融資以來融資條件的變動；
- 使用累加法，首先就本集團所持有租賃的信貸風險(最近並無第三方融資)調整無風險利率；及
- 進行特定於租賃的調整，例如期限、國家、貨幣及抵押。

租賃付款於本金及財務成本之間作出分配。財務成本在租賃期間於損益扣除，藉以令各期間的負債餘額的期間利率一致。

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2. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)**2.20 Leases (Continued)**

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

2.21 Dividend distribution

Dividend distributions to the Company's shareholders are recognised as a liability in the Group's consolidated financial statements in the period in which the dividends are approved by the Company's or operating companies' shareholders or directors, where appropriate.

2. 重大會計政策資料(續)**2.20 租賃(續)**

使用權資產按成本計量，包括以下各項：

- 初始計量租賃負債的金額；
- 在開始日期或之前作出的任何租賃付款減任何已收租賃優惠；
- 任何初始直接成本；及
- 復原成本。

使用權資產一般於資產的可使用年期及租賃期(以較短者為準)內按直線法予以折舊。與短期設備及車輛租賃以及所有低價值資產租賃相關的付款按直線法於損益確認為費用。短期租賃指租賃期為12個月或以下的租賃。

2.21 股息分派

向本公司股東分派的股息在股息獲本公司或營運公司的股東或董事(倘適用)批准的期間於本集團的綜合財務報表確認為負債。

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3. FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: interest rate risk, currency risk, credit risk and liquidity risk. The Group's overall risk management approach focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

(a) Market risk

(i) Interest rate risk

The Group's cash flow interest rate risk relates primarily to variable-rate and bank balances bank deposits as disclosed in Note 18 to the consolidated financial statements and bank borrowings as disclosed in Note 21 to the consolidated financial statements due to the fluctuation of the prevailing market interest rate. The Group is also exposed to fair value interest rate risk in relation to the Group's fixed-rate pledged bank deposits as disclosed in Note 18 to the consolidated financial statements. The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of interest rates on bank balances and Hong Kong Prime Rate quoted by the lending bank arising from the Group's HK\$ denominated borrowings. The Group aims at keeping borrowings at variable rates. The Group currently does not have a policy on hedging interest rate risk. However, the management monitors interest rate exposure and will consider hedging significant interest rate risk should the need arise.

3. 財務風險管理

3.1 財務風險因素

本集團業務承受各種財務風險：利率風險、貨幣風險、信貸風險及流動資金風險。本集團整體的風險管理方式乃集中於不可預測的金融市場，並尋求降低對本集團財務表現的潛在負面影響。

(a) 市場風險

(i) 利率風險

本集團的現金流量利率風險主要指綜合財務報表附註18所披露的浮息銀行結餘及銀行存款以及綜合財務報表附註21披露的銀行借款因現行市場利率波動而引致的風險。本集團亦面臨有關本集團固定利率已抵押銀行存款的公平值利率風險(於綜合財務報表附註18披露)。本集團的現金流量利率風險主要集中於源於本集團港元計值借款的銀行結餘利率及借款銀行所報香港最優惠利率波動。本集團的目標為維持以可變利率獲得借款。本集團現時並無利率風險對沖政策。然而，管理層監察利率風險並於必要時考慮對沖重大利率風險。

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3. FINANCIAL RISK MANAGEMENT
(Continued)**3.1 Financial risk factors (Continued)****(a) Market risk (Continued)****(i) Interest rate risk (Continued)**

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates for variable-rate bank borrowings. The analysis is prepared assuming the amount of liability outstanding at each reporting period end was outstanding for the whole year. A 100 basis points increase or decrease is used which represents management's assessment of the reasonably possible change in interest rates. If interest rates had been 100 basis points (2024: 100 basis points) higher/lower and all other variables were held constant, the Group's loss for the year ended 31 December 2025 would increase/decrease by HK\$164,000 (2024: profit for the year would decrease/increase by HK\$252,000).

No sensitivity analysis has been prepared for the exposure to interest rate risk on the Group's bank balances and restricted bank deposits as the directors of the Company consider that the exposure is minimal.

3. 財務風險管理(續)**3.1 財務風險因素(續)****(a) 市場風險(續)****(i) 利率風險(續)**

敏感度分析

以下敏感度分析乃基於浮息銀行借款所面對的利率風險釐定。編製該分析時假設各報告期末未償還的負債為全年未償還。該分析方法使用上升或下降100個基點表示管理層對利率合理可能變動的評估。倘利率上升／下降100個基點(二零二四年：100個基點)而所有其他變量維持不變，則本集團截至二零二五年十二月三十一日止年度的虧損將增加／減少164,000港元(二零二四年：年內溢利將減少／增加252,000港元)。

概無就本集團銀行結餘及受限制銀行存款的利率風險編製敏感度分析，因為本公司董事認為有關風險屬極微。

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3. FINANCIAL RISK MANAGEMENT
(Continued)**3.1 Financial risk factors (Continued)****(a) Market risk (Continued)****(ii) Currency risk**

The Group's exposure to currency risk mainly arises from the fluctuation of HK\$ against the functional currency of a subsidiary of the Company that has adopted Macau Pataca ("MOP") as functional currency and has foreign currency denominated monetary assets denominated in HK\$. The management closely monitors foreign exchange exposure to mitigate the foreign currency risk. As MOP is pegged to HK\$, the Group's foreign currency risk exposure is not considered to be significant.

(b) Credit risk

Credit risk of the Group mainly arises from trade receivables, contract assets, other receivables and deposits, pledged bank deposits, and cash and cash equivalents. The carrying amounts of these balances except cash on hand in the consolidated statement of financial position represent the Group's maximum exposure to credit risk in relation to its financial assets.

Cash and cash equivalents and pledged bank deposits

The majority of the Group's bank balances are placed in financial institutions which are independently rated with high credit ratings. Management does not expect any losses from non-performance by these financial institutions as they have no default history in the past.

3. 財務風險管理(續)**3.1 財務風險因素(續)****(a) 市場風險(續)****(ii) 貨幣風險**

本集團的貨幣風險主要源於港元兌本集團附屬公司功能貨幣的波動，該附屬公司已採納澳門幣(「澳門幣」)為功能貨幣且持有以港元計值的外幣計值貨幣資產。管理層緊密監察外匯風險以減少外幣風險。由於澳門幣與港元掛鈎，本集團的外幣風險被視為並不重大。

(b) 信貸風險

本集團之信貸風險主要來自貿易應收款項、合約資產、其他應收款項及按金、已抵押銀行存款以及現金及現金等價物。綜合財務狀況表內該等結餘(手頭現金除外)的賬面值代表本集團就其財務資產所承受的最高信貸風險。

現金及現金等價物及已抵押銀行存款

本集團大部分銀行結餘存放於獲獨立評級的高信貸評級的金融機構。由於該等金融機構過往並無違約記錄，故管理層預期我們不會因該等金融機構不履行責任而蒙受任何損失。

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3. FINANCIAL RISK MANAGEMENT
(Continued)**3.1 Financial risk factors (Continued)****(b) Credit risk (Continued)***Other receivables and deposits*

Other receivables and deposits are also subject to the impairment requirements under HKFRS 9. It is measured as either 12-month expected credit losses or lifetime expected credit loss, depending on whether there has been a significant increase in credit risk since initial recognition. If a significant increase in credit risk of a receivable has occurred since initial recognition, impairment is measured as lifetime expected credit losses. The Group also take into account forward-looking information in the impairment of the other receivables and deposits. At 31 December 2025 and 2024, the identified impairment loss for other receivables and deposits is assessed to be minimal.

Trade receivables and contract assets

For trade receivables and contract assets, the Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected credit loss allowance for all trade receivables and contract assets without financing components.

To measure the expected credit losses, trade receivables have been assessed based on credit risk characteristics of the customers with reference to a wide range of factors such as default rates of customers, aging profile of overdue balances, the repayment and default histories of different customers, on-going business relationship with the relevant customers and forward-looking information that affecting the customers' ability to repay the outstanding balances.

3. 財務風險管理(續)**3.1 財務風險因素(續)****(b) 信貸風險(續)***其他應收款項及按金*

其他應收款項及按金亦受香港財務報告準則第9號的減值規定所規限。減值按12個月預期信貸虧損或全期預期信貸虧損計算，視乎自首次確認後信貸風險是否顯著增加而定。倘應收款項之信貸風險自初步確認後大幅增加，則按全期預期信貸虧損計量。本集團在計算其他應收款項及按金的減值時，亦會考慮到前瞻性資料。於二零二五年及二零二四年十二月三十一日，其他應收款項及按金的已識別減值虧損被評估為極低。

貿易應收款項及合約資產

就貿易應收款項及合約資產而言，本集團採用香港財務報告準則第9號簡明方法計量預期信貸虧損，對所有貿易應收款項及不含融資成分之合約資產採用全期預期信貸虧損撥備。

為計量預期信貸虧損，貿易應收款項已根據客戶之信貸風險特徵進行評估，並參考多項因素，例如客戶之壞賬率、逾期結餘之賬齡情況、不同客戶之還款及壞賬記錄、與相關客戶之持續業務關係及影響客戶償還未償還結餘能力之前瞻性資料。

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3. FINANCIAL RISK MANAGEMENT
(Continued)

3.1 Financial risk factors (Continued)

(b) Credit risk (Continued)

Trade receivables and contract assets (Continued)

At 31 December 2025, the Group had a concentration of credit risk as approximately 86% (2024: 41%) of the total trade receivables was due from the Group's largest trade debtor and approximately 100% (2024: 100%) of the total trade receivables was due from the Group's five largest trade debtors.

The Group has separated two customers (2024: one customer) with doubtful credit rating from the other customers with low risk credit rating in the determination of the expected credit losses and fully provided for the trade receivables of HK\$1,772,000 (2024: HK\$1,762,000) for the prior year. For the remaining customers, the loss allowance at 31 December 2025 and 2024 were determined as follows for trade receivables:

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元	Net carrying amount 賬面淨值 HK\$'000 千港元	Credit- impaired 信貸減值
Trade receivables at 31 December 2025	於二零二五年 十二月三十一日 之貿易應收款項					
Not past due	未逾期	1.03%	39,281	(406)	38,875	No 無
Within 30 days overdue	逾期30天內	1.16%	3,217	(37)	3,180	No 無
30 days to one year overdue	逾期30天至一年	2.44%	1,039	(25)	1,014	No 無
Over one year overdue	逾期超過一年	3.97%	-	-	-	No 無
Balances excluding two customers fully provided for	就兩名客戶作出全數 撥備以外的結餘		43,537	(468)	43,069	

3. 財務風險管理(續)

3.1 財務風險因素(續)

(b) 信貸風險(續)

貿易應收款項及合約資產(續)

於二零二五年十二月三十一日，本集團貿易應收款項總額約86%(二零二四年：41%)來自本集團最大貿易債務人，而貿易應收款項總額約100%(二零二四年：100%)來自本集團五大貿易債務人，因此本集團的信貸風險集中。

在釐定預期信貸虧損時，本集團已將兩名信貸評級為可疑的客戶(二零二四年：一名客戶)與其他信貸評級為低風險的客戶分開，並於去年就貿易應收款項1,772,000港元(二零二四年：1,762,000港元)作出全數撥備。就其他客戶而言，於二零二五年及二零二四年十二月三十一日，貿易應收款項的虧損撥備釐定如下：

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3. FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(b) Credit risk (Continued)

Trade receivables and contract assets (Continued)

		Expected loss rate 預期虧損率	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元	Net carrying amount 賬面淨值 HK\$'000 千港元	Credit- impaired 信貸減值
Trade receivables at 31 December 2024	於二零二四年 十二月三十一日 之貿易應收款項					
Not past due	未逾期	1.03%	13,833	(144)	13,689	No 無
Within 30 days overdue	逾期30天內	1.16%	9,648	(112)	9,536	No 無
30 days to one year overdue	逾期30天至一年	1.75%	751	(13)	738	No 無
Over one year overdue	逾期超過一年	3.97%	3,698	(147)	3,551	No 無
Balances excluding one customer fully provided for	就一名客戶作出全數 撥備以外的結餘		27,930	(416)	27,514	

The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets. The expected credit losses below also incorporate forward-looking information such as macroeconomic factors affecting the ability of the customers to settle the receivables.

3. 財務風險管理(續)

3.1 財務風險因素(續)

(b) 信貸風險(續)

貿易應收款項及合約資產(續)

合約資產與正在進行的未開票工作有關，作為同類合約的貿易應收款項風險大致相同。因此，本集團得出結論認為，貿易應收款項的預期虧損率乃合約資產虧損率的合理近似值。以下預期信貸虧損亦納入前瞻性資料，如影響客戶結付應收款項的宏觀經濟因素。

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3. FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(b) Credit risk (Continued)

Trade receivables and contract assets (Continued)

The Group has separated four customers (2024: four customers) with doubtful credit rating from the other customers with low risk credit rating in the determination of the expected credit losses and fully provided for the contract assets of HK\$7,548,000 (2024: HK\$7,882,000) at 31 December 2025. For the other customers, the loss allowance at 31 December 2025 and 2024 were determined as follows for contract assets.

3. 財務風險管理(續)

3.1 財務風險因素(續)

(b) 信貸風險(續)

貿易應收款項及合約資產(續)

本集團釐定預期信貸虧損時將四名具呆賬信貸評級的客戶(二零二四年：四名客戶)與其他具低風險信貸評級的客戶分開，並就於二零二五年十二月三十一日合約資產7,548,000港元(二零二四年：7,882,000港元)作出全數撥備。就其他客戶而言，於二零二五年及二零二四年十二月三十一日，合約資產虧損撥備釐定如下。

		Gross carrying amount 賬面總值 HK\$'000 千港元	Weighted average expected loss rates 加權平均 預期虧損率	Loss allowance 虧損撥備 HK\$'000 千港元	Net carrying amount 賬面淨值 HK\$'000 千港元
Contract assets at 31 December 2025	於二零二五年十二月 三十一日的合約資產				
Balances excluding four customers fully provided for	就四名客戶作出全數撥備 以外的結餘	44,244	0.74%	(327)	43,917
		Gross carrying amount 賬面總值 HK\$'000 千港元	Weighted average expected loss rates 加權平均 預期虧損率	Loss allowance 虧損撥備 HK\$'000 千港元	Net carrying amount 賬面淨值 HK\$'000 千港元
Contract assets at 31 December 2024	於二零二四年十二月 三十一日的合約資產				
Balances excluding four customers fully provided for	就四名客戶作出全數撥備 以外的結餘	64,617	2.65%	(1,712)	62,905

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3. FINANCIAL RISK MANAGEMENT
(Continued)

3.1 Financial risk factors (Continued)

(c) Liquidity risk

Ultimate responsibility for liquidity risk management rests with the directors of the Company, who have built an appropriate liquidity risk management framework for the management of the Group's short, medium and long-term funding and liquidity management requirements. The Group manages liquidity risk by maintaining adequate reserves and borrowing facilities, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the consolidated statement of financial position date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

3. 財務風險管理(續)

3.1 財務風險因素(續)

(c) 流動資金風險

本公司董事負有流動資金風險管理之最終責任，並已就本集團之短期、中期及長期資金管理及流動資金管理要求建立適當之流動資金風險管理框架。本集團透過持續監察預測及實際現金流量及配對財務資產及負債的到期情況，通過維持充足之儲備及借款融資來管理流動資金風險。

下表將本集團的財務負債按照由綜合財務狀況表日期至合約到期日的剩餘期限分成相關的到期組別進行分析。下表披露的金額為合約未貼現現金流量。

		Total contractual undiscounted cash flow 合約未貼現 現金流總額 HK\$'000 千港元	On demand or less than 1 year 按要求 或少於1年 HK\$'000 千港元	Between 1 and 2 years 1至2年 HK\$'000 千港元
At 31 December 2025	於二零二五年十二月三十一日			
Trade and retention payables	貿易應付款項及應付保固金	34,572	34,572	26,785
Other payables	其他應付款項	1,637	1,637	-
Bank and other borrowings	銀行及其他借款	20,362	21,303	-
Lease liabilities	租賃負債	56	56	-
		56,627	57,568	49,781
				7,787

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3. FINANCIAL RISK MANAGEMENT
(Continued)

3.1 Financial risk factors (Continued)

(c) Liquidity risk (Continued)

		Total contractual undiscounted cash flow 合約未貼現 現金流總額 HK\$'000 千港元	On demand or less than 1 year 按要求 或少於1年 HK\$'000 千港元	Between 1 and 2 years 1至2年 HK\$'000 千港元
At 31 December 2024	於二零二四年十二月三十一日			
Trade and retention payables	貿易應付款項及應付保固金	30,075	30,075	24,249
Other payables	其他應付款項	1,526	1,526	1,526
Bank borrowings	銀行借款	18,317	19,446	19,446
Lease liabilities	租賃負債	164	164	108
Bank overdrafts	銀行透支	6,848	6,848	6,848
		56,930	58,059	52,177
				5,882

Bank borrowings with a repayment on demand clause are included in the "on demand or less than 1 year" time band in the above maturity analysis. At 31 December 2025, the aggregate undiscounted principal amounts of bank borrowings and overdrafts amounted to approximately HK\$21,303,000 (2024: HK\$26,294,000). Taking into account the Group's financial position, the directors of the Company do not believe that it is probable that the bank will exercise its discretionary right to demand immediate repayment. The directors of the Company believe that such bank borrowings and overdrafts will be repaid in one year to nine years (2024: one year to nine years) after the end of the reporting period in accordance with the scheduled repayment dates set out in the bank borrowing agreements.

3. 財務風險管理(續)

3.1 財務風險因素(續)

(c) 流動資金風險(續)

以上到期日分析中，設有按
要求償還條款的銀行借款計
入「按
要求或少於1年」時間
組別。於二零二五年十二
月三十一日，銀行借款及透
支的未貼現本金總額為約
21,303,000港元(二零二四
年：26,294,000港元)。經
考慮本集團的財務狀況，本
公司董事認為銀行不大可能
會行使其酌情權要求即時還
款。本公司董事認為，根據
銀行借款協議所載預定還款
日期，有關銀行借款及透支
將於報告期末後一年至九年
(二零二四年：一年至九年)
償還。

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3. FINANCIAL RISK MANAGEMENT
(Continued)**3.1 Financial risk factors (Continued)****(c) Liquidity risk (Continued)**

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within one year	一年內	14,028	17,809
1 to 2 years	1至2年	1,134	1,144
2 to 5 years	2至5年	3,401	3,432
Over 5 years	超過5年	2,740	3,909
		21,303	26,294

3.2 Capital risk management

The Group manages capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to the shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

3. 財務風險管理(續)**3.1 財務風險因素(續)****(c) 流動資金風險(續)**

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within one year	一年內	14,028	17,809
1 to 2 years	1至2年	1,134	1,144
2 to 5 years	2至5年	3,401	3,432
Over 5 years	超過5年	2,740	3,909
		21,303	26,294

3.2 資本風險管理

本集團管理其資本以確保本集團旗下實體將能按持續經營基準營運，同時透過優化債務及股權平衡盡量擴大股東回報。本集團的整體策略自先前年度以來維持不變。

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3. FINANCIAL RISK MANAGEMENT
(Continued)

3.2 Capital risk management (Continued)

Total capital of the Group is calculated as total equity plus total borrowings (including total interest-bearing borrowings and lease liabilities). The Group's gearing ratio, which is calculated by dividing the total borrowings by total equity at the year-end date. The gearing ratio of the Group was as follows:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Total borrowings	總借款	20,418	25,329
Total equity	總權益	44,732	66,738
Gearing ratio	資本負債比率	45.6%	38.0%

The gearing ratio increased from approximately 38.0% at 31 December 2024 to approximately 45.6% at 31 December 2025, primarily due to the decrease in total equity resulting from the decrease in retained profits attributable to recording a net loss for the year outweighed the decrease in the total interest-bearing borrowings which was due to the decrease of drawdown of term loans during the year ended 31 December 2025.

The directors of the Company review the capital structure on a regular basis. As part of this review, the directors of the Company consider the cost of the risk associated with each class of capital. Based on recommendations of the directors of the Company, the Group will balance its overall capital structure through the payment of dividends, new share issues as well as the issue of new debts or repayment of existing debts.

3. 財務風險管理(續)

3.2 資本風險管理(續)

本集團的總資本乃按總權益加總借款(包括計息借款總額及租賃負債)計算。本集團的資本負債比率乃按年度結算日的總借款除以總權益計算。本集團的資本負債比率如下：

資本負債比率由二零二四年十二月三十一日的約38.0%增加至二零二五年十二月三十一日的約45.6%，主要由於權益總額減少，原因為年內虧損淨額導致保留溢利減少，超過截至二零二五年十二月三十一日止年度定期貸款提取額的減少，導致計息借款總額減少。

本公司董事定期檢討資本架構。該檢討的一部分為本公司董事省覽各個資本類別的相關風險成本。根據本公司董事的推薦建議，本集團將透過支付股息、發行新股份以及發行新債務或償還現有債務平衡其整體資本架構。

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**3. FINANCIAL RISK MANAGEMENT
(Continued)****3.3 Fair value estimation**

The carrying values of trade receivables, other receivables and deposits, trade and retention payables, accruals and other payables, bank and other borrowings and lease liabilities are a reasonable approximation of their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments.

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

(a) Construction contracts

Management measures the progress towards completion of the Group's performance obligations based on output method, which is to recognise revenue on the basis of measuring the progress of each performance obligation satisfied over time by reference to the value of construction works completed to date as a portion of the total contract value of the relevant construction contracts. The management's estimate of revenue and the progress of construction works requires significant judgement and has a significant impact on the amount and timing of revenue recognised.

3. 財務風險管理(續)**3.3 公平值估計**

貿易應收款項、其他應收款項及按金、貿易應付款項及應付保固金、應計費用及其他應付款項、銀行及其他借款及租賃負債的賬面值為其公平值的合理概約數值。作為披露用途，財務負債的公平值乃按本集團就類似財務工具可得的當時市場利率將日後約定現金流量貼現而估計。

4. 重要會計估計及判斷

本集團對未來作出估計及假設，所得的會計估計如其定義，很少會與其實際結果相同。引致下個財政年度內的資產及負債的賬面值有重大調整主要風險的估計及假設論述如下：

(a) 建築合約

管理層以產出法計量本集團完成履約責任的進度，即透過參照迄今已完成建築工程價值佔相關建築合約總合約價值的部份隨時間計量達成各履約責任進度確認收益。管理層估計收益及建築工程進度需要重大判斷，並對已確認收益的金額及時間有著重大影響。

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4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)**(a) Construction contracts (Continued)**

Management periodically measures the value of the construction works completed for each construction project based on results as certified by external surveyors or evaluated by internal project team and estimates the value of works completed but yet to be certified at the end of each reporting period. Management estimates the value of uncertified works based on surveys carried out by internal project team and certain projects maybe revisited with reference to certification subsequently performed by external surveyors. Management's estimation of the value of the works may also be subject to changes due to variations of works, claims or disputes with customers. The Group regularly reviews and revises the estimation of construction contract progresses whenever there is any change in circumstances.

(b) Impairment of trade receivables and contract assets

The Group follows the guidance of HKFRS 9 to determine the expected credit loss for trade receivables and contract assets. Significant judgement is exercised on the assessment of the lifetime expected credit losses for the trade receivables and contract assets (i.e. ECL Assessment). For the ECL Assessment, the Group has grouped trade receivables and contract assets with similar credit risk characteristics and estimated the expected credit losses allowance by considering a wide range of factors such as aging profile of overdue balances, the repayment and default histories of different customers, the historical credit loss rates, the post-year end subsequent settlements from respective customers, on-going business relationship with the relevant customers and forward-looking information that affecting the customers' ability to repay the outstanding balances. At every reporting date, the expected credit losses are reassessed and changes in the forward-looking information are considered. Details of the assumptions and inputs used are discussed in Note 3 to the consolidated financial statements.

4. 重要會計估計及判斷(續)**(a) 建築合約(續)**

於各報告期末，管理層根據外部測量師核實或內部項目團隊評估的結果不時就每項建築項目計量已完成建築工程的價值，並估計已完成惟未經核實的工程價值。管理層根據內部項目團隊進行的測量估計未經核實工程的價值，及若干項目可參照外部測量師其後進行的核實重新審查。管理層對工程價值的估計或受工程變更、索償或與客戶的糾紛而引起的變動所影響。本集團定期審閱及在任何情況變動時修訂估計建築合約的進度。

(b) 貿易應收款項及合約資產的減值

本集團遵照香港財務報告準則第9號的指引釐定貿易應收款項及合約資產的預期信貸虧損。評估貿易應收款項及合約資產的全期預期信貸虧損時行使重大判斷(即預期信貸虧損評估)。就預期信貸虧損評估而言，本集團將具有類似信貸風險特徵之貿易應收款項及合約資產分組，並透過考慮逾期結餘之賬齡情況、不同客戶之還款及違約歷史、過往信貸虧損率、各客戶之年末其後償付、與相關客戶的持續業務關係及影響客戶償還未償還結餘能力的前瞻性資料等多項因素，估計預期信貸虧損撥備。於各報告日期，本集團重新評估預期信貸虧損及考慮前瞻性資料的變動。所使用的假設及輸入數據詳情於綜合財務報表附註3討論。

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4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)**(c) Key sources of estimation uncertainty*****Deferred tax assets***

The recognition of the deferred tax assets depends on whether sufficient future profits or taxable temporary differences will be available in the future. In cases where the actual future profits generated are less than expected, a material reversal of deferred tax assets may arise, which would be recognised in profit or loss in the period in which such a reversal takes place.

Loss allowance for ECL

The management of the Group estimates the loss allowance for trade receivables and contract assets by using various inputs and assumptions including but not limited to risk of default. The estimation involves high degree of uncertainty which is based on the Group's historical information, existing market conditions as well as forward-looking estimates at the end of each reporting period. Where the actual outcome is different from the original estimate, such difference will impact the profit or loss and the carrying amount of trade receivables and contract assets. If the ECL rates of the trade receivables and contract assets between 1 and over 1 year past due had been 10% higher (lower) at the end of the reporting period, with other assumptions held constant, the loss allowance would have been approximately HK\$17,000 (2024: HK\$56,000) higher (lower).

4. 重要會計估計及判斷(續)**(c) 估計不確定性的主要來源*****遞延稅項資產***

遞延稅項資產的確認取決於未來是否能獲得足夠的利潤或應課稅暫時差額。倘未來實際產生的利潤低於預期，遞延稅項資產可能會出現重大轉回，並於轉回期間計入當期損益。

預期信貸虧損之虧損撥備

本集團管理層利用各種輸入值及假設(包括但不限於違約風險)估計貿易應收款項及合約資產的虧損撥備。估計基於本集團歷史資料、現有市場條件以及各報告期末的前瞻性估計，具有高度不確定性。倘實際結果與最初估計不同，該差異將影響損益以及貿易應收款項及合約資產的賬面值。於其他假設保持不變的情況下，倘逾期一年至一年以上的貿易應收款項及合約資產的預期信貸虧損率於報告期末增加(減少)10%，則虧損撥備將增加(減少)約17,000港元(二零二四年：56,000港元)。

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5. REVENUE AND SEGMENT INFORMATION

The Group's revenue is derived from the provision of supply, installation, and fitting-out services of MVAC system for buildings to external customers in Hong Kong and Macau during the year. For the purposes of resources allocation and performance assessment, the chief operating decision maker reviews the overall results and financial position of the Group as a whole prepared based on the accounting policies as set out in Note 2 to the consolidated financial statements. The Group has only one single operating segment and no further analysis of this single segment is presented.

5. 收益及分部資料

本集團的收益來自年內為香港及澳門外部客戶的樓宇提供機械通風及空調系統的供應、安裝及裝修服務。就資源分配及績效評估而言，主要營運決策人審閱本集團的整體業績及財務狀況(根據綜合財務報表附註2所載的會計政策編製)。本集團只有單一經營分部及並無呈列該單一分部的其他分析。

Year ended 31 December 截至十二月三十一日止年度			
	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	
Revenue from construction contracts 建築合約收益	145,574	176,764	

The Group's revenue is recognised over time for the years ended 31 December 2025 and 2024.

於截至二零二五年及二零二四年十二月三十一日止年度，本集團隨時間確認收益。

Unsatisfied construction contracts

The transaction price allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) at 31 December 2025 and 2024 and the expected timing of recognising revenue are as follows:

未履行建築合約

於二零二五年及二零二四年十二月三十一日分配至餘下履約責任(未達成或部分未達成)的交易價及確認收益的預期時間如下：

At 31 December 於十二月三十一日			
	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	
Revenue from construction contracts to be recognised 將予確認的建築合約收益			
Within one year 一年內	252,572	158,409	
More than one year 超過一年	377,437	401,871	

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

5. REVENUE AND SEGMENT INFORMATION
(Continued)**Geographical information**

The following table provides an analysis of the Group's revenue from external customers based on geographical location of the customers:

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Hong Kong	香港	143,586	174,784
Macau	澳門	1,988	1,980
		145,574	176,764

The following is an analysis of the carrying amounts of non-current assets, excluding deferred income tax assets, analysed by the geographical area in which the assets are located:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Hong Kong	香港	281	311
Macau	澳門	510	172
		791	483

5. 收益及分部資料(續)**地理資料**

下表載列根據客戶地理位置列示的本集團外部客戶收益分析：

下表為按資產所在的地理位置劃分的非流動資產(不包括遞延所得稅資產)的賬面值分析：

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

5. REVENUE AND SEGMENT INFORMATION
(Continued)

Information about major customers

Revenue from customers contributing over 10% of total revenue of the Group are as follows:

Customer A	客戶A
Customer B	客戶B

Note: Revenue from the customer is less than 10% of the total revenue of the Group for the year ended 31 December 2025.

5. 收益及分部資料(續)

主要客戶資料

來自對本集團總收益貢獻超過10%的客戶的收益如下：

Year ended 31 December 截至十二月三十一日止年度	
2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
133,634	141,929
Note 附註	21,185

附註：截至二零二五年十二月三十一日止年度來自該客戶的收益低於本集團總收益的10%。

6. OTHER INCOME, NET

Bank interest income	銀行利息收入
Write-back of lease liabilities	租賃負債回撥
Net exchange loss	匯兌虧損淨額

6. 其他收入淨額

Year ended 31 December 截至十二月三十一日止年度	
2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
77	310
-	23
(13)	(10)
64	323

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

7. EXPENSES BY NATURE

7. 按性質劃分的開支

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Costs of materials	材料成本	44,605	61,812
Subcontractor costs	分包商成本	79,499	84,746
Employee benefit expenses (Note 9)	僱員福利開支(附註9)		
– Directors' remuneration (Note 10)	– 董事薪酬(附註10)	9,654	8,151
– Direct labour	– 直接勞工	18,189	9,517
– Administrative staff	– 行政員工	3,863	3,519
Provision for (Reversal of) impairment losses on trade receivables, net	貿易應收款項減值虧損撥備(撥回)淨額	63	(151)
Reversal of impairment losses on contract assets, net	合約資產減值虧損撥回淨額	(1,718)	(3,557)
Write-off of contract assets	合約資產撇銷	5,308	–
Auditor's remuneration	核數師薪酬		
– Audit services	– 核數服務	670	670
– Non-audit and other services	– 非核數及其他服務	73	71
Depreciation of property, plant and equipment (Note 14)	物業、廠房及設備折舊(附註14)	107	124
Depreciation of right-of-use assets (Note 15)	使用權資產折舊(附註15)	116	441
Operating lease rentals in respect of short-term leases of rented premises (Note 15)	租賃物業短期租賃的經營租賃租金(附註15)	734	956
Legal and professional fees	法律及專業費用	1,221	2,530
Travelling expenses	差旅開支	382	370
Other expenses	其他開支	5,388	3,323
		168,154	172,522

8. FINANCE COSTS

8. 財務成本

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Finance costs	財務成本：		
– Interest on bank borrowings	– 銀行借款利息	879	876
– Interest on bank overdrafts	– 銀行透支利息	50	505
– Interest on lease liabilities (Note 15)	– 租賃負債利息(附註15)	6	30
– Interest on other borrowings	– 其他借款利息	115	–
		1,050	1,411

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

9. EMPLOYEE BENEFIT EXPENSES

9. 僱員福利開支

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Wages, salaries, bonuses and allowances	工資、薪金、花紅及津貼	31,100	20,852
Pension cost – defined contribution scheme	退休金成本 – 定額供款計劃	606	335
		31,706	21,187

Defined contribution scheme

The Group participates in a defined contribution scheme which is registered under the mandatory provident fund (the "MPF") scheme established under the Mandatory Provident Fund Schemes Ordinance. The assets of the schemes are held separately from those of the Group, in funds under the control of trustees. For members of the MPF scheme, the Group contributes at the lower of HK\$1,500 per month or 5% of relevant payroll costs each month to the MPF scheme, which contribution is matched by the employee.

The Group operates a defined contribution retirement scheme for eligible employee in Macau. The assets of the scheme are held separately from those of the Group in funds under the control of an independent trustee. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expenses when they are due and are reduced by contributions forfeited by those employees who leave the scheme prior to vesting fully in the contributions.

The total expenses recognised in profit or loss of HK\$606,000 for the year ended 31 December 2025 (2024: HK\$335,000) represents contributions paid and payable by the Group at rates as specified in the respective rules of the above mentioned schemes.

定額供款計劃

本集團參與根據強制性公積金計劃條例設立的強制性公積金(「強積金」)計劃註冊的定額供款計劃。該計劃的資產與本集團的資產分開持有，由信託人以基金託管。就強積金計劃成員而言，本集團每月按1,500港元或相關薪酬成本之5% (以較低者為準)向強積金計劃供款，而僱員亦作出同等金額的供款。

本集團為澳門合資格僱員設置定額供款退休計劃。該計劃的資產由獨立信託人管理的基金與本集團分開持有。供款一經支付，本集團再無其他付款責任。供款於到期時確認為僱員福利開支，並按該等僱員於悉數歸屬供款前離開計劃所沒收的供款而減少。

截至二零二五年十二月三十一日止年度於損益確認的開支總額606,000港元(二零二四年：335,000港元)指本集團按上述計劃相關規例所列明付款率已付及應付的供款。

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9. EMPLOYEE BENEFIT EXPENSES (Continued)**Long service payment liabilities**

Hong Kong employees that have been employed continuously for at least five years are entitled to LSP in accordance with the EO under certain circumstances. These circumstances include where an employee is dismissed for reasons other than serious misconduct or redundancy, that employee resigns at the age of 65 or above, or the employment contract is of fixed term and expires without renewal. The amount of LSP payable is determined with reference to the employee's final salary (capped at HK\$22,500) and the years of service, reduced by the amount of any accrued benefits derived from the Group's contributions to MPF scheme, with an overall cap of HK\$390,000 per employee.

In June 2022, the Hong Kong SAR Government gazetted the Hong Kong Employment and Retirement Scheme Legislation (Offsetting Arrangement) (Amendment) Ordinance 2022 ("Amendment Ordinance"), which will eventually abolish the statutory right of an employer to reduce its LSP payable to a Hong Kong employee by drawing on its mandatory contributions to the MPF scheme (the "Abolition").

In April 2023, the Chief Executive of the Hong Kong SAR Government announced that the Amendment Ordinance will come into effect from 1 May 2025 (the "Transition Date"). Among other things, once the Abolition takes effect, an employer can no longer use any of the accrued benefits derived from its mandatory MPF contributions (irrespective of the contributions made before, on or after the Transition Date) to reduce the LSP in respect of an employee's service from the Transition Date. However, where an employee's employment commenced before the Transition Date, the employer can continue to use the above accrued benefits to reduce the LSP in respect of the employee's service up to that date. In addition, the LSP in respect of the service before the Transition Date will be calculated based on the employee's monthly salary immediately before the Transition Date and the years of service up to that date.

9. 僱員福利開支(續)**長期服務金負債**

根據僱傭條例，連續受僱至少五年的香港僱員在若干情況下(包括僱員因嚴重不當行為或裁員以外的原因被解僱、僱員在65歲或以上時辭職，或固定期限僱傭合約屆滿且不獲續期)有權獲得長期服務金。應付長期服務金的金額乃參考僱員的最後薪金(上限為22,500港元)及服務年資釐定，並扣減本集團向強積金計劃供款所產生的任何累算權益金額，每名僱員的整體上限為390,000港元。

於二零二二年六月，香港特別行政區政府刊憲《2022年僱傭及退休計劃法例(抵銷安排)(修訂)條例》(「修訂條例」)，該條例最終將廢除僱主通過動用其強積金計劃強制性供款來減少應付香港僱員長期服務金的法定權利(「廢除」)。

於二零二三年四月，香港特別行政區行政長官宣佈，修訂條例將於二零二五年五月一日起生效(「過渡日期」)。其中包括，廢除生效後，僱主不再能夠使用其強制性強積金供款所產生的任何累算權益(不論供款是在過渡日期之前、當日或之後作出)來抵銷與僱員自過渡日期起計的服務期相關的長期服務金。然而，若僱員的受僱開始於過渡日期之前，僱主可繼續使用上述累算權益來抵銷與僱員截至該日止的服務期相關的長期服務金。此外，與過渡日期前服務期相關的長期服務金，將根據僱員緊接過渡日期前的每月薪金及截至該日止的服務年資計算。

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9. EMPLOYEE BENEFIT EXPENSES (Continued)

Long service payment liabilities (Continued)

Separately, the Hong Kong SAR Government has launched a 25-year scheme to subsidise the post-transition portion of LSP payable by employers up to a certain amount per employee per year (the "LSP Subsidy"). The LSP Subsidy is regarded as government grants for accounting purpose. No LSP Subsidy is recognised during the year ended 31 December 2025.

As at 31 December 2025 and 2024, it is considered that the Amendment Ordinance has no material impact on the Group's LSP liability with respect to employees that participate in the MPF scheme. During the year ended 31 December 2025, there are no forfeited contributions available to offset future retirement benefit obligations of the Group (2024: Nil).

9. 僱員福利開支(續)

長期服務金負債(續)

另外，香港特別行政區政府推出了一項為期25年的計劃，用以補貼僱主應付的過渡後長期服務金部分，補貼上限為每名僱員每年指定金額（「長期服務金補貼」）。就會計目的而言，長期服務金補貼被視為政府補助。截至二零二五年十二月三十一日止年度，並無確認任何長期服務金補貼。

於二零二五年及二零二四年十二月三十一日，本集團認為修訂條例對本集團有關參與強積金計劃的僱員的長期服務金負債並無重大影響。截至二零二五年十二月三十一日止年度，並無可用於抵銷本集團未來退休福利責任的沒收供款（二零二四年：無）。

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9. EMPLOYEE BENEFIT EXPENSES (Continued)**Five highest paid individuals**

The five highest paid individuals of the Group included two directors for the year ended 31 December 2025 (2024: two directors), details of whose remunerations are set out in Note 10 to the consolidated financial statements. Details of the remuneration for the year of the remaining highest paid employees who are neither director nor chief executive officer of the Company are as follows:

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Salaries and other benefits	薪金及其他福利	2,766	2,661
Contribution to retirement benefits scheme	退休福利計劃供款	18	36
		2,784	2,697

The number of the highest paid employees who are not the director or chief executive officer of the Company whose remuneration fell within the following bands is as follows:

		Number of employees 僱員數目	
		2025 二零二五年	2024 二零二四年
Nil to HK\$1,000,000	零至1,000,000港元	2	2
HK\$1,000,001 to HK\$1,500,000	1,000,001港元至1,500,000港元	1	1

During the years ended 31 December 2025 and 2024, no emoluments were paid by the Group to the directors of the Company or the five highest paid individuals (including directors and employees) as an inducement to join or upon joining the Group or as compensation for loss of office.

9. 僱員福利開支(續)**五名最高薪酬人士**

截至二零二五年十二月三十一日止年度，本集團五名最高薪酬人士包括兩名董事(二零二四年：兩名董事)，其薪酬的詳情載於綜合財務報表附註10。年內，其餘最高薪酬僱員(並非本公司董事或最高行政人員)的薪酬詳情如下：

並非本公司董事或最高行政人員且薪酬屬於以下組別的最高薪酬僱員的數目如下：

截至二零二五年及二零二四年十二月三十一日止年度，本集團並未向本公司董事或五名最高薪酬人士(包括董事及僱員)支付酬金作為加入本集團的誘因或加入本集團後的誘因或作為離職補償。

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10. BENEFITS AND INTERESTS OF DIRECTORS
(DISCLOSURES REQUIRED BY SECTION 383
OF THE CO (CAP.622) AND COMPANIES
(DISCLOSURE OF INFORMATION ABOUT
BENEFITS OF DIRECTORS) REGULATION
(CAP.622G)(a) Directors' emoluments (included as key
management compensation)

The remuneration of the directors is set out below:

For the year ended 31 December 202510. 董事利益及權益(根據香港《公
司條例》(香港法例第622章)第
383條及《公司(披露董事利益
資料)規則》(香港法例第622G
章)的要求披露)(a) 董事酬金(計入作為主要管理層報
酬)

董事薪酬載列如下：

**截至二零二五年十二月三十一日止
年度**

		Executive directors 執行董事		Independent non-executive directors 獨立非執行董事				
		Mr. Chung Chi Keung ("Mr. Chung")*	Ms. Lai Suk Fan	Mr. Choy Hiu Fai, Eric	Mr. Lei For	Mr. Lai Wai Ming (Resigned on 27 June 2025) 黎偉明先生 (於二零二五年 六月二十七日 辭任)	Mr. Chan King Lun (Appointed on 27 June 2025) 陳景麟先生 (於二零二五年 六月二十七日 獲委任)	Total
		鍾志強先生 ([鍾先生])*	黎淑芬女士	蔡曉輝先生	利科先生	辭任	獲委任	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元
Fees	袍金	-	-	180	180	89	74	523
Other emoluments	其他酬金							
- Salaries and other benefits	- 薪金及其他福利	4,975	1,235	-	-	-	-	6,210
- Discretionary bonus	- 酌情花紅	2,250	635	-	-	-	-	2,885
- Contribution to retirement benefits scheme	- 退休福利計劃供款	-	36	-	-	-	-	36
Total	總計	7,225	1,906	180	180	89	74	9,654

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10. BENEFITS AND INTERESTS OF DIRECTORS
(DISCLOSURES REQUIRED BY SECTION 383
OF THE CO (CAP.622) AND COMPANIES
(DISCLOSURE OF INFORMATION ABOUT
BENEFITS OF DIRECTORS) REGULATION
(CAP.622G) (Continued)(a) Directors' emoluments (included as key
management compensation) (Continued)

For the year ended 31 December 2024

		Executive directors 執行董事		Independent non-executive directors 獨立非執行董事			Total 總計
		Mr. Chung* 鍾先生*	Ms. Lai Suk Fan 黎淑芬女士	Mr. Choy Hiu Fai, Eric 蔡曉輝先生	Mr. Lei For 利科先生	Mr. Lai Wai Ming 黎偉明先生	
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Fees	袍金	-	-	180	180	180	540
Other emoluments	其他酬金						
- Salaries and other benefits	- 薪金及其他福利	4,975	1,235	-	-	-	6,210
- Discretionary bonus	- 酌情花紅	780	585	-	-	-	1,365
- Contribution to retirement benefits scheme	- 退休福利計劃供款	-	36	-	-	-	36
Total	總計	5,755	1,856	180	180	180	8,151

* Mr. Chung is the Chief Executive Officer of the Group for the years ended 31 December 2025 and 2024.

Discretionary bonus was determined with reference to the Group's operating results and individual performance.

During the years ended 31 December 2025 and 2024, no emoluments were paid by the Group to directors of the Company as an inducement to join or upon joining the Group or as compensation for loss of office. There was no arrangement under which a director or the chief executive waived or agreed to waive any remuneration during both years.

10. 董事利益及權益(根據香港《公司條例》(香港法例第622章)第383條及《公司(披露董事利益資料)規則》(香港法例第622G章)的要求披露)(續)

(a) 董事酬金(計入作為主要管理層報酬)(續)

截至二零二四年十二月三十一日止年度

* 鍾先生於截至二零二五年及二零二四年十二月三十一日止年度為本集團的行政總裁。

酌情花紅乃參考本集團的經營業績及個人表現而釐定。

截至二零二五年及二零二四年十二月三十一日止年度，本集團並未向本公司董事支付酬金作為加入本集團的誘因或加入本集團後的誘因或作為離職補償。於兩個年度內，概無董事或行政總裁放棄或同意放棄任何酬金的安排。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

10. BENEFITS AND INTERESTS OF DIRECTORS (DISCLOSURES REQUIRED BY SECTION 383 OF THE CO (CAP.622) AND COMPANIES (DISCLOSURE OF INFORMATION ABOUT BENEFITS OF DIRECTORS) REGULATION (CAP.622G) (Continued)

(b) Directors' retirement benefits and termination benefits

Save as disclosed in Note 10(a) to the consolidated financial statements, the directors of the Company did not receive any other retirement benefits or termination benefits during the year (2024: Nil).

(c) Consideration provided to third parties for making available directors' services

During the year ended 31 December 2025, the Group did not pay consideration to any third parties for making available the directors' services (2024: Nil).

(d) Information about loans, quasi-loans and other dealings in favour of directors

At 31 December 2025, there are no loans, quasi-loans and other dealing arrangements in favour of the directors of the Company or its holding company, bodies corporate controlled by and connected entities with such directors (2024: Nil).

(e) Directors' material interests in transactions, arrangements or contracts

Save as disclosed in Note 27 to the consolidated financial statements, no significant transactions, arrangements and contracts in relation to the Group's business to which the Group was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year ended 31 December 2025 (2024: Nil).

10. 董事利益及權益(根據香港《公司條例》(香港法例第622章)第383條及《公司(披露董事利益資料)規則》(香港法例第622G章)的要求披露)(續)

(b) 董事的退休福利及離職福利

除綜合財務報表附註10(a)所披露者外，本公司董事於年內並無收取任何其他退休福利或離職福利(二零二四年：無)。

(c) 就獲得董事服務而向第三方提供的代價

截至二零二五年十二月三十一日止年度，本集團並無就獲得董事服務而向任何第三方支付代價(二零二四年：無)。

(d) 有關以董事為受益人的貸款、準貸款及其他交易的資料

於二零二五年十二月三十一日，概無以本公司董事或其控股公司、董事的受控制法團及關連實體為受益人的貸款、準貸款及其他交易安排(二零二四年：無)。

(e) 董事於交易、安排或合約中的重大權益

除綜合財務報表附註27所披露者外，本公司董事概無於年末或截至二零二五年十二月三十一日止年度的任何時間存續的以本集團作為訂約方且與本集團業務有關的重大交易、安排及合約中擁有直接或間接的重大權益(二零二四年：無)。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

11. INCOME TAX (CREDIT) EXPENSE

The amount of income tax (credit) expense credited/charged to the consolidated statement of comprehensive income represents:

11. 所得稅(抵免)開支

於綜合全面收益表內計入／扣除的所得稅(抵免)開支金額：

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Current income tax:	即期所得稅：		
Macau complementary tax	澳門所得補充稅		
Under provision in prior years	過往年度撥備不足	—	199
		—	199
Deferred income tax (Note 23)	遞延所得稅(附註23)	(1,557)	1,882
Income tax (credit) expense	所得稅(抵免)開支	(1,557)	2,081

(i) Hong Kong profits tax

On 21 March 2018, the Hong Kong Legislative Council passed The Inland Revenue (Amendment) (No. 7) Bill 2017 (the "Bill") which introduces the two-tiered profits tax rates regime. The Bill was signed into law on 28 March 2018 and was gazetted on the following day. Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25% (2024: 8.25%), and profits above HK\$2 million will be taxed at 16.5% (2024: 16.5%). The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5% (2024: 16.5%).

(i) 香港利得稅

於二零一八年三月二十一日，香港立法會通過二零一七年稅務(修訂)(第7號)(「該法案」)，引入兩級利得稅率制度。該法案於二零一八年三月二十八日簽署成為法律且於翌日刊登憲報。根據兩級利得稅制度，合資格集團實體的首2,000,000港元溢利將以8.25%(二零二四年：8.25%)的稅率徵稅，而超過2,000,000港元之溢利將以16.5%(二零二四年：16.5%)的稅率徵稅。未有符合兩級利得稅率制度資格的集團實體的溢利繼續按統一稅率16.5%(二零二四年：16.5%)徵稅。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

11. INCOME TAX (CREDIT) EXPENSE
(Continued)

(ii) Macau Complementary Tax

Pursuant to a tax incentive approved under Section 22 of Decree Law No. 13/2025, Macau Complementary Tax is levied at a fixed rate of 12% (2024: 12%) on the taxable income above MOP600,000 (approximately HK\$582,000) of the Group's operations in Macau.

The income tax (credit) expense for the year can be reconciled to the (loss) profit before income tax per the consolidated statement of comprehensive income as follows:

11. 所得稅(抵免)開支(續)

(ii) 澳門所得補充稅

根據澳門法令第13/2025號第22節所批准之稅務優惠，澳門所得補充稅對超過600,000澳門幣(約582,000港元)的本集團澳門業務的應課稅收入按12%(二零二四年：12%)固定稅率徵收。

年內所得稅(抵免)開支可與綜合全面收益表所載除所得稅前(虧損)溢利對賬如下：

Year ended 31 December 截至十二月三十一日止年度			
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
(Loss) Profit before income tax	除所得稅前(虧損)溢利	(23,566)	3,154
Tax calculated at the applicable tax rates	按適用稅率計算的稅項	(3,616)	595
Expenses not deductible for tax purpose	不可扣稅開支	961	961
Income not subject to tax	毋須課稅收入	(3)	—
Under provision in prior years	過往年度撥備不足	—	199
Tax effect of losses not recognised	未確認虧損的稅項影響	1,103	481
Others	其他	(2)	(155)
Income tax (credit) expense	所得稅(抵免)開支	(1,557)	2,081

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

12. DIVIDENDS

No dividend was declared or paid by the Company during the year ended 31 December 2025 (2024: Nil).

12. 股息

本公司於截至二零二五年十二月三十一日止年度並無宣派或支付任何股息(二零二四年：無)。

13. BASIC AND DILUTED (LOSS) EARNINGS PER SHARE

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

13. 每股基本及攤薄(虧損)盈利

每股基本(虧損)盈利按本公司擁有人應佔(虧損)溢利除以年內已發行普通股加權平均數計算得出。

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年	2024 二零二四年
(Loss) Profit attributable to owners of the Company (in HK\$'000)	本公司擁有人應佔(虧損)溢利 (千港元)	(22,009)	1,073
Weighted average number of ordinary shares in issue	已發行普通股加權平均數	162,250,000	162,250,000
Basic (loss) earnings per share (HK cents per share)	每股基本(虧損)盈利 (每股港仙)	(13.56)	0.66

Diluted (loss) earnings per share is equal to the basic (loss) earnings per share since the Company has no dilutive potential shares during the year ended 31 December 2025 (2024: Nil).

每股攤薄(虧損)盈利等於每股基本(虧損)盈利，因為本公司於截至二零二五年十二月三十一日止年度沒有具潛在攤薄效應的股份(二零二四年：無)。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

14. PROPERTY, PLANT AND EQUIPMENT

14. 物業、廠房及設備

		Land & Buildings 土地及樓宇 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Furniture and office equipment 傢俬及辦公室設備 HK\$'000 千港元	Machinery 機械 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Year ended 31 December 2024	截至二零二四年十二月三十一日止年度					
At 1 January 2024	於二零二四年一月一日	-	26	91	100	217
Exchange differences	匯兌差異	-	(1)	-	-	(1)
Addition	添置	-	-	-	221	221
Depreciation	折舊	-	(25)	(58)	(41)	(124)
At 31 December 2024	於二零二四年十二月三十一日	-	-	33	280	313
At 31 December 2024	於二零二四年十二月三十一日					
Cost	成本	-	1,209	805	350	2,364
Accumulated depreciation	累計折舊	-	(1,209)	(772)	(70)	(2,051)
Net book amount	賬面淨值	-	-	33	280	313
Year ended 31 December 2025	截至二零二五年十二月三十一日止年度					
At 1 January 2025	於二零二五年一月一日	-	-	33	280	313
Exchange differences	匯兌差異	-	-	(1)	-	(1)
Addition	添置	466	-	66	-	532
Depreciation	折舊	(9)	-	(28)	(70)	(107)
At 31 December 2025	於二零二五年十二月三十一日	457	-	70	210	737
At 31 December 2025	於二零二五年十二月三十一日					
Cost	成本	466	1,209	871	350	2,896
Accumulated depreciation	累計折舊	(9)	(1,209)	(801)	(140)	(2,159)
Net book amount	賬面淨值	457	-	70	210	737

During the year ended 31 December 2025, depreciation of HK\$107,000 (2024: HK\$124,000) were charged to "administrative expenses" and "cost of sales" in the consolidated statement of comprehensive income. Additions to property, plant and equipment included an asset received from a customer, please refer to Note 25 (b) for the details.

截至二零二五年十二月三十一日止年度，折舊費用107,000港元(二零二四年：124,000港元)已計入綜合全面收益表的「行政開支」及「銷售成本」。物業、廠房及設備的添置包括從客戶收到的一項物業，詳情請參閱附註25(b)。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

15. LEASES

(i) Amounts recognised in the consolidated statement of financial position relating to leases

15. 租賃

(i) 於綜合財務狀況表確認的與租賃有關的金額

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Right-of-use assets	使用權資產		
At 1 January	於一月一日	170	1,023
Additions	添置	—	216
Depreciation	折舊	(116)	(441)
Write-off	撇銷	—	(628)
At 31 December	於十二月三十一日	54	170
Cost	成本	216	216
Accumulated depreciation	累計折舊	(162)	(46)
Net book amount	賬面淨值	54	170
Lease liabilities	租賃負債		
Current	流動	56	108
Non-current	非流動	—	56
		56	164

During the year ended 31 December 2025, there were no additions to the right-of-use assets (2024: HK\$216,000) and no write-off arising from early termination of right-of-use assets (2024: HK\$628,000).

截至二零二五年十二月三十一日止年度，並無添置使用權資產（二零二四年：216,000港元），亦無因提早終止使用權資產而產生的撇銷（二零二四年：628,000港元）。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

15. LEASES (Continued)

(ii) Amounts recognised in the consolidated statement of comprehensive income relating to leases

		Year ended 31 December 截至十二月三十一日止年度		
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	
	Notes 附註			
Depreciation of right-of-use assets – office premises and staff quarters (included in cost of sales and administrative expenses)	使用權資產折舊 – 辦公室物業及員工宿舍(計入銷售成本及行政開支)	7	116	441
Interest expense (included in finance costs)	利息開支(計入財務成本)	8	6	30
Expense related to short-term leases (included in cost of sales and administrative expenses)	與短期租賃有關的開支(計入銷售成本及行政開支)	7	734	956

During the year ended 31 December 2025, the total cash outflow for leases were HK\$848,000 (2024: HK\$1,433,000).

At 31 December 2025, the Group was committed to HK\$550,000 (2024: HK\$550,000) for short-term leases.

(iii) The Group's leasing activities and how these are accounted for

The Group leases office premises and staff quarters. Rental contracts are typically made for fixed periods of 1 to 2 years with no extension option.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

15. 租賃(續)

(ii) 於綜合全面收益表確認的與租賃有關的金額

Year ended 31 December 截至十二月三十一日止年度	
2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元

截至二零二五年十二月三十一日止年度，租賃的現金流出總額為848,000港元(二零二四年：1,433,000港元)。

於二零二五年十二月三十一日，本集團就短期租賃承擔550,000港元（二零二四年：550,000港元）。

(iii) 本集團的租賃活動及其會計處理方式

本集團租用辦公室物業及員工宿舍。租約一般按1至2年的固定年期訂立，不設重續權。

租賃條款按個別基準協商且包含多項不同條款及條件。租賃協議並無施加任何契約，惟租賃資產的抵押權益由出租人持有。租賃資產不得用作借款的抵押品。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

16. CONTRACT ASSETS**16. 合約資產**

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Construction contracts	建築合約	51,792	72,499
Less: Provision for impairment loss allowance	減：計提減值虧損撥備	(7,875)	(9,594)
		43,917	62,905

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. Included in contract assets are retention receivables. Retention receivables arise from the Group's construction project and are held by customers in order to provide the customers with assurance that the Group will complete its obligations satisfactorily under the contracts, rather than to provide financing to the customers. They are generally settled within a period ranging from one to two years upon the completion of construction work. The contract assets are transferred to trade receivables when the rights become unconditional. The Group typically reclassifies contract assets to trade receivables on the date of payment certificates issued by the customers when such right of collections becomes unconditional other than the passage of time.

At the end of the reporting period, the contract assets that are expected to be recovered after more than 12 months are HK\$27,994,000 (2024: HK\$23,044,000), which represented the retention receivables. The remaining contract assets after impairment loss allowance are expected to be recovered within 12 months.

合約資產主要與本集團就已竣工及未付款之工程收取代價之權利有關，因為該權利取決於本集團的日後表現。合約資產包括應收保固金。本集團的建築項目會產生應收保固金，並由客戶持有，旨在向客戶保證本集團將能令其滿意地履行合約項下義務，而非向客戶提供融資。應收保固金通常會於建築工程完工後為期一至兩年內結算。當該權利成為無條件時，合約資產轉移至貿易應收款項。本集團通常在客戶發出付款證書當日在該收款權利成為無條件(隨著時間過去除外)時將合約資產重新分類為貿易應收款項。

於報告期末，預期超過12個月後收回的合約資產為27,994,000港元(二零二四年：23,044,000港元)，為應收保固金。餘下合約資產於減值虧損撥備後預期將於12個月內收回。

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16. CONTRACT ASSETS (Continued)

The movements of contract assets (before loss allowance and excluding those arising from increases and decrease both occurred within the same year) from contracts with customers within HKFRS 15 during the years are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At 1 January	於一月一日	72,499	81,963
Transferred to trade receivables	轉移至貿易應收款項	(31,058)	(20,613)
Recognition of revenue	收益確認	15,659	11,149
Write-off of contract assets (Note)	合約資產撇銷(附註)	(5,308)	—
At 31 December	於十二月三十一日	51,792	72,499

Note: During the year ended 31 December 2025, contract assets were written off upon finalisation of a project which the management of the Group considered that there was no reasonable expectation of recovery on certain construction work completed by the Group.

Movements in the loss allowance on contract assets are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At 1 January	於一月一日	9,594	13,150
Reversal of impairment loss	減值虧損撥回	(1,718)	(3,557)
Exchange differences	匯兌差異	(1)	1
At 31 December	於十二月三十一日	7,875	9,594

Details of the impairment assessment for the years ended 31 December 2025 and 2024 are set out in Note 3.1(b) to the consolidated financial statements.

16. 合約資產(續)

於香港財務報告準則第15號範圍內與客戶之合約產生之合約資產變動(扣除虧損撥備及不包括相同年度內因增加及減少產生之變動)：

附註：截至二零二五年十二月三十一日止年度，合約資產已於項目結項後撇銷，而本集團管理層認為，就本集團已完成的若干建築工程而言，並無合理預期可收回款項。

合約資產虧損撥備的變動如下：

截至二零二五年及二零二四年十二月三十一日止年度的減值評估詳情載於綜合財務報表附註3.1(b)。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

16. CONTRACT ASSETS (Continued)

The retention receivables (net of loss allowance) to be settled, based on the expiry of retention period, at the end of the reporting period are:

16. 合約資產(續)

於報告期末，根據保固期間屆滿待結算的應收保固金(扣除虧損撥備)為：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within one year	一年內到期	2,866	7,177
After one year	一年後到期	27,994	23,044
		30,860	30,221

17. TRADE AND OTHER RECEIVABLES,
DEPOSITS AND PREPAYMENTS17. 貿易及其他應收款項、按金及
預付款項

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Trade receivables (Note i)	貿易應收款項(附註i)	45,309	29,692
Less: Provision for impairment loss allowance (Note i)	減：計提減值虧損撥備(附註i)	(2,240)	(2,178)
		43,069	27,514
Other receivables and deposits (Note ii)	其他應收款項及按金(附註ii)	1,176	1,017
Prepayments	預付款項	1,402	1,456
		45,647	29,987

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17. TRADE AND OTHER RECEIVABLES,
DEPOSITS AND PREPAYMENTS (Continued)

(i) Trade receivables

Trade receivables arise from the provision of supply, installation and fitting-out services of MVAC system for buildings. The Group grants a credit period ranged from 30 to 45 days to its customers. The following is an aging analysis of trade receivables based on valuation dates of payment certificates or reports net of provision for impairment loss allowance at the end of the reporting period:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
0 to 30 days	0至30日	16,217	9,235
31 to 60 days	31至60日	22,816	5,072
61 to 90 days	61至90日	3,022	8,928
91 to 180 days	91至180日	1,014	728
181 to 365 days	181至365日	—	—
Over 1 year	超過一年	—	3,551
		43,069	27,514

The fair value of trade receivables approximate their carrying values.

17. 貿易及其他應收款項、按金及
預付款項(續)

(i) 貿易應收款項

貿易應收款項源於提供樓宇機械通風及空調系統的供應、安裝及裝修服務。本集團向其客戶授出的信貸期介乎30日至45日。下文為於報告期末根據付款證明或報告估值日期的貿易應收款項賬齡分析(扣除計提減值虧損撥備)：

貿易應收款項的公平值與其賬面值相若。

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**17. TRADE AND OTHER RECEIVABLES,
DEPOSITS AND PREPAYMENTS (Continued)****(i) Trade receivables (Continued)**

The carrying amounts of trade receivables are denominated in the following currencies:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
HK\$	港元	43,069	23,890
MOP	澳門幣	—	3,624
		43,069	27,514

Before accepting any new customers, the Group assesses the potential customer's credit quality and defines credit limits by customer. Credit limits granted to customers are reviewed periodically. Management of the Group closely monitors the credit quality of trade receivables and considers the majority of the Group's trade receivables that are past due but not impaired have good credit quality with reference to respective settlement history.

**17. 貿易及其他應收款項、按金及
預付款項(續)****(i) 貿易應收款項(續)**

貿易應收款項的賬面值以下列貨幣計值：

接納任何新客戶前，本集團會評估潛在客戶的信貨質素及按客戶界定信貸限額，並定期檢討授予客戶的信貨限額。本集團管理層密切監察貿易應收款項的信貨質素，並根據各自的結算記錄，認為本集團大部分已逾期但未減值的貿易應收款項屬信貨質素良好。

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17. TRADE AND OTHER RECEIVABLES,
DEPOSITS AND PREPAYMENTS (Continued)

(i) Trade receivables (Continued)

Movements of the provision for (reversal of) impairment loss allowance on trade receivables are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At 1 January	於一月一日	2,178	2,328
Provision for (Reversal of) impairment loss	減值虧損撥備(撥回)	63	(151)
Exchange differences	匯兌差異	(1)	1
At 31 December	於十二月三十一日	2,240	2,178

Details of impairment assessment for the years ended 31 December 2025 and 2024 are set out in Note 3.1(b) to the consolidated financial statements.

(ii) Other receivables and deposits

The fair value of other receivables and deposits approximate their carrying values.

Details of impairment assessment for the other receivables and deposits for the years ended 31 December 2025 and 2024 are set out in Note 3.1(b) to the consolidated financial statements.

17. 貿易及其他應收款項、按金及預付款項(續)

(i) 貿易應收款項(續)

貿易應收款項計提減值虧損撥備(撥回)的變動如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At 1 January	2,178	2,328
Provision for (Reversal of) impairment loss	63	(151)
Exchange differences	(1)	1
At 31 December	2,240	2,178

截至二零二五年及二零二四年十二月三十一日止年度的減值評估詳情載於綜合財務報表附註3.1(b)。

(ii) 其他應收款項及按金

其他應收款項及按金的公平值與其賬面值相若。

截至二零二五年及二零二四年十二月三十一日止年度，其他應收款項及按金的減值評估詳情載於綜合財務報表附註3.1(b)。

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18. PLEDGED BANK DEPOSITS AND CASH AND
CASH EQUIVALENTS18. 已抵押銀行存款以及現金及現
金等價物

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Pledged bank deposits	已抵押銀行存款	—	7,352
Cash and cash equivalents	現金及現金等價物	4,075	16,576
Bank overdrafts (Note 21)	銀行透支(附註21)	—	(6,848)
Balances per consolidated statement of cash flows	綜合現金流量表呈列的結餘	4,075	9,728

The pledged bank deposits represent deposits pledged to banks to secure banking facilities granted to the Group (including overdraft and trade facilities) with maturity within one year from the end of the reporting period and is therefore classified as a current asset. The pledged bank deposits carried interest at a fixed rate at 3.80% per annum at 31 December 2024.

已抵押銀行存款指已抵押予銀行以擔保本集團獲授銀行信貸(包括透支及貿易融資)的存款，於報告期末起計一年內到期，因此被分類為流動資產。於二零二四年十二月三十一日，已抵押銀行存款按3.80%的固定年利率計息。

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Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

18. PLEDGED BANK DEPOSITS AND CASH AND CASH EQUIVALENTS (Continued)

The carrying amounts of pledged bank deposits and cash and cash equivalents (net of bank overdrafts) approximate their fair values and are denominated in the following currencies:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
HK\$	港元	2,029	15,571
MOP	澳門幣	2,046	1,509
		4,075	17,080

19. TRADE AND RETENTION PAYABLES

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Trade payables	貿易應付款項	24,469	21,714
Retention payables	應付保固金	10,103	8,361
		34,572	30,075

The credit period of trade payables granted by subcontractors and suppliers ranges from 30 to 60 days upon the issue of invoices or application of interim payment generally.

18. 已抵押銀行存款以及現金及現金等價物(續)

已抵押銀行存款及現金及現金等價物(扣除銀行透支後)的賬面值與公平值相若，並以下列貨幣計值：

19. 貿易應付款項及應付保固金

分包商及供應商就貿易應付款項授出的信貸期一般為自出具發票或申請中期付款時起30至60日。

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19. TRADE AND RETENTION PAYABLES
(Continued)

The following is an aging analysis of trade payables based on the invoice dates or the dates of application of interim payment, as appropriate.

19. 貿易應付款項及應付保固金
(續)

以下列載根據發票日期或申請中期付款日期(倘適用)的貿易應付款項賬齡分析：

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
0 to 30 days	0至30日	9,491	10,173
31 to 60 days	31至60日	6,989	5,163
61 to 90 days	61至90日	2,726	3,916
91 to 180 days	91至180日	2,377	1,628
181 days to 1 year	181日至一年	86	47
Over 1 year	超過一年	2,800	787
		24,469	21,714

Retention payables to subcontractors are interest-free and payable at the end of the defect liability period of individual contracts, normally one year from the completion date of the respective project.

應付分包商的保固金為免息及須於個別合約保修期完結時(一般為相關項目完成日期起計一年)支付。

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19. TRADE AND RETENTION PAYABLES
(Continued)

The retention payables are expected to be settled, based on the expiry date of the defect liability period, at the end of the reporting period as follows:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Due within one year	一年內到期	2,316	2,535
Due after one year	一年後到期	7,787	5,826
		10,103	8,361

The carrying amounts of trade and retention payables approximate their fair values and are denominated in the following currencies:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
HK\$	港元	32,332	27,312
MOP	澳門幣	2,240	2,763
		34,572	30,075

19. 貿易應付款項及應付保固金
(續)

於報告期末，應付保固金基於保修期屆滿日期的預期結算情況如下：

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Due within one year	一年內到期	2,316	2,535
Due after one year	一年後到期	7,787	5,826
		10,103	8,361

貿易應付款項及應付保固金的賬面值與公平值相若，並以下列貨幣計值：

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
HK\$	港元	32,332	27,312
MOP	澳門幣	2,240	2,763
		34,572	30,075

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20. OTHER PAYABLES AND ACCRUED EXPENSES

20. 其他應付款項及應計費用

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Accrued staff costs	應計員工成本	3,443	2,450
Other accrued charges	其他應計費用	1,384	1,293
Other payables	其他應付款項	253	233
		5,080	3,976

Other payables and accrued expenses are denominated in the following currencies:

其他應付款項及應計費用以下列貨幣計值：

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
HK\$	港元	4,452	3,320
MOP	澳門幣	628	656
		5,080	3,976

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21. BANK AND OTHER BORROWINGS

21. 銀行及其他借款

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Secured:	有抵押：		
– Bank borrowings	– 銀行借款	16,441	18,317
– Bank overdrafts	– 銀行透支	–	6,848
– Other borrowing	– 其他借款	3,921	–
		20,362	25,165

The fair value of the bank and other borrowings approximates their carrying amount as the impact of discounting is not significant.

由於貼現的影響並不重大，故銀行及其他借款的公平值與其賬面值相近。

The bank borrowings and other borrowings and overdrafts due for repayment are as follows:

銀行借款及其他借款及透支的到期償還情況如下：

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
On demand or within one year	按要求或於一年內	20,362	25,165

The bank borrowings at 31 December 2025 carried interest either at 2.5% below Hong Kong Prime Rate or at Hong Kong Prime Rate plus interest rate at 0.5% (2024: at 2.5% below Hong Kong Prime Rate or at Hong Kong Prime Rate plus interest rate at 0.5%). The effective interest rate on the bank borrowings (which is also equal to contracted interest rate) is ranging from 2.75% to 6.125% per annum (2024: 3.0% to 6.625% per annum).

於二零二五年十二月三十一日，銀行借款按低於香港最優惠利率2.5%或按香港最優惠利率加0.5%的利率(二零二四年：按低於香港最優惠利率2.5%或按香港最優惠利率加0.5%的利率)計息。銀行借款的實際利率(亦等於合約利率)介乎每年2.75%至6.125%(二零二四年：每年3.0%至6.625%)。

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21. BANK AND OTHER BORROWINGS
(Continued)

On 10 October 2025, the Group entered into a loan agreement with a financial institution to borrow HK\$5,000,000 at a fixed interest rate of 10.0% per annum for nine months. The other borrowing is secured by an assignment of the Group's accounts receivable, to the extent of the outstanding other borrowing balance of approximately HK\$3,921,000 at 31 December 2025, duly executed by the borrower in favour of the lender.

The bank overdrafts at 31 December 2024 carried interest at Hong Kong Prime Rate and the effective interest rate is ranging from 5.5% to 6.125% per annum.

The Group's bank and other borrowings are denominated in HK\$.

At 31 December 2025 and 2024, the bank borrowing amounted to approximately HK\$8,842,000 (2024: HK\$9,817,000) is secured by a corporate guarantee given by the Company of HK\$47,971,000, by personal guarantee of a director, Mr. Chung of HK\$30,000,000 and the property held by a director, Mr. Chung. Another bank borrowing amounted to approximately HK\$7,599,000 (2024: HK\$8,500,000) is secured by personal guarantee of a director, Mr. Chung of HK\$9,000,000.

At 31 December 2025, the other borrowing is secured by a corporate guarantee given by the Company of approximately HK\$4,052,000 and by personal guarantee of a director, Mr. Chung of approximately HK\$4,052,000.

21. 銀行及其他借款(續)

於二零二五年十月十日，本集團與金融機構訂立貸款協議，按10.0%的固定年利率借款5,000,000港元，為期九個月。其他借款乃以本集團的應收款項(以未償還其他借款於二零二五年十二月三十一日的結餘約3,921,000港元為限)的轉讓作抵押，該轉讓由借款人正式簽立並以貸款人為受益人。

於二零二四年十二月三十一日，銀行透支按香港最優惠利率計息，實際年利率介乎5.5%至6.125%。

本集團的銀行及其他借款以港元計值。

於二零二五年及二零二四年十二月三十一日，金額約8,842,000港元(二零二四年：9,817,000港元)的銀行借款由本公司出具的公司擔保47,971,000港元、董事鍾先生的個人擔保30,000,000港元及董事鍾先生持有的物業作抵押。另一筆金額約7,599,000港元(二零二四年：8,500,000港元)的銀行借款由董事鍾先生的個人擔保9,000,000港元作抵押。

於二零二五年十二月三十一日，其他借款由本公司出具的公司擔保約4,052,000港元及由董事鍾先生的個人擔保約4,052,000港元作抵押。

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21. BANK AND OTHER BORROWINGS
(Continued)

Analysis of the amounts due based on scheduled payment dates set out in the loan agreements (ignoring the effect of any repayment on demand clause) is as follows:

21. 銀行及其他借款(續)

根據貸款協議中所載的預定付款日期(並無計及任何按要求償還條款的影響)到期金額的分析如下：

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within one year	一年內	13,699	17,565
1 to 2 years	一至兩年	963	929
2 to 5 years	二至五年	3,052	2,960
Over 5 years	超過五年	2,648	3,711
		20,362	25,165

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22. SHARE CAPITAL AND RESERVES

(i) Share capital

The Company's authorised and issued ordinary share capital are as follows:

		Nominal value per share 每股面值	Number of shares 股份數目	Total 總計 HK\$'000 千港元
Authorised:	法定：			
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	於二零二四年一月一日、 二零二四年十二月三十一日、 二零二五年一月一日 及二零二五年十二月三十一日	HK\$0.04 0.04港元	25,000,000,000	1,000,000
Issued and fully paid:	已發行及繳足：			
At 1 January 2024, 31 December 2024, 1 January 2025 and 31 December 2025	於二零二四年一月一日、 二零二四年十二月三十一日、 二零二五年一月一日 及二零二五年十二月三十一日	HK\$0.04 0.04港元	162,250,000	6,490

(ii) Reserves

(a) Capital reserve

Capital reserve represents the waived dividends declared and approved by the Company to the shareholders in 2017, which are deemed as capital contribution from shareholders and credited to the capital reserve of the Company.

(b) Other reserve

Other reserve of the Group represented the difference between the share capital of the subsidiaries acquired pursuant to the reorganisation as completed in December 2016 and the nominal value of the share capital of the Company issued in exchange thereof.

22. 股本及儲備

(i) 股本

本公司的法定及已發行普通股股本如下：

(ii) 儲備

(a) 資本儲備

資本儲備指本公司於二零一七年向股東宣派及批准的豁免股息，有關款項被視為股東的資本出資並計入本公司資本儲備。

(b) 其他儲備

本集團其他儲備指根據於二零一六年十二月完成的重組所收購附屬公司的股本與本公司就交換而言所發行股本面值的差異。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

23. DEFERRED INCOME TAX ASSETS

The following is the analysis of the deferred income tax assets for financial reporting purposes:

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Deferred income tax assets	遞延所得稅資產	10,372	8,815

The following is an analysis of deferred income tax assets recognised and their movements during the year:

		Expected credit loss provision 預期信貸虧損撥備 HK\$'000 千港元	Tax losses 稅項虧損 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	2,040	8,657	10,697
Charged to consolidated statement of comprehensive income	於綜合全面收益表扣除	(493)	(1,389)	(1,882)
At 31 December 2024 (Charged) Credited to consolidated statement of comprehensive income	於二零二四年一月一日 於綜合全面收益表 (扣除)計入	1,547 (169)	7,268 1,726	8,815 1,557
At 31 December 2025	於二零二五年十二月三十一日	1,378	8,994	10,372

23. 遞延所得稅資產

以下為用作財務申報用途的遞延所得稅資產分析：

以下為於年內確認的遞延所得稅資產及其變動的分析：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

23. DEFERRED INCOME TAX ASSETS
(Continued)

Despite the Group has suffered losses in prior periods, a deferred tax asset arising from the unused tax losses has been recognised in excess of the profits arising from the reversal of existing taxable temporary differences. The Group has concluded that the deferred tax asset will be recoverable using the estimated future taxable income based on the approved business plans and budgets. The Group is expected to generate taxable income from 2025 onwards. The recognised tax losses will expire as follows:

23. 遞延所得稅資產(續)

儘管本集團於以往期間錄得虧損，但因未用稅項虧損而產生的遞延稅項資產，已確認超出來自撥回現有應課稅暫時差額之溢利。本集團得出結論，遞延稅項資產將根據批准的業務計劃及預算，使用估計的未來應課稅收益予以收回。預計本集團將自二零二五年起產生應課稅收益。已確認之稅項虧損將於以下期限到期：

		At 31 December 十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Year 2026	二零二六年	6,875	6,875
No expiry	無期限	49,512	38,104
		56,387	44,979

At the end of the reporting period, the tax losses before multiplied tax rate amount to approximately MOP11,795,000 (equivalent to approximately HK\$11,441,000) and MOP8,133,000 (equivalent to approximately HK\$7,889,000), which will be expired in 2027 and 2028 respectively and have not been recognised because it is not probable that future taxable profit will be available against which the Group can utilise the benefits therefrom.

於報告期末，稅率倍增前的稅項虧損約為澳門幣11,795,000元(相等於約11,441,000港元)及澳門幣8,133,000元(相等於約7,889,000港元)，其將分別於二零二七年及二零二八年屆滿，由於本集團不大可能有未來應課稅溢利可供利用，故並未確認。

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綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

24. FINANCIAL INSTRUMENTS BY CATEGORY

24. 按類別劃分的金融工具

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Financial assets	財務資產		
Financial assets at amortised cost	按攤銷成本計量的財務資產		
– Trade receivables (Note 17)	– 貿易應收款項(附註17)	43,069	27,514
– Other receivables and deposits (Note 17)	– 其他應收款項及按金 (附註17)	1,176	1,017
– Pledged bank deposits (Note 18)	– 已抵押銀行存款 (附註18)	–	7,352
– Cash and cash equivalents (Note 18)	– 現金及現金等價物 (附註18)	4,075	16,576
		48,320	52,459
Financial liabilities	財務負債		
Financial liabilities at amortised cost	按攤銷成本計量的財務負債		
– Trade and retention payables (Note 19)	– 貿易應付款項及應付 保固金(附註19)	34,572	30,075
– Other payables (Note 20)	– 其他應付款項(附註20)	1,637	1,526
– Bank and other borrowings (Note 21)	– 銀行及其他借款(附註21)	20,362	25,165
– Lease liabilities (Note 15)	– 租賃負債(附註15)	56	164
		56,627	56,930

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

25. NOTES TO CONSOLIDATED STATEMENT OF CASH FLOWS 25. 綜合現金流量表附註

(a) Cash (used in) generated from operations

(a) 經營(所用)所得現金

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Cash (used in) generated from operations	經營(所用)所得現金		
(Loss) Profit before income tax	除所得稅前(虧損)溢利	(23,566)	3,154
Adjustments for:	經以下各項調整：		
Provision for (Reversal of) impairment losses on trade receivables, net	貿易應收款項減值虧損撥備(撥回)淨額	63	(151)
Reversal of impairment losses on contract assets, net	合約資產減值虧損撥回淨額	(1,718)	(3,557)
Write-back of lease liabilities, net	租賃負債回撥淨額	-	(23)
Write-off of contract assets	合約資產撇銷	5,308	-
Depreciation of property, plant and equipment	物業、廠房及設備折舊	107	124
Depreciation of right-of-use assets	使用權資產折舊	116	441
Interest expense	利息開支	1,050	1,411
Interest income	利息收入	(77)	(310)
Operating (loss) profit before working capital changes	營運資金變動前的經營(虧損)溢利	(18,717)	1,089
Decrease in contract assets	合約資產減少	15,398	9,465
(Increase) Decrease in trade and other receivables, deposits and prepayments	貿易及其他應收款項、按金及預付款項(增加)減少	(16,189)	4,796
Increase (Decrease) in trade and retention payables	貿易應付款項及應付保固金增加(減少)	4,497	(953)
Increase (Decrease) in other payables and accrued expenses	其他應付款項及應計費用增加(減少)	1,054	(1,773)
Cash (used in) generated from operations	經營(所用)所得現金	(13,957)	12,624

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

25. NOTES TO CONSOLIDATED STATEMENT OF CASH FLOWS (Continued) 25. 綜合現金流量表附註(續)

(b) Non-cash investing and financing activities

(b) 非現金投資及融資活動

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Additions to right-of-use assets (Note 15)	添置使用權資產(附註15)	—	216
Additions to property, plant and equipment (Note 14)	添置物業、廠房及設備(附註14)	466	—

During the year ended 31 December 2025, the Group transferred trade receivables of MOP480,000 (equivalent to approximately HK\$466,000) in respect of additions to property, plant and equipment.

截至二零二五年十二月三十一日止年度，本集團就置物業、廠房及設備轉讓澳門幣480,000元(相等於約466,000港元)的貿易應收款項。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

25. NOTES TO CONSOLIDATED STATEMENT OF CASH FLOWS (Continued) 25. 綜合現金流量表附註(續)

(c) Net debt reconciliation

(c) 債務淨額對賬

		Liabilities from financing activities 融資活動所得負債		
		Bank and other borrowings 銀行及其他借款	Lease liabilities 租賃負債	Total 總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Net debt at 1 January 2024	於二零二四年一月一日			
	之負債淨額	(17,360)	(1,046)	(18,406)
Non-cash interest expenses	非現金利息開支	—	(30)	(30)
Addition from new lease	來自新租賃的添置	—	(216)	(216)
Write-back of lease liabilities	租賃負債回撥	—	651	651
Cash flows	現金流量	(957)	477	(480)
Net debt at 31 December 2024	於二零二四年十二月三十一日之負債淨額	(18,317)	(164)	(18,481)
Non-cash interest expenses	非現金利息開支	—	(6)	(6)
Cash flows	現金流量	(2,045)	114	(1,931)
Net debt at 31 December 2025	於二零二五年十二月三十一日之負債淨額	(20,362)	(56)	(20,418)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

26. CONTINGENCIES

26. 或然負債

		At 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Corporate guarantee (Note a)	企業擔保(附註a)	13,853	13,853

Note:

- (a) At 31 December 2025, the Group provided corporate guarantee amounted to approximately HK\$13,853,000 (2024: HK\$13,853,000) to one (2024: one) customer as an indemnity for four (2024: four) construction contracts. During the years ended 31 December 2025 and 2024, no corporate guarantee was being enforced. Typically, the estimated consideration is not constrained for revenue recognition.

附註：

- (a) 於二零二五年十二月三十一日，本集團向一名(二零二四年：一名)客戶提供企業擔保約13,853,000港元(二零二四年：13,853,000港元)，作為四份(二零二四年：四份)建築合約的彌償。於截至二零二五年及二零二四年十二月三十一日止年度，概無執行企業擔保。一般而言，估計代價不受收益確認的限制。

27. RELATED PARTY DISCLOSURES

27. 關聯方披露

Compensation of key management personnel

Key management personnel are deemed to be the members of the board of directors and senior management of the Company who have the responsibility for the planning and controlling the activities of the Group. The remuneration of directors and the senior management during the year is as follows:

主要管理人員報酬

主要管理人員被視為本公司董事會及高級管理層成員，彼等負責規劃及控制本集團的活動。董事及高級管理層於年內的薪酬如下：

		Year ended 31 December 截至十二月三十一日止年度	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Salaries and other benefits	薪金及其他福利	7,276	7,267
Discretionary bonus	酌情花紅	2,885	1,406
Contribution to retirement benefits scheme	退休福利計劃供款	54	54
		10,215	8,727

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

28. PARTICULARS OF SUBSIDIARIES OF THE COMPANY

The Company has direct and indirect equity interests in the following subsidiaries:

28. 本公司附屬公司詳情

本公司於以下附屬公司擁有直接及間接股權：

Name of subsidiaries 附屬公司名稱	Place and date of incorporation 註冊成立地點及日期	Principal place of business 主要營業地點	Issued and fully paid share capital/quota capital 已發行及繳足股本／限額股本	Equity interest attributable to the Group 本集團應佔股權		Principal activities 主要活動
				2025 二零二五年	2024 二零二四年	
Botop Engineering (Macau) Limited *	Macau, 5 March 2007	Macau	MOP25,000	100%	100%	Provision of supply, installation and fitting-out services of MVAC system for buildings in Macau
寶創工程(澳門)一人有限公司*	澳門，二零零七年三月五日	澳門	25,000澳門幣			於澳門為樓宇提供機械通風及空調系統的供應、安裝及裝修服務
Wing Fung Engineering (H.K.) Limited #	Hong Kong, 25 July 1996	Hong Kong	HK\$700	100%	100%	Provision of supply, installation and fitting-out services of MVAC system for buildings in Hong Kong
榮豐工程(香港)有限公司#	香港，一九九六年七月二十五日	香港	700港元			於香港為樓宇提供機械通風及空調系統的供應、安裝及裝修服務
Wing Fung Investment Management Limited *	The BVI, 22 September 2016	Hong Kong	US\$1	100%	100%	Investment holding
Wing Fung Investment Management Limited #	英屬維爾京群島，二零一六年九月二十二日	香港	1美元			投資控股
Wing Fung Enterprises Asia Limited #	Hong Kong, 19 December 2022	Hong Kong	HK\$1	100%	100%	Trading of construction materials
榮豐實業亞洲有限公司#	香港，二零二二年十二月十九日	香港	1港元			買賣建築材料

* Subsidiary indirectly held by the Company and is the subsidiary of Wing Fung Investment Management Limited

Subsidiaries directly held by the Company

All of the above subsidiaries are limited liability companies. None of the subsidiaries had issued any debt securities during the year or at the end of the year.

* 本公司間接持有的附屬公司，並為 Wing Fung Investment Management Limited 的附屬公司

本公司直接持有的附屬公司

所有上述附屬公司均為有限公司。於本年度或於年結日，該等附屬公司概無發行任何債券證券。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

29. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Pursuant to the disclosure requirements of the CO (Cap. 622), the statement of financial position of the Company and the movements in its reserves is set out below:

29. 本公司財務狀況表

根據公司條例(第622章)的披露規定，本公司的財務狀況表及其儲備變動載列如下：

			2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	Notes 附註			
Non-current assets		非流動資產		
Investments in subsidiaries		於附屬公司的投資	37,966	37,966
Amounts due from subsidiaries	(a)	應收附屬公司款項	4,359	5,120
			42,325	43,086
Current assets		流動資產		
Other receivables, deposits and prepayments		其他應收款項、按金及預付款項	1,367	1,474
Cash and cash equivalents		現金及現金等價物	178	251
			1,545	1,725
Total assets		資產總額	43,870	44,811
Non-current liabilities		非流動負債		
Amount due to a subsidiary	(b)	應付一間附屬公司款項	26,273	21,423
Current liabilities		流動負債		
Other payables and accrued expenses		其他應付款項及應計費用	1,533	1,526
Total liabilities		負債總額	27,806	22,949
Net assets		資產淨值	16,064	21,862
Equity		權益		
Share capital		股本	6,490	6,490
Reserves	22(i) (c)	儲備	9,574	15,372
Total equity		總權益	16,064	21,862

This statement of financial position was approved and authorised for issue by the Board of Directors on 25 March 2026 and are signed on its behalf by:

本財務狀況表已獲董事會於二零二六年三月二十五日批准及授權刊發，並由以下人士代表簽署：

Chung Chi Keung
Director

Lai Suk Fan
Director

鍾志強
董事

黎淑芬
董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

Year ended 31 December 2025 截至二零二五年十二月三十一日止年度

29. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

Note:

- (a) The amounts are unsecured, non-interest bearing and are expected to be recovered after twelve months from the end of the reporting period.
- (b) The amount is unsecured, non-interest bearing and is expected to be repaid after twelve months from the end of the reporting period.
- (c) The movements in the Company's reserves are as follows:

29. 本公司財務狀況表(續)

附註：

- (a) 該款項為無抵押，不計息並預期將於報告期末起計十二個月後收回。
- (b) 該款項為無抵押，不計息並預期將於報告期末起計十二個月後償還。
- (c) 本公司儲備的變動如下：

		Share premium 股份溢價 HK\$'000 千港元	Capital reserve 資本儲備 HK\$'000 千港元	Accumulated losses 累計虧損 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2024	於二零二四年一月一日	50,549	11,676	(41,151)	21,074
Loss for the year and total comprehensive expenses for the year	年內虧損及年內全面開支總額	—	—	(5,702)	(5,702)
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	50,549	11,676	(46,853)	15,372
Loss for the year and total comprehensive expenses for the year	年內虧損及年內全面開支總額	—	—	(5,798)	(5,798)
At 31 December 2025	於二零二五年十二月三十一日	50,549	11,676	(52,651)	9,574

FINANCIAL SUMMARY

財務概要

For the five years ended 31 December 2021, 2022, 2023, 2024 and 2025

截至二零二一年、二零二二年、二零二三年、二零二四年及二零二五年十二月三十一日止五個年度

RESULTS

業績

		For the year ended 31 December 截至十二月三十一日止年度				
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2023 二零二三年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Consolidated results	綜合業績					
Revenue	收益	145,574	176,764	114,570	184,020	174,824
Gross profit (loss)	毛利(毛損)	693	18,883	3,062	486	(7,220)
(Loss) Profit before income tax	除所得稅前(虧損)溢利	(23,566)	3,154	(40,259)	(13,815)	(24,906)
(Loss) Profit for the year	年內(虧損)溢利	(22,009)	1,073	(35,905)	(11,199)	(21,823)

ASSETS AND LIABILITIES

資產及負債

		At 31 December 於十二月三十一日				
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2023 二零二三年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2021 二零二一年 HK\$'000 千港元
Consolidated assets and liabilities	綜合資產及負債					
Total assets	總資產	104,802	126,118	130,799	186,244	188,110
Total liabilities	總負債	(60,070)	(59,380)	(65,136)	(84,618)	(75,035)
Net assets	資產淨值	44,732	66,738	65,663	101,626	113,075



Wing Fung Group Asia Limited
榮豐集團亞洲有限公司