



# CHINA WOOD INTERNATIONAL HOLDING CO., LIMITED 中木國際控股有限公司

(Formerly known as "HongDa Financial Holding Limited") (前稱「弘達金融控股有限公司」)

(Joint Provisional Liquidators appointed)  
(已委任共同臨時清盤人)

(For restructuring purposes only)  
(僅適用於公司重組)

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

(Stock Code 股份代號: 1822)



ANNUAL REPORT 年報

# 2020



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# Corporate Information

## 公司資料

### DIRECTORS

#### Executive Directors

Ms. Tung Shun (*Chairman*)

(resigned on 12 March 2020)

Ms. Chen Xiaohang (*Chief Executive Officer*)

(resigned as Chief Executive Officer on 12 March 2020 and resigned as director on 15 May 2020)

Mr. Qiu Bin (*Chairman and Chief Executive Officer*)

(appointed on 12 March 2020 and resigned on 3 December 2020)

Ms. Sin Pui Ying (appointed on 15 May 2020

and resigned on 24 August 2020)

Mr. Lyu NingJiang (*Chairman and Chief Executive Officer*)

(appointed on 3 December 2020)

#### Non-executive Director

Mr. Cheng Chai Fu (appointed on 1 April 2020

and resigned on 24 August 2020)

Mr. Hu YongGang (appointed on 3 December 2020)

#### Independent Non-executive Directors

Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)

Mr. Zhao Xianming

Dr. Guan Huanfei (resigned on 15 May 2020)

Mr. An Dong (appointed on 12 March 2020)

Mr. Fung Tze Wa (appointed on 15 May 2020

and resigned on 31 December 2020)

### COMPANY SECRETARY

Mr. Leung Yik Man, Lawrence (resigned on 17 March 2020)

Mr. Im Kai Chuen Stephen (appointed on 17 March 2020 and resigned on 31 August 2020)

Mr. Ho Kin Cheong Kelvin (appointed on 31 August 2020)

### AUTHORISED REPRESENTATIVES

Mr. Leung Yik Man, Lawrence (resigned on 17 March 2020)

Ms. Chen Xiaohang (resigned on 12 March 2020)

Mr. Qiu Bin (appointed on 12 March 2020 and resigned on 3 December 2020)

Mr. Im Kai Chuen Stephen (appointed on 17 March 2020 and resigned on 31 August 2020)

Mr. Ho Kin Cheong Kelvin (appointed on 31 August 2020)

Mr. Lyu NingJiang (appointed on 3 December 2020)

### 董事

#### 執行董事

董 淳女士 (主席)

(於二零二零年三月十二日辭任)

陳驍航女士 (首席執行官)

(於二零二零年三月十二日辭任首席執行官並於二零二零年五月十五日辭任董事)

邱 斌先生 (主席兼首席執行官)

(於二零二零年三月十二日獲委任並於二零二零年十二月三日辭任)

冼佩瑩女士 (於二零二零年五月十五日獲委任

並於二零二零年八月二十四日辭任)

呂寧江先生 (主席兼首席執行官)

(於二零二零年十二月三日獲委任)

#### 非執行董事

鄭濟富先生 (於二零二零年四月一日獲委任

並於二零二零年八月二十四日辭任)

胡永剛先生 (於二零二零年十二月三日獲委任)

#### 獨立非執行董事

黃耀傑先生 (於二零二零年七月二十七日辭任)

趙憲明先生

關浣非博士 (於二零二零年五月十五日辭任)

安 東先生 (於二零二零年三月十二日獲委任)

馮子華先生 (於二零二零年五月十五日獲委任

並於二零二零年十二月三十一日辭任)

### 公司秘書

梁奕民先生 (於二零二零年三月十七日辭任)

嚴啓銓先生 (於二零二零年三月十七日獲委任並於二零二零年八月三十一日辭任)

何建昌先生 (於二零二零年八月三十一日獲委任)

### 授權代表

梁奕民先生 (於二零二零年三月十七日辭任)

陳驍航女士 (於二零二零年三月十二日辭任)

邱 斌先生 (於二零二零年三月十二日獲委任並於二零二零年十二月三日辭任)

嚴啓銓先生 (於二零二零年三月十七日獲委任並於二零二零年八月三十一日辭任)

何建昌先生 (於二零二零年八月三十一日獲委任)

呂寧江先生 (於二零二零年十二月三日獲委任)

# Corporate Information 公司資料

## AUDIT COMMITTEE

Mr. Zhao Xianming (*Chairman*)  
Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)  
Dr. Guan Huanfei (resigned on 15 May 2020)  
Mr. An Dong (appointed on 12 March 2020)  
Mr. Fung Tze Wa (appointed on 15 May 2020  
and resigned on 31 December 2020)

## NOMINATION COMMITTEE

Dr. Guan Huanfei (*Chairman*) (ceased to be chairman  
on 12 March 2020 and resigned on 15 May 2020)  
Mr. Qiu Bin (*Chairman*)  
(appointed on 12 March 2020  
and resigned on 3 December 2020)  
Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)  
Mr. Zhao Xianming  
Mr. An Dong (appointed on 12 March 2020)  
Mr. Fung Tze Wa (appointed on 15 May 2020  
and resigned on 31 December 2020)  
Mr. Lyu NingJiang (*Chairman*)  
(appointed on 3 December 2020)

## REMUNERATION COMMITTEE

Mr. Wong Yiu Kit, Ernest (*Chairman*)  
(resigned on 27 July 2020)  
Mr. Zhao Xianming (*Chairman*)  
Dr. Guan Huanfei (resigned on 15 May 2020)  
Mr. An Dong (appointed on 12 March 2020)  
Mr. Fung Tze Wa (appointed on  
15 May 2020 and resigned on  
31 December 2020)

## HONG KONG SHARE REGISTRAR

Tricor Investor Services Limited  
Level 22, Hopewell Centre  
183 Queen's Road East  
Hong Kong

## 審核委員會

趙憲明先生 (*主席*)  
黃耀傑先生 (於二零二零年七月二十七日辭任)  
關浣非博士 (於二零二零年五月十五日辭任)  
安東先生 (於二零二零年三月十二日獲委任)  
馮子華先生 (於二零二零年五月十五日獲委任  
並於二零二零年十二月三十一日辭任)

## 提名委員會

關浣非博士 (*主席*) (於二零二零年三月十二日  
不再為主席及於二零二零年五月十五日辭任)  
邱斌先生 (*主席*)  
(於二零二零年三月十二日獲委任  
並於二零二零年十二月三日辭任)  
黃耀傑先生 (於二零二零年七月二十七日辭任)  
趙憲明先生  
安東先生 (於二零二零年三月十二日獲委任)  
馮子華先生 (於二零二零年五月十五日獲委任  
並於二零二零年十二月三十一日辭任)  
呂寧江先生 (*主席*)  
(於二零二零年十二月三日獲委任)

## 薪酬委員會

黃耀傑先生 (*主席*)  
(於二零二零年七月二十七日辭任)  
趙憲明先生 (*主席*)  
關浣非博士 (於二零二零年五月十五日辭任)  
安東先生 (於二零二零年三月十二日獲委任)  
馮子華先生 (於二零二零年五月十五日  
獲委任並於二零二零年十二月三十一日  
辭任)

## 香港股份登記處

卓佳證券登記有限公司  
香港  
皇后大道東183號  
合和中心22樓



# Corporate Information

## 公司資料

### WEBSITE

www.chinawoodint.com.hk

### STOCK CODE

01822

### LEGAL ADVISOR

(Hong Kong Law)  
Michael Li & Co  
19/F., Prosperity Tower,  
No. 39 Queen's Road Central  
Hong Kong

### PRINCIPAL BANKER

Bank of Communications Co., Ltd. Hong Kong Branch

### AUDITORS

McMillan Woods (Hong Kong) CPA Limited  
Certified Public Accountants  
3rd Floor, Winbase Centre  
208 Queen's Road Central  
Hong Kong

### REGISTERED OFFICE

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

### HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 3006-3007, 30/F., China Resources Building,  
26 Harbour Road, Wanchai,  
Hong Kong

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Suntera (Cayman) Limited  
3rd Floor, Royal Bank House  
24 Shedden Road  
George Town Grand Cayman KY1-1110  
Cayman Islands

### 網址

www.chinawoodint.com.hk

### 股份代號

01822

### 法律顧問

(香港法例)  
李智聰律師事務所  
香港  
皇后大道中39號  
豐盛創建大廈19樓

### 主要往來銀行

交通銀行股份有限公司，香港分行

### 核數師

長青(香港)會計師事務所有限公司  
執業會計師  
香港  
皇后大道中208號  
勝基中心3樓

### 註冊辦事處

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

### 總辦事處及香港主要營業地點

香港  
灣仔港灣道26號  
華潤大廈30樓3006 - 3007室

### 主要股份過戶登記處

Suntera (Cayman) Limited  
3rd Floor, Royal Bank House  
24 Shedden Road  
George Town Grand Cayman KY1-1110  
Cayman Islands

# Management Discussion and Analysis

## 管理層討論及分析

### BUSINESS REVIEW

Negative sentiments in the market during year 2020 is more than a normal recession, and it will take time for the worldwide economic activities to resume to the pre-crisis level. During the first quarter of 2020, the previous management who has managed the Group for the past few years encountered serious difficulties in reviving the then on-going business activities of the Group. A new management team was introduced since second quarter of 2020 and attempted to get control of the Group's various existing business segments operating in various locations while also tried to launch other new trading business including wine trading and wood business. As a result of which, the name of the Company and several of the operating subsidiaries were changed from "HongDa" to "China Wood" in mid 2020 to reflect the Group's new direction.

The Group intends to venture into an eco-friendly industry for the benefit and well-being of the society, all mankind and their descendants. The protection of forests and water is believed to be of utmost importance to the struggle for survival of mankind against extreme climate changes. For that reason, the Group believes by taking part in the development of an environment-focused wood industry would be meaningful and full of business opportunities in the future of the society.

However, the weakened economy under the pandemic of COVID-19 has brought about enormous obstacles to not only the existing business but also the preparation of those new trading businesses and the commencement of wood business in China was hindered by lock down, social distancing and travel restrictions in China. Consequently, the business operation and the corresponding growth and development was limited in year 2020.

During the second half of 2020, with the COVID-19 having been contained in China, there has been a rebound of the business activities and revenue of the Group. In late 2020, the current management team lead by Mr. Lyu NingJiang, the new Chairman and Chief Executive Officer, who has a solid record of managing wood business in China, and Mr. Hu YongGang, the new Non-executive Director of the Company, who is the founder of a car rental business in Beijing, was on board and the Company has now re-engineered its business recovery plan for the time ahead.

### 業務回顧

二零二零年，種種負面市場情緒釀成非同尋常的經濟衰退，全球經濟活動將需時日方能恢復至危機前水平。於二零二零年第一季度，過去幾年管理本集團的前管理層於重振本集團當時持續經營業務活動時遭遇重重困難。自二零二零年第二季度起，引進新管理層團隊，並試圖控制本集團於各地營運之各現有業務分部，同時亦嘗試開展其他新貿易業務，包括葡萄酒貿易及木材業務。因此，於二零二零年年中，本公司及若干營運附屬公司的名稱由「弘達」變更為「中木」，以反映本集團的新發展方向。

本集團有意涉足環保產業，造福全人類及其後代。保護森林及水源被認為是對人類與極端氣候變遷的生存鬥爭至關重要之舉。鑒於該理由，本集團認為參與環保木材業的發展對社會的意義重大，並將於日後帶來無限商機。

然而，新型冠狀病毒疫情導致的經濟疲軟為現有業務的發展及該等新貿易業務的準備工作帶來巨大阻礙，而中國的閉關、社交距離及出行限制亦阻礙中國木材業務的開展。因此，於二零二零年，業務營運以及相應增長及發展亦受到限制。

於二零二零年下半年，隨著新型冠狀病毒疫情在中國得到遏止，本集團的業務活動及收益有所回升。於二零二零年年底，由本公司新任主席及首席執行官呂寧江先生（彼在中國管理木材業務方面擁有紮實成就）及新任非執行董事胡永剛先生（為北京汽車租賃業務的創始人）領導的現時管理層團隊上任，本公司現已重啟其未來業務復甦計劃。



# Management Discussion and Analysis

## 管理層討論及分析

### Car Rental Business

The car rental business has been one of the core businesses of the Group since year 2014. During the year, Beijing Tu An Car Rental Services Limited\* (北京途安汽車租賃有限責任公司), the Group's indirect wholly-owned subsidiary, continued to render car rental services business in China. For the year ended 31 December 2020, the car rental segment recorded a revenue of approximately HK\$14.0 million (2019: approximately HK\$20.3 million) and a gross profit of approximately HK\$3.2 million (2019: approximately HK\$7.6 million), representing a gross profit margin of approximately 22.9% (2019: approximately 37.4%). Although the economic environment in China is still under negative influence from the US-Sino trade war and the COVID-19 pandemic, the Group continued to strive to maintain its capacity and market share in China. To tackle for the new business environment in 2021, the existing work force of car rental segment in Beijing is undergoing an internal restructuring exercise in early 2021.

### Trading of materials and other goods (including bulk stock materials and other goods)

In year 2020, the macroeconomy around the world continued to fill with uncertainties and economic upheaval, a number of participants in the bulk stock materials trading market including the major customers of the Group in the past few years have either suspend operations or ceased business. Throughout the year 2020, the Company has continued to look for potential customers with stronger financial backing in the materials trading market. However, the Group has not identified any potential customers who would meet the Group's stringent criteria and as a result no new order was concluded and the Group recorded nil from the materials trading business. To strive for the best interests of its shareholders, the Group managed to diversify into the business of trading alcoholic drinks in Hong Kong together with the trading of timber products in China. For the year ended 31 December 2020, the Group's trading segment recorded a revenue of approximately HK\$9.3 million (2019: approximately HK\$632.5 million) and a gross profit of approximately HK\$0.2 million (2019: approximately HK\$31.2 million), representing a gross profit margin of approximately 2.2% (2019: approximately 4.9%).

### 汽車租賃業務

自二零一四年起，汽車租賃業務一直為本集團核心業務之一。年內，本集團間接全資附屬公司北京途安汽車租賃有限責任公司繼續於中國提供汽車租賃服務業務。截至二零二零年十二月三十一日止年度，汽車租賃分部錄得約14,000,000港元（二零一九年：約20,300,000港元）的收益及約3,200,000港元（二零一九年：約7,600,000港元）的毛利，毛利率約22.9%（二零一九年：約37.4%）。儘管中國的經濟環境仍受到中美貿易戰及新型冠狀病毒疫情的負面影響，惟本集團繼續致力於維持其能力及於中國的市場份額。為應對二零二一年新的業務環境，北京汽車租賃分部的現有工作隊伍於二零二一年年初正進行內部重組工作。

### 材料及其他貨品（包括大宗材料及其他貨品）貿易業務

於二零二零年，全球宏觀經濟繼續充滿不確定性及經濟動盪，大宗材料貿易交易市場的若干參與者（包括本集團主要客戶）於過往數年已暫停營運或終止業務。於二零二零年整個年度，本公司持續物色在材料貿易市場具備穩健財務支撐的潛在客戶。然而，本集團尚未物色到符合本集團嚴格標準的任何潛在客戶，因而並無取得新的訂單，故本集團錄得來自材料貿易業務的收益為零。為達致其股東最大利益，本集團設法多元化發展香港的酒類貿易業務以及中國的木材產品貿易業務。截至二零二零年十二月三十一日止年度，本集團貿易分部錄得約9,300,000港元（二零一九年：約632,500,000港元）的收益及約200,000港元（二零一九年：約31,200,000港元）的毛利，毛利率約2.2%（二零一九年：約4.9%）。

\* The English name of this entity represented managements best knowledge in translating the Chinese name as no English name has been registered or available.

# Management Discussion and Analysis

## 管理層討論及分析

### Financing Services and Investment Business (including fund management)

During the first half of year 2020, the management of the Group decided to terminate operations of its wholly-owned subsidiary in Hong Kong, HongDa Securities Limited, and deregistered with the Securities and Futures Commission (SFC) as a Type 1 licensed corporation. In the second half of year 2020, the Board has decided to suspend the Group's money lending business and the Group has subsequently withdrawn its annual renewal application to the Hong Kong Money Lender Registrar in November 2020. The Group's financing services business in China is also under stringent cost control and conservative business strategies. For the year ended 31 December 2020, the Group's financing services and others segments (including fund management activities in China which the Group started in year 2017) recorded a revenue of approximately HK\$1.0 million (2019: approximately HK\$1.5 million). For the other investment projects held by the Group, it is expected that the market outlook will remain challenging and demanding. The competitive and volatile operating environment in the financial industry in China will continue to exert pressure on the market. The Group will continue to adopt prudent capital management and liquidity risk management to preserve adequate buffer to meet the funding requirements of its core business segments mentioned above.

### FUTURE OUTLOOK

Subsequent to the change in administration in the United States in January 2021, the world is still suffering from the uncertainties and pessimistic sentiments brought about by the extended trade war and political disputes between the two super powers and the continuous lockdown of businesses around the world as a result of the COVID-19 pandemic. All the above factors kept on dampening the livelihood of everyone around the World.

The introduction of newly developed vaccine in the first quarter of year 2021 is finally sowing seeds of hope to all the mankind. Together with the budgetary expansion policies of different governments around the World, people are now more eager to pick up their scattered lives again and the market starts to expect substantial growth in the third and fourth quarter of year 2021.

### 融資服務及投資業務 (包括資金管理)

於二零二零年上半年，本集團管理層決定終止營運其香港全資附屬公司弘達金控證券有限公司，並已向證券及期貨事務監察委員會（證監會）取消註冊第1類持牌法團。於二零二零年下半年，董事會已決定終止本集團的放債業務，而本集團已於二零二零年十一月向香港放債人註冊處處長撤回其年度重續申請。本集團於中國的融資服務業務亦受到嚴格的成本控制及保守的業務策略所限制。截至二零二零年十二月三十一日止年度，本集團的融資服務及其他分部（包括本集團自二零一七年於中國開始的資金管理業務）錄得約1,000,000港元（二零一九年：約1,500,000港元）的收益。就本集團持有的其他投資項目而言，預期市場前景仍然充滿挑戰。中國金融行業經營環境競爭激烈且變幻無常，將持續為市場帶來壓力。本集團將繼續採取謹慎態度管理資本及流動資金風險，充足準備，以應對上述核心業務分部的資金需求。

### 未來展望

於二零二一年一月美國政府換屆後，全球仍遭受因兩大強國之間的持續貿易戰及政治爭端以及新型冠狀病毒疫情造成全球企業持續閉關帶來的不確定性及悲觀氛圍。所有上述因素繼續對全球民生造成負面影響。

於二零二一年第一季度引進的新開發疫苗終於為人類種下希望的種子。伴隨著全球各地政府紛紛出台預算擴張政策，人們現正更渴望再次重振生活，市場預期於二零二一年第三及第四季度出現大幅增長。



# Management Discussion and Analysis

## 管理層討論及分析

Looking forward, the Group expects that the market in 2021 will remain challenging and demanding. The competitive and volatile operating environment in the financial industry in Hong Kong will continue to exert pressure on the market. Despite the foregoing, the Group will continue to pursue long-term business and profitability growth in line with its corporate mission and goals. The Group will continue to adopt prudent capital management and liquidity risk management to preserve adequate buffer to meet the challenges ahead. We believe that the Group will create fruitful return for our shareholders in the long run.

### FINANCIAL RESTRUCTURING

#### Appointment of the Joint Provisional Liquidators for restructuring purpose in Cayman Islands

Having explored different options to restructure the debts of the Company, the Board decided to implement a management led restructuring under a court-supervised provisional liquidation regime pursuant to the laws of the Cayman Islands, commonly known as a “light touch” provisional liquidation, which provides a statutory moratorium prohibiting the commencement or continuance of any proceedings against the Company without the leave of the Grand Court of the Cayman Islands (the “**Cayman Court**”) in the Cayman Islands.

Accordingly, in order to facilitate the Company’s financial restructuring, a winding up petition together with an application for the appointment (the “**JPL Application**”) of joint and several provisional liquidators of the Company (for restructuring purposes) (the “**JPLs**”) on a light touch approach for restructuring purposes was presented and filed with the Cayman Court by the Company.

展望未來，本集團預期於二零二一年市場仍然充滿挑戰。香港金融行業經營環境競爭激烈且變幻無常，將持續為市場帶來壓力。儘管出現上述各項，惟本集團將繼續尋求長期業務及盈利能力增長，與企業使命及目標一致。本集團將繼續採取謹慎態度管理資本及流動資金風險，充足準備，以應對面前挑戰。本集團相信，長遠而言，本集團將為股東帶來豐碩回報。

### 財務重組

#### 就公司重組於開曼群島委任共同臨時清盤人

經探討重組本公司債務的不同選擇，董事會決定根據開曼群島法律在法院監督的臨時清盤制度下於開曼群島實行由管理層主導的重組（俗稱「輕觸」方式臨時清盤），其提供法定延期償付，未經開曼群島大法院（「**開曼法院**」）許可，禁止對本公司開展或繼續進行任何訴訟。

因此，為促進本公司的財務重組，本公司向開曼法院提交清盤呈請連同委任本公司共同及個別臨時清盤人（就重組目的）（「**共同臨時清盤人**」）的申請（「**共同臨時清盤人申請**」），藉此以輕觸方式重組。

# Management Discussion and Analysis

## 管理層討論及分析

The JPL Application was heard before the Cayman Court on 2 February 2021 (Cayman Islands time). The Cayman Court made the orders as sought by the Company under the JPL Application, inter alia, (i) Osman Mohammed Arab and Lai Wing Lun of RSM Corporate Advisory (Hong Kong) Limited, and Martin Nicholas John Trott of R&H Restructuring (Cayman) Ltd., were appointed as joint provisional liquidators (“JPLs”) of the Company on a light touch approach for restructuring purpose (the “**Cayman Court Order**”). Please refer to the announcements of the Company dated 2 February 2021 and 5 February 2021 for details of the Cayman Court Order; and (ii) a letter of request was subsequently issued on 18 February 2021 by the Cayman Court to the High Court of Hong Kong to request, among other things, recognition of the Cayman Court Order and the appointment of the JPLs such that the Cayman Court Order shall be treated in all respects in the same manner as if they have been made by the High Court of Hong Kong.

### FINANCIAL REVIEW

#### Results of the group

##### *Revenue*

During the year ended 31 December 2020, the Group recorded a revenue of approximately HK\$24.3 million, which represented a decrease of approximately 96.3% as compared to the revenue of approximately HK\$654.3 million as recorded for the year ended 31 December 2019. The decrease was mainly resulted from the decrease in materials and other goods trading volume from approximately HK\$632.5 million for the year ended 31 December 2019 to approximately HK\$9.3 million for the year ended 31 December 2020.

##### *Cost of sales and services rendered*

Cost of sales and services rendered of the Group declined by approximately 96.8% from approximately HK\$614.3 million for the year ended 31 December 2019 to approximately HK\$19.9 million for the year ended 31 December 2020. The decrease was mainly attributable to the decrease in sales volume of materials trading during the year.

於二零二一年二月二日（開曼群島時間），共同臨時清盤人申請已於開曼法院進行聆訊。開曼法院已根據共同臨時清盤人申請作出命令（其中包括）(i)羅申美企業顧問有限公司的馬德民及黎穎麟以及R&H Restructuring (Cayman) Ltd.的Martin Nicholas John Trott獲委任為本公司共同臨時清盤人（「**共同臨時清盤人**」），藉此以輕觸方式重組（「**開曼法院命令**」），有關開曼法院命令的詳情，請參閱本公司日期為二零二一年二月二日及二零二一年二月五日的公告；及(ii)開曼法院隨後於二零二一年二月十八日向香港高等法院發出的要求函，藉以要求（其中包括）認可開曼法院命令及委任共同臨時清盤人，就此，開曼法院命令於各方面按其猶如由香港高等法院發出的相同方式對待。

### 財務回顧

#### 集團業績

##### *收益*

截至二零二零年十二月三十一日止年度，本集團錄得收益約24,300,000港元，較截至二零一九年十二月三十一日止年度錄得的收益約654,300,000港元減少約96.3%。該減少主要由於材料及其它貨品貿易量由截至二零一九年十二月三十一日止年度的約632,500,000港元減少至截至二零二零年十二月三十一日止年度的約9,300,000港元。

##### *銷售成本及提供的服務*

本集團的銷售成本及提供的服務由截至二零一九年十二月三十一日止年度的約614,300,000港元減少約96.8%至截至二零二零年十二月三十一日止年度的約19,900,000港元。該減少主要由於年內材料貿易銷量有所減少。



# Management Discussion and Analysis

## 管理層討論及分析

### *Gross profit and margin*

The Group recorded a gross profit of approximately HK\$4.4 million for the year ended 31 December 2020, representing a decrease of approximately 89.0% as compared to the gross profit recorded in the prior year. The gross profit margin increased by approximately 12.0% from 6.1% for the year ended 31 December 2019 to 18.1% for the year ended 31 December 2020.

### *Other income, gains and losses, net*

Other income, gains and losses, net of the Group representing net other losses increased by approximately 641.1%, from net losses of approximately HK\$50.6 million for the year ended 31 December 2019 to net losses of approximately HK\$375.0 million for the year ended 31 December 2020. The increase was primarily due to the net effect of the (i) fair value loss on financial assets at fair value through profit or loss ("FVTPL") of approximately HK\$347.4 million (2019: approximately HK\$90.0 million); (ii) loss on disposal of items of property, plant and equipment, net approximately HK\$2.4 million (2019: gain on disposal of items of property, plant and equipment, net approximately HK\$1.1 million); (iii) fair value gain on derivative financial instruments in relation to convertible bonds of approximately HK\$1.4 million (2019: approximately HK\$6.2 million); and (iv) loss on deemed disposal of subsidiaries of approximately HK\$21.3 million (2019: nil).

### *Selling and distribution expenses*

Selling and distribution expenses of the Group decreased from approximately HK\$7.9 million during the year ended 31 December 2019 to approximately HK\$2.9 million for the year ended 31 December 2020. The decrease was mainly due to decreasing PRC selling and distribution staff costs incurred in facilitating business operations.

### *Administrative expenses*

Administrative expenses of the Group decreased by approximately 55.6% from approximately HK\$100.5 million for the year ended 31 December 2019 to approximately HK\$44.6 million for the year ended 31 December 2020. The decrease was mainly due to the review of the Group's manpower by streamlining and restructuring staff, which reduced the costs by approximately HK\$55.9 million to utilise resources in a more efficient manner.

### *毛利及毛利率*

截至二零二零年十二月三十一日止年度，本集團錄得毛利約4,400,000港元，較往年錄得毛利下跌約89.0%。毛利率由截至二零一九年十二月三十一日止年度的6.1%上升約12.0%至截至二零二零年十二月三十一日止年度的18.1%。

### *其他收入、收益及虧損淨額*

本集團的其他收入、收益及虧損淨額，即其他虧損淨額，由截至二零一九年十二月三十一日止年度的虧損淨額約50,600,000港元增加約641.1%至截至二零二零年十二月三十一日止年度的虧損淨額約375,000,000港元。該增加主要由於下列各項之淨影響所致：(i)按公平值計入損益（「按公平值計入損益」）的金融資產公平值虧損約347,400,000港元（二零一九年：約90,000,000港元）；(ii)出售物業、廠房及設備項目的虧損淨額約2,400,000港元（二零一九年：出售物業、廠房及設備項目的收益淨額約1,100,000港元）；(iii)可換股債券相關衍生金融工具公平值收益約1,400,000港元（二零一九年：約6,200,000港元）；及(iv)視作出售附屬公司虧損約21,300,000港元（二零一九年：無）。

### *銷售及分銷費用*

本集團的銷售及分銷費用由截至二零一九年十二月三十一日止年度的約7,900,000港元減少至截至二零二零年十二月三十一日止年度的約2,900,000港元。該減少主要由於促進業務營運產生的中國銷售及分銷員工成本減少。

### *行政費用*

本集團的行政費用由截至二零一九年十二月三十一日止年度的約100,500,000港元減少約55.6%至截至二零二零年十二月三十一日止年度的約44,600,000港元。該減少主要由於本集團檢討人力資源，精簡及重組人手，節約成本約55,900,000港元，以更有效地利用資源。

# Management Discussion and Analysis

## 管理層討論及分析

### *Finance costs*

Finance costs decreased from approximately HK\$158.6 million for the year ended 31 December 2019 to approximately HK\$120.1 million for the year ended 31 December 2020. The decrease was mainly due to no additional interest incurred on convertible bonds as compared with additional interests charged for the renewal of convertible bonds during year 2019.

### *Income tax expense*

The Group recorded an income tax credit of approximately HK\$43.0 million for the year ended 31 December 2020 (2019: income tax expense of approximately HK\$14.4 million), which was mainly due to the net effect of (i) the derecognition of deferred tax liabilities as a result of fair value losses on financial assets at FVTPL and loss on deemed disposal of subsidiaries.

### *融資成本*

融資成本由截至二零一九年十二月三十一日止年度的約158,600,000港元減少至截至二零二零年十二月三十一日止年度的約120,100,000港元。該減少主要由於與二零一九年年內因重續可換股債券收取的額外利息相比，沒有因可換股債券而收取的額外利息。

### *所得稅開支*

截至二零二零年十二月三十一日止年度，本集團錄得所得稅抵免約43,000,000港元（二零一九年：所得稅開支約14,400,000港元），主要由於下列各項之淨影響(i)按公平值計入損益的金融資產公平值虧損及視作出售附屬公司虧損，導致終止確認遞延稅項負債。



# Management Discussion and Analysis

## 管理層討論及分析

### Significant investments held

During the years ended 31 December 2020 and 2019, the Group had the following significant investments held with a value of 5 per cent. or more of the Group's total assets which were classified as financial assets at FVTPL:

### 持有的重大投資

截至二零二零年及二零一九年十二月三十一日止年度，本集團持有以下佔本集團資產總值5%或以上且分類為按公平值計入損益的金融資產的重大投資：

Name of the investments	投資名稱	Investment costs	Fair value as at 31 December 2020	Percentage of investments held as at 31 December 2020	Performance/	Size as	Total amount
					Change in fair value for the year ended 31 December 2020	compared to the Group's total assets as at 31 December 2020	of dividends received for the year ended 31 December 2020
		(HK\$'000)	(HK\$'000)	(%)	(HK\$'000)	(%)	(HK\$'000)
		(千港元)	(千港元)	(%)	(千港元)	(%)	(千港元)
Zhongxin (Heilongjiang) Internet Microfinance Co., Ltd.	中新(黑龍江)互聯網小額貸款有限公司	111,750	4,744	2	(160,646)	3	-
Zuoshishi Technology Service (Beijing) Company Limited	做實事科技服務(北京)有限公司	67,050	43,266	11	(158,108)	27	-
Spring Power Holdings Limited	Spring Power Holdings Limited	23,474	10,622	3	(25,977)	7	-

  

Name of the investments	投資名稱	Investment costs	Fair value as at 31 December 2019	Percentage of investments held as at 31 December 2019	Performance/	Size as	Total amount
					Change in fair value for the year ended 31 December 2019	compared to the Group's total assets as at 31 December 2019	of dividends received for the year ended 31 December 2019
		(HK\$'000)	(HK\$'000)	(%)	(HK\$'000)	(%)	(HK\$'000)
		(千港元)	(千港元)	(%)	(千港元)	(%)	(千港元)
Zhongxin (Heilongjiang) Internet Microfinance Co., Ltd.	中新(黑龍江)互聯網小額貸款有限公司	111,750	165,390	2	(9,954)	14	-
Zuoshishi Technology Service (Beijing) Company Limited	做實事科技服務(北京)有限公司	67,050	201,374	11	(69,613)	18	-
Spring Power Holdings Limited	Spring Power Holdings Limited	23,474	36,599	3	(200)	3	-

# Management Discussion and Analysis

## 管理層討論及分析

### *Description of the investments*

Zhongxin (Heilongjiang) Internet Microfinance Co., Ltd. is an unlisted company established in the PRC which principally engaged in internet microfinance business. The industry of this company was under stringent government reformation policies in China during the year and will have to open up to greater regulation in future if the company intends to continue its existing countrywide microfinance business. Together with the financial difficulties faced by a subsidiary and the uncertainty in the debt collection rate, the valuation of this investment has to reflect a substantial downturn to the future growth in value.

Zuoshishi Technology Service (Beijing) Company Limited is an unlisted company established in the PRC which principally engaged in the provision of innovation service for start-up technology companies and related investment activities. The capital market in China has experienced high volatility during the year as being affected by the global COVID-19 pandemic and similar fluctuations appeared in the capital market in US and Europe. GDP growth in China was significantly slowed down in year 2020 which has hindered the future outlook of the business sector and also causing notable downward pressure to the investment's future returns and as a result to the valuation conducted by independent valuer.

Spring Power Holdings Limited is an unlisted company established in BVI that controls a group of companies principally engaged in development and manufacturing of human like robots. The financial performance of this company has experienced downward adjustments for two consecutive years. Consistent drop in turnover while inventory being kept at a high level has significantly dampened the expectation to its future profitability and consequently affected the valuation conducted by independent valuer.

As at 31 December 2020 and 2019, none of each individual underlying investment of the above mentioned investments constitutes 5% or above of the total assets of the Group.

### *投資說明*

中新(黑龍江)互聯網小額貸款有限公司為一間於中國成立的非上市公司，主要從事互聯網小額信貸業務。該公司所在行業於年內受限於中國政府嚴格的整改政策，倘該公司有意繼續開展其現有全國小額信貸業務，日後必將面臨更多監管限制，加上附屬公司面臨的財務困難及收債率的不確定性，該投資價值反映了未來增長大幅下滑。

做實事科技服務(北京)有限公司為一間於中國成立的非上市公司，主要從事為初創科技公司提供創新服務及相關投資服務。受全球新型冠狀病毒疫情影響，年內中國資本市場面臨較大波動，同時美國及歐洲資本市場也出現類似波動。中國國內生產總值於二零二零年嚴重下降，這阻礙了商業領域的未來前景，亦對投資的未來回報造成了明顯下行壓力，從而影響到獨立估值師進行的估值。

Spring Power Holdings Limited為一間於英屬處女群島成立的非上市公司，旗下控制一組主要從事開發及生產智慧機器人的公司。該公司的財務表現連續兩年出現下滑。營業額的持續下降及存貨的高保有量已大幅降低對其未來盈利能力的預期，因此影響到獨立估值師進行的估值。

於二零二零年及二零一九年十二月三十一日，上述投資於各相關投資並未構成本集團資產總值的5%或以上。

# Management Discussion and Analysis

## 管理層討論及分析

### Change of Company name

Pursuant to a special resolution passed at the annual general meeting of the Company held on 23 June 2020, the Shareholders have approved to change the English name of the Company from “HongDa Financial Holding Limited” to “China Wood International Holding Co., Limited” and to change the dual foreign name in Chinese of the Company from “弘達金融控股有限公司” to “中木國際控股有限公司”.

### Share Consolidation

Pursuant to an ordinary resolution passed at the annual general meeting of the Company held on 23 June 2020, the Company implemented the share consolidation of every twenty shares into one consolidated share (the “**Share Consolidation**”). The Share Consolidation were completed on 26 June 2020.

### Rights Issue

Subject to the Share Consolidation becoming effective, the Company proposed on 15 May 2020 to implement the rights issue of new consolidated shares on the basis of one (1) new consolidated share for every five (5) new consolidated shares held at the close of business on 8 July 2020 (being the record date) at the subscription price of HK\$0.20 per share (the “**Rights Issue**”). On 30 July 2020, a total of 2,035,335 shares have been issued under the rights issue. Reference is made to (i) the announcements of the Company dated 15 May 2020 and 30 July 2020; and (ii) the prospectus of the Company dated 9 July 2020 in relation to, amongst others, the Rights Issue.

### Capital Reduction and Share Sub-Division

Pursuant to a special resolution passed at the extraordinary general meeting of the Company held on 23 June 2020, the Shareholders have approved to have i) the issued share capital of the Company be reduced by reducing the par value of each issued new consolidated share from HK\$0.20 to HK\$0.01 (the “**Capital Reduction**”) through a cancellation of the paid-up capital of the Company to the extent of HK\$0.19 on each of the issued consolidated shares; ii) immediately following the Capital Reduction, each of the authorised but unissued consolidated shares of the Company with par value of HK\$0.20 each be subdivided into twenty (20) consolidated shares with par value of HK\$0.01 each (the “**Share Sub-division**”).

### 變更公司名稱

根據於本公司於二零二零年六月二十三日舉行的股東週年大會上通過的特別決議案，股東批准同意將本公司的英文名稱由「HongDa Financial Holding Limited」變更為「China Wood International Holding Co., Limited」，並將本公司的中文雙重外文名稱由「弘達金融控股有限公司」變更為「中木國際控股有限公司」。

### 股份合併

根據於本公司於二零二零年六月二十三日舉行的股東週年大會上通過的普通決議案，本公司將每二十股股份進行股份合併為一股合併股份（「**股份合併**」）。股份合併於二零二零年六月二十六日完成。

### 供股

待股份合併生效後，本公司於二零二零年五月十五日建議按於二零二零年七月八日（即記錄日期）營業時間結束時每持有五(5)股新合併股份獲發一(1)股新合併股份之基準進行供股，認購價為每股股份0.20港元（「**供股**」）。於二零二零年七月三十日，根據供股已發行共2,035,335股股份。茲提述(i)本公司日期為二零二零年五月十五日及二零二零年七月三十日之公告；及(ii)本公司日期為二零二零年七月九日之供股章程，內容有關（其中包括）供股。

### 股本削減及股份拆細

根據於本公司於二零二零年六月二十三日舉行的股東特別大會上通過的特別決議案，股東批准同意i)以註銷本公司繳足股本（以每股已發行合併股份註銷0.19港元為限）的方式，將每股已發行新合併股份的面值由0.20港元減至0.01港元，以削減本公司已發行股本（「**股本削減**」）；及ii)緊接股本削減後，將本公司每股面值0.20港元之法定但未發行合併股份各自拆細為二十(20)股每股面值0.01港元之合併股份（「**股份拆細**」）。



# Management Discussion and Analysis

## 管理層討論及分析

Subsequently, on 18 December 2020, the Company announced that as certain conditions precedent for the Capital Reduction cannot be fulfilled in light of the Company has reported a negative net assets value as at 30 June 2020 as disclosed in the interim report of the Company for the six months ended 30 June 2020, which would cause the application to the Court for granting an order confirming the Capital Reduction to become unduly complicated and costly, the Company would therefore not proceed with the Capital Reduction and the Share Sub-Division.

### Enforcement of share charge by the holder of US\$30,000,000 senior guaranteed and secured fixed rate note

On 2 September 2020, the Company was informed by the registered agent of its special purpose entity that the 51% charged equity interests of the Group's investment project in the USA held by it was being enforced by the holder of the related US\$30,000,000 senior guaranteed and secured fixed rate note. The financial implication of such an enforcement of share charge has led to the deconsolidation of all assets and liabilities held under that investment project in the USA from the consolidated financial statements of the Group. Having considered the collectability of the amount due to the Group as of the date of the enforcement, approximately HK\$21.3 million loss was recorded for the year ended 31 December 2020 as loss on deemed disposal of subsidiaries. Details of the enforcement has been disclosed in the announcements of the Company dated 4 September 2020 and 20 November 2020.

### Indemnification Claims from an unlisted investment fund

On 10 November 2020, an unlisted investment fund invested by the Group was placed into official liquidation. Subsequently, the Company received the request from the joint official liquidators so appointed to handle the liquidation of the unlisted investment fund about the Company's obligation to indemnify the other investors to such unlisted investment fund at the preliminary total amount of HK\$200.0 million. The financial implication of such indemnification claims was reflected as other expenses to the consolidated financial statements of the Group for the year ended 31 December 2020. Details of the indemnification claims has been disclosed in the announcement of the Company dated 31 December 2020.

隨後於二零二零年十二月十八日，本公司宣佈由於股本削減之若干先決條件因本公司於二零二零年六月三十日呈報資產淨值為負數（誠如本公司截至二零二零年六月三十日止六個月之中期報告所披露）而無法達成，而將導致向法院申請授出頒令確認股本削減變得過於複雜及昂貴，因此，本公司不會繼續進行股本削減及股份拆細。

### 持有人強制執行30,000,000美元優先擔保固定利率票據的股份押記

於二零二零年九月二日，本公司獲其特別用途實體的註冊代理人告知，其所持有的本集團美國投資項目的51%已抵押股權乃由相關30,000,000美元優先擔保固定利率票據持有人強制執行。強制執行股份押記的財務影響導致於該美國投資項目下持有的所有資產及負債不再於本集團綜合財務報表內綜合入賬。經考慮截至強制執行日期應付本集團款項的可收回性，截至二零二零年十二月三十一日止年度錄得的虧損約21,300,000港元為視作出售附屬公司虧損。有關強制執行的詳情已於本公司日期為二零二零年九月四日及二零二零年十一月二十日的公告披露。

### 非上市投資基金的彌償申索

於二零二零年十一月十日，本集團所投資的非上市投資基金已進入正式清盤程序。隨後，本公司收到獲委任以對非上市投資基金進行清盤的共同正式清盤人的請求，內容有關本公司須向該非上市投資基金的其他投資者作出彌償，初步金額合共為200,000,000港元。該彌償申索的財務影響反映為對本集團截至二零二零年十二月三十一日止年度的綜合財務報表的其他開支。有關彌償申索的詳情已於本公司日期為二零二零年十二月三十一日的公告披露。

# Management Discussion and Analysis

## 管理層討論及分析

### Liquidity and Financial Position

### 流動資金及財務資源

		<b>2020</b>	2019
		<b>二零二零年</b>	二零一九年
		<b>HK\$'000</b>	HK\$'000
		<b>千港元</b>	千港元
Current assets	流動資產	<b>59,702</b>	433,266
Current liabilities	流動負債	<b>1,149,214</b>	1,063,556
Current ratio	流動比率	<b>0.05</b>	0.41

At 31 December 2020, cash and cash equivalents of the Group amounted to approximately HK\$3.3 million (2019: approximately HK\$14.0 million). As at 31 December 2020, the Group had interest-bearing bank and other borrowings amounted approximately HK\$638.8 million (2019: approximately HK\$500.8 million) and the Group also has liability component of convertible bonds of approximately HK\$144.0 million (2019: approximately HK\$437.2 million).

於二零二零年十二月三十一日，本集團的現金及現金等價物約為3,300,000港元（二零一九年：約14,000,000港元）。於二零二零年十二月三十一日，本集團的計息銀行及其他借貸約為638,800,000港元（二零一九年：約500,800,000港元）及本集團的可換股債券之負債部分約為144,000,000港元（二零一九年：約437,200,000港元）。

On the basis of the considerations as disclosed in the note 2 of the consolidated financial statements of the Group for the year ended 31 December 2020, the Board is confident that the Group will have sufficient financial resources to meet its debt repayment and finance needs for its operations for the foreseeable future.

根據本集團截至二零二零年十二月三十一日止年度的綜合財務報表附註2所披露考慮因素，董事會深信本集團於可見將來有充裕財務資源應付其債務償還及其業務的融資需要。

### Gearing Ratio

### 資產負債比率

		<b>2020</b>	2019
		<b>二零二零年</b>	二零一九年
		<b>HK\$'000</b>	HK\$'000
		<b>千港元</b>	千港元
Total interest-bearing bank and other borrowings and liability components of convertible bonds	計息銀行及其他借貸總額及可換股債券之負債部分	<b>782,823</b>	938,025
Total assets	資產總值	<b>163,211</b>	1,150,016
Gearing ratio	資產負債比率	<b>479.6%</b>	81.6%

The increase in the gearing ratio was mainly due to the decrease in total assets as a result of loss incurred for the year.

資產負債比率增加乃主要由於年內產生的虧損導致資產總值減少所致。

# Management Discussion and Analysis

## 管理層討論及分析

As at 31 December 2020, the maturity profile of the interest-bearing bank and other borrowings of the Group falling due within one year and from the second year to third year, amounted to approximately HK\$638.8 million (2019: approximately HK\$484.1 million) and HK\$Nil (2019: approximately HK\$16.7 million), respectively, of which bank and other borrowings of HK\$Nil (2019: approximately HK\$233.6 million) and approximately HK\$57.6 million (2019: approximately HK\$58.8 million) were denominated in US dollar and Renminbi respectively.

As at 31 December 2020, the maturity profile of the liability components of the Group's issued convertible bonds falling due within one year amounted to approximately HK\$144.0 million (2019: approximately HK\$437.2 million).

### Capital Structure

The capital of the Company comprises only ordinary shares. As at 31 December 2020 after the Share Consolidation and the Right Issue becomes effective, the total number of the ordinary shares of the Company was 342,572,857 (2019: (restated) 340,537,522) (with an aggregate nominal value of approximately HK\$68.5 million (2019: approximately HK\$68.1 million)).

### Charges on the Group's Assets

At 31 December 2020, certain of the Group's other borrowings were secured by the Group's trade receivables of gross amount approximately HK\$600.6 million (2019: approximately HK\$600.6 million) and investment property of HK\$Nil (2019: approximately HK\$237.7 million).

### Foreign Currency Exposure

The foreign currency exposure of the Group primarily arises from revenue or income generated, cost and expenses incurred and certain bank and other borrowings denominated in currencies other than the functional currency of the Group's operating units. For the Group's operating units that have United States dollar and Renminbi as their functional currencies, their foreign currency transactions and the units' monetary assets and liabilities denominated in foreign currencies that were translated at the functional currency rates of exchange ruling at 31 December 2020 were mainly denominated in Hong Kong dollars. The Group expected that the exposure to exchange rates fluctuation was not significant and therefore had not engaged in any hedging activities.

於二零二零年十二月三十一日，本集團於一年內及由第二年至第三年間到期的計息銀行及其他借貸分別約為638,800,000港元（二零一九年：約484,100,000港元）及零港元（二零一九年：約16,700,000港元），其中銀行及其他借貸零港元（二零一九年：約233,600,000港元）及約57,600,000港元（二零一九年：約58,800,000港元）分別以美元及人民幣計值。

於二零二零年十二月三十一日，本集團於一年內到期已發行可換股債券之負債部分約為144,000,000港元（二零一九年：約437,200,000港元）。

### 資本架構

本公司的資本僅由普通股組成。於二零二零年十二月三十一日股份合併及供股生效後，本公司普通股總數為342,572,857股（二零一九年（經重列）：340,537,522股）（面值總額約為68,500,000港元（二零一九年：約68,100,000港元））。

### 本集團資產抵押

於二零二零年十二月三十一日，本集團的應收賬款總額約600,600,000港元（二零一九年：約600,600,000港元）及投資物業零港元（二零一九年：約237,700,000港元）已作為本集團若干其他借貸的抵押。

### 外匯風險

本集團的外匯風險主要來自所得收益或收入、所產生成本及開支以及以本集團營運單位功能貨幣以外的貨幣列值的若干銀行及其他借貸。就本集團以美元及人民幣作為功能貨幣的營運單位而言，其外幣交易及有關單位以外幣（按功能貨幣於二零二零年十二月三十一日的現行匯率換算為外幣）列值的貨幣資產和負債主要以港元列值。本集團預期匯率波動風險並不重大，故並無進行任何對沖活動。



# Management Discussion and Analysis

## 管理層討論及分析

### Contingent Liabilities

At 31 December 2020, the contingent liabilities of the Group is set out on Note 42 of the Notes to the Consolidated Financial Statements of this annual report.

### Capital Commitments

As at the end of the reporting period, the Group had outstanding capital commitments amounted to approximately HK\$35.8 million (2019: approximately HK\$89.4 million).

### DIVIDEND

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

### EMPLOYEES AND EMOLUMENT POLICY

At 31 December 2020, the Group employed a total of 29 (2019: 42) employees. Total costs including the emoluments of the directors of the Company, amounted to approximately HK\$16.1 million for the year (2019: approximately HK\$29.9 million). The emolument policy of the Group is determined with reference to the performance, qualifications and experience of individual employees (including Directors), as well as the results of the Group and the market conditions. The Group provides discretionary bonus, medical insurance, provident fund, education subsidy and training to its employees.

### MATERIAL ACQUISITION AND DISPOSAL OF SUBSIDIARIES OR ASSOCIATED COMPANIES

Save as disclosed in this report, the Group had no material acquisition or disposal of subsidiaries or associates during the year ended 31 December 2020. As at 31 December 2020, the Group had no specific plan for major investment or acquisition for major capital assets or other business. However, the Group will continue to identify new opportunities for business development.

### 或然負債

於二零二零年十二月三十一日，本集團的或然負債載於本年報綜合財務報表附註附註42。

### 資本承擔

於報告期末，本集團的未償付資本承擔約為35,800,000港元（二零一九年：約89,400,000港元）。

### 股息

董事會不建議就截至二零二零年十二月三十一日止年度派付任何股息（二零一九年：無）。

### 僱員及薪酬政策

於二零二零年十二月三十一日，本集團僱用合共29名（二零一九年：42名）僱員。年內，成本總額（包括本公司董事酬金）約為16,100,000港元（二零一九年：約29,900,000港元）。本集團的薪酬政策參照個別僱員（包括董事）的表現、資歷及經驗、本集團業績及市況釐定。本集團向其僱員提供酌情花紅、醫療保險、公積金供款、教育津貼及培訓。

### 重大收購及出售附屬公司或聯營公司

除本報告所披露者外，本集團於截至二零二零年十二月三十一日止年度並無重大收購或出售附屬公司或聯營公司。於二零二零年十二月三十一日，本集團並無有關重大資本資產或其他業務之具體重大投資或收購計劃。然而，本集團將繼續物色新業務發展機會。

# Biographical Details of Directors

## 董事的詳細履歷

### DIRECTORS

#### Executive Directors

**Mr. Lyu NingJiang**, aged 61, have received education in mainland China with forestry major. He had worked with various forestry-related corporations in mainland China with extensive experience in the wood business. Mr. Lyu has over 15 years of experience in senior corporate management. Mr. Lyu was the chairman and chief executive of China Wood Group Company Limited (中國木材(集團)有限公司) during the period from 1998 to 2013. Mr. Lyu was redesignated as the senior consultant of China Wood Group Company Limited (中國木材(集團)有限公司) from 2013 to 2018.

#### Non-executive Director

**Mr. Hu YongGang**, aged 54, have received education in mainland China with international trade major. Mr. Hu has over twenty years extensive experience in the automobile business in mainland China and he operates automobile dealers, 4S spareparts service shops and car rental business for almost 17 years. Mr. Hu is the founder owner of BeiJing DeRunFeng Car Rental Company Limited (北京德潤豐汽車租賃有限公司) since 2012.

#### Independent Non-Executive Directors

**Mr. Zhao Xianming**, aged 44, has been appointed as an Independent Non-executive Director of the Company since 16 July 2014. He is also the Chairman of the Audit Committee, and a member of the Remuneration Committee and the Nomination Committee of the Company. He assumed various positions such as the supervisor of the legal and auditorial center of Fanhua Construction Group Limited\* (泛華建設集團有限公司), the general legal counsel, the vice-president and the board secretary of China Agritech Inc. (a company listed on the NASDAQ Stock Market). He graduated from China Foreign Affairs University with a master degree of International Law and is a certified enterprise risk manager.

### 董事

#### 執行董事

**呂寧江先生**，61歲，曾於中國內地接受林業專業教育。彼曾就職於中國內地的多家林業相關公司，在木材業務方面擁有豐富經驗。呂先生擁有逾15年的企業高管經驗。於一九九八年至二零一三年期間，呂先生為中國木材(集團)有限公司主席兼總裁。於二零一三年至二零一八年，呂先生獲調任為中國木材(集團)有限公司的高級顧問。

#### 非執行董事

**胡永剛先生**，54歲，曾於中國內地接受國際貿易專業教育。胡先生於中國內地的汽車業務方面擁有逾20年的豐富經驗，且彼經營汽車經銷商、4S汽車配件服務店及汽車租賃業務近17年。胡先生自二零一二年起為北京德潤豐汽車租賃有限公司的創始人。

#### 獨立非執行董事

**趙憲明先生**，44歲，自二零一四年七月十六日起已獲委任為本公司之獨立非執行董事。彼亦為本公司審核委員會主席及薪酬委員會和提名委員會成員。彼擔任泛華建設集團有限公司之法務審計中心總監、China Agritech Inc. (一間於納斯達克證券市場上市之公司)之總法律顧問、副總裁及董事會秘書等多個職務。彼畢業於外交學院，獲頒國際法碩士學位，並為企業風險管理師。

## Biographical Details of Directors 董事的詳細履歷

**Mr. An Dong**, aged 50, holds a Master's Degree in Laws from the China University of Political Science and Law, and has participated in the Private Equity Investment Program of Peking University HSBC Business School. Mr. An holds a Lawyer's Licence of the People's Republic of China, and the Professional Qualifications Certificate (Intermediate Level) issued by the China General Chamber of Commerce. Mr. An has extensive experience in legal affairs in corporate and banking sector, and he is specialised in asset restructuring, equity transfer, merger and acquisition, share issuance, real estate operation and investment, private equity management, as well as financial and economic litigation. Mr. An has joined Beijing Bairui Law Firm (Shenzhen) as a partner since December 2008 and also served as general manager of Shenzhen Both Coasts Investment Management Co., Ltd. Mr. An has been appointed as an independent non-executive director of Freeman FinTech Corporation Limited (Stock Code: 279) since August 2017 and Sheng Yuan Holdings Limited (Stock Code: 851) since November 2019.

**安東先生**，50歲，持有中國政法大學法學碩士學位，曾參與北京大學滙豐商學院私募股權投資項目。安先生持有中華人民共和國律師執業證及中國商業聯合會頒發的資質證書（中級）。安先生於公司及銀行業法律事務方面擁有豐富經驗，專門從事資產重組、股權轉移、併購、股份發行、房地產業務及投資、私募股權管理以及金融及經濟訴訟。安先生自二零零八年十二月起作為合作夥伴加入北京市百瑞（深圳）律師事務所，並擔任深圳兩岸投資管理有限公司總經理。安先生自二零一七年八月起獲委任為民眾金融科技控股有限公司（股份代號：279）及自二零一九年十一月起獲委任為盛源控股有限公司（股份代號：851）的獨立非執行董事。



# Corporate Governance Report

## 企業管治報告

The Board is pleased to present this corporate governance report for the year ended 31 December 2020. This report highlights the key corporate governance practices of the Company.

### CORPORATE GOVERNANCE PRACTICES

The Company acknowledges the importance of good corporate governance practices and procedures and regards a pre-eminent board of directors, sound internal controls and accountability to all shareholders as the core elements of its corporate governance principles. The Company endeavours to ensure that its businesses are conducted in accordance with rules and regulations, and applicable codes and standards. The Company has adopted the Code Provisions of the Corporate Governance Code (the “Code”) as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

Except as described in the following:

- (i) Code provision A.6.7 of the code as the Directors Ms. Sin Pui Ying, Mr. Zhao Xianming and Mr. Fung Tze Wa were unable to attend the annual general meeting of the Company held on 23 June 2020 due to their other business engagement; and
- (ii) Code provision A.2.1 of the Code sets out that the roles of the chairman and the chief executive officer (“CEO”) should be separate and should not be performed by the same individual. The roles of the chairman and CEO of the Company are both assumed by Mr. Qiu Bin (appointed on 12 March 2020 and resigned on 3 December 2020) and also both assumed by Mr. Lyu NingJiang (appointed on 3 December 2020), and the Board believes that the roles of both Chairman and CEO vested in the same individual would enable the Company to achieve higher responsiveness, efficiency and effectiveness when formulating business strategies and executing business plans.

The Board reviews at least annually the corporate governance practices of the Company to ensure its continuous compliance with the Code, and make appropriate changes if considered necessary. The Company was in compliance with the applicable code provisions in the Code (the “Code Provision”) for the year ended 31 December 2020. The following sections set out the principles in the Code as they have been applied by the Company, including any deviations therefrom, for the year under review.

董事會欣然呈列截至二零二零年十二月三十一日止年度的企業管治報告。本報告側重於本公司的主要企業管治常規。

### 企業管治常規

本公司深明良好企業管治常規及程序的重要性，確信傑出的董事會、良好的內部監控、向全體股東負責乃企業管治原則的核心要素。本公司致力確保其業務遵守有關規則及規例，以及符合適用守則及標準。本公司採納香港聯合交易所有限公司證券上市規則（「上市規則」）附錄十四所載企業管治守則（「守則」）的守則條文。

惟下述事項除外：

- (i) 守則的第A.6.7條守則條文，原因乃董事冼佩瑩女士、趙憲明先生及馮子華先生因其他要務在身而未能出席本公司於二零二零年六月二十三日舉行的股東週年大會；及
- (ii) 守則的第A.2.1條守則條文訂明，主席及首席執行官（「首席執行官」）的角色應有所區分，且不應由同一人士擔任。本公司主席及首席執行官的角色皆由邱斌先生（於二零二零年三月十二日獲委任及於二零二零年十二月三日辭任）及呂寧江先生（於二零二零年十二月三日獲委任）承擔，而董事會認為，主席及首席執行官的職務由同一人士擔任將使本公司於制定業務策略及實施業務計劃時實現更高回應性、效率及效益。

董事會每年至少檢討本公司的企業管治常規一次，以確保本公司一直遵守守則並於彼等認為需要時作出適當更改。本公司於截至二零二零年十二月三十一日止年度內一直遵守守則的適用守則條文（「守則條文」）。以下各節載述本公司於回顧年度應用守則的原則，包括任何偏離情況。

# Corporate Governance Report

## 企業管治報告

### BOARD

The Company is governed by the Board, which is responsible for overseeing the overall strategy and development of the Company, as well as monitoring the internal control policies and evaluating the financial performance of the Group. The Board sets the overall strategies and directions for the Group with a view to developing its business and enhancing the shareholders' value.

As at the date of this annual report, the Board comprises one executive Directors, one non-executive Director and two independent non-executive Directors.

The Board is characterised by significant diversity and has a balance of skills and experience appropriate for the requirements of the business of the Company. The Directors' biographical information is set out in the section headed "Biographical Details of Directors" of this annual report.

### CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Mr. Qiu Bin and his successor Mr. Lyu NingJiang, being the Chairman of the Company is responsible for the overall strategic planning and management of the Group. Code provision A.2.1 requires that the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. Mr. Qiu and his successor Mr. Lyu, being the Chairperson of the Board, has also been appointed as the Chief Executive Officer of the Group who will keep provided strong and consistent leadership to achieve strategic business growth of the Group to enable a better execution of long-term strategies. All the Board members will be ensured to keep abreast of adequate, complete and reliable information by Mr. Qiu and his successor Mr. Lyu on issues to be discussed at Board meetings. Moreover, the independent Non-Executive Directors (the "INEDs") provide independent and professional opinion on issues addressed at Board meetings and therefore, the Board believes that there is a balance of power and authority governed by the current Board structure with more than half of them being the INEDs and does not intend to make any change in the composition of the Board. The Board will continue to review the Board composition from time to time and shall make necessary changes when appropriate in a timely manner accordingly and inform the Company's shareholders.

### 董事會

本公司由董事會管治，董事會須負責監督本公司的整體策略和發展，以及監察內部監控政策及評估本集團的財務表現。董事會制訂本集團的整體策略及方針，以發展業務及提高股東價值。

於本年報日期，董事會由一名執行董事、一名非執行董事及兩名獨立非執行董事組成。

董事會具顯著多元化特色，於本公司業務所需適當技巧及經驗方面亦取得平衡。董事的履歷載列於本年報「董事的詳細履歷」一節。

### 主席及首席執行官

本公司主席邱斌先生及其接任者呂寧江先生負責本集團的整體策略規劃及管理。守則條文第A.2.1條規定主席及首席執行官的角色應有所區分，且不應由同一人士擔任。董事會主席邱先生及其接任者呂先生亦獲委任為本集團首席執行官，彼等將繼續給予強勁及貫徹一致的領導，從而達成本集團的策略性業務增長，令長期策略得以更有效執行。全體董事會成員將確保就將於董事會會議上討論的事宜及時了解邱先生及其接任者呂先生提供充足、完整及可靠的資料。此外，獨立非執行董事（「獨立非執行董事」）就於董事會會議上提及的事宜提供獨立且專業的意見，因此，董事會相信，現時董事會架構中超過一半成員為獨立非執行董事足以制衡權力，故無意對董事會成員組合作出任何變動。董事會將繼續不時檢討董事會成員組合，於適當時候及時相應作出所需變動，並知會本公司股東。

# Corporate Governance Report

## 企業管治報告

### INDEPENDENT NON-EXECUTIVE DIRECTORS

Following the resignation of Mr. Fung Tze Wa on 31 December 2020, the Company fails to meet the following requirements of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"):

1. the Board of Directors must include at least three independent non-executive directors, under Rule 3.10(1) of the Listing Rules; and
2. the audit committee comprising non-executive directors only and with a minimum of three members under Rule 3.21 of the Listing Rules.

In order to comply with the Listing Rules, the Company is in the course of identifying suitable candidates to fill the vacancies for the positions of independent non-executive director and member of each of the audit committee, the nomination committee and the remuneration committee. The Company will endeavour to appoint suitable candidates as soon as practicable and within three months from the date of resignation of Mr. Fung. The Company will make further announcement(s) as and when appropriate.

Pursuant to Rule 3.10A of the Listing Rules, the number of independent non-executive Directors of the Company represents not less than one-third of the Board.

The Company has received from each of its independent non-executive Directors an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules and the Company considers that all of the independent non-executive Directors are independent.

### 獨立非執行董事

馮子華先生於二零二零年十二月三十一日辭任後，本公司未能符合聯交所證券上市規則（「上市規則」）之以下規定：

1. 上市規則第3.10(1)條項下之規定，董事會必須包括至少三名獨立非執行董事；及
2. 上市規則第3.21條項下之規定，審核委員會成員須僅由非執行董事組成及至少擁有一名成員。

為符合上市規則，本公司正在物色合適人選以填補獨立非執行董事以及審核委員會、提名委員會及薪酬委員會各自之成員空缺，並將竭盡全力盡快及在馮先生辭任日期起三個月內委任合適人選。本公司將於適當時候另行刊發公佈。

根據上市規則第3.10A條，本公司獨立非執行董事的人數佔董事會人數不少於三分之一。

本公司已接獲各獨立非執行董事根據上市規則第3.13條發出的獨立性年度確認書，且本公司認為全體獨立非執行董事均屬獨立人士。



# Corporate Governance Report

## 企業管治報告

During the Year, the attendance of each Director is set out below: 年內，各董事的出席情況如下：

Director	董事	Meeting attended/ meetings entitled to attend 實際出席次數/ 有權出席次數
<b>Executive Directors</b>		
Ms. Tung Shun (resigned on 12 March 2020)	董 淳女士 (於二零二零年三月十二日辭任)	0/1
Ms. Chen Xiaohang (resigned as Chief Executive Officer on 12 March 2020 and resigned on 15 May 2020)	陳驍航女士 (於二零二零年三月十二日辭任 首席執行官及於二零二零年五月十五日辭任)	11/13
Mr. Qiu Bin (Chairman and Chief Executive Officer) (appointed on 12 March 2020 and resigned on 3 December 2020)	邱 斌先生 (主席兼首席執行官) (於二零二零年三月十二日獲委任並於 二零二零年十二月三日辭任)	35/35
Ms. Sin Pui Ying (appointed on 15 May 2020 and resigned on 24 August 2020)	冼佩瑩女士 (於二零二零年五月十五日獲委任並於 二零二零年八月二十四日辭任)	11/11
Mr. Lyu NingJiang (Chairman and Chief Executive Officer) (appointed on 3 December 2020)	呂寧江先生 (主席兼首席執行官) (於二零二零年十二月三日獲委任)	5/5
<b>Non-executive Directors</b>		
Mr. Cheng Chai Fu (appointed on 1 April 2020 and resigned on 24 August 2020)	鄭濟富先生 (於二零二零年四月一日獲委任並於二 零二零年八月二十四日辭任)	14/15
Mr. Hu Yong Gang (appointed on 3 December 2020)	胡永剛先生 (於二零二零年十二月三日獲委任)	5/5
<b>Independent Non-executive Directors</b>		
Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)	黃耀傑先生 (於二零二零年七月二十七日辭任)	15/19
Mr. Zhao Xianming	趙憲明先生	40/41
Dr. Guan Huanfei (resigned on 15 May 2020)	關浣非博士 (於二零二零年五月十五日辭任)	9/10
Mr. An Dong (appointed on 12 March 2020)	安東先生 (於二零二零年三月十二日獲委任)	39/40
Mr. Fung Tze Wa (appointed on 15 May 2020 and resigned on 31 December 2020)	馮子華先生 (於二零二零年五月十五日獲委任並於 二零二零年十二月三十一日辭任)	29/29

All the independent non-executive Directors (“INEDs”) were appointed for a specific term but are subject to retirement by rotation and re-election at the annual general meetings in accordance with the Articles of Association of the Company.

所有獨立非執行董事（「獨立非執行董事」）均有訂明具體任期，惟須依照本公司組織章程細則於股東週年大會輪值退任及重選。

## COMMITTEES

As part of the corporate governance practices, the Board has established the remuneration committee, nomination committee, and audit committee. All of the committees are chaired by and composed of INEDs with terms of reference in accordance with the principles set out in the Code.

## 委員會

在企業管治常規中，董事會已成立薪酬委員會、提名委員會及審核委員會。所有委員會均由獨立非執行董事擔任主席和組成，並已按照守則所載的原則備有書面職權範圍。

# Corporate Governance Report 企業管治報告

## REMUNERATION COMMITTEE

The Company established a remuneration committee (the “**Remuneration Committee**”) on 27 November 2009 with written terms of reference. As at the date of this annual report, the Remuneration Committee comprises two INEDs, namely Mr. Zhao Xianming and Mr. An Dong, and is chaired by Mr. Zhao Xianming.

The primary duties of the Remuneration Committee are formulating remuneration policies, determining the specific remuneration packages of Executive Directors and making recommendations to the Board on the remuneration of Directors. As at the date of this annual report, the Remuneration Committee reviewed and made recommendations on the remuneration packages of the existing Directors.

Details of the remuneration paid to members of the senior management of the Group (including the Directors) by band for the Year are set out below:

## 薪酬委員會

本公司於二零零九年十一月二十七日成立備有書面職權範圍的薪酬委員會（「**薪酬委員會**」）。於本年報日期，薪酬委員會的成員包括兩名獨立非執行董事，即趙憲明先生及安東先生。趙憲明先生為該委員會的主席。

薪酬委員會的主要職務為制訂薪酬政策、釐定執行董事的具體薪酬待遇，以及向董事會提出有關董事薪酬的建議。於本年報日期，薪酬委員會曾檢討現有董事的薪酬待遇並提出建議。

本年度已付本集團高級管理層成員（包括董事）之薪酬範圍如下：

Remuneration band	薪酬範圍	Number of senior management (including the Directors) 高級管理層 (包括董事) 之人數
Below HK\$1,000,000	低於1,000,000港元	13
HK\$1,000,001 to HK\$1,500,000	1,000,001港元至1,500,000港元	-
HK\$1,500,001 to HK\$2,000,000	1,500,001港元至2,000,000港元	1

During the Year, one Remuneration Committee meeting was held and the attendance of each member is set out below:

年內，薪酬委員會舉行了一次會議，下文載列各成員的出席情況：

Committee Member	委員	Attendance 出席情況
Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)	黃耀傑先生 (於二零二零年七月二十七日辭任)	2/2
Mr. Zhao Xianming	趙憲明先生	4/4
Dr. Guan Huanfei (resigned on 15 May 2020)	關浣非博士 (於二零二零年五月十五日辭任)	1/1
Mr. An Dong (appointed on 12 March 2020)	安東先生 (於二零二零年三月十二日獲委任)	3/3
Mr. Fung Tze Wa (appointed on 15 May 2020 and resigned on 31 December 2020)	馮子華先生 (於二零二零年五月十五日獲委任並於二零二零年十二月三十一日辭任)	2/2

# Corporate Governance Report

## 企業管治報告

### NOMINATION COMMITTEE

The Company established a nomination committee (the “**Nomination Committee**”) on 27 November 2009 with written terms of reference. As at the date of this annual report, the Nomination Committee comprises one ED and two INEDs, namely Mr. Lyu NingJiang, Mr. Zhao Xianming and Mr. An Dong, and is chaired by Mr. Lyu NingJiang.

The primary duties of the Nomination Committee are reviewing the structure, size and composition of the Board, formulating relevant procedures for nomination of directors, identifying qualified individuals to become members of the Board and making recommendation to the Board on the appointment or re-appointment of directors. As at the date of this annual report, the Nomination Committee reviewed the composition of the Board and made recommendations to the Board.

#### Board Diversity Policy

The Company aims to build and maintain a Board with a diversity of Directors, including but not limited to gender, age, cultural and educational background, or professional experience. The Board has adopted a Board Diversity Policy which sets out the approach to achieve and maintain diversity on the Board.

The Nomination Committee will discuss and agree annually measurable objectives for implementing diversity on the Board and recommend them to the Board for adoption.

#### Director Nomination Policy

The Committee shall consider, among others, the following criteria in evaluating and selecting candidates for directorships:

- Character and integrity;
- Personal attributes including professional qualifications, skills, knowledge, experience and expertise that are relevant to the Company’s business and corporate strategy, and the ability to provide insights and practical wisdom based on those attributes;

### 提名委員會

本公司於二零零九年十一月二十七日成立備有書面職權範圍的提名委員會（「**提名委員會**」）。於本年報日期，提名委員會的成員包括一名執行董事及兩名獨立非執行董事，即呂寧江先生、趙憲明先生及安東先生。呂寧江先生為該委員會的主席。

提名委員會的主要職務為檢討董事會的架構、大小和組成、制定提名董事的相關程序、物色合資格人士擔任董事會成員，以及向董事會提出有關任免董事的建議。於本年報日期，提名委員會曾檢討董事會的組成及向董事會提出建議。

#### 董事會多元化政策

本公司矢志建立及維持董事會董事多元化，包括但不限於性別、年齡、文化及教育背景或專業經驗。董事會已採納董事會多元化政策，該政策載列實現並維持董事會多元化的方法。

提名委員會將每年討論並協定關於實施董事會多元化的可計量目標，並向董事會提出意見以供採納。

#### 董事提名政策

評估及甄選候選人擔任董事職務時委員會應考慮（其中包括）以下標準：

- 品格及誠信；
- 個人特性，包括與本公司業務及企業戰略相關的專業資質、技術、知識、經驗及專長，以及基於該等特性帶來遠見及實踐智慧的能力；



# Corporate Governance Report

## 企業管治報告

- Willingness to devote adequate time to discharge duties as a Board member, other directorships, memberships of various committees and significant commitments;
- For independent non-executive directors to be appointed in accordance with the Listing Rules and whether the candidates would be considered independent with reference to the independence guidelines set out in the Listing Rules;
- Ability to develop a good working relationship with other Board members and contribute to the Board's working relationship with senior management of the Company;
- Board Diversity Policy and any measurable objectives adopted by the Committee for achieving diversity on the Board; and
- Any other perspectives appropriate to the Company's business.
- 付出足夠時間履行作為董事會成員、其他董事職務、各委員會成員的職責及作出巨大貢獻的意願；
- 就根據上市規則獲委任的獨立非執行董事，及參考上市規則所載獨立性指引確認候選人是否被視為獨立；
- 與其他董事會成員形成良好工作關係並促進董事會與本公司高級管理層的工作關係的能力；
- 董事會多元化政策及委員會為實現董事會多元化採納的任何可計量目標；及
- 適用本公司業務的任何其他潛在適用方面。

During the Year, one Nomination Committee meetings were held and the attendance of each member is set out below:

年內，曾召開一次提名委員會會議，各成員出席情況載列如下：

Committee Member	委員	Attendance 出席情況
Dr. Guan Huanfei (resigned on 15 May 2020)	關浣非博士 (於二零二零年五月十五日辭任)	3/3
Mr. Qiu Bin (appointed on 12 March 2020 and resigned on 3 December 2020)	邱 斌先生 (於二零二零年三月十二日獲委任並於二零二零年十二月三日辭任)	4/4
Mr. Lyu NingJiang (appointed on 3 December 2020)	呂寧江先生 (於二零二零年十二月三日獲委任)	0/0
Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)	黃耀傑先生 (於二零二零年七月二十七日辭任)	4/4
Mr. Zhao Xianming	趙憲明先生	5/5
Mr. An Dong (appointed on 12 March 2020)	安 東先生 (於二零二零年三月十二日獲委任)	4/4
Mr. Fung Tze Wa (appointed on 15 May 2020 and resigned on 31 December 2020)	馮子華先生 (於二零二零年五月十五日獲委任並於二零二零年十二月三十一日辭任)	2/2

### AUDIT COMMITTEE

As at the date of this annual report, the audit committee of the Company (the "Audit Committee") comprises two INEDs, namely Mr. Zhao Xianming (chairman) and Mr. An Dong. The primary duties of the Audit Committee are to supervise the internal control policies, the financial reporting systems and procedures of the Company, to review the financial statements and reports of the Group, and to review the terms of engagement and scope of audit work of the external auditors. The audited financial statements of the Group for the year ended 31 December 2020 have been reviewed by the Audit Committee.

### 審核委員會

於本年報日期，本公司審核委員會（「審核委員會」）包括兩名獨立非執行董事，即趙憲明先生（主席）及安東先生。審核委員會的主要職務為監督本公司的內部監控政策、財務申報系統和程序、審閱本集團的財務報表和報告，以及檢討外聘核數師的委聘條款和審核工作的範圍。審核委員會已審閱本集團截至二零二零年十二月三十一日止年度的經審核財務報表。

# Corporate Governance Report

## 企業管治報告

The Audit Committee has met the external auditors of the Company, McMillan Woods (Hong Kong) CPA Limited, and reviewed the Group's results for the year ended 31 December 2020.

審核委員會曾與本公司之外聘核數師長青(香港)會計師事務所有限公司會面，亦曾審閱本集團截至二零二零年十二月三十一日止年度之業績。

As at the date of this annual report, the Audit Committee reviewed the risk management and internal control systems, as well as the interim and annual results of the Group, which, in the opinion of the audit committee, were prepared in compliance with the applicable accounting standards and the Listing Rules.

於本年報日期，審核委員會審閱本集團的風險管理及內部監控系統，以及中期及全年業績。審核委員會認為，該等業績乃按照適用會計準則及上市規則而編製。

During the Year, two Audit Committee meetings were held and the attendance of each member is set out below:

年內，審核委員會舉行了二次會議，下文載列各成員的出席情況：

Committee Member	委員	Attendance 出席情況
Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)	黃耀傑先生(於二零二零年七月二十七日辭任)	3/3
Mr. Zhao Xianming	趙憲明先生	4/4
Dr. Guan Huanfei (resigned on 15 May 2020)	關浣非博士(於二零二零年五月十五日辭任)	3/3
Mr. An Dong (appointed on 12 March 2020)	安東先生(於二零二零年三月十二日獲委任)	4/4
Mr. Fung Tze Wa (appointed on 15 May 2020 and resigned on 31 December 2020)	馮子華先生(於二零二零年五月十五日獲委任並於二零二零年十二月三十一日辭任)	1/1

### Corporate Governance Function

The Board does not have a corporate governance committee. The functions that would be carried out by a corporate governance committee are performed by the Board as a whole and are as follows:

### 企業管治職能

董事會並無設立企業管治委員會，企業管治委員會應承擔的職能由董事會全體共同承擔，載列如下：

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>to develop and review the Company's policies and practices on corporate governance and make recommendations to the Board;</li> <li>to review and monitor the training and continuous professional development of Directors and senior management;</li> <li>to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements;</li> <li>to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors; and</li> <li>to review the Company's compliance with the Code and disclosure in the Corporate Governance Report.</li> </ol> | <ol style="list-style-type: none"> <li>制定及檢討本公司的企業管治政策及常規，並向董事會提供推薦意見；</li> <li>檢討及監察董事及高級管理人員的培訓及持續專業發展；</li> <li>檢討及監察本公司在遵守法律及監管規定方面的政策及常規；</li> <li>制定、檢討及監察員工及董事的操守準則及合規手冊(如有)；及</li> <li>檢討本公司遵守守則的情況及在企業管治報告內的披露。</li> </ol> |
|--|---|

# Corporate Governance Report

## 企業管治報告

The corporate governance policy is formulated with an emphasis on the Board's quality, effective internal control, stringent disclosure practices and transparency and accountability to all shareholders of the Company. The Board strives to comply with the code provisions and reviews its corporate governance policy regularly in order to maintain high standards of business ethics and corporate governance, and to ensure the full compliance of our operations with applicable laws and regulations.

During the Year, members of the Board have reviewed and discussed, among other things, the Company's policies and practices on corporate governance at regular board meetings. They have also reviewed and monitored the training and continuous professional development of directors, and the Company's policies and practices on compliance with legal and regulatory requirements as well as its disclosure in the Corporate Governance Report. The Board has reviewed the code of conduct applicable to employees and directors setting out the standards of behavior that the Company expects from them and the guidelines on how they should handle different situations in business dealings with the Group.

### COMPLIANCE WITH THE MODEL CODE SET OUT IN APPENDIX 10 TO THE LISTING RULES

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 to the Listing Rules (the "Model Code"). The Company periodically issues notices to the Directors reminding them of the general prohibition on dealing in the Company's listed securities during the blackout periods before the publication of announcements of results. The Company has confirmed, having made specific enquiry of the Directors, all the Directors have complied with the Model Code throughout the period under review.

制定企業管治政策的重點在於董事會的質素，有效的內部監控，嚴格的披露常規及對本公司全體股東的透明度及責任。董事會致力遵守守則條文並定期檢討其企業管治政策以維持高標準的商業道德及企業管治，以及確保本公司的營運全面遵守適用的法律及條例。

年內，董事會成員已於定期董事會會議檢討及討論（其中包括）本公司的企業管治政策及常規。彼等亦已檢討及監察董事的培訓及持續專業發展，及本公司在遵守法律及監管規定方面的政策及常規，以及其於企業管治報告中的披露。董事會已檢討適用於員工及董事的行為守則，當中列明本公司對彼等所期望的行為標準並就處理本集團業務交易的各種情況作出指引。

### 遵守上市規則附錄十所載的標準守則

本公司已採納上市規則附錄十所載上市發行人董事進行證券交易的標準守則（「標準守則」）。本公司定期向董事發出通知，提醒彼等於刊發業績公佈前的禁制期內全面禁止買賣本公司的上市證券。經向董事作出特定查詢後，本公司確認全體董事已於回顧期間遵守標準守則。



# Corporate Governance Report

## 企業管治報告

### DIRECTORS' RESPONSIBILITY FOR FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for overseeing the preparation of the accounts of the Company. Save as disclosed on Note 2 of the Notes to the consolidated financial statements of this annual report, the Directors are not aware of any material uncertainties relating to events or conditions which may cast significant doubt upon the Company's ability to continue as a going concern.

### AUDITOR'S REMUNERATION

The statement of the external auditor of the Company about their reporting responsibilities on the Company's consolidated financial statements for the year ended 31 December 2020 is set out in the section "Independent Auditor's Report" of this annual report.

The Group's external auditor provided the following services to the Group for the year ended 31 December 2020:

### 董事就財務報表的責任

董事確認彼等監督本公司賬目的編製的責任。誠如本年報綜合財務報表附註附註2披露，董事並無察覺關於可能對本公司持續經營能力存在重大疑問的事件或狀況的任何重大不確定性。

### 核數師酬金

本公司外聘核數師有關彼等對本公司截至二零二零年十二月三十一日止年度綜合財務報表的申報責任的聲明，載於本年報「獨立核數師報告」一節。

本集團的外聘核數師於截至二零二零年十二月三十一日止年度為本集團提供下列服務：

HK\$'000  
千港元

Audit services	核數服務	1,000
Non-audit services*	非核數服務*	118

\* The non-audit services mainly comprised review of interim financial information, tax services and financial due diligence services.

\* 非核數服務主要包括審閱中期財務資料，稅務服務及財務盡職調查服務。

### RISK MANAGEMENT AND INTERNAL CONTROL

The Board acknowledges that it is its duty to monitor the risk management and internal control systems of the Group on an ongoing basis and review their effectiveness. Such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

### 風險管理及內部監控

董事會明白其職責為持續監察本集團的風險管理及內部監控系統並檢討其效能。有關系統旨在管理而非排除未能達到業務目標之風險，且僅能為防止重大錯誤陳述或損失提供合理而非絕對之保證。

# Corporate Governance Report

## 企業管治報告

During the Year, the Board, through the Audit Committee, conducted review of both design and implementation effectiveness of the risk management and internal control systems of the Group, covering all material controls, including financial, operational and compliance controls, with a view to ensuring that resources, staff qualifications and experience, training programmes and budget of the Group's accounting, internal audit and financial reporting functions are adequate. In this respect, the Audit Committee communicates any material issues to the Board.

During the Year, the Group appointed an independent third party, Absolute Value Business & Asset Valuation Limited ("**AVB**") to:

- assist in identifying and assessing the risks of the Group through a series of workshops and interviews; and
- independently perform internal control review and assess effectiveness of the Group's risk management and internal control systems.

The results of the independent review and assessment were reported to the Audit Committee and the Board. Moreover, improvements in internal control and risk management measures as recommended by AVB to enhance the risk management and internal control systems of the Group and mitigate risks of the Group were adopted by the Board. Based on the findings and recommendations of AVB as well as the comments of the Audit Committee, the Board considered the internal control and risk management systems effective and adequate.

### Our Enterprise Risk Management Framework

The Group established its enterprise risk management framework in 2017. While the Board has the overall responsibility to ensure that sound and effective internal controls are maintained, management is responsible for designing and implementing an internal control system to manage all kinds of risks faced by the Group.

年內，董事會通過審核委員會檢討本集團風險管理及內部監控系統的設計及執行效能，涵蓋所有重大監控措施（包括財務、營運及合規監控），確保本集團會計、內部審核及財務報告職能的資源、員工資歷、培訓計劃及預算充足。就此而言，審核委員會向董事會匯報任何重大事項。

年內，本集團已委任一名獨立第三方精銳商業與資產評估有限公司（「**精銳商業**」）以：

- 透過進行一系列的工作坊及訪問，協助識別及評估本集團的風險；及
- 獨立進行內部監控檢討及評估本集團的風險管理及內部監控系統之效能。

精銳商業已向審核委員會及董事會匯報獨立檢討及評估結果。此外，董事會已採納精銳商業就提升本集團風險管理及內部監控系統及減低本集團風險所建議的內部監控及風險管理改善措施。根據精銳商業之評估結果及推薦建議以及審核委員會之意見，董事會認為內部監控及風險管理系統屬有效及充份。

### 企業風險管理架構

本集團於二零一七年設立其企業風險管理架構。董事會全盤負責維持完善及有效的內部監控，而管理層則負責設計及執行內部監控系統，以管理本集團面對的所有類別的風險。

# Corporate Governance Report

## 企業管治報告

Through the risk identification and assessment processes, risks are identified, assessed, prioritized and allocated treatments. Our risk management framework follows the COSO Enterprise Risk Management — Integrated Framework, which allows the Board and management to manage the risks of the Group effectively. The Board receives regular reports through the Audit Committee that oversees risk management and internal audit functions.

### Our Risk Control Mechanism

The Group adopts a “three lines of defence” corporate governance structure with operational management and controls performed by operations management, coupled with risk management monitoring carried out by the finance and compliance team and independent internal audit outsourced to and conducted by AVB. The Group maintains a risk register to keep track of all identified major risks of the Group. The risk register provides the Board, the Audit Committee, and management with a profile of its major risks and records management’s action taken to mitigate the relevant risks. Each risk is evaluated at least annually based on its likelihood of occurrence and potential impact upon the Group. The risk register is updated by management as the risk owners with addition of new risks and/or removal of existing risks, if applicable, at least annually, after the annual risk evaluation has been performed. This review process can ensure that the Group proactively manages the risks faced by it in the sense that all risk owners have access to the risk register and are aware of and alert to those risks in their areas of responsibility so that they can take follow-up actions in an efficient manner.

Our risk management activities are performed by management on an ongoing process. The effectiveness of our risk management framework will be evaluated at least annually, and periodic management meetings are held to update the progress of risk monitoring efforts. Management is committed to ensuring that risk management forms part of the daily business operation processes in order to align risk management with corporate goals in an effective manner.

透過風險識別及評估程序，風險得以識別、評估、訂定優先次序及分配處理方法。風險管理架構遵從COSO企業風險管理—整合架構，讓董事會及管理層可有效管理本集團的風險。董事會通過負責監督風險管理及內部審核職能的審核委員會定期收取報告。

### 風險監控機制

本集團採納「三道防線」的企業管治架構，由營運管理層進行營運管理及監控，並由財務及合規團隊進行風險管理監控，以及外判予精銳商業並由其進行獨立內部審核。本集團保存一份風險登記冊，以記錄本集團所有已識別主要風險。該風險登記冊為董事會、審核委員會及管理層提供其主要風險概況及管理層為減低相關風險所採取的行動的紀錄。各項風險最少每年按其發生的可能性及對本集團的影響予以評估。風險登記冊乃由管理層（作為風險承擔者）最少每年於進行年度風險評估後更新新增風險及／或撤除現有風險（倘適用）。該檢討程序可確保本集團積極管理其面對的風險，令所有風險承擔者可參閱該風險登記冊，並注意彼等職責範疇的風險及保持警覺，從而有效地採取跟進措施。

管理層負責持續進行風險管理活動。風險管理架構的效能將最少每年予以評估，而管理層會議亦將定期舉行以更新風險監控成果的最新進展。管理層致力確保風險管理成為日常業務營運過程的一部份，以有效保持風險管理及企業目標一致。



# Corporate Governance Report

## 企業管治報告

The Group has established internal control procedures for the handling and dissemination of inside information in order to comply with Chapter 13 of the Listing Rules as well as Part XIVA of the Securities and Futures Ordinance. The internal control mechanism includes information flow and reporting processes, confidentiality arrangements, disclosure procedures, and staff training arrangements, etc.

The Company will continue to engage external independent professionals to review the Group's system of internal controls and risk management annually and further enhance the Group's internal control and risk management systems as appropriate.

There is currently no internal audit function within the Group. The directors have reviewed the need for an internal audit function and are of the view that in light of the size, nature and complexity of the business of the Group, it would be more cost effective to appoint external independent professionals to perform internal audit function for the Group in order to meet its needs. Nevertheless, the directors will continue to review at least annually the need for an internal audit function.

### SHAREHOLDERS' RIGHTS

#### Procedures for Shareholders to Convene an Extraordinary General Meeting ("EGM")

Pursuant to the Articles of Association of the Company, any one or more members of the Company holding at the date of the deposit of the requisition not less than one-tenth of such of the paid-up capital of the Company as at the date of the deposit carries the right of voting at general meetings shall at all times have the right, by written requisition to the Board or the Company Secretary, to require an EGM to be called by the Board for the transaction of any business specified in such requisition; and the meeting shall be held within two (2) months after the deposit of such requisition. If within twenty one (21) days of such deposit the Board fails to proceed to convene such meeting the requisitionist(s) himself (themselves) may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board will be reimbursed to the requisitionist(s) by the Company.

本集團已就處理及發佈內幕消息制定內部監控程序，以遵守上市規則第13章及證券及期貨條例第XIVA部。內部監控機制包括消息流向與申報流程、保密安排、披露程序及員工培訓安排等。

本公司將繼續委聘外部獨立專家每年檢討本集團的內部監控及風險管理，並於適當時候進一步提升本集團的內部監控及風險管理系統。

目前，本集團並無內部審核職能。董事已檢討內部審核職能的需要，並認為就本集團的規模、性質及業務的複雜程度而言，委任外部獨立專家履行本集團所需的內部審核職能更合符成本效益。然而，董事將至少每年持續檢討內部審核職能的需要。

### 股東權利

#### 股東召開股東特別大會（「股東特別大會」）的程序

根據本公司的組織章程細則，任何一名或多名本公司股東，於提出要求當日持有本公司附有可於股東大會上投票權利不少於十分之一的實繳股本，有權隨時向董事會或公司秘書發出書面要求，要求董事會召開股東特別大會，以處理該要求內註明的任何事務。該大會須於提出要求後兩(2)個月內舉行。倘董事會未能於收到要求後二十一(21)日內召開該大會，提出要求人士可按相同方式舉行股東特別大會，而因董事會未能召開大會以致提出要求人士產生的一切合理開支，將由本公司償付予提出要求人士。

# Corporate Governance Report

## 企業管治報告

### Communication with Shareholders and Procedures for Putting forward Proposals at a General Meeting

All published information, including all the statutory announcements and press releases, is promptly posted on the Group's website at [www.chinawoodint.com.hk](http://www.chinawoodint.com.hk). Shareholders can also send enquiries to the Board or the Company Secretary, and/or proposals to be put forward at shareholders' meeting for shareholders' consideration by email at [kelvin.ho@chinawoodint.com.hk](mailto:kelvin.ho@chinawoodint.com.hk) or directly by raising questions at the annual general meeting of the Company.

### INVESTOR RELATIONS

The Company believes that maintaining a high level of transparency is a key to enhancing investor relations. It is committed to a policy of open and timely disclosure of corporate information to its shareholders and investment public.

The Company updates its shareholders on its latest business developments and financial performance through its annual and interim reports, announcements and circulars. The corporate website of the Company ([www.chinawoodint.com.hk](http://www.chinawoodint.com.hk)) has provided an effective communication platform to the public and the shareholders.

### CONSTITUTIONAL DOCUMENTS

During the Year, other than the change of company name as disclosed in this annual report, there were no changes to the Company's constitutional documents.

### COMPANY SECRETARY

The company secretary of the Company has duly complied with the relevant training requirement under the Listing Rules.

### 與股東的溝通及於股東大會上提呈建議的程序

所有刊載資料（包括所有法定公告及新聞稿）均會迅速在本集團網站 [www.chinawoodint.com.hk](http://www.chinawoodint.com.hk) 發佈。股東亦可通過發送郵件至 [kelvin.ho@chinawoodint.com.hk](mailto:kelvin.ho@chinawoodint.com.hk) 向董事會或公司秘書查詢及／或發送將於股東大會上提呈以供股東考慮的建議，或於本公司的股東週年大會上直接提問。

### 投資者關係

本公司相信，維持高透明度是提升投資者關係的關鍵，並致力保持向其股東及投資大眾公開及適時披露公司資料的政策。

本公司透過其年度及中期報告、公佈及通函向其股東更新其最新業務發展和財務表現。本公司的公司網站 ([www.chinawoodint.com.hk](http://www.chinawoodint.com.hk)) 已為公眾人士及股東提供一個有效的溝通平台。

### 憲章文件

於年內，除本年報披露之變更公司名稱外，本公司之憲章文件並無更改。

### 公司秘書

本公司之公司秘書已妥為遵守根據上市規則有關培訓之規定。

# Report of the Directors

## 董事會報告

The directors of the Company (the “**Directors**” or the “**Board**”) hereby present their report and the audited financial statements for the year ended 31 December 2020.

### PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. Details of the principal activities of the principal subsidiaries are set out in Note 40 of the Notes to the consolidated financial statements in this annual report.

### BUSINESS REVIEW

A review of the business of the Group during the Year and a discussion on the Group’s future business development are provided in the Management Discussion and Analysis on pages 5 to 18 of this annual report. Description of the financial risk management objectives and policies of the Group can be found in Note 6 of the Notes to the consolidated financial statements in this annual report.

### RESULTS AND DIVIDENDS

The Group’s loss for the year ended 31 December 2020 and the Group’s financial position at that date are set out in the consolidated financial statements on pages 50 to 54.

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

### DIVIDEND POLICY

The Company has a specified Dividend Policy, under which the Board shall also take into account, inter alia, the operating results, cash flow, financial condition and capital requirements of the Group and the interests of the Shareholders of the Company as a whole when proposing any dividend payout. The Company’s distribution of dividends shall also be subject to any restrictions under the Companies Law of the Cayman Islands and the Articles of Association of the Company as well as all applicable laws, rules and regulations.

The Dividend Policy allows the Board to declare special dividends from time to time in addition to the interim and/or annual dividends. There is no guarantee that any particular amount of dividends will be distributed for any specific periods.

本公司董事（「**董事**」或「**董事會**」）謹此提呈彼等的報告及截至二零二零年十二月三十一日止年度的經審核財務報表。

### 主要業務

本公司的主要業務為投資控股。其主要附屬公司的詳細主要業務載於本年報綜合財務報表附註附註40。

### 業務回顧

本集團於年內的業務回顧及就本集團未來業務發展的討論於本年報第5至18頁的管理層討論及分析中提供。有關本集團財務風險管理目標及政策的描述載於本年報綜合財務報表附註附註6。

### 業績及股息

本集團截至二零二零年十二月三十一日止年度的虧損及本集團於該日的財務狀況載於第50至54頁的綜合財務報表。

董事會不建議就截至二零二零年十二月三十一日止年度派付任何股息（二零一九年：無）。

### 股息政策

本公司有既定股息政策，董事會在考慮派發任何股息時，會考慮（其中包括）本集團的經營業績、現金流量、財務狀況、資本需求以及本公司股東的整體利益。本公司派發股息亦受開曼群島公司法及本公司組織章程細則以及任何適用法律、法規及規則的規限。

股息政策容許董事會可以在中期及／或全年股息外不時宣派特別股息。任何既定期間概無保證宣派任何特定金額的股息。



# Report of the Directors

## 董事會報告

### SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of its Directors, the Directors confirm that the Company has maintained during the year under review the amount of public float as required under the the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”).

### SHARE CAPITAL, SHARE OPTIONS, WARRANTS AND CONVERTIBLE BONDS

Details of movements in the Company’s share capital and convertible bonds during the year are set out in Notes 38 and 35 of the Notes to the consolidated financial statements of this annual report, respectively.

### PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities during the year.

### SUMMARY FINANCIAL INFORMATION

A summary of the published results and assets and liabilities of the Group for the last five financial years, as extracted from the audited financial statements, is set out on pages 195 to 196. This summary does not form part of the audited financial statements.

### PRE-EMPTIVE RIGHTS

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

### DISTRIBUTABLE RESERVES

The Company’s distributable reserves comprise the share premium, other reserves and accumulated losses. As at 31 December 2020, the Company had no distributable reserves (2019: HK\$Nil).

### 足夠公眾持股量

基於本公司可公開獲得的資料，據董事所知，董事確認本公司於回顧年度維持香港聯合交易所有限公司證券上市規則（「上市規則」）所規定公眾持股量。

### 股本、購股權、認股權證及可換股債券

年內，本公司股本及可換股債券的變動詳情分別載於本年報綜合財務報表附註附註38及35。

### 購買、出售或贖回本公司的上市證券

年內，本公司及其任何附屬公司並無購買、出售或贖回本公司任何上市證券。

### 財務資料摘要

本集團過去五個財政年度的已刊發業績、資產及負債摘要（摘錄自經審核財務報表）載於第195至196頁。該摘要並不構成經審核財務報表的一部分。

### 優先購買權

本公司的組織章程細則或開曼群島法例並無載有優先購買權的條文，規定本公司須按比例向現有股東提呈發售新股份。

### 可供分派儲備

本公司的可供分派儲備包括股份溢價，其他儲備及累計虧損。於二零二零年十二月三十一日，本公司並無可供分派儲備（二零一九年：零港元）。

# Report of the Directors 董事會報告

## MAJOR CUSTOMERS AND SUPPLIERS

In the year under review, sales to the Group's five largest customers accounted for 43% of the total sales for the year and sales to the largest customer included therein amounted to 23%. Purchases from the Group's five largest suppliers accounted for 51% of the total purchases for the year and purchases from the largest supplier included therein amounted to 28%.

None of the Directors or any of their associates or any shareholders (which, to the best knowledge of the directors, own more than 5% of the Company's issued share capital) had any beneficial interests in the Group's five largest customers and suppliers.

## DIRECTORS

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

### Executive Directors ("ED(s)")

Ms. Tung Shun (resigned on 12 March 2020)  
Ms. Chen Xiaohang (resigned on 15 May 2020)  
Mr. Qiu Bin (appointed on 12 March 2020  
and resigned on 3 December 2020)  
Ms. Sin Pui Ying (appointed on 15 May 2020  
and resigned on 24 August 2020)  
Mr. Lyu NingJiang (appointed on 3 December 2020)

### Non-executive Directors ("NED(s)")

Mr. Cheng Chai Fu (appointed on 1 April 2020 and  
resigned on 24 August 2020)  
Mr. Hu Yong Gang (appointed on 3 December 2020)

### Independent Non-executive Directors ("INED(s)")

Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)  
Mr. Zhao Xianming  
Dr. Guan Huanfei (resigned on 15 May 2020)  
Mr. An Dong (appointed on 12 March 2020)  
Mr. Fung Tze Wa (appointed on 15 May 2020  
and resigned on 31 December 2020)

In accordance with Articles 83(3) and 84(1) of the Articles of Association of the Company (the "Articles of Association"), Mr. Lyu NingJiang, Mr. Hu Yong Gang, Mr. An Dong shall retire at the forthcoming annual general meeting (the "AGM") and, being eligible, would offer themselves for re-election.

## 主要客戶及供應商

於回顧年度內，本集團五大客戶的銷售額佔本年度總銷售額的43%，其中最大客戶的銷售額佔23%。本集團五大供應商的採購額佔本年度總採購額的51%，其中最大供應商的採購額佔28%。

董事或其任何聯繫人士或任何股東（盡董事所知擁有本公司已發行股本逾5%者）概無於本集團五大客戶及供應商中擁有任何實益權益。

## 董事

年內及直至本年報日期為止的董事為：

### 執行董事（「執行董事」）：

董 淳女士（於二零二零年三月十二日辭任）  
陳驍航女士（於二零二零年五月十五日辭任）  
邱 斌先生（於二零二零年三月十二日  
獲委任並於二零二零年十二月三日辭任）  
冼佩瑩女士（於二零二零年五月十五日獲  
委任並於二零二零年八月二十四日辭任）  
呂寧江先生（於二零二零年十二月三日獲  
委任）

### 非執行董事（「非執行董事」）

鄭濟富先生（於二零二零年四月一日獲委任  
並於二零二零年八月二十四日辭任）  
胡永剛先生（於二零二零年十二月三日獲委任）

### 獨立非執行董事（「獨立非執行董事」）

黃耀傑先生（於二零二零年七月二十七日辭任）  
趙憲明先生  
關浣非博士（於二零二零年五月十五日辭任）  
安 東先生（於二零二零年三月十二日  
獲委任）  
馮子華先生（於二零二零年五月十五日  
獲委任並於二零二零年十二月三十一日  
辭任）

根據本公司的組織章程細則（「組織章程細則」）第83(3)條及第84(1)條，呂寧江先生、胡永剛先生、安東先生應於即將舉行的股東週年大會（「股東週年大會」）上退任，並符合資格且願意重選連任。

# Report of the Directors

## 董事會報告

### CONFIRMATION OF INDEPENDENCE

The Company has received an annual confirmation of independence from each of the INEDs pursuant to Rule 3.13 of the Listing Rules. The Company considers the INEDs to be independent as at the date of this annual report.

### BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

The biographical details of the Directors and the senior management of the Group are set out on pages 19 to 20 of this annual report.

### DIRECTORS' SERVICE CONTRACTS

No director has a service contract with the Company which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

### CONTRACT OF SIGNIFICANCE

Save as disclosed in this annual report, no contract of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which a director had a material interest, whether directly or indirectly, subsisted during or at the end of the year.

### DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the Year and up to the date of this annual report, no Directors are considered to have interests in a business which competes or is likely to compete, either directly or indirectly, with the businesses of the Group, as defined in the Listing Rules.

### EMOLUMENT POLICY

The emolument policy of the Group is determined with reference to the performance, qualifications and experience of individual employees (including Directors), as well as the results of the Group and the market conditions. The Group provides discretionary bonus, medical insurance, provident fund, education subsidy and training to its employees. The Company has adopted a share option scheme as an incentive to eligible participants, details of which are set out below in the section "Share Option Scheme".

### 獨立性的確認

本公司已接獲各獨立非執行董事根據上市規則第3.13條發出的獨立性年度確認書。本公司認為於本年報日期，獨立非執行董事均屬獨立。

### 董事及高級管理層的詳細履歷

董事及本集團高級管理層的詳細履歷載於本年報第19至20頁。

### 董事的服務合約

概無董事與本公司訂立不可於一年內由本公司免付賠償（法定賠償除外）而終止的服務合約。

### 重大合約

除本年報所披露者外，於年內或年結日，本公司或任何其附屬公司概無訂立任何涉及對本集團業務有重大關係而董事直接或間接在其中擁有重大權益的重要合約。

### 董事於競爭業務之權益

於年內及截至本年報日期為止，按上市規則之定義，概無董事被視作於直接或間接與本集團業務構成競爭或可能構成競爭的業務中擁有權益。

### 薪酬政策

本集團的薪酬政策參照個別僱員（包括董事）的表現、資歷及經驗、本集團業績及市況釐定。本集團向其僱員提供酌情花紅、醫療保險、公積金供款、教育津貼及培訓。本公司已採納購股權計劃作為對合資格參與者的鼓勵。其詳情載於下文「購股權計劃」一節。



# Report of the Directors

## 董事會報告

Details of the emoluments of the Directors and five highest paid individuals are set out in Notes 13 and 14 of the Notes to the consolidated financial statements, respectively.

### DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY

As at 31 December 2020, none of the Directors or chief executives of the Company or their respective associates had registered any short positions in the share capital of the Company and underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "**SFO**")), as recorded in the register required to be kept by the Company pursuant to section 352 of the SFO, or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix 10 to the Listing Rules adopted by the Company.

### SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY

As at 31 December 2020, so far as is known to the Directors, the following persons (other than the Directors of the Company) had interests or short positions in the shares or underlying shares of the Company, being 5% or more of the total issued share capital of the Company, as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO:

董事及五名最高薪酬人士的薪酬詳情，分別載於綜合財務報表附註附註13及14。

### 董事於本公司股份、相關股份及債券的權益及淡倉

於二零二零年十二月三十一日，本公司董事或主要行政人員或彼等各自的聯繫人士概無於本公司股本及本公司或其任何相聯法團（定義見證券及期貨條例（「**證券及期貨條例**」）第XV部）的相關股份或債券中擁有任何已登記淡倉而須根據證券及期貨條例第352條記錄於登記冊內，或已根據本公司所採納的上市規則附錄十所載上市發行人董事進行證券交易的標準守則（「**標準守則**」）另行知會本公司及香港聯合交易所有限公司（「**聯交所**」）。

### 主要股東及其他人士於本公司股份、相關股份及債券的權益及淡倉

於二零二零年十二月三十一日，據董事所知，下列人士（本公司董事除外）於本公司股份或相關股份中擁有的權益或淡倉（佔本公司已發行股本總額5%或以上）已記錄於本公司須根據證券及期貨條例第336條存置的登記冊內：

# Report of the Directors

## 董事會報告

Long position in the shares:

股份的好倉：

Name of substantial shareholders	Capacity/Nature of interest	Number of Shares interested	Percentage of the Company's issued share capital (Note 3) 佔本公司已發行股本的百分比 (附註3)
主要股東名稱	身份／權益性質	擁有權益的股份數目	
Sino Merchant Car Rental Limited (Note 1) 華商租車有限公司 (附註1)	Beneficial owner 實益擁有着	174,961,694	51.07%
Dundee Greentech Limited (Note 2) Dundee Greentech Limited (附註2)	Beneficial owner 實益擁有着	39,475,000	11.52%
China Orient Asset Management Corporation 中國東方資產管理公司	Person having a security interest in shares 於股份擁有證券權益之人士	113,073,694	33.01%

Notes:

附註：

- (1) These 174,961,694 shares are registered in the name of Sino Merchant Car Rental Limited (a company incorporated in the British Virgin Islands) ("Sino Merchant"), the entire issued share capital of which is owned as to 60% by Ms. Deng Shufen and 40% by Ms. Liu Jianguan. Ms. Deng Shufen and Ms. Liu Jianguan are deemed to be interested in all the shares and underlying shares in which Sino Merchant is interested by virtue of the SFO. As Mr. Dai Yumin is the spouse of Ms. Deng Shufen, he is deemed to be interested in the shares and the underlying shares which Ms. Deng Shufen is deemed to be interested in for the purpose of the SFO.
- (2) These 39,475,000 shares are registered in the name of Dundee Greentech Limited (a company incorporated in the British Virgin Islands), the entire issued share capital of which is held by Mr. Liu Hailong.
- (3) The percentage of shareholding is calculated based on the issued share capital of the Company as consolidated under Share Consolidation comprising 342,572,857 shares as at 31 December 2020.

- (1) 此等174,961,694股股份乃以華商租車有限公司（一間於英屬維爾京群島註冊成立的公司，「華商租車」）之名義登記，其全部已發行股本由鄧淑芬女士擁有60%及劉江濶女士擁有40%。就證券及期貨條例而言，鄧淑芬女士及劉江濶女士被視為於華商租車擁有權益之所有股份及相關股份中擁有權益。由於戴昱敏先生為鄧淑芬女士之配偶，故就證券及期貨條例而言，彼被視為於鄧淑芬女士被視為擁有權益之股份及相關股份中擁有權益。
- (2) 此等39,475,000股股份乃以Dundee Greentech Limited（一間於英屬維爾京群島註冊成立的公司）之名義登記，其全部已發行股本由劉海龍先生持有。
- (3) 持股百分比乃按於二零二零年十二月三十一日根據股份合併而合併之本公司已發行股本（包括342,572,857股股份）之基準計算得出。

Save as disclosed above, as at 31 December 2020, no person (other than the Directors whose interests are set out in the section headed "Directors' Interests and Short Positions in Shares, Underlying Shares and Debentures of the Company" above) had registered an interest or a short position in the Shares or underlying shares of the Company that was required to be recorded in the register of the Company pursuant to section 336 of the SFO.

除上文所披露者外，於二零二零年十二月三十一日，概無人士（其權益載於上文「董事於本公司股份、相關股份及債券的權益及淡倉」一節的董事除外）於本公司的股份或相關股份中擁有已登記的權益或淡倉而須根據證券及期貨條例第336條記錄於本公司的登記冊內。

# Report of the Directors

## 董事會報告

### SHARE OPTION SCHEME

The existing share option scheme was adopted on 3 June 2016 (the “**Scheme**”) by the shareholders. The purpose of the Scheme is providing incentives and rewards to eligible participants who contribute to the success of the Group. The Scheme was adopted for a period of 10 years commencing from 3 June 2016 and will remain in force until 2 June 2026.

Eligible participant under the Scheme includes any full-time or part-time employees, executives (including executive, non-executive and independent non-executive Directors) of the Company or any of its subsidiaries, any suppliers of goods or services, any customers, any person or entity that provides research, development or other technological support, any shareholder of any member of the Group, any adviser or consultant to any area of business or business development of any member of the Group and any other groups, or classes of participants who have contributed or may contribute by way of joint venture, business alliance or other business arrangement to the development and growth of the Group.

The subscription price shall be determined by the Board but shall not be less than the highest of (i) the closing price of Shares as stated in the daily quotations sheets issued by the Stock Exchange on the date of the offer for grant which must be a business day; (ii) the average closing price of Shares as stated in the daily quotations sheets issued by the Stock Exchange for the five business days immediately preceding the date of the offer for the grant; and (iii) the nominal value of the Shares.

Upon acceptance of the options, the grantee shall pay HK\$1 to the Company as nominal consideration for the grant. The acceptance of an offer of the grant of the option must be made within 21 days from the date of offer for grant. An option may be exercised in accordance with the terms of the Scheme at any time during a period to be determined and notified by the Board which shall not exceed ten years from the date of grant subject to the provisions of early termination thereof. Unless otherwise determined by the Board and stated in the offer for the grant to a grantee, there is no minimum period required under the Scheme for the holding of an option before it can be exercised and no performance target which needs to be achieved by a grantee before the options can be exercised.

### 購股權計劃

現有購股權計劃乃由股東於二零一六年六月三日採納（「**該計劃**」）。該計劃旨在對本集團成功作出貢獻的合資格參與者給予獎勵及報酬。該計劃的年期自二零一六年六月三日起為期10年，並維持有效直至二零二六年六月二日。

該計劃項下的合資格參與者包括本公司或其任何附屬公司的任何全職或兼職僱員、行政人員（包括執行、非執行及獨立非執行董事）、任何商品或服務供應商、任何客戶、任何提供研發或其他技術支持的人士或實體、本集團任何成員公司的任何股東、本集團任何成員公司的任何業務範圍或業務發展的任任何顧問或諮詢人，以及任何以合營公司、業務聯盟或其他業務安排的方式貢獻或可能貢獻本集團發展及增長的其他組別或類別參與者。

認購價將由董事會釐定，惟將不少於以下的最高者：(i)於提呈授出要約日期（必須為營業日）聯交所發出的每日報價表所載的股份收市價；(ii)於緊接提呈授出要約日期前五個營業日聯交所發出的每日報價表所載的股份平均收市價；及(iii)股份的面值。

承授人接納購股權時須就授出向本公司支付1港元的名義代價，而授出購股權的要約必須於提呈授出要約日期起計21日內予以接納。購股權可根據該計劃的條款於董事會釐定及通知的期間內隨時予以行使，該期間不得超過自授出日期起計十年，並受限於提早終止條款。除董事會另行釐定及於致承授人的要約中有訂明者外，該計劃項下概無就購股權可予行使前持有購股權訂有最短期限，且可行使購股權前承授人無需達致任何表現目標。



# Report of the Directors

## 董事會報告

Based on 6,481,375,000 shares in issue as at the date of adoption of the Scheme, the maximum number of shares to be issued upon the exercise of options that may be granted under the Scheme are 648,137,500 shares, being 10% of the shares in issue as at the date of adoption. After the share consolidation being effective on 26 June 2020, the total number of shares available for issue under the Scheme is 32,406,875 shares, representing 9.5% of the total number of Shares in issue as at 31 December 2020. The maximum entitlement of each participant shall not in any 12-month period exceed 1% of the Company's issued share capital from time to time.

For the year ended 31 December 2020, no option was granted under the Scheme. In addition, there was no outstanding share option under the Scheme as at 31 December 2019 and 31 December 2020.

### ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

At no time during the Year were rights to acquire benefits by means of the acquisition of shares in or debentures of the Company granted to any Directors or their respective spouses or minor children, or were any such rights exercised by them; or was the Company or any of its subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other body corporate.

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

There has been no transaction, arrangement or contract of significance to which the Company, its holding company, or any of its subsidiaries or fellow subsidiaries was a party and in which a Director of the Company or an entity connected with the Director is or was materially interested, either directly or indirectly, subsisting during or at the end of the Year.

根據於採納該計劃日期已發行的6,481,375,000股股份，行使根據該計劃可授出的購股權時將予發行的最高股份數目為648,137,500股股份，即於採納日期時已發行股份的10%。於二零二零年六月二十六日股份合併生效後，該計劃項下可予發行的股份總數為32,406,875股，佔於二零二零年十二月三十一日已發行股份總數的9.5%。每名參與人士於任何十二個月期間的最高配額不得超過本公司不時已發行股本的1%。

截至二零二零年十二月三十一日止年度，概無根據該計劃授出購股權。此外，於二零一九年十二月三十一日及二零二零年十二月三十一日，該計劃項下並無尚未行使的購股權。

### 購買股份或債券的安排

年內概無向任何董事或彼等各自的配偶或未成年子女授出透過收購本公司股份或債券而獲取利益的權利，彼等亦無行使任何該等權利；本公司或任何其附屬公司亦非任何讓董事獲取任何其他法人團體該等權利之安排的訂約方。

### 董事於交易、安排或合約中的權益

本公司、其控股公司、或其任何附屬公司或同系附屬公司概無訂立本公司董事或與董事有關連的實體於其中擁有或曾擁有重大權益（無論直接或間接），並於年內或年末仍然生效的重大交易、安排或合約。

# Report of the Directors

## 董事會報告

### PERMITTED INDEMNITY

Pursuant to the Company's Articles of Association, subject to the applicable laws and regulations, every Director shall be indemnified and secured harmless out of the assets and profits of the Company against all actions, costs, charges, losses, damages and expenses which they or any of them may incur or sustain in or about the execution of their duty in their offices. Such permitted indemnity provision had been in force throughout the Year and up to the date of this report. The Company has arranged appropriate directors' and officers' liability insurance coverage for the directors and officers of the Group.

### EQUITY-LINKED AGREEMENTS

Other than the convertible bonds and the share option scheme of the Company, no equity-linked agreements that will or may result in the Company issuing shares or that require the Company to enter into any agreements that will or may result in the Company issuing shares were entered into by the Company during the Year or subsisted at the end of the Year.

### RELATED PARTY TRANSACTIONS

Significant related party transactions entered into by the Group during the year ended 31 December 2020 is disclosed in Note 45 of the Notes to the consolidated financial statements.

None of the "Related Party Transactions" as disclosed in Note 45 of the Notes to the consolidated financial statements for the Year constituted discloseable non-exempted connected transaction or non-exempted continuing connected transaction under the Listing Rules.

### EVENT AFTER THE REPORTING PERIOD

Other than the event set out on Note 47 of the Notes to the consolidated financial statements of this annual report, the Group has no significant events after the reporting period.

### ENVIRONMENTAL SOCIETY AND CORPORATE RESPONSIBILITY

The environmental, social and governance report prepared with the assistance of a professional third party for year 2020 will be published separately in compliance with the requirement of the Listing Rules.

### 獲准許彌償

根據本公司組織章程細則，受限於適用法律及法規，每名董事須有權就其於執行職務或與此有關的情況而可能產生或持續出現的一切或任何行動、成本、費用、虧損、損害及支出自本公司資產及溢利中獲得彌償及擔保。有關獲准許彌償條文於年內直至本報告日期生效。本公司已投購適當董事及高級職員責任保險以彌償本集團董事及高級職員的責任。

### 股票掛鈎協議

除本公司可換股債券及購股權計劃外，概無股票掛鈎協議將或可能導致本公司發行股份或規定本公司須訂立任何將或可能導致本公司發行股份的協議由本公司於年內訂立或於年末仍然生效。

### 關連方交易

本集團於截至二零二零年十二月三十一日止年度訂立的重大關連方交易於綜合財務報表附註附註45披露。

年內綜合財務報表附註附註45所披露之「關連方交易」並未構成上市規則項下之須予披露非豁免關連交易或非豁免持續關連交易。

### 報告期後事項

除載於本年報綜合財務報表附註附註47之事項外，本集團於報告期後並無發生重大事項。

### 環境、社會及企業責任

二零二零年環境、社會及管治報告由專業第三方協助編製，將根據上市規則規定獨立刊發。

# Report of the Directors

## 董事會報告

### COMPLIANCE WITH LAWS, RULES AND REGULATIONS

The Company encourages its employees to understand, comply with and keep themselves abreast of the laws, rules and regulations applicable to their positions and the operation of the businesses of the Group as any violation could jeopardize the integrity of the Group. The Company has employed suitable personnel and engaged professional advisers as and when appropriate to provide legal advice on the applicability, existence or interpretation of any laws, rules and regulations. The Board is not aware of any violation of the applicable laws, rules and regulations that had a significant impact on the business and/or operation of the Group during the year ended 31 December 2020.

### RELATIONSHIPS WITH KEY STAKEHOLDERS

The Group's success lies also on the support from key stakeholders, including but not limited employees, customers, bankers, service providers and shareholders.

#### Employees

The Group treasures our employees as the most important and valuable assets of the Group. The objective of the Group's human resources management is to reward and recognise our employees by providing a competitive remuneration package, appropriate incentives, and opportunities within the Group for career advancement.

#### Customers

The Group is committed to provide excellent services to our customers with a view to maintaining steady business and asset growth as well as long term profitability.

#### Bankers

To order to ensure adequate market penetration and access, the Group has maintained excellent relationship with our bankers and has been soliciting funds from our bankers as and when necessary.

### 遵守法律、規則及法規

由於任何違規將損害本集團之誠信，本公司鼓勵其員工理解、遵守及了解與其職位及本集團業務營運相關之法律、規則及法規之最新情況。本公司已委任合適人選並委聘專業顧問適時提供任何法律、規則及法規之適用性、存在或詮釋。董事會並不知悉截至二零二零年十二月三十一日止年度之任何違反適用法律、規則及法規對本集團之業務及／或營運有重大影響。

### 與主要利益相關者之關係

本集團之成功亦有賴於主要利益相關者之支持，包括但不僅限於僱員、客戶、往來銀行、服務供應商及股東。

#### 僱員

本集團珍視我們的僱員，視彼等為本集團最重要的寶貴資產。本集團人力資源管理之目標為透過提供具競爭力之薪酬待遇、適當之獎勵及本集團內職位晉升之機會以給予我們的僱員獎賞及認可。

#### 客戶

本集團致力於向我們的客戶提供卓越服務，以期維持穩定的業務及資產增長以及長期的盈利能力。

#### 往來銀行

為確保充分滲透及進入市場，本集團與我們的往來銀行維持良好的關係，並於必要時自我們的往來銀行籌集資金。



# Report of the Directors

## 董事會報告

### Auditors

The Group's consolidated financial statements for the year ended 31 December 2020 had been audited by McMillan Woods (Hong Kong) CPA Limited, who will retire and being eligible, offer themselves for reappointment as auditor at the Company's forthcoming annual general meeting.

### INDEPENDENT AUDITOR'S REPORT ON THE COMPANY'S CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

As disclosed in sections headed "Disclaimer of Opinion" and "Basis for Disclaimer of Opinion" in the independent auditor's report contained on pages 46 to 49 of the Annual Report, the auditor of the Company (the "Auditor") did not express an audit opinion on the consolidated financial statements of the Group for the year ended 31 December 2020 because of the significance of the matters described in the section "Basis for Disclaimer of Opinion".

### The Board's Response to the Disclaimer Opinion

The conditions together with other considerations forming the opinion of the Board to prepare the consolidated financial statements of the Group on the going concern basis is being described in Note 2 of the Notes to the consolidated financial statements in a section headed "Going Concern Assumption".

### On behalf of the board of directors of China Wood International Holding Co., Limited 中木國際控股有限公司

*(Joint Provisional Liquidators appointed)*

*(For restructuring purposes only)*

### Lyu NingJiang

*Chairman and Executive Director*

Hong Kong, 29 March 2021

### 核數師

本集團截至二零二零年十二月三十一日止年度的綜合財務報表已由長青(香港)會計師事務所有限公司審核。彼等將退任並合資格且願意於本公司應屆股東週年大會上應聘連任為核數師。

### 本公司截至二零二零年十二月三十一日止年度的綜合財務報表所載獨立核數師報告

誠如年報第46至49頁所載獨立核數師報告「不發表意見」及「不發表意見之基礎」各節所披露，由於「不發表意見之基礎」一節所述事項之重要性，本公司核數師(「核數師」)對本集團截至二零二零年十二月三十一日止年度的綜合財務報表不發表審核意見。

### 董事會對不發表意見的回應

有關條件及構成董事會根據持續經營基準編製本集團綜合財務報表意見的其他考慮因素，載於綜合財務報表附註中附註2的「持續經營假設」一節。

### 代表董事會

### China Wood International Holding Co., Limited 中木國際控股有限公司

*(已委任共同臨時清盤人)*

*(僅適用於公司重組)*

### 主席及執行董事

呂寧江

香港，二零二一年三月二十九日

# Independent Auditor's Report 獨立核數師報告



## To the shareholders of China Wood International Holding Co., Limited (Formerly known as HongDa Financial Holding Limited)

(Joint provisional liquidators appointed for restructuring purpose only)  
(Incorporated in the Cayman Islands with limited liability)

### DISCLAIMER OF OPINION

We were engaged to audit the consolidated financial statements of China Wood International Holding Co., Limited (the “Company”) and its subsidiaries (the “Group”) set out on pages 50 to 194, which comprise the consolidated statement of financial position as at 31 December 2020, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

We do not express an opinion on the consolidated financial statements of the Group. Because of the significance of the matter described in the Basis for Disclaimer of Opinion section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these consolidated financial statements. In all other respects, in our opinion the consolidated financial statements have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

## 長青

### 致中木國際控股有限公司 (前稱弘達金融控股有限公司) 全體股東

(僅就公司重組目的委任的共同臨時清盤人)  
(於開曼群島註冊成立的有限公司)

### 不發表意見

吾等已獲委聘審核載於第50至194頁中木國際控股有限公司 (「貴公司」) 及其附屬公司 (「貴集團」) 的綜合財務報表, 包括於二零二零年十二月三十一日的綜合財務狀況表以及截至該日止年度的綜合損益及其他全面收入表、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, 包括主要會計政策概要。

吾等對 貴集團的綜合財務報表不發表意見。由於本報告中不發表意見之基礎一節所述事項之重要性, 吾等未能取得足夠適當之審核憑證, 以作為吾等就該等綜合財務報表發表審核意見之依據。在所有其他方面, 我們認為該等綜合財務報表已按照香港公司條例的披露規定妥為編製。

# Independent Auditor's Report

## 獨立核數師報告

### BASIS FOR DISCLAIMER OF OPINION

#### Material uncertainties relating to going concern

We draw attention to note 2 to the consolidated financial statements which indicate that the Group incurred a loss of approximately HK\$1,064,419,000 for the year ended 31 December 2020 and as at 31 December 2020, the Group had net current liabilities and net liabilities of approximately HK\$1,089,512,000 and HK\$986,499,000 respectively. These conditions indicate the existence of a material uncertainty which may cast significant doubt about the Group's ability to continue as a going concern. The consolidated financial statements have been prepared on a going concern basis, the validity of which is dependent upon outcomes of (i) the restructuring of the Group as set out in note 2 to the consolidated financial statements to renew or extend the existing borrowings or complete debt financing to meet its liabilities as they fall due, and (ii) new fund is able to be raised to a level sufficient to finance the working capital requirements of the Group. The consolidated financial statements do not include any adjustments that would result from the failure to meet its financial obligations in the foreseeable future. We consider that the material uncertainty has been adequately disclosed in the consolidated financial statements. However, in view of the extent of the uncertainty relating to the outcomes of the Group's funding activities, we disclaim our opinion in respect of the material uncertainty relating to the going concern basis.

### 不發表意見之基礎

#### 有關持續經營的重大不確定性

謹請留意綜合財務報表附註2，其顯示截至二零二零年十二月三十一日止年度，貴集團產生虧損約1,064,419,000港元，而於二零二零年十二月三十一日，貴集團的流動負債淨額及負債淨額分別約為1,089,512,000港元及986,499,000港元。該等情況顯出重大不確定性的存在，其對貴集團持續經營的能力將產生重大疑慮。綜合財務報表已按持續經營基準編製，其有效性取決於以下兩項之結果：(i)綜合財務報表附註2所載的貴集團重組，以更新或延長現有借款或完成債務融資以應付其到期負債，及(ii)貴集團可籌集新資金至足以應付其營運資金需求的水平。綜合財務報表不包括因無法在可預見的未來履行其財務義務而導致的任何調整。吾等認為，重大不確定性已於綜合財務報表中充分披露。然而，鑒於與貴集團融資活動結果有關的不確定性的程度，吾等對於與持續經營基準有關的重大不確定性不予置評。



# Independent Auditor's Report

## 獨立核數師報告

### RESPONSIBILITIES OF DIRECTORS FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The Audit Committee are responsible for overseeing the Group's financial reporting process.

### 董事就綜合財務報表須承擔的責任

董事須負責根據香港會計師公會（「香港會計師公會」）頒佈的香港財務報告準則及香港公司條例的披露要求，編製真實而公平地反映情況的綜合財務報表，及董事釐定對編製綜合財務報表屬必要的有關內部監控，以使該等綜合財務報表不會存在由於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，董事須負責評估 貴集團持續經營的能力，並披露與持續經營有關的事項（如適用）。除非董事擬將 貴集團清盤或停止營運，或除此以外並無其他實際可行的辦法，否則須採用以持續經營為基礎的會計法。

審核委員會負責監督 貴集團的財務報告流程。

# Independent Auditor's Report 獨立核數師報告

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

Our responsibility is to conduct an audit of the Group's consolidated financial statements in accordance with Hong Kong Standards on Auditing issued by the HKICPA and to issue an auditor's report. However, because of the matters described in the Basis for Disclaimer of Opinion section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these consolidated financial statements.

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code.

**McMillan Woods (Hong Kong) CPA Limited**  
*Certified Public Accountants*

**Lo Ka Ki**  
*Audit Engagement Director*  
Practising Certificate Number — P06633  
3/F., Winbase Centre,  
208 Queen's Road Central, Hong Kong

Hong Kong, 29 March 2021

## 核數師就審核綜合財務報表須承擔 的責任

吾等的責任是遵循香港會計師公會頒佈的香港核數準則對 貴集團的綜合財務報表執行審核工作並發表核數師報告。然而，由於本報告中不發表意見之基礎一節所述之事項，吾等未能取得足夠適當之審核憑證，以作為吾等就該等綜合財務報表發表審核意見之依據。

根據香港會計師公會的專業會計師道德守則（「守則」），吾等獨立於 貴集團，並已根據守則履行吾等的其他道德責任。

**長青(香港)會計師事務所有限公司**  
*執業會計師*

**盧家麒**  
*審核項目董事*  
執業證書編號—P06633  
香港皇后大道中208號  
勝基中心3樓

香港，二零二一年三月二十九日

# Consolidated Statement of Profit or Loss and Other Comprehensive Income

## 綜合損益及其他全面收入表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		Note 附註	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Revenue</b>	<b>收益</b>	9	<b>24,304</b>	654,318
Cost of sales and services rendered	銷售成本及提供的服務		<b>(19,906)</b>	(614,262)
<b>Gross profit</b>	<b>毛利</b>		<b>4,398</b>	40,056
Other income, gains and losses, net	其他收入、收益及虧損淨額	10	<b>(374,992)</b>	(50,584)
Allowances for expected credit losses ("ECLs") on trade, loan and other receivables, net	應收賬款、貸款及 其他應收款項預期信貸 虧損(「預期信貸虧損」) 撥備淨額		<b>(348,305)</b>	(382,779)
Impairment of amount due from an associate	應收聯營公司款項減值		-	(8,783)
Provision for financial guarantee	財務擔保撥備		<b>(7,200)</b>	(25,800)
Selling and distribution expenses	銷售及分銷開支		<b>(2,922)</b>	(7,860)
Administrative expenses	行政費用		<b>(44,617)</b>	(100,517)
Other expenses	其他開支		<b>(212,513)</b>	(6,823)
<b>Loss from operation</b>	<b>經營所得虧損</b>		<b>(986,151)</b>	(543,090)
Finance costs	融資成本	11	<b>(120,129)</b>	(158,603)
Share of results of joint ventures	應佔合營公司業績		<b>(1,091)</b>	(551)
Share of results of an associate	應佔一間聯營公司業績		-	(4,480)
<b>Loss before tax</b>	<b>除稅前虧損</b>	12	<b>(1,107,371)</b>	(706,724)
Income tax credit/(expense)	所得稅抵免/(開支)	15	<b>42,952</b>	(14,350)
<b>Loss for the year</b>	<b>年內虧損</b>		<b>(1,064,419)</b>	(721,074)
<b>Other comprehensive income, net of tax</b>	<b>其他全面收入，扣除稅項</b>			
Items that may be subsequently reclassified to profit or loss	其後可能重新分類至 損益的項目			
Exchange differences arising on translation of foreign operations	換算境外業務的匯兌差額		<b>(1,206)</b>	(502)
Exchange difference reclassified to profit or loss on disposal of foreign operations	出售境外業務的匯兌 差額重新分類至損益		<b>(149)</b>	-
<b>Other comprehensive income for the year</b>	<b>年內其他全面收入</b>		<b>(1,355)</b>	(502)
<b>Loss and total comprehensive income for the year</b>	<b>年內虧損及全面收入總額</b>		<b>(1,065,774)</b>	(721,576)



# Consolidated Statement of Profit or Loss and Other Comprehensive Income

## 綜合損益及其他全面收入表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
	Note 附註		
<b>Loss for the year attributable to:</b>			
<b>Owners of the Company</b>	以下各方應佔年內虧損： 本公司擁有人	<b>(1,055,985)</b>	(691,607)
<b>Non-controlling interests</b>	非控股權益	<b>(8,434)</b>	(29,467)
		<b>(1,064,419)</b>	(721,074)
<b>Loss and total comprehensive income for the year attributable to:</b>	以下各方應佔年內虧損及 全面收入總額：		
Owners of the Company	本公司擁有人	<b>(1,056,804)</b>	(692,701)
Non-controlling interests	非控股權益	<b>(8,970)</b>	(28,875)
		<b>(1,065,774)</b>	(721,576)
<b>Loss per share attributable to owners of the Company</b>	本公司擁有人應佔每股虧損		(restated) (經重列)
Basic and diluted (HK dollar)	基本及攤薄 (港元)	<b>(3.09)</b>	(2.03)
	17		

# Consolidated Statement of Financial Position

## 綜合財務狀況表

At 31 December 2020  
於二零二零年十二月三十一日

		<i>Note</i> <i>附註</i>	<b>2020</b> <b>二零二零年</b> <b>HK\$'000</b> <b>千港元</b>	2019 二零一九年 HK\$'000 千港元
<b>Non-current assets</b>	<b>非流動資產</b>			
Property, plant and equipment	物業、廠房及設備	18	<b>12,742</b>	22,696
Investment property	投資物業	19	–	237,651
Right-of-use assets	使用權資產	20	<b>1,018</b>	2,760
Goodwill	商譽	21	–	–
Intangible assets	無形資產	22	<b>31,082</b>	38,248
Interests in joint ventures	於合營公司的權益	23	–	1,091
Interest in an associate	於一間聯營公司的權益	24	–	–
Deferred tax assets	遞延稅項資產	37	<b>35</b>	–
Financial assets at fair value through profit or loss ("FVTPL")	按公平值計入損益的金融資產	25	<b>58,632</b>	414,304
			<b>103,509</b>	716,750
<b>Current assets</b>	<b>流動資產</b>			
Inventories	存貨	26	<b>6,497</b>	5,898
Trade receivables	應收賬款	27	<b>956</b>	348,405
Loan receivable	應收貸款	28	–	–
Financial assets at FVTPL	按公平值計入損益的金融資產	25	–	39,091
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項	29	<b>47,450</b>	25,434
Tax recoverable	可退回稅項	37	–	444
Restricted bank balances	受限制銀行結餘	30	<b>1,467</b>	–
Bank balances	銀行結餘	30	<b>3,332</b>	13,994
			<b>59,702</b>	433,266

# Consolidated Statement of Financial Position

## 綜合財務狀況表

At 31 December 2020  
於二零二零年十二月三十一日

			2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
		<i>Note</i> 附註		
<b>Current liabilities</b>	<b>流動負債</b>			
Trade payables	應付賬款	31	3,773	244
Other payables and accruals	其他應付款項及應計款項	32	328,301	110,667
Interest-bearing bank and other borrowings	計息銀行及其他借貸	33	638,843	484,165
Lease liabilities	租賃負債	34	1,317	4,060
Derivative financial instruments	衍生金融工具	35	-	1,430
Convertible bonds	可換股債券	35	143,980	437,190
Financial guarantee	財務擔保	36	33,000	25,800
			<b>1,149,214</b>	1,063,556
<b>Net current liabilities</b>	<b>流動負債淨額</b>		<b>(1,089,512)</b>	(630,290)
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>(986,003)</b>	86,460
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Other payables	其他應付款項	32	-	9
Interest-bearing other borrowings	計息其他借貸	33	-	16,670
Lease liabilities	租賃負債	34	496	2,800
Deferred tax liabilities	遞延稅項負債	37	-	48,563
			<b>496</b>	68,042
<b>NET (LIABILITIES)/ASSETS</b>	<b>(負債) / 資產淨額</b>		<b>(986,499)</b>	18,418



# Consolidated Statement of Financial Position

## 綜合財務狀況表

At 31 December 2020  
於二零二零年十二月三十一日

		Note	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
		附註		
<b>Equity</b>	<b>權益</b>			
Equity attributable to owners of the Company	本公司擁有人應佔權益			
Share capital	股本	38	<b>68,515</b>	68,108
Reserves	儲備		<b>(1,047,290)</b>	9,514
			<b>(978,775)</b>	77,622
Non-controlling interests	非控股權益		<b>(7,724)</b>	(59,204)
<b>TOTAL (CAPITAL DEFICIENCY IN ASSETS)/EQUITY</b>	<b>總(資產的資本虧絀)/權益</b>		<b>(986,499)</b>	18,418

The consolidated financial statements on pages 50 to 194 were approved and authorised for issue by the Board of Directors on 29 March 2021 and signed on its behalf by:

第50至194頁的綜合財務報表已由董事會於二零二一年三月二十九日批准及授權刊發，並由下列董事代為簽署：

**Lyu NingJiang**

**呂寧江**

*Chairman and Executive Director*

主席兼執行董事

**Hu YongGang**

**胡永剛**

*Non-executive Director*

非執行董事

# Consolidated Statement of Changes in Equity

## 綜合權益變動表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		Attributable to owners of the Company 本公司擁有人應佔							
		Share capital	Share premium	Capital reserve	Foreign currency translation reserve	Accumulated losses	Total	Non-controlling interests	Total equity
		股本	股份溢價	股本儲備	匯兌儲備	累計虧損	總計	非控股權益	權益總額
		(note 39(a))	(note 39(a))	(note 39(b))	(note 39(c))				
		(附註39(a))	(附註39(a))	(附註39(b))	(附註39(c))				
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2019	於二零一九年一月一日	68,108	1,059,713	14,568	(6,108)	(359,141)	777,140	(30,329)	746,811
Adjustment on initial application of HKFRS 16	就首次應用香港財務報告準則第16號作出的調整	-	-	-	-	(6,842)	(6,842)	-	(6,842)
Restated balance at 1 January 2019	於二零一九年一月一日的經重列結餘	68,108	1,059,713	14,568	(6,108)	(365,983)	770,298	(30,329)	739,969
Loss and total comprehensive income for the year	年內虧損及全面收入總額	-	-	-	(1,094)	(691,607)	(692,701)	(28,875)	(721,576)
Capital contribution	出資	-	-	25	-	-	25	-	25
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日及二零二零年一月一日	68,108	1,059,713	14,593	(7,202)	(1,057,590)	77,622	(59,204)	18,418
<b>Loss and total comprehensive income for the year</b>	<b>年內虧損及全面收入總額</b>	-	-	-	(819)	(1,055,985)	(1,056,804)	(8,970)	(1,065,774)
<b>Rights issue</b>	<b>供股</b>	407	-	-	-	-	407	-	407
<b>Deemed disposal of subsidiaries</b>	<b>視作出售附屬公司</b>	-	-	-	-	-	-	60,450	60,450
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>	<b>68,515</b>	<b>1,059,713</b>	<b>14,593</b>	<b>(8,021)</b>	<b>(2,113,575)</b>	<b>(978,775)</b>	<b>(7,724)</b>	<b>(986,499)</b>

# Consolidated Statement of Cash Flows

## 綜合現金流量表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

	Note 附註	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Operating activities</b>	<b>經營活動</b>		
Loss before tax	除稅前虧損	<b>(1,107,371)</b>	(706,724)
Adjustments for:	經以下各項調整：		
Finance costs	融資成本	<b>120,129</b>	158,603
Share of results of joint ventures	應佔合營公司業績	<b>1,091</b>	551
Share of results of an associate	應佔一間聯營公司業績	-	4,480
Interest income	利息收入	<b>(818)</b>	(29,602)
Depreciation on property, plant and equipment	物業、廠房及設備折舊	<b>6,793</b>	7,252
Depreciation on right-of-use assets	使用權資產折舊	<b>1,504</b>	140
Gain on disposal of subsidiaries	出售附屬公司收益	-	(10,877)
Write-off of items of property, plant and equipment	物業、廠房及設備項目撇銷	<b>10</b>	661
Write-off of other receivables	其他應收款項撇銷	-	1,481
Loss/(gain) on disposal of items of property, plant and equipment, net	出售物業、廠房及設備項目 的虧損／(收益) 淨額	<b>2,350</b>	(1,084)
Gain on termination of leases	終止租賃的收益	<b>(1,662)</b>	-
Impairment of right-of-use asset	使用權資產減值	<b>300</b>	-
Provision for financial guarantee	財務擔保撥備	<b>7,200</b>	25,800
Provision for a claim	索賠計提撥備	<b>200,000</b>	-
Allowances for ECLs on trade, other and loan receivables, net	應收賬款、其他應收款項及 應收貸款預期信貸淨額 虧損撥備	<b>348,304</b>	382,779
Fair value loss on financial assets at FVTPL	按公平值計入損益的 金融資產公平 值虧損	<b>347,413</b>	89,963
Impairment of intangible assets	無形資產減值	<b>9,166</b>	-
Impairment of amount due from an associate	應收聯營公司款項減值	-	8,783
Write-off of inventories	存貨撇銷	<b>3,320</b>	35
Gain on disposal of listed securities	出售上市證券收益	-	(881)
Loss on deemed disposal of subsidiaries	視作出售附屬公司的虧損	<b>21,293</b>	-
Fair value gain on derivative financial instruments in relation to convertible bonds	可換股債券相關衍生 金融工具的公平值收益	<b>(1,430)</b>	(6,210)
Fair value (gain)/loss on investment property	投資物業公平 值(收益)／虧損	<b>(1,552)</b>	11,681
Waiver of amount due to a joint venture	豁免應付一間合營公司款項	<b>(48)</b>	(1,765)
Reversal of provision for reinstatement costs	恢復成本撥備撥回	-	(600)
Impairment of an unlisted fund investment	非上市基金投資減值	<b>10,941</b>	-

# Consolidated Statement of Cash Flows

## 綜合現金流量表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
	Note 附註		
Operating loss before movements in working capital	營運資金變動前的經營虧損	<b>(33,067)</b>	(65,534)
(Increase)/decrease in inventories	存貨增加／(減少)	<b>(3,919)</b>	789
Decrease in trade receivables	應收賬款減少	<b>389</b>	100,131
Decrease in deposits, prepayments and other receivables	按金、預付款項及其他應收款項減少	<b>2,259</b>	243,202
Increase/(decrease) in trade payables	應付賬款增加／(減少)	<b>3,529</b>	(2,157)
Increase/(decrease) in other payables and accruals	其他應付款項及應計款項增加／(減少)	<b>23,598</b>	(67,071)
Increase in amount due from an associate	應收一間聯營公司款項增加	-	(1,495)
Cash (used in)/generated from operations	經營活動(所用)／所得現金	<b>(7,211)</b>	207,865
Interest and bank charges paid	已付利息及銀行收費	<b>(1,031)</b>	(34,971)
Interest element of lease paid	已付租賃的利息部份	<b>(343)</b>	(614)
Hong Kong Profits Tax paid	已付香港利得稅	-	(321)
<b>Net cash (used in)/generated from operating activities</b>	<b>經營活動(所用)／所得現金淨額</b>	<b>(8,585)</b>	171,959
<b>Investing activities</b>	<b>投資活動</b>		
Purchases of items of property, plant and equipment	購買物業、廠房及設備項目	<b>(4,128)</b>	(13,127)
Proceeds from disposal of items of property, plant and equipment	出售物業、廠房及設備項目的所得款項	<b>5,665</b>	4,938
Proceeds from disposal of a subsidiary	出售附屬公司所得款項	-	10,589
Proceeds from disposal of financial assets at FVTPL	出售按公平值計入損益的金融資產所得款項	-	342
Cash outflow on deemed disposal of subsidiaries	視作出售附屬公司的現金流出	<b>(52)</b>	-
Purchases of listed securities	購買上市證券	-	(2,619)
Proceeds from disposal of listed securities	出售上市證券所得款項	-	3,500
Movements of balance with joint venture	合營公司結餘變動	<b>48</b>	(692)
Decrease in restricted cash	受限制現金減少	-	11,973
Increase in restricted bank balances	受限制銀行結餘增加	<b>(1,467)</b>	-
Interest received	已收利息	<b>18</b>	26,007
Net cash from investing activities	投資活動所得現金淨額	<b>84</b>	40,911



# Consolidated Statement of Cash Flows

## 綜合現金流量表

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

		Note 附註	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Financing activities</b>	<b>融資活動</b>			
Proceeds from issue of right shares, net of transaction costs	發行供股股份所得款項 (扣除交易成本)		407	-
Proceeds from issue of preference shares of a subsidiary	發行一間附屬公司優先股 的所得款項		-	25
Other borrowings raised	其他借貸所得		5,900	33,577
Repayment of bank and other borrowings	償還銀行及其他貸款		(5,765)	(247,198)
Principal elements of lease payments	租賃付款的主要部份		(3,518)	(2,794)
Net cash used in financing activities	融資活動所用現金淨額		(2,976)	(216,390)
<b>Net decrease in cash and cash equivalents</b>	<b>現金及現金等價物減少淨額</b>		(11,477)	(3,520)
<b>Cash and cash equivalents at 1 January</b>	<b>於一月一日的現金及 現金等價物</b>		13,994	17,912
Effect of foreign exchange rate changes	外匯利率變動的影響		815	(398)
<b>Cash and cash equivalents at 31 December</b>	<b>於十二月三十一日的現金 及現金等價物</b>		3,332	13,994
<b>Analysis of the balances of cash and cash equivalents</b>	<b>現金及現金等價物結餘分析</b>			
Bank balances	銀行結餘	30	4,799	13,994
Less: restrict bank balance	減：受限制銀行結餘	30	(1,467)	-
			3,332	13,994

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 1. CORPORATE INFORMATION

China Wood International Holding Co., Limited (formerly known as HongDa Financial Holding Limited) (the “**Company**”) was incorporated in the Cayman Islands with limited liability. The registered office address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. During the reporting period, the Company’s principal place of business in Hong Kong has been changed from Suite 2603, 26th Floor, West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong to Room 1808-1810, 18/F, China Resource Building, 26 Harbour Road, Wanchai, Hong Kong and then to Room 3006 – 3007, 30/F, China Resources Building, 26 Harbour Road, Wanchai, Hong Kong. The Company’s shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”).

As at 31 December 2020, the directors of the Company are of the opinion that Sino Merchant Car Rental Limited (“**Sino Merchant**”), a company incorporated in the British Virgin Islands (“**BVI**”), is the immediate and ultimate holding company of the Company; Ms. Deng Shufen and Ms. Liu Jianguan, shareholders of Sino Merchant, are the ultimate controlling parties of the Company.

Pursuant to a special resolution passed at the annual general meeting of the Company held on 23 June 2020, the Shareholders have approved to change the English name of the Company from “HongDa Financial Holding Limited” to “China Wood International Holding Co., Limited” and to change the dual foreign name in Chinese of the Company from “弘達金融控股有限公司” to “中木國際控股有限公司”(the “Change of Company Name”).

The Company is an investment holding company. The principal activities of its subsidiaries are principally engaged in (i) provision of car rental and other services; (ii) trading of materials and other goods; and (iii) provision of financing services and investment holding.

#### Appointment of the joint provisional liquidators for restructuring purpose only

To facilitate the Company’s financial restructuring, on 2 February 2021, Osmun Mohammed Arab and Lai Wing Lun at RSM Corporate Advisory (Hong Kong) Limited, and Martin Nicholas John Trott of R&H Restructuring (Cayman) Ltd., were appointed as joint provisional liquidators (“**JPLs**”) of the Company. Details of the above are set out in the Company’s announcements dated 2 February 2021 and dated 5 February 2021 respectively.

### 1. 公司資料

中木國際控股有限公司（前稱為弘達金融控股有限公司）（「**本公司**」）是一間於開曼群島註冊成立的有限公司。本公司註冊辦事處的地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands。於報告期間，本公司在香港的主要營業地點由香港干諾道中168–200號信德中心西座26樓2603室變更為香港灣仔港灣道26號華潤大廈18樓1808-1810室，再更改為香港灣仔港灣道26號華潤大廈30樓3006 – 3007室。本公司股份於香港聯合交易所有限公司（「**聯交所**」）主板上市。

於二零二零年十二月三十一日，本公司董事認為華商租車有限公司（「**華商租車**」）（一間於英屬維爾京群島（「**英屬維爾京群島**」）註冊成立的公司）為本公司的直接及最終控股公司，而鄧淑芬女士及劉江媛女士（彼等為華商租車股東）則為本公司的最終控股方。

根據於二零二零年六月二十三日日本公司股東週年大會上通過的特別決議案，股東批准將本公司英文名稱由「HongDa Financial Holding Limited」變更為「China Wood International Holding Co., Limited」，及本公司中文雙重外文名稱由「弘達金融控股有限公司」變更為「中木國際控股有限公司」。

本公司為一間投資控股公司。其附屬公司的主要活動為主要從事(i)提供汽車租賃及其他服務；(ii)材料及其他商品貿易；及(iii)提供融資服務及投資控股。

#### 僅就公司重組目的委任共同臨時清盤人

為促進本公司的財務重組，羅申美企業顧問有限公司的馬德民及黎穎麟以及R&H Restructuring (Cayman) Ltd.的Martin Nicholas John Trott於二零二一年二月二日獲委任為本公司共同臨時清盤人（「**共同臨時清盤人**」）。上文詳情分別載於本公司日期為二零二一年二月二日及二零二一年二月五日的公告。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 2. BASIS OF PREPARATION

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”). HKFRSs comprise all applicable Hong Kong Financial Reporting Standards (“HKFRS”); Hong Kong Accounting Standards (“HKAS”); and Interpretations. These consolidated financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) and with the disclosure requirements of the Hong Kong Companies Ordinance (Cap. 622). Significant accounting policies adopted by the Group are disclosed below.

The HKICPA has issued certain new and revised HKFRSs that are first effective or available for early adoption for the current accounting period of the Group. Note 3 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these consolidated financial statements.

#### Going concern assumption

For the year ended 31 December 2020, the Group incurred a loss of approximately HK\$1,064,419,000 and as at 31 December 2020, the Group had net current liabilities and net liabilities of approximately HK\$1,089,512,000 and HK\$986,499,000 respectively. These conditions indicate the existence of a material uncertainty which may cast significant doubt about the Group’s ability to continue as a going concern. Therefore the Group may be unable to realise its assets and discharge its liabilities in the normal course of business.

### 2. 編製基準

該等綜合財務報表乃根據香港會計師公會（「香港會計師公會」）頒佈的香港財務報告準則（「香港財務報告準則」）而編製。香港財務報告準則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。該等綜合財務報表亦遵守聯交所證券上市規則（「上市規則」）的適用披露條文及香港公司條例（第622章）的披露要求。本集團所採納的重大會計政策披露於下文。

香港會計師公會已頒佈若干於本集團當前會計期間首次生效或可供提前採納的新訂及經修訂香港財務報告準則。於當前及過往會計期間，由於首次應用該等與本集團有關的新訂及修訂所引致的任何會計政策變動已反映於該等綜合財務報表中，其資料載於附註3。

#### 持續經營假設

截至二零二零年十二月三十一日止年度，本集團計及虧損約1,064,419,000港元，而於二零二零年十二月三十一日，本集團的流動負債淨額及負債淨額分別約為1,089,512,000港元及986,499,000港元。該等情況顯出重大不確定性的存在，其對本集團持續經營的能力將產生重大疑慮。因此，本集團可能無法於正常業務過程中變現其資產及解除其負債。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 2. BASIS OF PREPARATION (continued)

#### Going concern assumption (continued)

In preparing these consolidated financial statements, the directors of the Company have given careful consideration to the impact of the current and anticipated future liquidity of the Group. The validity of the Group to operate as a going concern depends upon whether

- (i) the Group will be able to complete the restructuring arising from the appointment of joint provisional liquidators and successfully negotiate and agree with the creditors to renew or extend the existing borrowings or complete debt financing to meet its liabilities as they fall due; and
- (ii) the Group will pro-actively to raise new fund to finance the working capital requirements of the Group.

The directors consider that after the restructuring, the Group will continue to meet in full its financial obligation as they fall due in the foreseeable future. Accordingly, the directors of the Company are of the opinion that it is appropriate to prepare the consolidated financial statements on the going concern basis. Should the Group be unable to continue as a going concern, adjustments would have to be made to the consolidated financial statements, to write down the value of assets to their recoverable amounts, to provide for further liabilities which might arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effect of these adjustments has not been reflected in the consolidated financial statements.

### 2. 編製基準 (續)

#### 持續經營假設 (續)

於編製該等綜合財務報表時，本公司董事已審慎考慮本集團當前及預期的未來流動資金之影響。本集團能否持續經營乃端賴本集團能否

- (i) 本集團能否完成因委任共同臨時清盤人而產生的公司重組，以及能否成功與債權人磋商及同意重續或延長現有借貸或完成債務融資以應付到期負債；及
- (ii) 本集團能否積極籌集新資金以應付本集團的營運資金需求。

董事認為，公司重組後，本集團將繼續全面履行其於可預見未來到期之財務責任。因此，本公司董事認為，按持續經營基準編製綜合財務報表乃屬恰當。倘本集團未能繼續持續經營，則須對綜合財務報表作出調整，將資產價值撇減至其可收回金額，就可能產生的其他負債作出撥備，以及將非流動資產及非流動負債分別重新分類為流動資產及流動負債。該等調整的影響並未反映在綜合財務報表中。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 3. ADOPTION OF NEW AND REVISED HKFRSs

#### (a) Application of new and revised HKFRSs

The Group has applied the Amendments to Reference to the Conceptual Framework in HKFRS Standards and the following amendments to HKFRSs issued by the HKICPA for the first time, which are mandatorily effective for the annual period beginning on or after 1 January 2020 for the preparation of the consolidated financial statements:

Amendments to HKAS 1 Definition of Material  
and HKAS 8

Amendments to HKFRS 3 Definition of a Business

Amendments to HKFRS 9, Interest Rate Benchmark  
HKAS 39 and HKFRS 7 Reform

The application of the Amendments to References to the Conceptual Framework in HKFRS Standards and the amendments to HKFRSs in the current year had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

### 3. 採納新訂及經修訂的香港財務報告準則

#### (a) 採納新訂及經修訂的香港財務報告準則

本集團於編製簡明綜合財務報表時，已首次應用於二零二零年一月一日或之後開始的年度期間強制生效的香港財務報告準則中對概念框架之提述修訂及由香港會計師公會頒佈的下列香港財務報告準則修訂：

香港會計準則第1號及 重大的定義  
香港會計準則第8號  
修訂

香港財務報告準則 業務的定義  
第3號修訂

香港財務報告準則 利率基準改革  
第9號、香港會計準則  
第39號及香港財務  
報告準則第7號修訂

於本年度應用香港財務報告準則概念框架之提述修訂及香港財務報告準則修訂並無對本集團於本年度及以往年度的財務狀況及表現及／或載列於該等綜合財務報表的披露造成重大影響。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 3. ADOPTION OF NEW AND REVISED HKFRSs (continued)

#### (b) New and revised HKFRSs in issue but not yet effective

The Group has not early applied new and revised HKFRSs that have been issued but are not yet effective for the financial year beginning on 1 January 2020. These new and revised HKFRSs include the following which may be relevant to the Group.

### 3. 採納新訂及經修訂的香港財務報告準則 (續)

#### (b) 已頒佈但尚未生效的新訂及經修訂香港財務報告準則

本集團並無提早應用已頒佈但尚未於二零二零年一月一日開始的財政年度生效的新訂及經修訂香港財務報告準則。該等新訂及經修訂香港財務報告準則包括以下可能與本集團相關的準則。

**Effective for  
accounting periods  
beginning on or after  
於以下日期或之後開始的  
會計期間生效**

Amendments to HKFRS 3 Reference to the Conceptual Framework 香港財務報告準則第3號修訂「概念框架之提述」	1 January 2022 二零二二年一月一日
Amendments to HKAS 16 Property, plant and equipment: proceeds before intended use 香港會計準則第16號修訂「物業、機器及設備： 未作擬定用途前之所得款項」	1 January 2022 二零二二年一月一日
Amendments to HKAS 37 Onerous contracts – cost of fulfilling a contract 香港會計準則第37號修訂「有償合約—履行合約之成本」	1 January 2022 二零二二年一月一日
Annual Improvements to HKFRSs 2018 – 2020 Cycle 香港財務報告準則二零一八年至二零二零年週期之年度改進	1 January 2022 二零二二年一月一日
Amendments to HKAS 1 Classification of liabilities as current or non-current 香港會計準則第1號修訂「負債分類為流動或非流動」	1 January 2023 二零二三年一月一日
Hong Kong Interpretation 5 (2020) Presentation of Financial Statements – Classification by the Borrower of a Term Loan that contains a Repayment on Demand Clause 香港詮釋第5號(二零二零年)「財務報表之呈列—借款人對包含隨時 要求償還條文之定期貸款之分類」	1 January 2023 二零二三年一月一日

The Group is in the process of making an assessment of what the impact of these amendments and new standards is expected to be in the period of initial application. So far it has concluded that the adoption of them is unlikely to have a significant impact on the consolidated financial statements.

本集團正在對該等修訂及新訂準則預期將於初步應用期間產生的影響作出評估。迄今結論為採納該等準則不大可能對綜合財務報表造成重大影響。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

These consolidated financial statements have been prepared under the historical cost convention, unless mentioned otherwise in the accounting policies, such as investment property and certain financial instruments that are measured at fair value.

The preparation of consolidated financial statements in conformity with HKFRSs 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 5.

The significant accounting policies applied in the preparation of the consolidated financial statements are set out below.

#### (a) Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31 December. Subsidiaries are entities over which the Group has control. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group has power over an entity when the Group has existing rights that give it the current ability to direct the relevant activities, i.e. activities that significantly affect the entity's returns.

When assessing control, the Group considers its potential voting rights as well as potential voting rights held by other parties. A potential voting right is considered only if the holder has the practical ability to exercise that right.

Subsidiaries are consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date the control ceases.

### 4. 主要會計政策

除會計政策另有所述者外，該等綜合財務報表乃根據歷史成本慣例編製，如投資物業及若干以公平值計量的金融工具。

編製符合香港財務報告準則的綜合財務報表須使用若干關鍵會計估計。這亦須管理層在應用本集團會計政策的過程中行使其判斷。涉及較高程度判斷或複雜程度的範疇或有關假設及估計對綜合財務報表而言屬重大的範疇於附註5披露。

於編製綜合財務報表時應用的主要會計政策載列如下。

#### (a) 綜合入賬

綜合財務報表包括本公司及其附屬公司截至十二月三十一日止編製的財務報表。附屬公司為本集團擁有控制權的實體。當本集團因其參與實體業務而承擔可變回報風險或有權享有可變回報，且有能力透過其對該實體的權力影響該等回報時，則本集團控制該實體。當本集團擁有令其目前有 能力指導相關活動（即對實體回報造成重大影響的活動）的現有權利時，則本集團對該實體擁有權力。

於評估控制權時，本集團會考慮其潛在投票權及其他各方持有的潛在投票權。僅當持有人有實際能力行使該權利時方予考慮潛在投票權。

附屬公司自控制權轉移至本集團當日起綜合入賬。該等附屬公司自控制權終止當日起終止綜合入賬。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (a) Consolidation (continued)

The gain or loss on the disposal of a subsidiary that results in a loss of control represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that subsidiary and (ii) the Company's share of the net assets of that subsidiary plus any remaining goodwill and any accumulated foreign currency translation reserve relating to that subsidiary.

Intragroup transactions, balances and unrealised profits are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests represent the equity in subsidiaries not attributable, directly or indirectly, to the Company. Non-controlling interests are presented in the consolidated statement of financial position and consolidated statement of changes in equity within equity. Non-controlling interests are presented in the consolidated statement of profit or loss and other comprehensive income as an allocation of profit or loss and total comprehensive income for the year between the non-controlling shareholders and owners of the Company.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling shareholders even if this results in the non-controlling interests having a deficit balance.

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment loss, unless the investment is classified as held for sale (or included in a disposal group that is classified as held for sale).

### 4. 主要會計政策 (續)

#### (a) 綜合入賬 (續)

導致失去控制權的出售一間附屬公司收益或虧損指(i)銷售代價公平值加於該附屬公司保留的任何投資公平值與(ii)本公司分佔該附屬公司資產淨值加有關該附屬公司的任何餘下商譽及任何累計外幣換算儲備之間的差額。

集團內公司間交易、結餘及未變現溢利予以對銷。除非交易提供已轉讓資產減值的憑證，否則未變現虧損亦予以對銷。附屬公司的會計政策於必要時已作更改，以確保與本集團採納的政策一致。

非控股權益指本公司不直接或間接應佔的附屬公司權益。非控股權益乃於綜合財務狀況表及綜合權益變動表的權益內呈列。非控股權益乃於綜合損益及其他全面收入表內呈列為年內損益及全面收入總額於非控股股東與本公司擁有人之間的分配。

損益及其他全面收入的各組成部分乃歸屬於本公司擁有人及非控股股東，即使此舉引致非控股權益出現虧絀結餘。

於本公司的財務狀況表中，於一間附屬公司的投資乃按成本減減值虧損列賬，除非該投資分類為持作出售(或計入分類為持作出售的出售組別)則另作別論。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (b) Business combination and goodwill

The acquisition method is used to account for the acquisition of a subsidiary in a business combination. The consideration transferred in a business combination is measured at the acquisition-date fair value of the assets given, equity instruments issued, liabilities incurred and any contingent consideration. Acquisition-related costs are recognised as expenses in the periods in which the costs are incurred and the services are received. Identifiable assets and liabilities of the subsidiary in the acquisition are measured at their acquisition-date fair values.

The excess of the sum of the consideration transferred over the Group's share of the net fair value of the subsidiary's identifiable assets and liabilities is recorded as goodwill. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the sum of the consideration transferred is recognised in consolidated profit or loss as a gain on bargain purchase which is attributed to the Group.

In a business combination achieved in stages, the previously held equity interest in the subsidiary is remeasured at its acquisition-date fair value and the resulting gain or loss is recognised in consolidated profit or loss. The fair value is added to the sum of the consideration transferred in a business combination to calculate the goodwill.

### 4. 主要會計政策 (續)

#### (b) 業務合併及商譽

採用收購法將業務合併中所收購的一間附屬公司列賬。業務合併中所轉讓代價乃按於收購日期所交出資產、所發行股本工具、所產生負債及任何或然代價的公平值計量。收購相關成本於有關成本產生及享有服務期間確認為開支。於收購中附屬公司的可識別資產及負債，均按其於收購日期的公平值計量。

所轉讓代價總額超出本集團應佔附屬公司可識別資產及負債的公平淨值的份額列作商譽。本集團應佔可識別資產及負債的公平淨值超出所轉讓代價總額的差額於綜合損益內確認為本集團應佔議價收購收益。

於分階段進行的業務合併中，先前所持附屬公司的股權按其於收購日期的公平值重新計量，由此產生的收益或虧損於綜合損益內確認。於業務合併中，公平值將計入所轉讓代價總額以計算商譽。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (b) Business combination and goodwill (continued)

The non-controlling interests in the subsidiary are initially measured at the non-controlling shareholders' proportionate share of the net fair value of the subsidiary's identifiable assets and liabilities at the acquisition date.

After initial recognition, goodwill is measured at cost less accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash-generating units ("CGUs") or groups of CGUs that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the Group at which the goodwill is monitored for internal management purposes. Goodwill impairment reviews are undertaken annually, or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of the CGU containing the goodwill is compared to its recoverable amount, which is the higher of value in use and the fair value less costs of disposal. Any impairment is recognised immediately as an expense and is not subsequently reversed.

### 4. 主要會計政策 (續)

#### (b) 業務合併及商譽 (續)

於附屬公司的非控股權益初步按於收購日期非控股股東應佔附屬公司可識別資產及負債的公平淨值比例計量。

於初步確認後，商譽按成本減累計減值虧損計量。就減值測試而言，業務合併所獲商譽會分配至預期將受益於合併協同效應的各現金產生單位（「現金產生單位」）或現金產生單位組別。商譽所分配的各單位或單位組別指本集團就內部管理目的而監察商譽的最低層次。須就商譽每年進行減值檢討，或當有事件出現或情況改變顯示可能出現減值時，作出更頻密檢討。包含商譽的現金產生單位賬面值與可收回金額作比較，可收回金額為使用價值與公平值減出售成本的較高者。任何減值即時確認為開支，且其後不會撥回。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (c) Associates

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

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

### 4. 主要會計政策 (續)

#### (c) 聯營公司

聯營公司為本集團擁有重大影響力的實體。重大影響力為參與實體財務及經營政策決定的權力，惟並非對該等政策的控制權或共同控制權。於評估本集團是否擁有重大影響力時會考慮現時可予行使或可予轉換的潛在投票權(包括其他實體持有的潛在投票權)的存在及影響。於評估潛在投票權是否產生重大影響力時，持有人行使或轉換該權利的意圖及財務能力不予考慮。

於一間聯營公司的投資按權益法於綜合財務報表內入賬，並初步按成本確認。所收購聯營公司的可識別資產及負債按其於收購日期的公平值計量。投資成本超出本集團分佔該聯營公司可識別資產及負債公平淨值的部分列賬為商譽。倘有客觀證據顯示投資出現減值，則商譽計入投資賬面值，並於各報告期末連同投資進行減值測試。本集團分佔可識別資產及負債公平淨值超出收購成本的任何部分於綜合損益內確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (c) Associates (continued)

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

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

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

### 4. 主要會計政策 (續)

#### (c) 聯營公司 (續)

本集團會評估是否存在客觀證據證明於一間聯營公司的權益將會減值。倘存在任何客觀證據，該項投資之全部賬面值（包括商譽）會根據香港會計準則第36號以單一資產之方式進行減值測試，方法是比較其可收回金額（即使用價值與公平值減出售成本之較高者）與賬面值。任何已確認減值虧損均不會分配至任何構成投資部分賬面值的資產（包括商譽）。該減值虧損的任何撥回根據香港會計準則第36號確認，惟受隨後增加的可收回投資金額規限。

本集團分佔聯營公司收購後溢利或虧損及其他全面收入於綜合損益及其他全面收入表內確認。倘本集團分佔聯營公司虧損相等於或超出其於聯營公司的權益（包括任何實質上構成本集團於聯營公司投資淨額一部分的長期權益），則本集團不會確認進一步虧損，除非其已產生責任或代表聯營公司作出付款則另作別論。倘聯營公司其後錄得溢利，則本集團僅於其分佔溢利相等於分佔未確認虧損後方會恢復確認其分佔的該等溢利。

導致失去重大影響力的出售一間聯營公司收益或虧損指(i)銷售代價公平值加於該聯營公司保留的任何投資公平值與(ii)本集團於該聯營公司的全部賬面值（包括商譽）及任何有關累計外幣換算儲備之間的差額。倘於一間聯營公司的投資成為於一間合營公司的投資，則本集團繼續應用權益法及不會重新計量保留權益。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (c) Associates (continued)

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

#### (d) Joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. Relevant activities are activities that significantly affect the returns of the arrangement. When assessing joint control, the Group considers its potential voting rights as well as potential voting rights held by other parties. A potential voting right is considered only if the holder has the practical ability to exercise that right.

A joint arrangement is either a joint operation or a joint venture. A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The Group has assessed the type of each of its joint arrangements and determined them to all be joint ventures.

### 4. 主要會計政策 (續)

#### (c) 聯營公司 (續)

本集團與其聯營公司之間交易的未變現溢利以本集團於該聯營公司的權益為限予以對銷。除非交易提供已轉讓資產減值的憑證，否則未變現虧損亦予以對銷。聯營公司的會計政策於必要時已作更改，以確保與本集團採納的政策一致。

#### (d) 合營安排

合營安排為兩名或以上人士擁有共同控制權的安排。共同控制權指按照合約協定對一項安排共享控制權，僅於相關活動要求享有控制權的各方作出一致同意的決定時存在。相關活動為對安排回報造成重大影響的活動。於評估共同控制權時，本集團會考慮其潛在投票權及其他各方持有的潛在投票權。僅當持有人有實際能力行使該權利時方予考慮潛在投票權。

合營安排指共同經營或合營公司。共同經營為一項合營安排，據此對該安排擁有共同控制權的各方就該安排對資產擁有權利及對負債承擔責任。合營公司為一項合營安排，據此對該安排擁有共同控制權的各方對該安排資產淨值擁有權利。本集團已評估其各合營安排的類別，並釐定該等安排全屬合營公司。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (d) Joint arrangements (continued)

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

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

### 4. 主要會計政策 (續)

#### (d) 合營安排 (續)

於一間合營公司的投資按權益法於綜合財務報表內入賬，並初步按成本確認。所收購合營公司的可識別資產及負債按其於收購日期的公平值計量。投資成本超出本集團分佔該合營公司可識別資產及負債公平淨值的部分列賬為商譽。倘有客觀證據顯示投資出現減值，則商譽計入投資賬面值，並於各報告期末連同投資進行減值測試。本集團分佔可識別資產及負債公平淨值超出收購成本的任何部分於綜合損益內確認。

本集團會評估是否存在客觀證據證明於一間合營公司的權益將會減值。倘存在任何客觀證據，該項投資之全部賬面值（包括商譽）會根據香港會計準則第36號以單一資產之方式進行減值測試，方法是比較其可收回金額（即使用價值與公平值減出售成本之較高者）與賬面值。任何已確認減值虧損均不會分配至任何構成投資部分賬面值的資產（包括商譽）。該減值虧損的任何撥回根據香港會計準則第36號確認，惟受隨後增加的可收回投資金額規限。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (d) Joint arrangements (continued)

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

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

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

### 4. 主要會計政策 (續)

#### (d) 合營安排 (續)

本集團分佔合營公司收購後溢利或虧損及其他全面收入於綜合損益及其他全面收入表內確認。倘本集團分佔合營公司虧損相等於或超出其於合營公司的權益(包括任何實質上構成本集團於合營公司投資淨額一部分的長期權益)，則本集團不會確認進一步虧損，除非其已產生責任或代表合營公司作出付款則另作別論。倘合營公司其後錄得溢利，則本集團僅於其分佔溢利相等於分佔未確認虧損後方會恢復確認其分佔的該等溢利。

導致失去共同控制權的出售一間合營公司收益或虧損指(i)銷售代價公平值加於該合營公司保留的任何投資公平值與(ii)本集團於該合營公司的全部賬面值(包括商譽)及任何有關累計外幣換算儲備之間的差額。倘於一間合營公司的投資成為於一間聯營公司的投資，則本集團繼續應用權益法及不會重新計量保留權益。

本集團與其合營公司之間交易的未變現溢利以本集團於該合營公司的權益為限予以對銷。除非交易提供已轉讓資產減值的憑證，否則未變現虧損亦予以對銷。合營公司的會計政策於必要時已作更改，以確保與本集團採納的政策一致。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (e) 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 Hong Kong Dollars ("HK\$"), which is the Company's functional and presentation currency.

##### (ii) *Transactions and balances in each entity's financial statements*

Transactions in foreign currencies are translated into the functional currency on initial recognition using the exchange rates prevailing on the transaction dates. Monetary assets and liabilities in foreign currencies are translated at the exchange rates at the end of each reporting period. Gains and losses resulting from this translation policy are recognised in profit or loss.

Non-monetary items that are measured at fair values in foreign currencies are translated using the exchange rates at the dates when the fair values are determined.

When a gain or loss on a non-monetary item is recognised in other comprehensive income, any exchange component of that gain or loss is recognised in other comprehensive income. When a gain or loss on a non-monetary item is recognised in profit or loss, any exchange component of that gain or loss is recognised in profit or loss.

### 4. 主要會計政策 (續)

#### (e) 外幣換算

##### (i) *功能及呈列貨幣*

計入本集團各實體財務報表的項目均使用實體經營所在主要經濟環境的貨幣(「功能貨幣」)計量。綜合財務報表以港元(「港元」,為本公司功能及呈列貨幣)呈列。

##### (ii) *各實體財務報表的交易及結餘*

以外幣計值的交易於初步確認時使用交易日期的現行匯率換算為功能貨幣。以外幣計值的貨幣資產及負債於各報告期末按匯率換算。因該換算政策而產生的收益及虧損於損益內確認。

按公平值計量並以外幣計值的非貨幣項目均使用公平值釐定日期的匯率換算。

倘非貨幣項目的收益或虧損於其他全面收入內確認,則該收益或虧損的任何匯兌組成部分於其他全面收入內確認。倘非貨幣項目的收益或虧損於損益內確認,則該收益或虧損的任何匯兌組成部分於損益內確認。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (e) Foreign currency translation (continued)

##### (iii) Translation on consolidation

The results and financial position of all the Group's entities that have a functional currency different from the Company's presentation currency are translated into the Company's 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 are translated at average exchange rates for the period (unless this average 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 exchange rates on the transaction dates); and
- All resulting exchange differences are recognised in other comprehensive income and accumulated in the foreign currency translation reserve.

On consolidation, exchange differences arising from the translation of monetary items that form part of the net investment in foreign entities are recognised in other comprehensive income and accumulated in the foreign currency translation reserve. When a foreign operation is sold, such exchange differences are reclassified to consolidated profit or loss as part of the gain or loss on disposal.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

### 4. 主要會計政策 (續)

#### (e) 外幣換算 (續)

##### (iii) 綜合賬目的換算

功能貨幣有別於本公司呈列貨幣的所有本集團實體的業績及財務狀況均按以下方式換算為本公司的呈列貨幣：

- 於各財務狀況表呈列的資產及負債按該財務狀況表日期的收市匯率換算；
- 收入及開支按該期間的平均匯率換算(除非該平均匯率並非交易日期的現行匯率累計影響的合理約數,在該情況下,收入及開支按交易日期的匯率換算);及
- 所有因此產生的匯兌差額均於其他全面收入內確認,並於外幣換算儲備內累計。

於綜合賬目時,換算構成境外實體投資淨額一部分的貨幣項目產生的匯兌差額均於其他全面收入內確認,並於外幣換算儲備內累計。當出售境外業務時,有關匯兌差額將作為出售收益或虧損的一部分重新分類至綜合損益。

收購境外實體產生的商譽及公平值調整被視為境外實體的資產及負債,並按收市匯率換算。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (f) Property, plant and equipment

Property, plant and equipment are stated in the consolidated statement of financial position at cost, less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

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. All other repairs and maintenance are recognised in profit or loss during the period in which they are incurred.

Depreciation of property, plant and equipment is calculated at rates sufficient to write off their cost less their residual values over the estimated useful lives on a straight-line basis. The principal annual rates are as follows:

Furniture, fixtures and office equipment	10% to 33.33%
Leasehold improvements	Over the shorter of the term of the lease or 25%
Motor vehicles	20% to 25%

The residual values, useful lives and depreciation method are reviewed and adjusted, if appropriate, at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

The gain or loss on disposal of property, plant and equipment is the difference between the net sales proceeds and the carrying amount of the relevant asset, and is recognised in profit or loss.

### 4. 主要會計政策 (續)

#### (f) 物業、廠房及設備

物業、廠房及設備於綜合財務狀況表按成本減其後累計折舊及其後累計減值虧損 (如有) 列賬。

其後成本僅於與該項目有關的未來經濟利益將有可能流入本集團，且該項目的成本能夠可靠計量時，方計入資產賬面值或確認為獨立資產 (如適用)。所有其他維修及保養於其產生期間在損益內確認。

物業、廠房及設備折舊按足以撇銷其成本減其剩餘價值的利率於估計可使用年期以直線法計算。本金年利率如下：

傢俬、裝置及辦公室設備	10%至33.33%
租賃物業裝修	租賃期內或25%，以較短者為準
汽車	20%至25%

剩餘價值、可使用年期及折舊法於各報告期末予以審閱及調整 (如適用，而任何估計變動的影響則按前瞻基準入賬)。

出售物業、廠房及設備收益或虧損為出售所得款項淨額與相關資產賬面值之間的差額，並於損益內確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (g) Investment properties

Investment properties are land and/or buildings held to earn rentals and/or for capital appreciation. An owned investment property is measured initially at its cost including all direct costs attributable to the property.

After initial recognition, the investment property is stated at its fair value. Gains or losses arising from changes in fair value of the investment property are recognised in profit or loss for the period in which they arise.

The gain or loss on disposal of an investment property is the difference between the net sales proceeds and the carrying amount of the property, and is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 4(v) to the consolidated financial statements.

#### (h) Leases

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

##### *The Group as a lessee*

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

### 4. 主要會計政策 (續)

#### (g) 投資物業

投資物業乃指持作賺取租金及／或資本增值的土地及／或樓宇。所擁有投資物業初步按其成本(包括所有該物業應佔直接成本)計量。

於初步確認後，投資物業按其公平值列賬。投資物業公平值變動產生的收益或虧損於其產生期間在損益內確認。

出售一項投資物業收益或虧損為出售所得款項淨額與該物業賬面值之間的差額，並於損益內確認。來自投資物業的租金收入按綜合財務報表附註4(v)所述入賬。

#### (h) 租賃

於合約開始時，本集團會評估該合約是否為或包含租賃。倘合約為換取代價而給予在一段時間內控制已識別資產使用的權利，則該合約為或包含租賃。倘客戶有權指示已識別資產的使用及從該使用中獲得絕大部分經濟利益，則表示擁有控制權。

##### **本集團作為承租人**

於租賃開始日期，本集團確認使用權資產及租賃負債，惟租賃期為12個月或以下的短期租賃及低價值資產租賃則除外。當本集團就低價值資產訂立租賃，則本集團決定是否按個別租賃基準將租賃資本化。與該等尚未資本化的租賃有關的租賃付款於租賃期內按系統化基準確認為開支。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (h) Leases (continued)

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

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

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

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term are depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

Refundable rental deposits paid are accounted under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

### 4. 主要會計政策 (續)

#### (h) 租賃 (續)

##### **本集團作為承租人 (續)**

倘租賃已資本化，則租賃負債初步於租賃期內按應付租賃付款的現值確認，並使用租賃中隱含的利率進行貼現，或倘該利率無法輕易釐定，則使用相關增量借貸利率。於初步確認後，租賃負債按攤銷成本計量，而利息開支則使用實際利率法計算。不取決於指數或利率的可變租賃付款並不計入租賃負債的計量，故於其產生的會計期間自損益扣除。

於租賃資本化時確認的使用權資產初步按成本計量，當中包括租賃負債的初步金額加任何於開始日期或之前作出的租賃付款及所產生的任何初步直接成本。在適用的情況下，使用權資產成本亦包括拆卸及移除相關資產或將相關資產或相關資產所在地復原的成本估計，按其現值貼現並扣減任何已收租賃優惠。使用權資產其後按成本減累計折舊及減值虧損列賬。

本集團合理確定於租賃期結束時獲得相關租賃資產擁有權的使用權資產自開始日期起至可使用年期結束止計提折舊。否則，使用權資產於其估計可使用年期及租賃期兩者中的較短者按直線法計提折舊。

已付可退回租賃按金根據香港財務報告準則第9號入賬及初步按公平值計量。首次確認時對公平值作出的調整被視為額外租賃付款且計入使用權資產成本。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (h) Leases (continued)

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

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

The lease liability is also remeasured when there is a change in the scope of a lease or the consideration for a lease that is not originally provided for in the lease contract that is not accounted for as a separate lease. In this case the lease liability is remeasured based on the revised lease payments and lease term using a revised discount rate at the effective date of the modification.

##### *The Group as a lessor*

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

### 4. 主要會計政策 (續)

#### (h) 租賃 (續)

##### **本集團作為承租人 (續)**

倘未來租賃付款因指數或利率變動而出現變動，或本集團剩餘價值擔保項下預期應付的金額估計出現變動，或因重新評估本集團是否將合理確定行使購買、延長或終止選擇權而產生變動，則重新計量租賃負債。倘租賃負債以此方式重新計量，則對使用權資產的賬面值作出相應調整，或倘使用權資產的賬面值已調減至零，則於損益內列賬。

租賃範疇發生變化或租賃合約原先並無規定的租賃代價發生變化，且未作為單獨的租賃入賬時，則亦要對租賃負債進行重新計量。在此情況，租賃負債根據經修訂的租賃付款及租賃期限，使用經修訂的貼現率在修訂生效日重新計量。

##### **本集團作為出租人**

倘本集團作為出租人，其於租賃開始時釐定各租賃是否為融資租賃或經營租賃。倘將相關資產所有權附帶的絕大部分風險及回報轉移至承租人，租賃分類為融資租賃。倘不屬該情況，則租賃分類為經營租賃。

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## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (i) Intangible assets (other than goodwill)

The cost of intangible assets acquired in a business combination is the fair value at the date of acquisition. The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with indefinite useful lives are tested for impairment annually either individually or at the cash-generating unit level. Such intangible assets are not amortised. The useful life of an intangible asset with an indefinite life is reviewed annually to determine whether the indefinite life assessment continues to be supportable. If not, the change in the useful life assessment from indefinite to finite is accounted for on a prospective basis.

Vehicle rental business licence and licence plates are accounted for as intangible assets with indefinite useful lives and are not amortised. They are stated at cost less any impairment losses.

#### (j) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out basis. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs necessary to make the sale.

#### (k) Contract liabilities

A contract liability is recognised when the customer pays consideration before the Group recognises the related revenue. A contract liability would also be recognised if the Group has an unconditional right to receive consideration before the Group recognises the related revenue. In such cases, a corresponding receivable would also be recognised.

#### (l) Recognition and derecognition of financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when the Group becomes a party to the contractual provisions of the instrument.

### 4. 主要會計政策 (續)

#### (i) 無形資產 (商譽除外)

於業務合併中收購無形資產的成本乃於收購日期的公平值。無形資產的可使用年期乃評估為具特定年期或無特定年期。無特定可使用年期的無形資產每年個別或按現金產生單位級別進行減值測試。該等無形資產不予攤銷。無特定年期的無形資產的可使用年期每年進行檢討，以釐定無特定年期的評估是否仍然適當。如不適當，則按預期基準將可使用年期的評估由無特定年期變更為具特定年期而入賬。

汽車租用業務牌照及車牌乃作為無特定可使用年期的無形資產入賬及不予攤銷。該等無形資產按成本減任何減值虧損列賬。

#### (j) 存貨

存貨按成本及可變現淨值兩者中的較低者入賬。成本按先進先出基準釐定。可變現淨值乃於日常業務過程中的估計售價減作出銷售所需的估計成本。

#### (k) 合約負債

當客戶在本集團確認相關收入之前支付代價時，則合約負債被確認。倘本集團在本集團確認相關收入之前擁有無條件收取代價的權利，則合約負債亦被確認。於該等情況下，相應的應收款項亦將確認。

#### (l) 確認及終止確認金融工具

倘本集團成為工具合約條文的訂約方，則金融資產及金融負債於綜合財務狀況表內確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (l) Recognition and derecognition of financial instruments (continued)

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

### 4. 主要會計政策 (續)

#### (l) 確認及終止確認金融工具 (續)

金融資產及金融負債初步按公平值計量。收購或發行金融資產及金融負債(按公平值計入損益的金融資產及金融負債除外)直接應佔的交易成本於初步確認時加至或扣自金融資產或金融負債的公平值(如適用)。收購按公平值計入損益的金融資產或金融負債直接應佔的交易成本即時於損益內確認。

本集團僅於來自資產的現金流量合約權利屆滿，或於其將金融資產及資產擁有權的絕大部分風險及回報轉移至另一實體時，方會終止確認金融資產。倘本集團並無轉移或保留擁有權的絕大部分風險及回報，且繼續控制已轉讓資產，則本集團就其或須支付的金額確認其於資產及相關負債中的保留權益。倘本集團保留已轉讓金融資產擁有權的絕大部分風險及回報，則本集團繼續確認金融資產並確認已收所得款項的抵押借貸。

於僅於本集團的責任遭解除、註銷或屆滿時，本集團方會終止確認金融負債。已終止確認金融負債的賬面值與已付及應付代價(包括任何已轉讓非現金資產或已承擔負債)之間的差額於損益內確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (l) Recognition and derecognition of financial instruments (continued)

Financial assets and liabilities are offset and the net amount reported in the consolidated statement of financial position when there is 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. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

#### (m) Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

### 4. 主要會計政策 (續)

#### (l) 確認及終止確認金融工具 (續)

倘有法定可強制執行權利抵銷已確認金額，且有意按淨額基準結算或同時變現資產及結算負債，則金融資產及負債互相抵銷，而有關淨額則於綜合財務狀況表內呈報。法定可強制執行權利不得依賴未來事件而定，且必須於正常業務過程中及在公司或對手方違約、無法償債或破產的情況下強制執行。

#### (m) 金融資產

所有常規買賣的金融資產按交易日基準確認及終止確認。常規買賣指須於市場法規或慣例設定的時間框架內交付資產的金融資產買賣。所有已確認金融資產其後整體按攤銷成本或公平值計量，惟視乎金融資產的分類而定。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (m) Financial assets (continued)

##### *Debt investments*

Debt investments held by the Group are classified into one of the following measurement categories:

- amortised cost, if the investment is held for the collection of contractual cash flows which represent solely payments of principal and interest. Interest income from the investment is calculated using the effective interest method.
- fair value through other comprehensive income (“FVTOCI”) — recycling, if the contractual cash flows of the investment comprise solely payments of principal and interest and the investment is held within a business model whose objective is achieved by both the collection of contractual cash flows and sale. Changes in fair value are recognised in other comprehensive income, except for the recognition in profit or loss of expected credit losses, interest income (calculated using the effective interest method) and foreign exchange gains and losses. When the investment is derecognised, the amount accumulated in other comprehensive income is recycled from equity to profit or loss.
- FVTPL if the investment does not meet the criteria for being measured at amortised cost or FVTOCI (recycling). Changes in the fair value of the investment (including interest) are recognised in profit or loss.

### 4. 主要會計政策 (續)

#### (m) 金融資產 (續)

##### *債務工具*

本集團持有的債務工具分類為以下其中一個計量類別：

- 按攤銷成本，倘投資持作收取合約現金流量（僅為本金及利息付款）。投資所得利息收入使用實際利率法計算。
- 按公平值計入其他全面收入（「按公平值計入其他全面收入」）— 可劃轉，倘投資合約現金流量僅包括本金及利息付款，且投資乃於其目的為同時收取合約現金流量及出售的業務模式中持有。公平值變動於其他全面收入內確認，惟預期信貸虧損、利息收入（使用實際利率法計算）以及外匯收益及虧損於損益內確認則除外。倘終止確認投資，則於其他全面收入內累計的金額由權益轉入損益。
- 按公平值計入損益，倘投資不符合按攤銷成本或按公平值計入其他全面收入（可劃轉）計量的標準。投資公平值變動（包括利息）於損益內確認。

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## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (m) Financial assets (continued)

##### *Equity investments*

An investment in equity securities is classified as FVTPL unless the equity investment is not held for trading purposes and on initial recognition of the investment the Group makes an election to designate the investment at FVTOCI (non-recycling) such that subsequent changes in fair value are recognised in other comprehensive income. Such elections are made on an instrument-by-instrument basis, but may only be made if the investment meets the definition of equity from the issuer's perspective. Where such an election is made, the amount accumulated in other comprehensive income remains in the fair value reserve (non-recycling) until the investment is disposed of. At the time of disposal, the amount accumulated in the fair value reserve (non-recycling) is transferred to retained earnings. It is not recycled through profit or loss. Dividends from an investment in equity securities, irrespective of whether classified as at FVTPL or FVTOCI, are recognised in profit or loss as other income.

#### (n) Trade and other receivables

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

Receivables are stated at amortised cost using the effective interest method less allowance for credit losses.

### 4. 主要會計政策 (續)

#### (m) 金融資產 (續)

##### *股權投資*

於股本證券的投資分類為按公平值計入損益，除非股權投資並非持作交易用途，且本集團於初步確認投資時選擇將投資指定為按公平值計入其他全面收入(不可劃轉)，致使公平值其後變動於其他全面收入內確認。該等選擇按個別工具基準作出，惟僅當發行人認為投資符合權益定義的情況下方可作出。倘作出有關選擇，則於其他全面收入內累計的金額仍將保留於公平值儲備(不可劃轉)，直至出售投資為止。於出售時，於公平值儲備(不可劃轉)內累計的金額轉入保留盈利，且不會轉入損益。股本證券投資所得股息(不論分類為按公平值計入損益或按公平值計入其他全面收入)於損益內確認為其他收入。

#### (n) 應收賬款及其他應收款項

於本集團擁有無條件權利收取代價時確認應收款項。倘該代價付款到期前僅須待時間推移，則收取代價的權利為無條件。倘於本集團擁有無條件權利收取代價前已確認收益，則該金額呈列為合約資產。

應收款項按攤銷成本使用實際利率法減信貸虧損撥備列賬。

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## 綜合財務報表附註

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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (o) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are also included as a component of cash and cash equivalents for the purpose of the consolidated statement of cash flows. Cash and cash equivalents are assessed for ECL.

#### (p) Financial liabilities and equity instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument under HKFRSs. An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The accounting policies adopted for specific financial liabilities and equity instruments are set out below.

#### (q) Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method.

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

### 4. 主要會計政策 (續)

#### (o) 現金及現金等價物

現金及現金等價物包括銀行及手頭現金、存放於銀行及其他金融機構的活期存款以及短期及高流動性投資，該等投資隨時可轉換為已知數額的現金，且所涉及的價值變動風險不大，並已於收購後三個月內到期。就綜合現金流量表而言，倘銀行透支須按要求償還且構成本集團現金管理的不可或缺部分，則亦作為現金及現金等價物的組成部分入賬。現金及現金等價物就預期信貸虧損進行評估。

#### (p) 金融負債及股本工具

金融負債及股本工具根據所訂立合約安排的實質內容以及香港財務報告準則項下金融負債及股本工具的定義分類。股本工具為證明經扣除其所有負債後於本集團資產的剩餘權益的任何合約。就特定金融負債及股本工具採納的會計政策載列如下。

#### (q) 借貸

借貸初步按公平值扣除產生的交易成本確認，其後採用實際利率法按攤銷成本計量。

除非本集團擁有無條件權利將負債還款期遞延至報告期後至少12個月，否則借貸分類為流動負債。

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## 綜合財務報表附註

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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (r) Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of:

- the amount determined in accordance with the ECL model under HKFRS 9 and
- the amount initially recognised less, where appropriate, the cumulative amount of income recognised in accordance with the principles of HKFRS 15.

The fair value of financial guarantees is determined based on the present value of the difference in cash flows between the contractual payments required under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

Where guarantees in relation to loans or other payables of associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

### 4. 主要會計政策 (續)

#### (r) 財務擔保合約

財務擔保合約乃規定發出人向持有人支付指定金額，以補償持有人由於指定欠債人未能根據債務工具條款於到期時付款而蒙受的損失之合約。

在出具擔保的同時，財務擔保合約確認為一項金融負債。該負債初步按公平值計量，隨後以下列較高者計量：

- 根據香港財務報告準則第9號預期信貸虧損模式釐定的金額及
- 初步確認的金額減去，如適用，根據香港財務報告準則第15號原則確認的收入累計金額。

財務擔保的公平值由基於債務工具下所要求的合約支付金額與無需保證的支付金額之間的或與作為承擔義務付給第三方的預計金額之間的現金流量差異的現值決定。

當與聯營公司的貸款或其他應付款項相關的擔保不提供補償時，公平值則作為投入列賬並確認為投資成本的一部分。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (s) Convertible bonds

Convertible bonds which entitle the holder to convert the bonds into equity instruments, other than into a fixed number of equity instruments at a fixed conversion price, are regarded as combined instruments consisting of a liability and a derivative component. At the date of issue, the fair value of the derivative component is determined using an option pricing model; this amount is carried as a derivative liability that is subsequently measured at FVTPL until extinguished on conversion or redemption. The remainder of the proceeds is allocated to the liability component and is carried as a liability at amortised cost using the effective interest method until extinguished on conversion or redemption.

Transaction costs are apportioned between the liability and derivative components of the convertible bonds based on the allocation of proceeds to the liability and derivative components on initial recognition. The portion related to the derivative component is expensed immediately.

#### (t) Trade and other payables

Trade and other payables are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

#### (u) Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

### 4. 主要會計政策 (續)

#### (s) 可換股債券

賦予持有人權利將債券兌換為權益工具的可換股債券(按固定兌換價兌換為固定數目權益工具者除外)乃由負債及衍生部份組成的合併工具。於發行日期,衍生部份的公平值採用期權定價法釐定;該金額列為衍生負債,其後按公平值計入損益計量,直至兌換或贖回後撇銷為止。所得款項餘額列為負債部份,採用實際利率法按攤銷成本基準列為負債直至兌換或贖回後撇銷為止。

交易成本按可換股債券的負債及衍生部份於初步確認負債及衍生部份的所得款項分配。衍生部分相關部分即時計入費用。

#### (t) 應付賬款及其他應付款項

應付賬款及其他應付款項初步按公平值確認,其後採用實際利率法按攤銷成本計量,除非貼現影響甚微,若屬此情況則以成本列賬。

#### (u) 股本工具

本公司發行的股本工具按已收所得款項扣除直接發行成本入賬。本公司發行的股本工具按已收所得款項扣除直接發行成本入賬。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (v) Revenue and other income

Revenue is recognised when control over a product or service is transferred to the customer, at the amount of promised consideration to which the Group is expected to be entitled, excluding those amounts collected on behalf of third parties. Revenue excludes value added tax or other sales taxes and is after deduction of any trade discounts.

Revenue from the sale of materials is recognised when control of the goods has transferred, being when the goods have been shipped to the wholesaler's specific location (delivery). Following delivery, the wholesaler has full discretion over the manner of distribution and price to sell the goods, has the primary responsibility when on selling the goods and bears the risks of obsolescence and loss in relation to the goods. A receivable is recognised by the Group when the goods are delivered to the wholesaler as this represents the point in time at which the right to consideration becomes unconditional, as only the passage of time is required before payment is due.

Revenue from public relation and other financing services is recognised when the services are performed to the satisfaction of the customers, which is evidenced when the end products created by these services are delivered to the satisfaction of the customers. Revenue is recognised at a point in time.

### 4. 主要會計政策 (續)

#### (v) 收益及其他收入

當產品或服務控制權以本集團預計有權獲得的代價金額(不包括代第三方收取的金額)轉移予客戶時,收益予以確認。收益不包括增值稅或其他銷售稅,並已扣除貿易折扣。

銷售物料收益於貨品控制權轉移時確認,即貨品已交付至批發商指定地點(交付)或交付予最終客戶。付運後,批發商可全權酌情釐定銷售貨品的分銷方式及價格,並須承擔銷售貨品或貨品報廢及虧損風險的主要責任。本集團於貨品交付至批發商或最終客戶時確認應收款項,此為代價權利成為無條件的時間點,於付款到期前僅需要經過一段時間。

提供公共關係及其他融資服務的收益於執行服務令客戶滿意時予以確認,其由該等服務創造的最終產品交付且客戶滿意時以茲證明。收益於時間點確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

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

Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in profit or loss as an integral part of the aggregate net lease payments receivable. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are earned.

Interest income is recognised as it accrues using the effective interest method. For financial assets measured at amortised cost or FVTOCI (recycling) that are not credit-impaired, the effective interest rate is applied to the gross carrying amount of the asset. For credit impaired financial assets, the effective interest rate is applied to the amortised cost (i.e. gross carrying amount net of loss allowance) of the asset.

#### (w) Employee benefits

##### (i) *Employee leave entitlements*

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the end of the reporting period.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

##### (ii) *Pension obligations*

The Group contributes to defined contribution retirement schemes which are available to all employees. Contributions to the schemes by the Group and employees are calculated as a percentage of employees' basic salaries. The retirement benefit scheme cost charged to profit or loss represents contributions payable by the Group to the funds.

### 4. 主要會計政策 (續)

#### (v) 收益及其他收入 (續)

經營租賃應收租金收入在租賃期所涵蓋的期間內均等地於損益中確認；但如有另一種方法更能代表使用租賃資產所得的利益模式則除外。授予的租金優惠應作為總應收租金的一部份損益確認。毋須視乎指數或利率的可變租金在賺取租金的會計期間確認為收入。

利息收入於應計時按實際利率法確認。就按攤銷成本或按公平值計入其他全面收益(撥回)計量且並無信貸減值的金融資產而言，實際利率法適用於資產的賬面總額。就信貸減值金融資產而言，實際利率法適用於資產的攤銷成本(即賬面總額減虧損撥備)。

#### (w) 僱員福利

##### (i) *僱員休假權利*

僱員可享有的年假及長期服務假期於應計予僱員時確認。本公司為僱員於直至報告期末提供的服務而產生的年假及長期服務假期的估計負債作出撥備。

僱員可享有的病假及產假直至放假時才確認。

##### (ii) *退休金責任*

本集團向定額供款退休計劃供款，所有僱員均可參與。本集團與僱員按僱員基本薪金的百分比向計劃作出供款。計入損益的退休福利計劃成本指本集團向基金應付的供款。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (w) Employee benefits (continued)

##### (iii) Termination benefits

Termination benefits are recognised at the earlier of the dates when the Group can no longer withdraw the offer of those benefits and when the Group recognises restructuring costs and involves the payment of termination benefits.

#### (x) Borrowing costs

All borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### (y) Taxation

Income tax represents the sum of the current tax and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit recognised in profit or loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences, unused tax losses or unused tax credits can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

### 4. 主要會計政策 (續)

#### (w) 僱員福利 (續)

##### (iii) 離職福利

離職福利於本集團不能再撤銷提供該等福利，及本集團確認重組成本並涉及支付離職福利的日期（以較早者為準）確認。

#### (x) 借貸成本

所有借貸成本於產生期間在損益中確認。

#### (y) 稅項

所得稅為即期稅項與遞延稅項的總和。

即期應付稅項乃按年度應課稅溢利計算。應課稅溢利與損益中所確認的溢利不同，因應課稅溢利不包括在其他年度應課稅收入或可扣減開支項目，而且不包括永遠毋須課稅及不可扣稅的項目。本集團的即期稅項負債，應按於報告期末已執行的或實質上已執行的稅率計算。

遞延稅項根據綜合財務報表中資產及負債的賬面值與用作計算應課稅溢利的相應計稅基礎兩者之間的差額確認。所有應課稅暫時性差異一般均會確認為遞延稅項負債，而只有當能夠獲得能用暫時性差異、未動用稅務虧損或未動用稅項抵免抵扣的應課稅溢利時，才能確認遞延稅項資產。倘暫時性差異產生自商譽或產生自既不影響應課稅溢利也不影響會計溢利的交易中的其他資產及負債（於業務合併者除外）的初步確認，則不會確認該等資產及負債。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (y) Taxation (continued)

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rates that have been enacted or substantively enacted by the end of the reporting period. Deferred tax is recognised in profit or loss, except when it relates to items recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, and interests in joint arrangements, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The measurement of deferred tax assets and liabilities reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

### 4. 主要會計政策 (續)

#### (y) 稅項 (續)

遞延稅項資產的賬面值乃於各報告期末作出檢討，並在不再可能有足夠應課稅溢利收回全部或部分資產時作出相應調低。

遞延稅項乃按預期於有關負債結算或有關資產變現之期間適用之稅率根據報告期末已制定或大致上制定之稅率計算。遞延稅項於損益中確認，除非遞延稅項與其他全面收入或直接於權益中確認之項目有關，在此情況下，遞延稅項亦會於其他全面收入或直接於權益中確認。

遞延稅項負債乃按於附屬公司及聯營公司的投資以及於合營安排的權益而產生的應課稅暫時性差異確認，惟倘本集團可控制暫時性差異撥回並預期該暫時性差異將不會在可見將來撥回者除外。

遞延稅項資產和負債的計量反映按照本集團預期的方式，於報告期末，收回或清償其資產及負債的賬面值的稅務後果。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (y) Taxation (continued)

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model of the Group whose business objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. If the presumption is rebutted, deferred tax for such investment properties are measured based on the expected manner as to how the properties will be recovered.

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12 requirements to right-of-use assets and lease liabilities separately. Temporary differences relating to right-of-use assets and lease liabilities are not recognised at initial recognition and over the lease terms due to application of the initial recognition exemption.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

### 4. 主要會計政策 (續)

#### (y) 稅項 (續)

就計量按公平值模式計量的投資物業的遞延稅項而言，假定該等物業的賬面值可透過出售收回，除非假定被駁回則作別論。倘該投資物業可予折舊並於本集團的業務模式（其業務目標為隨時間而非透過出售消耗該投資物業所包含的絕大部分經濟利益）內持有，此假定則被駁回。倘假定被駁回，該等投資物業的遞延稅項按該等物業的預期收回方式計量。

就計量本集團確認使用權資產及相關租賃負債的租賃交易的遞延稅項而言，本集團首先釐定稅項扣減是否歸因於使用權資產或租賃負債。

就稅項扣減歸因於租賃負債的租賃交易而言，本集團將香港會計準則第12號規定分別應用於使用權資產及租賃負債。由於應用初步確認豁免，有關使用權資產及租賃負債的暫時差額並未於初步確認時於租賃期內確認。

遞延稅項資產及負債於有可合法強制執行權利將即期稅項資產抵銷即期稅項負債、與相同稅務機關徵收之所得稅有關且本集團擬按淨額基準清償其即期稅項資產及負債之情況下予以抵銷。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (z) Impairment of non-financial assets

Intangible assets that have an indefinite useful life are reviewed for impairment annually and whenever events or changes in circumstances indicate the carrying amount may not be recoverable.

The carrying amounts of other non-financial assets are reviewed at each reporting date for indications of impairment and where an asset is impaired, it is written down as an expense through the statement of profit or loss to its estimated recoverable amount. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. If this is the case, recoverable amount is determined for the cash-generating unit to which the asset belongs. Recoverable amount is the higher of value in use and the fair value less costs of disposal of the individual asset or the cash-generating unit.

Value in use is the present value of the estimated future cash flows of the asset/cash-generating unit. Present values are computed using pre-tax discount rates that reflect the time value of money and the risks specific to the asset/cash-generating unit whose impairment is being measured.

Impairment losses for cash-generating units are allocated first against the goodwill of the unit and then pro rata amongst the other assets of the cash-generating unit. Subsequent increases in the recoverable amount caused by changes in estimates are credited to profit or loss to the extent that they reverse the impairment.

### 4. 主要會計政策 (續)

#### (z) 非金融資產減值

具無限可使用年期之無形資產每年及於發生事件或情況變化顯示賬面值可能無法收回時進行減值檢討。

於各報告日期就減值的跡象對其他非金融資產賬面值進行檢討，倘資產已減值，則透過損益表列為開支撇減至其估計可收回金額。可收回金額乃就個別資產釐定，除非該資產不會產生大致上獨立於其他資產或資產組別所產生者的現金流入。在此情況下，可收回金額乃根據該資產所屬的現金產生單位釐定。可收回金額為該個別資產或現金產生單位的使用價值與公平值減出售成本的較高者。

使用價值為資產／現金產生單位的估計未來現金流量的現值。現值按反映貨幣時間價值及資產／現金產生單位（計量減值者）之特定風險的稅前貼現率計算。

現金產生單位的減值虧損首先按商譽分配，再按比例分配至現金產生單位的其他資產。可收回金額因估計有變產生之其後增加計入損益，直至撥回減值。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets

The Group recognises a loss allowance for ECL on trade receivables, loan receivables, lease receivables, as well as on financial guarantee contracts. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial instrument.

The Group always recognises lifetime ECL for trade receivables, loan receivables and lease receivables. The ECL on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

For all other financial instruments, the Group recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值

本集團就應收賬款、應收貸款及應收租賃款項以及財務擔保合約上的預期信貸虧損確認虧損撥備。預期信貸虧損金額於各報告日期更新以反映信貸風險自首次確認相關金融工具以來的變動。

本集團始終就應收賬款、應收貸款及應收租賃款項確認全期預期信貸虧損。該等金融資產的預期信貸虧損將根據本集團過往信貸虧損經驗採用撥備矩陣進行估計，並按債務人的特定因素、一般經濟狀況以及於報告日期當前及預測狀況的評估(包括貨幣的時間價值(如適用))作出調整。

就所有其他金融工具而言，本集團於信貸風險自首次確認以來出現大幅上升時確認全期預期信貸虧損。然而，倘金融工具之信貸風險自首次確認以來並無大幅上升，本集團按與12個月預期信貸虧損相同的金額計量該金融工具的虧損撥備。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets (continued)

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

#### *Significant increase in credit risk*

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the reporting date with the risk of a default occurring on the financial instrument at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organisations, as well as consideration of various external sources of actual and forecast economic information that relate to the Group's core operations.

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值 (續)

全期預期信貸虧損指於該金融工具的預期可使用年期內由所有可能違約事件造成的預期信貸虧損。相反，12個月預期信貸虧損指於報告日期後12個月內可能發生的金融工具違約事件預期會造成的全期預期信貸虧損部分。

#### *信貸風險顯著增加*

評估金融工具的信貸風險自首次確認後是否顯著增加時，本集團比較報告日期就金融工具產生的違約風險和於首次確認日期就金融工具產生的違約風險。於作出是次評估時，本集團均會考慮合理及有理據的定量及定性資料，包括過往經驗及毋須花費過度成本或努力即可獲得的前瞻性資料。所考慮的前瞻性資料包括獲取自經濟專家報告、金融分析師、政府機構、相關智囊團及其他類似組織的本集團債務人經營所在行業的未來前景，以及本集團核心業務相關的實際及預測經濟資料的各種外部來源。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets (continued)

##### *Significant increase in credit risk* (continued)

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

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk for a particular financial instrument;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- significant increases in credit risk on other financial instruments of the same debtor; and
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值 (續)

##### *信貸風險顯著增加* (續)

具體而言，評估信貸風險自初步確認以來有否顯著增加時會考慮以下資料：

- 金融工具外部 (如有) 或內部信貸評級的實際或預期顯著轉壞；
- 特定金融工具信貸風險的外部市場指標顯著轉壞；
- 商業、金融或經濟情況目前或預期不利變動，預期將導致債務人償還債務能力顯著下降；
- 債務人經營業績實際或預期顯著轉壞；
- 同一債務人的其他金融工具信貸風險顯著增加；及
- 債務人的監管、經濟或技術環境的實際或預期重大不利變動，導致債務人償還債務能力顯著下降。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets (continued)

##### *Significant increase in credit risk* (continued)

Despite the foregoing, the Group assumes that the credit risk on a financial instrument has not increased significantly since initial recognition if the financial instrument is determined to have low credit risk at the reporting date. A financial instrument is determined to have low credit risk if:

- (i) The financial instrument has a low risk of default,
- (ii) The debtor has a strong capacity to meet its contractual cash flow obligations in the near term; and
- (iii) Adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations.

The Group considers a financial asset to have low credit risk when the asset has external credit rating of "investment grade" in accordance with the globally understood definition or if an external rating is not available, the asset has an internal rating of "performing". Performing means that the counterparty has a strong financial position and there is no past due amounts.

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值 (續)

##### *信貸風險顯著增加* (續)

儘管存在上述情況，倘一項金融工具於報告日期被釐定為低信貸風險，則本集團假設該項金融工具之信貸風險自初步確認以來並無顯著增加。於下列情況下，一項金融工具將被釐定為低信貸風險：

- (i) 金融工具違約風險低；
- (ii) 債務人近期具充分能力履行合約現金流量責任；及
- (iii) 長期經濟及業務狀況之不利變動或會(但非必然)降低債務人履行合約現金流量責任的能力。

倘資產外部信貸評級為國際通用之「投資評級」或倘外部評級不可用，而資產內部評級為「表現出色」，則本集團認為該金融資產為低信貸風險。表現出色指交易對手財務狀況強勁且並無逾期款項。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets (continued)

##### *Significant increase in credit risk* (continued)

For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitment is considered to be the date of initial recognition for the purposes of assessing the financial instrument for impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition of a financial guarantee contracts, the Group considers the changes in the risk that the specified debtor will default on the contract.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

##### *Definition of default*

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that receivables that meet either of the following criteria are generally not recoverable.

- when there is a breach of financial covenants by the counterparty; or
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above analysis, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Company has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值 (續)

##### *信貸風險顯著增加* (續)

就財務擔保合約而言，本集團成為不可撤銷承擔一方的日期被視為就金融工具減值評估進行確認的日期，故於估計信貸風險自財務擔保合約初始確認起是否有顯著上升時，本集團會考慮指定債務人違約風險的變動。

本集團定期監控用以識別信貸風險有否顯著增加的標準的有效性，並修訂標準（如適當）以確保標準能夠於金額逾期前識別信貸風險顯著增加。

##### *違約定義*

本集團認為以下情況就內部信貸風險管理目標而言構成違約事件，此乃由於過往經驗表明符合以下任何一項條件之應收款項一般無法收回。

- 交易對手違反財務契諾；或
- 內部產生或獲取自外部來源之資料顯示，債務人不太可能向債權人（包括本集團）全額還款（不計及本集團持有之任何抵押品）。

不論上文分析，本集團認為當金融資產逾期超過90日時，即屬發生違約，除非本集團有合理及有理據的資料證明較寬鬆的違約標準更為適用則當別論。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets (continued)

##### *Credit-impaired financial assets*

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- significant financial difficulty of the issuer or the counterparty;
- a breach of contract, such as a default or past due event;
- the lender(s) of the counterparty, for economic or contractual reasons relating to the counterparty's financial difficulty, having granted to the counterparty a concession(s) that the lender(s) would not otherwise consider;
- it is becoming probable that the counterparty will enter bankruptcy or other financial reorganisation; or
- The disappearance of an active market for that financial asset because of financial difficulties.

##### *Write-off policy*

The Group writes off a financial asset when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, including when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over two 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. Any recoveries made are recognised in profit or loss.

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值 (續)

##### *信貸減值金融資產*

當發生對金融資產之估計未來現金流量造成不利影響之一個或多個事件時，即代表金融資產出現信貸減值。金融資產出現信貸減值之證據包括以下可觀察數據：

- 發行人或交易對手出現重大財政困難；
- 違反合約，例如拖欠或逾期支付；
- 交易對手借方就有關交易對手財政困難的經濟或合約原因，向交易對手作出借出方理應不會考慮的讓步；
- 交易對手很有可能破產或進行其他財務重組；或
- 因財政困難而導致金融資產失去活躍市場。

##### *撤銷政策*

當存在資料顯示債務人陷入重大財政困難，且並無實際收回資產的可能性時(包括債務人已進行清盤或進入破產程序，或就應收賬款而言，金額逾期超過兩年(以較早發生者為準)，本集團將撤銷金融資產。已撤銷金融資產仍可根據本集團收回程序並於適當情況下考慮法律意見後實施強制執行活動。任何收回資產乃於損益中確認。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets (continued)

##### *Measurement and recognition of ECL*

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date; for financial guarantee contracts, the exposure includes the amount drawn down as at the reporting date, together with any additional amounts expected to be drawn down in the future by default date determined based on historical trend, the Group's understanding of the specific future financing needs of the debtors, and other relevant forward-looking information.

For financial assets, the ECL estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the original effective interest rate. For a lease receivable, the cash flows used for determining the ECLs is consistent with the cash flows used in measuring the lease receivable in accordance with HKFRS 16.

For a financial guarantee contract, as the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed, the expected loss allowance is the expected payments to reimburse the holder for a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值 (續)

##### *預期信貸虧損之計量及確認*

預期信貸虧損的計量乃違約概率、違約虧損(即違約虧損程度)以及違約風險的函數。違約概率以及違約虧損的評估乃基於歷史數據按上述前瞻性資料所調整。以違約風險,就財務資產而言,其於資產於報告日期的賬面總值中反映;就財務擔保合約而言,風險包括於報告日期已提取的金額,連同任何預計將於未來違約日期(根據歷史趨勢、本集團對債務人的個別未來融資需求的理解,以及其他相關前瞻性資料釐定)前提取的額外金額。

就金融資產而言,預期信貸虧損乃根據合約應付本集團之所有合約現金流量與本集團預期收取之所有現金流量之間的差額(按初始實際利率貼現)所估計。就應收租賃款項而言,釐定預期信貸虧損所用現金流量與根據香港財務報告準則第16號計量應收租賃款項所用現金流量一致。

就財務擔保合約而言,由於本集團根據所擔保工具的條款僅須於債務人違約時作出付款,故有關的預期虧損撥備相當於償還持有人所產生信貸虧損的預期付款,減本集團預期自持有人、債務人或任何其他方收取的任何金額。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (aa) Impairment of financial assets (continued)

##### *Measurement and recognition of ECL* (continued)

If the Group has measured the loss allowance for a financial instrument at an amount equal to lifetime ECL in the previous reporting period, but determines at the current reporting date that the conditions for lifetime ECL are no longer met, the Group measures the loss allowance at an amount equal to 12-month ECL at the current reporting date, except for assets for which simplified approach was used.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

#### (ab) Provisions and contingent liabilities

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

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

### 4. 主要會計政策 (續)

#### (aa) 金融資產減值 (續)

##### *預期信貸虧損之計量及確認* (續)

倘本集團已於過往報告期間以相等於使用年期預期信貸虧損金額計量一項金融工具的虧損撥備，惟於當前報告日期釐定其不再符合使用年期預期信貸虧損的條件，則本集團於當前報告日期以相等於12個月預期信貸虧損金額計量虧損撥備，使用簡化法計量之資產者除外。

本集團於損益中確認所有金融工具之減值收益或虧損，並透過減值撥備相應調整所有金融工具之賬面值。

#### (ab) 撥備及或然負債

倘本集團因過往事件負上現有法律或推定責任而可能需要以經濟溢利流出履行責任，於能對有關金額作出可靠估計時，便會就未有確定時間或金額的負債確認撥備。倘貨幣時間價值重大，撥備則以履行責任預期所需支出的現值列報。

倘需要流出經濟溢利的可能性不大，或未能可靠估計有關金額，則除非流出經濟溢利的可能性極微，否則有關責任承擔將列作或然負債披露。須視乎一宗或多宗未來事件是否發生才能確定存在與否的潛在責任，除非流出經濟溢利的可能性極微，否則亦會披露為或然負債。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 4. SIGNIFICANT ACCOUNTING POLICIES

(continued)

#### (ac) Events after the reporting period

Events after the reporting period that provide additional information about the Group's position at the end of the reporting period are adjusting events and are reflected in the consolidated financial statements. Events after the reporting period that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES

#### Critical judgements in applying accounting policies

In the process of applying the accounting policies, the directors have made the following judgements that have the most significant effect on the amounts recognised in the consolidated financial statements (apart from those involving estimations, which are dealt with below).

#### (a) *Going concern basis*

These consolidated financial statements have been prepared on a going concern basis, the validity of which depends upon the successful outcomes of the Group's plans and measures to strengthen its capital base and liquidity. Details are explained in note 2 to the consolidated financial statements.

#### (b) *Significant increase in credit risk*

As explained in note 4(aa), ECL are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An assets move to stage 2 when its credit risk has increased significantly since initial recognition. HKFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Group takes into account qualitative and quantitative reasonable and supportable forward-looking information.

### 4. 主要會計政策 (續)

#### (ac) 報告期後事項

為本集團於報告期末之業務狀況提供額外資料的報告期後事項為調整事項，並反映於綜合財務報表。並非調整事項的報告期後事項，倘屬重大，則於綜合財務報表附註內披露。

### 5. 關鍵判斷及主要假設

#### 應用會計政策的關鍵假設

應用會計政策的過程中，董事已作出下列對於綜合財務報表確認的金額造成最重大影響的判斷（惟涉及估計者除外，涉及估計者按下文所述者處理）。

#### (a) *持續經營基準*

該等綜合財務報表按持續經營基準編製，其有效性取決於本集團強化資本基礎及流動性的計劃及措施的成果。詳情於綜合財務報表附註2闡述。

#### (b) *信貸風險大幅增加*

誠如附註4(aa)所闡述，預期信貸虧損就第一階段資產按等於12個月預期信貸虧損的撥備計量，就第二階段或第三階段資產按全期預期信貸虧損的撥備計量。如一項資產自初步確認後其信貸風險顯著增加，則其轉移至第二階段。香港財務報告準則第9號並沒有對信貸風險顯著增加的構成要素進行定義。評估一項資產的信貸風險是否顯著增加時，本集團將會考慮合理可依的定量及定性前瞻性資料。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES (continued)

#### Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, 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.

#### (c) *Income taxes*

The Company is subject to income taxes in several jurisdictions. Significant estimates are required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

During the year, income tax credit of approximately HK\$42,952,000 (2019: income tax expense of approximately HK\$14,350,000) of income tax was credited (2019: charged) to profit or loss based on the estimated profit from the Group's operations.

### 5. 關鍵判斷及主要假設 (續)

#### 估計不確定性的主要來源

於報告期末，有關日後主要假設及其他估計不確定性之主要來源闡述如下，此等假設及不確定性存在導致資產及負債賬面值於下一財政年度內出現重大調整之重大風險。

#### (c) *所得稅*

本公司須於若干司法權區繳納所得稅。在釐定所得稅之撥備時，本公司須作出重大估計。於日常業務過程中，多項交易及計算均難以明確作出最終稅務釐定。倘該等事宜之最終稅務結果與最初記錄金額不同，該等差額將對涉及作出該等釐定之期內所得稅及遞延稅項撥備構成影響。

年內，所得稅抵免約42,952,000港元(二零一九年：所得稅開支約14,350,000港元)已根據本集團估計經營溢利自損益中抵免(二零一九年：扣除)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES (continued)

Key sources of estimation uncertainty (continued)

(d) *Impairment of property, plant and equipment, intangible assets and right-of-use assets*

Property, plant and equipment, intangible assets and right-of-use assets are stated at costs less accumulated depreciation/amortisation and impairment, if any. In determining whether an asset is impaired, the Group has to exercise judgement and make estimation, particularly in assessing: (i) whether an event has occurred or any indicators that may affect the asset value; (ii) whether the carrying value of an asset can be supported by the recoverable amount, in the case of value in use, the net present value of future cash flows which are estimated based upon the continued use of the asset; and (iii) the appropriate key assumptions to be applied in estimating the recoverable amounts including cash flow projections and an appropriate discount rate. When it is not possible to estimate the recoverable amount of an individual asset (including right-of-use assets), the Group estimates the recoverable amount of the cash-generating unit to which the assets belongs. Changing the assumptions and estimates, including the discount rates or the growth rate in the cash flow projections, could materially affect the net present value used in the impairment test.

As at 31 December 2020, the carrying amounts of property, plant and equipment, intangible assets and right-of-use assets were approximately HK\$12,742,000 (2019: HK\$22,696,000), HK\$31,082,000 (2019: HK\$38,248,000) and HK\$1,018,000 (2019: HK\$2,760,000) respectively.

### 5. 關鍵判斷及主要假設 (續)

估計不確定性的主要來源 (續)

(d) *物業、廠房及設備、無形資產及使用權資產減值*

物業、廠房及設備、無形資產及使用權按成本減累計折舊／攤銷及減值 (如有) 列賬。於釐定資產是否減值時，本集團須進行判斷及估計，尤其評估：(i) 是否有事件已發生或有任何指標可能影響資產淨值；(ii) 資產賬面值是否能夠以可收回金額支持，如為使用價值，即按照持續使用資產估計的未來現金流量的淨現值；及(iii) 將應用於估計可收回金額的適當關鍵假設 (包括現金流量預測及適當的貼現率)。當無法估計個別資產 (包括使用權資產) 的可收回金額時，本集團估計資產所屬現金產生單位的可收回金額。更改假設及估計，包括於現金流量預測內的貼現率或增長率，均可能嚴重影響減值測試所採用淨現值。

於二零二零年十二月三十一日，物業、廠房及設備、無形資產及使用權資產的賬面值分別約為12,742,000港元 (二零一九年：22,696,000港元)、31,082,000港元 (二零一九年：38,248,000港元) 及1,018,000港元 (二零一九年：2,760,000港元)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES (continued)

Key sources of estimation uncertainty (continued)

(e) *Fair value of investment property*

The Group appointed an independent professional valuer to assess the fair value of the investment property. In determining the fair value, the valuer has utilised a method of valuation which involves certain estimates. The directors have exercised their judgement and are satisfied that the method of valuation and inputs used are reflective of the current market conditions.

As at 31 December 2020, the carrying amount of investment property was HK\$Nil (2019: HK\$237,651,000).

(f) *Impairment of trade receivables*

The management of the Group estimates the amount of impairment loss for ECL on trade receivables based on the credit risk of trade receivables. The amount of the impairment loss based on ECL model is measured as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. Where the future cash flows are less than expected, or being revised downward due to changes in facts and circumstances, a material impairment loss may arise.

As at 31 December 2020, the carrying amount of trade receivables was approximately HK\$956,000 (net of allowance for doubtful debts of approximately HK\$832,873,000 (2019: HK\$348,405,000 (net of allowance for doubtful debts of approximately HK\$485,916,000))).

### 5. 關鍵判斷及主要假設 (續)

估計不確定性的主要來源 (續)

(e) *投資物業公平值*

本集團已委任獨立專業估值師就投資物業公平值進行評估。於釐定公平值時，估值師使用涉及若干估計之估值方法。董事行使彼等之判斷力並信納所用估值方法及輸入值足以反映目前市況。

於二零二零年十二月三十一日，投資物業賬面值為零港元（二零一九年：237,651,000港元）。

(f) *應收賬款減值*

本集團管理層根據應收賬款之信貸風險估計應收賬款預期信貸虧損之減值虧損金額。根據預期信貸虧損模式計算的減值虧損金額按照本集團根據合約應付的所有合約現金流量與本集團預期收到的所有現金流量之間的差額計算，並按於初步確認時釐定的實際利率貼現。倘未來現金流量低於預期，或因事實及情況變化而下調，則可產生重大減值虧損。

於二零二零年十二月三十一日，應收賬款賬面值約為956,000港元（扣除呆賬撥備約832,873,000港元）（二零一九年：348,405,000港元（扣除呆賬撥備約485,916,000港元））。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 5. CRITICAL JUDGEMENTS AND KEY ESTIMATES (continued)

Key sources of estimation uncertainty (continued)

#### (g) Fair value of financial assets at FVTPL

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

As at 31 December 2020, the carrying amount of financial assets at FVTPL was approximately HK\$58,632,000 (2019: HK\$453,395,000).

#### (h) Fair value of derivative component of convertible bonds

As disclosed in note 35 to the consolidated financial statements, the fair value of derivative component of convertible bonds at the date of issue and the end of the reporting period were determined using Binomial model. Application of Binomial model requires the Group to estimate the prominent factors affecting the fair value, including but not limited to, the expected life of the derivative component and the expected volatility of the share price of the Company. Where the estimation of these factors is different from those previously estimated, such differences will impact the fair value gain or loss on the derivative component in the period in which such determination is made.

The carrying amount of the derivative financial liabilities as at 31 December 2020 was HK\$Nil (2019: HK\$1,430,000).

### 5. 關鍵判斷及主要假設 (續)

估計不確定性的主要來源 (續)

#### (g) 按公平值計入損益的金融資產公平值

本集團委聘獨立專業估值師評估並非於活躍市場買賣的按公平值計入損益的金融資產的公平值。釐定公平值時，本集團採用多種方法及作出多項主要以各報告日期市況為基準的假設。所用估值方法包括使用可資比較近期公平交易、貼現現金流量分析及其他市場參與者普遍使用的其他估值方式。有關估值方法的假設變動可能影響該等綜合金融資產的報告公平值。按公平值計入損益的金融資產採用多種方法進行估值。

於二零二零年十二月三十一日，按公平值計入損益的金融資產賬面值約為58,632,000港元（二零一九年：453,395,000港元）。

#### (h) 可換股債券衍生部分的公平值

誠如綜合財務報表附註35所披露，可換股債券衍生部分於發行日期及報告期末的公平值乃使用二項式模型釐定。應用二項式模型要求本集團估計影響公平值的主要因素，包括但不限於衍生部分的預期年期及公司股價的預期波動性。倘該等因素的估計與先前估計的結果不同，則該等差異將影響進行此確定期間的衍生部分的公平值損益。

於二零二零年十二月三十一日，衍生金融負債的賬面值為零港元（二零一九年：1,430,000港元）。



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## 綜合財務報表附註

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### 6. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks: foreign currency risk, credit risk, interest rate risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

#### (a) Foreign currency risk

The Group has certain exposure to foreign currency risk as some of its transactions, assets and liabilities are denominated in the currencies other than the functional currency of the Group's entities such as HK\$, United States dollars ("US\$") and Renminbi ("RMB").

The Group currently does not have a foreign currency hedging policy in respect of foreign currency transactions, assets and liabilities. The Group monitors its foreign currency exposure closely and will consider hedging significant foreign currency exposure should the need arise.

The directors of the Group are of the opinion that the US\$ is pegged against HK\$ and the risk of movements in exchange rates between US\$ and HK\$ to be insignificant. Accordingly, no sensitivity analysis is performed on the movements in exchange rates between US\$ and HK\$.

No sensitivity analysis has been performed on the Group's financial assets and liabilities denominated in RMB as the directors of the Group are of opinion that they are not material to the Group.

### 6. 財務風險管理

本集團業務使其面對各種財務風險：外匯風險、信貸風險、利率風險及流動資金風險。本集團整體風險管理計劃聚焦於金融市場的不可預測性，尋求盡量減低對本集團財務表現的潛在不利影響。

#### (a) 外匯風險

本集團承受若干外幣風險，乃由於其若干交易、資產及負債均以本集團實體的功能貨幣以外的貨幣計價，例如港元、美元（「美元」）和人民幣（「人民幣」）。

本集團目前並未就外幣交易、資產及負債制訂外幣對沖政策。本集團會密切監視其外幣風險，並將於有需要時考慮對沖重大外幣風險。

本集團董事認為美元與港元掛鈎，美元與港元匯率變動風險甚微。因此，並無就美元與港元匯率變動進行敏感度分析。

並無就以人民幣計值的本集團金融資產及負債進行敏感度分析，此乃由於本集團董事認為有關金融資產及負債對本集團而言並不重大。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (b) Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables and loan receivable) and from its financing activities, including deposits with banks and other financial institution, foreign exchange transactions and other financial instruments. The Group's exposure to credit risk arising from bank and cash balances is limited because the counterparties are banks with high credit-rating assigned by international credit-rating agencies, for which the Group considers to have low credit risk.

Except for the financial guarantee given by the Group as set out in note 36 to the consolidated financial statements, the Group does not provide any other guarantees which would expose the Group to credit risk. The maximum exposure to credit risk in respect of these financial guarantees at the end of the reporting period is disclosed in notes 6(e) and 36 to the consolidated financial statements.

#### (c) Trade receivables

As at 31 December 2020, the Group has no significant concentration of credit risk in certain individual customers. As at 31 December 2019, the 4 largest trade debtors were approximately HK\$345,173,000 or approximately 99% of the Group's total trade receivables. The Group seeks to minimise its risk by dealing with counterparties which have good credit history.

### 6. 財務風險管理 (續)

#### (b) 信貸風險

信貸風險指交易對手未能履行其於金融工具項下的責任而導致本集團財務損失的風險。本集團的信貸風險源自經營活動(主要為應收賬款及應收貸款)及源自金融活動,包括銀行及其他金融機構存款、外匯交易及其他金融工具。本集團所面對銀行及現金結餘產生之信貸風險有限,原因是交易對手獲國際信貸評級機構評定高信貸評級的銀行,本集團對此認為信貸風險為低。

除綜合財務報表附註36所述本集團給予的財務擔保外,本集團並無提供其他使本集團面臨信貸風險的擔保。該等財務擔保於報告期末的最大信貸風險於綜合財務報表附註6(e)及36披露。

#### (c) 應收賬款

於二零二零年十二月三十一日,本集團並無於若干個別客戶存在重大集中信貸風險。於二零一九年十二月三十一日,四大應收賬款約為345,173,000港元或佔本集團應收賬款總額約99%。本集團尋求透過於信貸記錄良好的對手方交易,以減低風險。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (c) Trade receivables (continued)

Customer credit risk is managed by each business unit subject to the Group's established policy, procedures and control relating to customer credit risk management. Individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. Trade receivables are due within 15 to 160 days from the date of billing or could be longer under certain circumstances. Normally, the Group does not obtain collateral from customers.

The Group measures loss allowances for trade receivables at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

### 6. 財務風險管理 (續)

#### (c) 應收賬款 (續)

客戶信貸風險由各業務單位管理，受限於本集團訂立的客戶信貸風險管理政策、程序及控制。對於所有要求若干信貸金額之客戶均會進行個別信貸評估。此等評估主要針對客戶以往到期時之還款紀錄及現時付款能力，並考慮客戶個別資料及有關客戶經營所在經濟環境之資料。應收賬款自發出賬單當日計起15至160日內到期或在有關情況下可能更長。一般情況下，本集團不會要求客戶提交任何抵押品。

本集團按相等於全期預期信貸虧損之金額計量應收賬款虧損撥備，有關金額乃使用撥備矩陣計算得出。由於根據本集團的過往信貸虧損經驗，不同客戶分類並未顯示出虧損模式的重大差異，故此基於逾期狀態的虧損撥備不會於本集團不同客戶群之間進一步區分。

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## 綜合財務報表附註

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### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (c) Trade receivables (continued)

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables as at 31 December 2020:

		2020 二零二零年		
		Expected loss rate 預期虧損比率 %	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not yet due	尚未逾期	–	83	–
Within 90 days past due	逾期90天內	–	112	–
Over 180 days past due	逾期180天以上	100%	833,634	832,873
			<b>833,829</b>	<b>832,873</b>

		2019 二零一九年		
		Expected loss rate 預期虧損比率 %	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
Not yet due	尚未逾期	–	313	–
Within 90 days past due	逾期90天內	46%	73,777	33,591
90 to 180 days past due	逾期90天至180天	56%	556,581	309,360
Over 180 days past due	逾期180天以上	70%	203,650	142,965
			834,321	485,916

### 6. 財務風險管理 (續)

#### (c) 應收賬款 (續)

下表載列本集團於二零二零年十二月三十一日的信貸風險敞口及應收賬款預期信貸虧損相關資料：



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (c) Trade receivables (continued)

Expected loss rates are based on actual loss experience. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the trade receivables.

Movement in the loss allowance for trade receivables during the year is as follows:

### 6. 財務風險管理 (續)

#### (c) 應收賬款 (續)

預期虧損比率基於實際虧損經驗。有關比率經調整，反映收集過往數據期間經濟狀況、目前狀況及本集團對應收賬款預計年期經濟狀況的看法的差異。

年內應收賬款虧損撥備變動如下：

		<b>2020</b> <b>二零二零年</b> <b>HK\$'000</b> <b>千港元</b>	2019 二零一九年 HK\$'000 千港元
At 1 January	於一月一日	<b>485,916</b>	188,219
Allowance made for the year	年內撥備	<b>347,104</b>	383,708
Reversals	撥回	<b>(400)</b>	(85,970)
Exchange difference	匯兌差額	<b>253</b>	(41)
At 31 December	於十二月三十一日	<b>832,873</b>	485,916

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (c) Trade receivables (continued)

##### *Loan receivable*

As at 31 December 2020 and 2019, the Group lent the loan with face value of US\$2,000,000 (2019: US\$2,000,000) (equivalent to approximately HK\$15,629,000) to an independent third party.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approval and other monitoring procedures to ensure that follow-up action is taken for the recoverable amount. In addition, the Group reviews the recoverable amount of each individual's loan receivables at the end of each reporting period to ensure that adequate impairment loss is made for irrecoverable amounts. As at 31 December 2020 and 2019, the loan receivable was secured by (i) the pledge of an aircraft leased to the borrower by a company wholly owned by the borrower's sole director; and (ii) 49% equity interests of the borrower.

The following table provides information about the Group's exposure to credit risk and ECLs for loan receivable as at 31 December 2020:

		2020 二零二零年		
		Expected loss rate 預期虧損比率 %	Gross carrying amount 賬面總值 HK\$'000 千港元	Loss allowance 虧損撥備 HK\$'000 千港元
More than 90 days past due	逾期90天以上	100%	15,629	15,629

### 6. 財務風險管理 (續)

#### (c) 應收賬款 (續)

##### *應收貸款*

於二零二零年及二零一九年十二月三十一日，本集團向獨立第三方貸款面值2,000,000美元（二零一九年：2,000,000美元）（相當於約15,629,000港元）。

為盡量減低信貸風險，本集團管理層委派團隊負責釐定信貸限額、信貸審批及其他檢查程序，確保就可收回款項採取跟進行動。此外，本集團於各報告期末檢討個別應收貸款可收回金額，確保就無法收回款項作出足夠減值虧損。於二零二零年及二零一九年十二月三十一日，應收貸款由(i)借款人的唯一董事全資擁有的公司租賃予獨立借款人的飛機質押；及(ii)借款人49%的已發行股本作抵押。

下表載列本集團於二零二零年十二月三十一日的信貸風險敞口及應收貸款預期信貸虧損相關資料：

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 6. FINANCIAL RISK MANAGEMENT (continued)

- (c) Trade receivables (continued)  
*Loan receivable* (continued)

### 6. 財務風險管理 (續)

- (c) 應收賬款 (續)  
應收貸款 (續)

		2019 二零一九年		
	Expected loss rate 預期虧損比率 %	Gross carrying amount 賬面總值 HK\$'000 千港元		Loss allowance 虧損撥備 HK\$'000 千港元
More than 90 days past due	逾期90日以上	100%	15,629	15,629

Movement in the loss allowance for loan receivables during the year is as follows:

年內應收貸款虧損撥備變動如下：

	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	
At 1 January and 31 December	於一月一日及十二月三十一日	15,629	15,629

The Group is also exposed to credit risk in relation to debt investments that are measured at FVTPL. The maximum exposure at the end of the reporting period is the carrying amount of these investments of HK\$Nil (2019: HK\$39,091,000).

本集團亦面臨按公平值計入損益計量的債務投資相關信貸風險。於報告期末，最高風險敞口為該等投資賬面值零港元（二零一九年：39,091,000港元）。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (d) Interest rate risk

The Group's time deposits, bank and other borrowings, lease liabilities and convertible bonds bear interests at fixed interest rates and therefore are subject to fair value interest rate risks.

The Group's exposure to cash flow interest-rate risk arises from its bank balances. These bank balances bear interests at variable rates that varied with the then prevailing market condition.

Except as stated above, the Group does not have other significant interest-bearing assets and liabilities at the end of reporting period, its income and operating cash flows are substantially independent of changes in market interest rates.

Sensitivity analysis on cash flow interest-rate risk has not been presented as the reasonably possible changes in market interest rate will not have significant impact on the Group's consolidated financial statements.

#### (e) Liquidity risk

The Group's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

During the year ended 31 December 2020, the Group breached certain covenant clauses in bank and other borrowings agreement under which the Group was default on repayment of bank and other borrowings to lenders. As a result, as at 31 December 2020, bank and other borrowings of approximately HK\$260,945,000 is subject to an early repayment option exercisable by the lenders. Such bank and other borrowings are classified as a current liability as at 31 December 2020. As the date on these consolidated financial statements, the lenders have not requested for the early repayment of the bank and other borrowings.

### 6. 財務風險管理 (續)

#### (d) 利率風險

本集團定期存款、銀行及其他借貸、租賃負債及可換股債券按固定利率計息，因此面對公平值利率風險。

本集團現金流量利率風險產生自銀行結餘。銀行結餘按浮動利率計息，隨當時市況浮動。

除上文所述者外，於報告期末，本集團並無其他重大計息資產及負債，其收入及經營現金流量很大程度獨立於市場利率變動。

由於市場利率合理可能變動將不會對本集團綜合財務報表造成重大影響，故並無呈列現金流量利率風險敏感度分析。

#### (e) 流動資金風險

本集團政策為定期監察目前及預期流動資金需要，確保維持足夠現金儲備，滿足短期及長期流動資金需要。

於截至二零二零年十二月三十一日止年度，本集團違反銀行及其他借款協議的若干契諾條款，據此，本集團在向貸款人償還銀行及其他借款方面出現違約。因此，於二零二零年十二月三十一日，銀行及其他借款約260,945,000港元須受貸款人行使要求提早還款選擇權所限。該等銀行及其他借款於二零二零年十二月三十一日分類為流動負債。於本綜合財務報表日期，貸款人並無要求提早償還銀行及其他借款。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (e) Liquidity risk (continued)

As at 31 December 2020 and 2019, the maturity analyses based on contractual undiscounted cash flows of the Group's non-derivative financial liabilities are as follows:

		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	Between 2 and 5 years 2至5年 HK\$'000 千港元	Total undiscounted cash flow 未貼現 現金流量總額 HK\$'000 千港元	Carrying value 賬面值 HK\$'000 千港元
<b>At 31 December 2020</b>	<b>於二零二零年 十二月三十一日</b>					
Trade payables	應付賬款	3,773	-	-	3,773	3,773
Lease liabilities	租賃負債	1,422	516	-	1,938	1,813
Other payables and accruals	其他應付款項及 應計費用	113,524	-	-	113,524	328,301
Convertible bonds	可換股債券	146,616	-	-	146,616	143,980
Interest-bearing bank and other borrowings (note)	計息銀行及其他借 貸(附註)	638,843	-	-	638,843	638,843
Financial guarantee	財務擔保	33,000	-	-	33,000	33,000
<b>At 31 December 2019</b>	<b>於二零一九年 十二月三十一日</b>					
Trade payables	應付賬款	244	-	-	244	244
Lease liabilities	租賃負債	4,620	2,611	347	7,578	6,860
Other payables and accruals	其他應付款項及 應計費用	97,211	9	-	97,220	110,676
Convertible bonds	可換股債券	494,499	-	-	494,499	437,190
Interest-bearing bank and other borrowings (note)	計息銀行及其他借 貸(附註)	521,902	17,296	-	539,198	500,835
Financial guarantee	財務擔保	25,800	-	-	25,800	25,800

### 6. 財務風險管理 (續)

#### (e) 流動資金風險 (續)

於二零二零年及二零一九年十二月三十一日，基於本集團非衍生金融負債合約未貼現現金流量的到期分析如下：

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 6. FINANCIAL RISK MANAGEMENT (continued)

#### (e) Liquidity risk (continued)

Note:

Included in the above interest-bearing bank and other borrowings of the Group was a term loan with a carrying amount of approximately HK\$14,899,000 (2019: approximately HK\$16,762,000), which contained a repayment on demand clause giving the bank the right to call in the loan at any time. Accordingly, for the purpose of the above maturity profile, the contractual undiscounted payments of such loan of the Group in the amount of approximately HK\$14,899,000 (2019: approximately HK\$16,762,000) were classified as "on demand".

The bank borrowings with a repayment on demand clause based on agreed scheduled repayments were classified as "on demand or less than 1 year". The amount includes interest payments computed using contractual rates was approximately HK\$18,698,000 (2019: approximately HK\$18,179,000).

#### (f) Categories of financial instruments at 31 December

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Financial assets:</b>			
	<b>金融資產：</b>		
Financial assets at FVTPL	按公平值計入損益的金融資產	<b>58,632</b>	453,395
Financial assets at amortised cost	按攤銷成本計量的金融資產	<b>50,160</b>	384,563
<b>Financial liabilities:</b>			
	<b>金融負債：</b>		
Financial liabilities at FVTPL	按公平值計入損益的金融負債	-	1,430
Financial liabilities at amortised cost	按攤銷成本計量的金融負債	<b>900,120</b>	1,035,498
Financial guarantee	財務擔保	<b>33,000</b>	25,800

#### (g) Fair values

The carrying amounts of the Group's financial assets and financial liabilities as reflected in the consolidated statement of financial position approximate their respective fair values.

### 6. 財務風險管理 (續)

#### (e) 流動資金風險 (續)

附註：

賬面值約14,899,000港元(二零一九年：約16,762,000港元)的定期貸款計入上述本集團計息銀行及其他借貸，定期貸款包含按要求償還條款，給予銀行隨時收回貸款的權利。因此，就上述到期情況而言，本集團有關貸款合約未貼現付款約14,899,000港元(二零一九年：約16,762,000港元)分類為「按要求」。

根據協定計劃還款的按要求償還銀行借貸已分類為「按要求或少於一年」。有關金額包括按合約比率計算的利息付款約為18,698,000港元(二零一九年：約18,179,000港元)。

#### (f) 於十二月三十一日的金融工具類別

#### (g) 公平值

於綜合財務狀況表反映的本集團金融資產及金融負債賬面值與各自公平值相約。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 7. FAIR VALUE MEASUREMENTS

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following disclosures of fair value measurements use a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value:

Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 inputs: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs: unobservable inputs for the asset or liability.

The Group's policy is to recognise transfers into and transfers out of any of the three levels as of the date of the event or change in circumstances that caused the transfer.

### 7. 公平值計量

公平值為於計量日期市場參與者於有秩序交易中出售資產可收取或轉讓負債須支付的價格。下列公平值計量使用的公平值層級將公平值計量所用估值方法輸入數據分為三個層級：

第一級輸入數據：本集團於計量日期可於活躍市場獲得的相同資產或負債的報價（未經調整）。

第二級輸入數據：除第一級已納入的報價就資產或負債可直接或間接觀察輸入數據。

第三級輸入數據：資產或負債的不可觀察輸入數據。

本集團的政策是於事件發生當日或引致轉移情況變動當日確認該三個層級的轉入和轉出。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 7. FAIR VALUE MEASUREMENTS (continued)

(a) Disclosures of level in fair value hierarchy at 31 December 2020 and 2019:

### 7. 公平值計量 (續)

(a) 於二零二零年及二零一九年十二月三十一日的公平值層級披露：

Description 描述	Fair value measurements using: 採用以下方式計量公平值：			Total 總計
	Level 1 第一級 HK\$'000 千港元	Level 2 第二級 HK\$'000 千港元	Level 3 第三級 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
<b>Recurring fair value measurements:</b>	<b>經常性公平值計量：</b>			
<b>Financial assets</b>	<b>金融資產</b>			
Financial assets at FVTPL	按公平值計入損益的 金融資產			
An unlisted fund investment (note)	非上市基金投資 (附註)			-
Unlisted equity securities	非上市權益證券			58,632
Total	總計			58,632
<b>Recurring fair value measurements:</b>	<b>經常性公平值計量：</b>			
<b>Financial liabilities</b>	<b>金融負債</b>			
Derivatives	衍生工具			
Derivative components of convertible bonds	可換股債券 衍生部分			-

Note: The unlisted fund investment has been impaired by the Group during the year ended 31 December 2020 due to the unlisted fund investment is in the process of winding up.

附註：由於非上市基金投資正在清盤過程中，截至二零二零年十二月三十一日止年度，本集團已對非上市基金投資作出減值處理。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 7. FAIR VALUE MEASUREMENTS (continued)

(a) Disclosures of level in fair value hierarchy at 31 December 2020 and 2019: (continued)

### 7. 公平值計量 (續)

(a) 於二零二零年及二零一九年十二月三十一日的公平值層級披露：  
(續)

Description 描述	Fair value measurements using: 採用以下方式計量公平值：			Total 總計
	Level 1 第一級 HK\$'000 千港元	Level 2 第二級 HK\$'000 千港元	Level 3 第三級 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Recurring fair value measurements:</b>	<b>經常性公平值計量：</b>			
<b>Financial assets</b>	<b>金融資產</b>			
Financial assets at FVTPL	按公平值計入損益的金融資產			
An acquired convertible bond	–	–	39,091	39,091
An unlisted fund investment	–	10,941	–	10,941
Unlisted equity securities	–	–	403,363	403,363
	–	10,941	442,454	453,395
Investment property	投資物業			
Commercial units	商業單位			
– The United States	–	–	237,651	237,651
Total	–	10,941	680,105	691,046
<b>Recurring fair value measurements:</b>	<b>經常性公平值計量：</b>			
<b>Financial liabilities</b>	<b>金融負債</b>			
Derivatives	衍生工具			
Derivative components of convertible bonds	–	–	1,430	1,430

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 7. FAIR VALUE MEASUREMENTS (continued)

(b) Reconciliation of assets and liabilities measured at fair value based on level 3:

Assets 資產	Description 描述	Financial assets at FVTPL 按公平值計入損益的金融資產				2020 Total 二零二零年 總計 HK\$'000 千港元
		An acquired convertible bond 已收購可換股債券 HK\$'000 千港元	Unlisted equity securities 非上市權益證券 HK\$'000 千港元	Investment property 投資物業 HK\$'000 千港元		
	At 1 January 2020	39,091	403,363	237,651	680,105	
	Fair value gain/(losses) recognised in profit or loss	909	(348,322)	1,552	(345,861)	
	Deemed disposal of subsidiaries	-	-	(237,971)	(237,971)	
	Reclassified to other receivables	(40,000)	-	-	(40,000)	
	Exchange difference	-	3,591	(1,232)	2,359	
	At 31 December 2020	-	58,632	-	58,632	

### 7. 公平值計量 (續)

(b) 根據第三級公平值計量的資產與負債對賬：

Assets 資產	Description 描述	Financial assets at FVTPL 按公平值計入損益的金融資產				2019 Total 二零一九年 總計 HK\$'000 千港元
		An acquired convertible bond 已收購可換股債券 HK\$'000 千港元	Unlisted equity securities 非上市權益證券 HK\$'000 千港元	Investment property 投資物業 HK\$'000 千港元		
	At 1 January 2019	39,659	483,472	250,549	773,680	
	Fair value losses recognised in profit or loss	(568)	(79,767)	(11,681)	(92,016)	
	Disposal	-	(342)	-	(342)	
	Exchange difference	-	-	(1,217)	(1,217)	
	At 31 December 2019	39,091	403,363	237,651	680,105	

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 7. FAIR VALUE MEASUREMENTS (continued)

- (b) Reconciliation of assets and liabilities measured at fair value based on level 3: (continued)

#### Liabilities

#### 負債

At 1 January 2020	於二零二零年一月一日	1,430
Fair value gain recognised in profit or loss	於損益確認的公平值收益	(1,430)
At 31 December 2020	於二零二零年十二月三十一日	-

At 1 January 2019	於二零一九年一月一日	6,620
Fair value gain recognised in profit or loss	於損益確認的公平值收益	(6,210)
Movement upon modification (note 35)	修訂後變動 (附註35)	1,020
At 31 December 2019	於二零一九年十二月三十一日	1,430

The total gains or losses recognised in profit or loss including those for assets and liabilities held at end of reporting period are presented in other income, gains and loss, net in the consolidated statement of profit or loss.

During the year ended 31 December 2020, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfer into or out of Level 3 for both financial assets and financial liabilities (2019: Nil).

於損益確認的收益或虧損總額包括於報告期末持有的資產及負債，乃於綜合損益表中的其他收入、收益及虧損淨額呈列。

截至二零二零年十二月三十一日止年度，金融資產及金融負債第一級與第二級之間並無任何公平值計量轉移，亦無金融資產及金融負債轉入或轉出第三級（二零一九年：無）。

Financial liabilities at FVTPL  
按公平值計入損益的金融負債  
Derivative Components of convertible bonds  
可換股債券衍生部分  
HK\$'000  
千港元

Financial liabilities at FVTPL  
按公平值計入損益的金融負債  
Derivative Components of convertible bonds  
可換股債券衍生部分  
HK\$'000  
千港元

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## 綜合財務報表附註

For the year ended 31 December 2020  
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### 7. FAIR VALUE MEASUREMENTS (continued)

- (c) Disclosure of valuation process used by the group and valuation techniques and inputs used in fair value measurements at 31 December 2020: The Board of Directors of the Company is responsible for the fair value measurements of assets and liabilities required for financial reporting purposes, including level 3 fair value measurements. Discussions of valuation processes and results are reviewed by the Board of Directors at least twice a year.

For level 3 fair value measurements, the Group has engaged external valuation experts with the recognised professional qualifications and recent experience to perform the valuations.

#### Level 3 fair value measurements

Description	Valuation technique	Unobservable inputs	Range	Effect on fair value for increase of inputs 輸入數據增加對公平值的影響	Fair value 公平值	
					Assets/(Liabilities) 資產/(負債)	
描述	估值方法	不可觀察輸入數據	範圍		二零二零年 HK\$'000 千港元	二零一九年 HK\$'000 千港元
Unlisted equity investments: 非上市權益投資：						
- Zhongxin (Heilongjiang) internet Microfinance Co., Limited - 中新(黑龍江)互聯網小額貸款有限公司	Asset-based approach (2019: Market approach) 資產基礎法(二零一九年：市場法)	N/A (2019: Market P/B ratio and discount for lack of marketability) 不適用(二零一九年：市場市賬率及缺乏流通性折讓)	N/A (2019: 1.98 and 25%) 不適用(二零一九年：1.98及25%)	N/A (2019: Increase and decrease) 不適用(二零一九年：增加及減少)	4,744	165,390

### 7. 公平值計量 (續)

- (c) 於二零二零年十二月三十一日本集團所用估值過程及公平值計量所用估值方法及輸入數據披露：本公司董事會負責財務報告所需的資產及負債公平值計量，包括第三級公平值計量。董事會至少每年兩次審閱討論估值過程及結果。

就第三級公平值計量而言，本集團一般委聘擁有公認專業資格及近期經驗的外部估值專家進行估值。

#### 第三級公平值計量



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 7. FAIR VALUE MEASUREMENTS (continued)

- (c) Disclosure of valuation process used by the group and valuation techniques and inputs used in fair value measurements at 31 December 2020:

(continued)

Level 3 fair value measurements (continued)

### 7. 公平值計量 (續)

- (c) 於二零二零年十二月三十一日本集團所用估值過程及公平值計量所用估值方法及輸入數據披露：

(續)

第三級公平值計量 (續)

Description	Valuation technique	Unobservable inputs	Range	Effect on fair value for increase of inputs 輸入數據增加對公平值的影響	Fair value 公平值	
					Assets/(Liabilities) 資產/(負債)	
描述	估值方法	不可觀察輸入數據	範圍		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
- Zhoshishi Technology Service (Beijing) Company Limited - 做實事科技服務(北京)有限公司	Income approach 收入法	Long term growth rate 長期增長率	3% (2019: 2.5%) 3% (二零一九年: 2.5%)	Increase 增加	43,266	201,374
		Weighted average cost of capital 加權平均資本成本	14% (2019: 11%) 14% (二零一九年: 11%)	Decrease 減少		
		Discount for lock of Marketability 缺乏市場流動性折讓	16% (2019: 16%) 16% (二零一九年: 16%)	Decrease 減少		
- Spring Power Holdings Limited - Spring Power Holdings Limited	Market approach 市場法	Market P/S ratio (2019: Third party pricing) 市場市銷率 (二零一九年: 第三方定價)	35.84 (2019: HK\$403,363,000) 35.84 (二零一九年: 403,363,000港元)	Increase (2019: Increase) 增加 (二零一九年: 增加)	10,622	36,599
An acquired convertible bond 已收購可換股債券	Binomial model 二項式模型	Volatility 波幅	N/A (2019: 50.04%) 不適用 (二零一九年: 50.04%)	N/A (2019: Increase) 不適用 (二零一九年: 增加)	-	39,091
		Liquidity spread 流動性價差	N/A (2019: 3.90%) 不適用 (二零一九年: 3.90%)	N/A (2019: Decrease) 不適用 (二零一九年: 增加)		

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 7. FAIR VALUE MEASUREMENTS (continued)

(c) Disclosure of valuation process used by the group and valuation techniques and inputs used in fair value measurements at 31 December 2020:  
(continued)

*Level 3 fair value measurements* (continued)

### 7. 公平值計量 (續)

(c) 於二零二零年十二月三十一日本集團所用估值過程及公平值計量所用估值方法及輸入數據披露：  
(續)

*第三級公平值計量* (續)

Description	Valuation technique	Unobservable inputs	Range	Effect on fair value for increase of inputs 輸入數據增加對公平值的影響	Fair value 公平值	
					Assets/(Liabilities) 資產/(負債)	
描述	估值方法	不可觀察輸入數據	範圍		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Commercial units located in United States 位於美國的商業單位	Depreciation replacement approach 折舊重置法	Estimated market price of the land per acre 每英畝土地估計市場價格	N/A (2019: US\$396,451 to US\$833,333) 不適用 (二零一九年：396,451美元至833,333美元)	Increase 增加	-	237,651
		Estimated depreciated replacement cost 估計折舊重置成本	N/A 2019: US\$15,717,913 不適用 (二零一九年：15,717,913美元)	Decrease 減少	-	
Derivative financial instruments of convertible bond 可換股債券衍生金融工具	Binomial model 二項式模型	Volatility 波幅	84.07% (2019: 79.50%-124.08%) 84.07% (二零一九年：79.50%至124.08%)	Increase 增加	-	(1,430)
		Liquidity spread 流動性價差	1.95% (2019: 1.43%-13.41%) 1.95% (二零一九年：1.43%至13.41%)	Increase 增加	-	
		Discount rate 貼現率	6.67% (2019: 10.5%) 6.67% (二零一九年：10.5%)	Increase 增加	-	

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 7. FAIR VALUE MEASUREMENTS (continued)

- (c) Disclosure of valuation process used by the group and valuation techniques and inputs used in fair value measurements at 31 December 2020: (continued)

#### *Level 3 fair value measurements* (continued)

Except for unlisted equity investments of Zhongxin (Heilongjiang) internet Micofinance Co Limited as disclosed above during the year ended 31 December 2019, there was no change in the valuation techniques used.

During the year ended 31 December 2020, certain of new regulations were enacted and industry reform imposed by the government in relation to the microfinance business in the PRC, therefore, the core business of Zhongxin (Heilongjiang) Internet Microfinance Co., Limited (“Zhongxin (Heilongjiang)”) had been significantly affected by the new regulations. Accordingly, the director of the Company are of the opinion that the valuation techniques for the unlisted equity investment in Zhongxin (Heilongjiang) should be changed from market approach in 2019 to asset-based approach in 2020.

#### *Level 2 fair value measurements*

The fair value of the unlisted fund investment is stated according to the valuation summaries provided by financial institution at the end of the reporting period, which is primarily based on the performance of the underlying investment portfolio.

### 7. 公平值計量 (續)

- (c) 於二零二零年十二月三十一日本集團所用估值過程及公平值計量所用估值方法及輸入數據披露：(續)

#### *第三級公平值計量* (續)

於截至二零一九年十二月三十一日止年度，除上文所披露的於中新(黑龍江)互聯網小額貸款有限公司的非上市權益投資外，所用估值方法並無變動。

截至二零二零年十二月三十一日止年度，中國政府針對小額貸款業務頒佈若干新規並實施行業改革，因此，中新(黑龍江)互聯網小額貸款有限公司(「中新(黑龍江)」)的核心業務受到新規的重大影響。因此，本公司董事認為於中新(黑龍江)的非上市權益投資於二零二零年的估值方法應由二零一九年的市場法轉變為資產基礎法。

#### *第二級公平值計量*

非上市基金投資公平值根據報告期末金融機構提供的估值概要呈列，主要基於相關投資組合表現。

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## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 8. SEGMENT INFORMATION

The Group has four operating segments as follows:

1. Car rental segment – primarily engages in the provision of car rental services;
2. Materials and other goods trading segment – primarily engages in the trading of materials and other goods;
3. Financing services and investments segment – primarily engages in money lending business through the provision of loans and financial investment holding; and
4. Others segment – engages in provision of other services, such as fund administration, public relations and property investment.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on reportable segment results, which except unallocated interest income, unallocated other income and gains, unallocated depreciation, unallocated finance costs as well as corporate and other unallocated expenses and share of results of joint ventures are excluded from such measurement.

Segment assets exclude certain financial assets at FVTPL, tax recoverable, cash and cash equivalents, restricted cash and other unallocated head office and corporate assets as these assets are managed on a group basis, as well as interests in joint ventures.

Segment liabilities exclude interest-bearing other borrowings, derivative financial instruments, convertible bonds, certain tax payable, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

### 8. 分部資料

本集團擁有四項經營分部，如下：

1. 汽車租賃分部—主要從事提供汽車租賃業務；
2. 材料及其他貨品貿易分部—主要從事材料及其他貨品的貿易；
3. 融資服務及投資分部—主要通過提供貸款從事放債業務及金融投資控股；及
4. 其他分部—從事提供其他服務，例如基金管理、公共關係及物業投資。

為作出資源分配決策及評估表現，管理層個別監察本集團經營分部的業績。分部表現乃按須予申報分部業績而進行評估，惟在計量時不包括未分配利息收入、未分配其他收入及收益、未分配折舊、未分配融資成本、企業及其他未分配開支，以及應佔合營公司業績。

分部資產不包括若干按公平值計入損益的金融資產、可退回稅項、現金及現金等價物、受限制現金及其他未分配總公司及企業資產，原因為該等資產均以集團為基礎而進行管理以及為合營公司的權益。

分部負債不包括計息其他借貸、衍生金融工具、可換股債券、若干應付稅項、遞延稅項負債以及其他未分配總公司及企業負債，原因為該等負債均以集團為基礎而進行管理。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 8. SEGMENT INFORMATION (continued)

### 8. 分部資料 (續)

		Car rental		Materials and other goods trading		Financing services and investments		Others		Total	
		汽車租賃		材料及其他貨品買賣		融資服務及投資		其他		總計	
		2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
		二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
<b>Segment revenue:</b>	<b>分部收益:</b>										
Sales of goods	銷售貨品	-	-	9,334	632,540	-	-	-	-	9,334	632,540
Car rental income	汽車租賃收入	13,968	20,252	-	-	-	-	-	-	13,968	20,252
Service income	服務收入	-	-	-	-	-	-	1,002	1,526	1,002	1,526
Revenue	收益	13,968	20,252	9,334	632,540	-	-	1,002	1,526	24,304	654,318
<b>Segment results</b>	<b>分部業績</b>	(17,513)	300	(348,155)	(286,359)	(349,142)	(20,112)	(40,579)	(64,451)	(755,389)	(370,622)
<b>Reconciliation:</b>	<b>對賬:</b>										
Unallocated interest income	未分配利息收入									805	893
Unallocated other income and gains	未分配其他收入及收益									1,430	6,210
Unallocated depreciation on property, plant and equipment	物業、廠房及設備未分配折舊									(129)	(2,540)
Corporate and other unallocated expenses	企業及其他未分配開支									(241,451)	(184,801)
Unallocated finance costs	未分配融資成本									(111,546)	(155,313)
Share of losses of joint ventures	應佔合營公司之虧損									(1,091)	(551)
Loss before tax	除稅前虧損									(1,107,371)	(706,724)
<b>Segment assets</b>	<b>分部資產</b>	47,055	66,917	348	325,548	59,132	403,863	75	254,611	106,610	1,050,939
<b>Reconciliation:</b>	<b>對賬:</b>										
Corporate and other unallocated assets	企業及其他未分配資產									56,601	99,077
Total assets	資產總值									163,211	1,150,016

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 8. SEGMENT INFORMATION (continued)

### 8. 分部資料 (續)

		Car rental		Materials and other		Financing services		Others		Total	
		汽車租賃		材料及其他貨品買賣		融資服務及投資		其他		總計	
		2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
		二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
<b>Segment liabilities</b>	<b>分部負債</b>	<b>40,775</b>	42,438	<b>16,271</b>	-	<b>3</b>	-	<b>2,508</b>	39,144	<b>59,557</b>	81,582
Reconciliation:	對賬：										
Corporate and other unallocated liabilities	企業及其他未分配負債									<b>1,090,153</b>	1,050,016
<b>Total liabilities</b>	<b>負債總額</b>									<b>1,149,710</b>	1,131,598
<b>Other segment information:</b>	<b>其他分部資料：</b>										
Finance costs	融資成本	<b>2,049</b>	2,404	<b>2</b>	-	-	-	<b>6,532</b>	886	<b>8,583</b>	3,290
Depreciation on property, plant and equipment	物業、廠房及設備折舊	<b>6,548</b>	4,523	-	-	-	-	<b>116</b>	189	<b>6,664</b>	4,712
Depreciation on right-of-use assets	使用權資產折舊	<b>690</b>	72	-	-	-	-	<b>814</b>	68	<b>1,504</b>	140
Impairment of right-of-use assets	使用權資產減值	<b>300</b>	-	-	-	-	-	-	-	<b>300</b>	-
Impairment of intangible assets	無形資產減值	<b>9,166</b>	-	-	-	-	-	-	-	<b>9,166</b>	-
Capital expenditure	資本開支	<b>6,096</b>	14,407	-	-	-	-	-	-	<b>6,096</b>	14,407

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 8. SEGMENT INFORMATION (continued)

### 8. 分部資料 (續)

	The United States		The PRC		Hong Kong		Others		Total		
	美國		中國		香港		其他		總計		
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	
	二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年	二零二零年	二零一九年	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	
Revenue from external customers	來自外部客戶的收益	-	-	15,713	23,034	8,591	631,284	-	-	24,304	654,318
Non-current assets	非流動資產	10,622	274,535	92,829	431,677	58	10,538	-	-	103,509	716,750
Non-current assets (excluding financial instruments)	非流動資產 (金融工具除外)	-	237,936	44,819	61,859	58	2,651	-	-	44,877	302,446

#### Revenue from major customers

Revenues from customers of corresponding years contributing over 10% of the total revenue of the Group are as follows:

#### 來自主要客戶的收益

來自相應年份的客戶收益佔本集團總收益的10%以上者如下：

		2020	2019
		二零二零年	二零一九年
		HK\$'000	HK\$'000
		千港元	千港元
Customer A	客戶A	-	278,932
Customer B	客戶B	-	190,354
Customer C	客戶C	-	94,402
Customer D	客戶D	-	66,214
Customer E	客戶E	5,500	-

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 9. REVENUE

Disaggregation of revenue from contract with customers by major products or service line for the year is as follows:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Revenue</b>	<b>收益</b>		
Contracts with customers within the scope of HKFRS 15:	於香港財務報告準則第15號範疇內的客戶合約：		
Sales of goods	銷售貨品	<b>9,334</b>	632,540
Service income	服務收入	<b>1,002</b>	1,526
		<b>10,336</b>	634,066
Other sources:	其他來源：		
Car rental income	汽車租賃收入	<b>13,968</b>	20,252
		<b>24,304</b>	654,318

The Group derives revenue from the transfer of goods and services at a point in time and over time in the following major product line and geographical regions:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Time of revenue recognition:	確認收益的時間：		
At a point in time	於某個時間點	<b>9,334</b>	632,540
Over time	於某個時間段	<b>1,002</b>	1,526
		<b>10,336</b>	634,066
Geographical market:	地區市場：		
The PRC	中國	<b>1,745</b>	2,782
Hong Kong	香港	<b>8,591</b>	631,284
		<b>10,336</b>	634,066

### 9. 收益

年內，客戶合約收益按主要產品或服務線的分拆如下：

本集團的收益來源於某個時間點及於一段時間在以下主要產品線及地區轉移產品及服務：



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 10. OTHER INCOME, GAINS AND LOSSES, NET 10. 其他收入、收益及虧損淨額

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Other income</b>	<b>其他收入</b>		
Bank interest income	銀行利息收入	18	36
Other interest income	其他利息收入	800	29,566
Waiver of amount due to a joint venture	豁免應付合一間合營公司款項	48	1,765
Others	其他	1,495	641
		<b>2,361</b>	32,008
<b>Gains and losses, net</b>	<b>收益及虧損淨額</b>		
(Loss)/gain on disposal of items of property, plant and equipment, net	出售物業、廠房及設備項目的(虧損)/收益淨額	<b>(2,350)</b>	1,084
Fair value gain/(loss) on investment property	投資物業的公平值收益/(虧損)	<b>1,552</b>	(11,681)
Fair value loss on financial assets at FVTPL	按公平值計入損益的金融資產公平值虧損	<b>(347,413)</b>	(89,963)
Fair value gain on derivative financial instruments in relation to convertible bonds	可換股債券的衍生金融工具公平值收益	<b>1,430</b>	6,210
Impairment of an unlisted fund investment	非上市基金投資減值	<b>(10,941)</b>	-
Gain on disposal of listed securities	出售上市證券收益	-	881
Gain on termination of leases	租賃終止收益	<b>1,662</b>	-
Gain on disposal of subsidiaries	出售附屬公司收益	-	10,877
Loss on deemed disposal of subsidiaries	視作出售附屬公司虧損	<b>(21,293)</b>	-
		<b>(377,353)</b>	(82,592)
		<b>(374,992)</b>	(50,584)

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 11. FINANCE COSTS

### 11. 融資成本

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Interest on lease liabilities	租賃負債利息	471	614
Interest on bank and other borrowings	銀行及其他借貸利息	44,328	52,091
Interest on convertible bonds	可換股債券利息	75,255	105,765
Bank charges	銀行手續費	75	133
		<b>120,129</b>	158,603

### 12. LOSS BEFORE TAX

The Group's loss before tax is arrived at after charging/  
(crediting):

### 12. 除稅前虧損

本集團之除稅前虧損已扣除／(抵免)  
以下各項：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Cost of inventories sold	出售存貨成本	9,162	601,436
Depreciation on property, plant and equipment (note a)	物業、廠房及設備折舊 (附註a)	6,793	7,252
Depreciation on right-of-use assets (note a)	使用權資產折舊 (附註a)	1,504	140
Auditor's remuneration	核數師酬金		
– audit services	– 核數服務	1,000	2,510
– non-audit services	– 非核數服務	118	379

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 12. LOSS BEFORE TAX (continued)

### 12. 除稅前虧損 (續)

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Employee benefit expenses (including directors' emoluments): Wages, salaries, allowances, bonuses and benefits in kind Pension scheme contributions (defined contribution schemes) (note b)	僱員福利開支 (包括董事酬金): 工資、薪金、津貼、 花紅及實物利益 退休金計劃供款 (定額供款計劃) (附註b)	<b>15,098</b>    <b>1,019</b>	27,819    2,103
		<b>16,117</b>	29,922
Exchange losses, net Research expenses Fair value gain on derivative financial instruments in relation to convertible bonds Fair value loss on financial assets at FVTPL Fair value (gain)/loss on investment property Impairment of an unlisted fund investment (note d) Allowances for ECL on trade receivables Reversal of allowance for ECL on trade receivables Allowances for ECL on other receivables Reversal of allowance for ECL on other receivables Provision for financial guarantee Provision for a claim (note c) Impairment of right of use assets (note e) Impairment of intangible assets (note c)	匯兌虧損淨額 研究開支 可換股債券相關衍生 金融工具公平值收益 按公平值計入損益的 金融資產公平值虧損 投資物業公平值 (收益) / 虧損 非上市基金投資減值 (附註d) 應收賬款預期信貸虧損 撥備 應收賬款預期信貸虧損 撥備撥回 其他應收款項的預期信貸 虧損撥備 其他應收款項的預期信貸 虧損撥備撥回 財務擔保撥備 索賠計提撥備 (附註c) 使用權資產減值 (附註e) 無形資產減值 (附註c)	<b>3</b> –  <b>(1,430)</b>  <b>347,413</b>  <b>(1,552)</b>  <b>10,941</b>  <b>347,104</b>  <b>(400)</b>  <b>1,600</b>  – <b>7,200</b> <b>200,000</b> <b>300</b>  <b>9,166</b>	116 2,501 (6,210) 89,963 11,681 – 383,708 (85,970) 86,055 (1,014) 25,800 – – –

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 12. LOSS BEFORE TAX (continued)

### 12. 除稅前虧損 (續)

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Impairment of amount due from an associate	應收一間聯營公司款項減值	-	8,783
Reversal of provision for reinstatement costs	復原成本撥備撥回	-	(600)
Write-off of inventories (note c)	存貨撇銷 (附註c)	<b>3,320</b>	35
Write-off of property, plant and equipment (note c)	物業、廠房及設備撇銷 (附註c)	<b>10</b>	661
Write-off of other receivables (note c)	其他應收款項撇銷 (附註c)	-	1,481
Gain on disposal of subsidiaries	出售附屬公司收益	-	(10,877)
Loss on deemed disposal of subsidiaries	視作出售附屬公司虧損	<b>21,293</b>	-
Loss/(gain) on disposal of items of property, plant and equipment, net	出售物業、廠房及設備項目的虧損/(收益)淨額	<b>2,350</b>	(1,084)
Gain on disposal of listed securities	出售上市證券的收益	-	(881)
Gain on termination of leases, net	租賃終止收益淨額	<b>(1,662)</b>	-

Notes:

- (a) Depreciation on property, plant and equipment and right-of-use assets of approximately HK\$6,463,000 (2019: HK\$4,522,000) and HK\$361,000 (2019: HK\$72,000) are included in cost of sales and services rendered.
- (b) As at 31 December 2020 and 2019, the Group had no forfeited contributions available to reduce its contributions to its pension schemes in future years.
- (c) The amounts are included in other expenses.
- (d) The amount is included in other income, gains and losses, net.
- (e) The amount is included in administrative expenses.

附註：

- (a) 物業、廠房及設備以及使用權資產折舊約6,463,000港元(二零一九年：4,522,000港元)，而361,000港元(二零一九年：72,000港元)已計入銷售成本及提供的服務。
- (b) 於二零二零年及二零一九年十二月三十一日，本集團並無沒收供款可供削減其未來年度對其退休金計劃作出的供款。
- (c) 有關金額已計入其他開支。
- (d) 有關金額已計入其他收入、收益及虧損淨額。
- (e) 有關金額已計入行政費用。



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## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 13. DIRECTORS' AND CHIEF EXECUTIVE OFFICER'S REMUNERATION

### 13. 董事及首席執行官薪酬

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Fees	袍金	2,757	5,320
Other emoluments:	其他酬金：		
Salaries, allowances and benefits in kind	薪金、津貼及實物福利	1,461	16
Pension scheme contributions (defined contribution scheme)	退休計劃供款 (定額供款計劃)	35	36
		1,496	52
		4,253	5,372

There was no arrangement under which a director waived or agreed to waive any remuneration during the year.

年內概無董事放棄或同意放棄任何酬金安排。

(a) Independent non-executive directors

The fees paid or payable to independent non-executive directors during the year were as follows:

(a) 獨立非執行董事

年內已付或應付獨立非執行董事的袍金如下：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Dr. Guan Huanfei (resigned on 15 May 2020)	關浣非博士 (於二零二零年五月十五日辭任)	49	120
Mr. Wong Yiu Kit, Ernest (resigned on 27 July 2020)	黃耀傑先生 (於二零二零年七月二十七日辭任)	70	120
Mr. Zhao Xianming	趙憲明先生	120	120
An Dong (appointed on 12 March 2020)	安東先生 (於二零二零年三月十二日獲委任)	96	-
Mr. Fung Tsz Wa (appointed on 15 May 2020 and resigned on 31 December 2020)	馮子華先生 (於二零二零年五月十五日獲委任及於二零二零年十二月三十一日辭任)	75	-
		410	360

There were no other emolument payable to the independent non-executive directors during the year (2019: Nil).

年內，並無其他應付獨立非執行董事的薪酬 (二零一九年：無)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 13. DIRECTORS' AND CHIEF EXECUTIVE OFFICER'S REMUNERATION (continued)

(b) Executive directors, non-executive directors and the chief executive officer

### 13. 董事及首席執行官薪酬 (續)

(b) 執行董事、非執行董事及首席執行官

		Salaries, allowances and benefits in kind 薪金、津貼及 實物福利 HK\$'000 千港元	Pension scheme contributions 退休計劃供款 HK\$'000 千港元	Total remuneration 薪酬總額 HK\$'000 千港元
<b>2020</b>	<b>二零二零年</b>			
Executive directors:	執行董事：			
Ms. Tung Shun (resigned on 12 March 2020)	董 淳女士 (於二零二零年三月十二日辭任)	900	-	909
Ms. Chen Xiaohang (resigned on 15 May 2020)	陳驍航女士 (於二零二零年五月十五日辭任)	900	-	909
Mr. Qiu Bin (appointed on 12 March 2020 and resigned on 3 December 2020)	邱 斌先生 (於二零二零年三月十二日獲委任及於二零二零年十二月三日辭任)	258	1,461	1,730
Ms. Sin Pui Ying (appointed on 15 May 2020 and resigned on 24 August 2020)	冼佩瑩女士 (於二零二零年五月十五日獲委任及於二零二零年八月二十四日辭任)	166	-	172
Mr. Lyu NingJiang (appointed on 3 December 2020) (Chief executive officer)	呂寧江先生 (於二零二零年十二月三日獲委任) (首席執行官)	19	-	19
		<b>2,243</b>	<b>1,461</b>	<b>3,739</b>
Non-executive directors:	非執行董事：			
Mr. Cheng Chai Fu (appointed on 1 April 2020 and resigned on 24 August 2020)	鄭濟富先生 (於二零二零年四月一日獲委任及於二零二零年八月二十四日辭任)	95	-	95
Mr. Hu YongGang (appointed on 3 December 2020)	胡永剛先生 (於二零二零年十二月三日獲委任)	9	-	9
		<b>104</b>	<b>-</b>	<b>104</b>
		<b>2,347</b>	<b>1,461</b>	<b>3,843</b>

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 13. DIRECTORS' AND CHIEF EXECUTIVE OFFICER'S REMUNERATION (continued)

(b) Executive directors, non-executive directors and the chief executive officer (continued)

	Fee	Salaries, allowances and benefits in kind	Pension scheme contributions	Total remuneration	
	袍金	薪金、津貼及實物福利	退休計劃供款	薪酬總額	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
	千港元	千港元	千港元	千港元	
<b>2019</b>					
<b>2019</b>					
Executive directors:	執行董事：				
Ms. Tung Shun (resigned on 12 March 2020)	董 淳女士 (於二零二零年三月十二日辭任)	2,000	8	18	2,026
Ms. Chen Xiaohang (Chief executive officer)	陳驍航女士 (首席執行官)	2,000	8	18	2,026
		4,000	16	36	4,052
Non-executive directors:	非執行董事：				
Mr. Li Xiaolu (resigned on 28 August 2019)	李曉蘆先生 (於二零一九年八月二十八日辭任)	240	-	-	240
Ms. Wang Li (resigned on 15 November 2019)	王 莉女士 (於二零一九年十一月十五日辭任)	720	-	-	720
		960	-	-	960
		4,960	16	36	5,012

(c) Directors' material interests in transactions, arrangements or contracts

Save for disclosed in note 45 to the consolidated financial statements, no other significant transaction, arrangement and contract in relation to the Group's business to which the Company was a party and in which a director of the Company and the directors' connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

### 13. 董事及首席執行官薪酬 (續)

(b) 執行董事、非執行董事及首席執行官 (續)

	Fee	Salaries, allowances and benefits in kind	Pension scheme contributions	Total remuneration
	袍金	薪金、津貼及實物福利	退休計劃供款	薪酬總額
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元

(c) 董事於交易、安排或合約中的重大利益

除綜合財務報表附註45所披露外，本公司為訂約方及本公司董事及董事關連方在本集團的業務中概無與本集團業務相關的其他重大交易、安排及合約年終或年內任何時間直接或間接存在的利息。

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## 綜合財務報表附註

For the year ended 31 December 2020  
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### 14. FIVE HIGHEST PAID EMPLOYEES

The five highest paid employees during the year included three (2019: two) directors, details of whose remuneration are set out in note 13 above. Details of the remuneration for the year of the remaining two (2019: three) highest paid employees who are neither a director nor the chief executive officer of the Company are as follows:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Salaries, allowances, bonuses and benefits in kind	薪金、津貼、花紅及實物福利	1,206	4,362
Pension scheme contributions (defined contribution scheme)	退休計劃供款 (定額供款計劃)	15	54
		<b>1,221</b>	<b>4,416</b>

During the year, there was no discretionary bonus paid or payable to any directors or five highest paid employee of the Group.

The number of non-director highest paid employees whose remuneration fell within the following band is as follows:

		Number of employees 僱員人數	
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Below HK\$1,000,000	低於1,000,000港元	2	-
HK\$1,000,001 to HK\$1,500,000	1,000,001港元至1,500,000港元	-	2
HK\$1,500,001 to HK\$2,000,000	1,500,001港元至2,000,000港元	-	-
HK\$2,000,001 to HK\$2,500,000	2,000,001港元至2,500,000港元	-	1

### 14. 五名最高薪的僱員

年內，五名最高薪的僱員包括三名（二零一九年：兩名）董事，彼等的薪酬詳情載於上文附註13。年內，其餘兩名（二零一九年：三名）非本公司董事或首席執行官的最高薪僱員的薪酬詳情如下：

年內，本集團概無已支付或應付予任何董事或五名最高薪僱員的酌情花紅。

薪酬介乎下列範圍的非董事最高薪僱員的人數如下：



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 15. INCOME TAX CREDIT/(EXPENSE)

### 15. 所得稅抵免／(開支)

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Current — Elsewhere	即期—其他地區		
Under/(over) provision in prior years	過往年度撥備不足／ (超額撥備)	121	(20)
Deferred tax (note 37)	遞延稅(附註37)	<b>(43,073)</b>	14,370
Income tax (credit)/expense	所得稅(抵免)／開支	<b>(42,952)</b>	14,350

Under the two-tiered profits tax regime, profits tax rate for the first HK\$2 million of assessable profits of qualifying corporations established in Hong Kong will be lowered to 8.25%, and profits above that amount will be subject to the tax rate of 16.5%.

在兩級制利得稅制度下，在香港成立的合資格法團首二百萬港元應課稅溢利的利得稅稅率將降低至8.25%，而超過該金額的溢利須按16.5%稅率繳稅。

PRC Enterprise Income Tax has been provided at a rate of 25% (2019: 25%).

中國企業所得稅按25%稅率(二零一九年：25%)計提。

Tax charge on profits assessable elsewhere have been calculated at the rates of tax prevailing in the countries in which the Group operates, based on existing legislation, interpretation and practices in respect thereof.

其他地區應課稅溢利的稅項開支乃採用本集團經營所在國家當前稅率根據現行的相關法例、詮釋及慣例計算。

Under the PRC tax law, dividends received by foreign investors from its investment in foreign-invested enterprises in respect of its profits earned since 1 January 2008 are subject to withholding tax at a rate of 10%.

根據中國稅法，境外投資者從所投資的外資企業於自二零零八年一月一日起賺取的溢利所收取的有關股息須支付10%預扣稅。

No provision of Hong Kong Profits Tax, PRC Enterprise Income Tax and any other tax has been provided in the consolidated financial statement (2019: Nil).

綜合財務報表並無就香港利得稅、中國企業所得稅及任何其他稅項出撥備(二零一九年：無)。

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## 綜合財務報表附註

For the year ended 31 December 2020  
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### 15. INCOME TAX CREDIT/(EXPENSE) (continued)

The reconciliation between the income tax (credit)/expense and the product of loss before tax multiplied by the Hong Kong Profits Tax rate is as follows:

### 15. 所得稅抵免／(開支) (續)

所得稅(抵免)／開支與產品除稅前虧損乘以香港利得稅稅率的乘積之間的對帳如下：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Loss before tax	除稅前虧損	<b>(1,107,371)</b>	(706,724)
Tax at Hong Kong Profits Tax rate of 16.5% (2019: 16.5%)	按香港利得稅稅率16.5% (二零一九年：16.5%) 計算的稅項	<b>(182,716)</b>	(116,609)
Effect of difference in tax rate/tax rule for specific jurisdiction or enacted by local tax authority	特定司法權區或當地稅務機構實行不同的稅率／稅務規則的影響	<b>(15,953)</b>	(6,864)
Tax effect of losses attributable to joint ventures and an associate	合營公司及一間聯營公司應佔虧損的稅務影響	<b>180</b>	830
Tax effect of utilisation of tax losses prior not recognised	先前未確認的稅項虧損使用的稅務影響	<b>(79)</b>	-
Tax effect of income not subject to tax	毋須課稅收入的稅務影響	<b>(681)</b>	(35,786)
Tax effect of expenses not deductible for tax	不可扣稅開支的稅務影響	<b>76,456</b>	40,269
Tax losses not recognised	未確認稅項虧損	<b>79,728</b>	132,911
Under/(over) provision in prior years	過往年度撥備不足／(超額撥備)	<b>121</b>	(20)
Others	其他	<b>(8)</b>	(381)
Income tax (credit)/expense	所得稅(抵免)／開支	<b>(42,952)</b>	14,350

### 16. DIVIDENDS

No dividend was paid or proposed during the year ended 31 December 2020, nor has any dividend been proposed since the end of the reporting period (2019: Nil).

### 16. 股息

截至二零二零年十二月三十一日止年度概無已派付或建議派付的股息，自報告期末以來亦未建議派付股息(二零一九年：無)。

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## 綜合財務報表附註

For the year ended 31 December 2020  
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### 17. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

The calculation of the basic loss per share is based on the loss for the year attributable to owners of the Company of approximately HK\$1,055,985,000 (2019: HK\$691,607,000) and the weighted average number of ordinary shares of 341,399,481 (2019 (restated): 340,537,522) in issue during the year.

During the year, no adjustment had been made to the basic loss per share amounts presented in respect of a dilution as the impact of the potential dilutive ordinary shares outstanding had an anti-dilutive effect on the basic loss per share amounts presented for the year.

The calculation of basic and diluted loss per share is based on:

### 17. 本公司擁有人應佔每股虧損

每股基本虧損乃根據本公司擁有人應佔年內虧損約1,055,985,000港元(二零一九年：691,607,000港元)及年內已發行普通股的加權平均數341,399,481股(二零一九年：(經重列) 340,537,522股)計算。

於本年度，並無就攤薄對所呈列之每股基本虧損作出調整，原因為已發行在外之潛在攤薄普通股之影響對本年度所呈列之每股基本虧損具有反攤薄效應。

每股基本及攤薄虧損的計算乃基於：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Loss</b>	<b>虧損</b>		
Loss for the year attributable to owners of the Company used in the basis and diluted loss per share calculation:	計算每股基本及攤薄虧損時採用的本公司擁有人應佔年內虧損：	<b>(1,055,985)</b>	(691,607)

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## 綜合財務報表附註

For the year ended 31 December 2020  
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### 17. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY (continued)

### 17. 本公司擁有人應佔每股虧損 (續)

		Number of shares 股份數目	
		2020 二零二零年	2019 二零一九年 (restated) (經重列)
<b>Shares</b>	<b>股份</b>		
Weighted average number of ordinary shares in issue during the year used in the basic and diluted loss per share calculation	用於計算每股基本及攤薄虧損的本年度已發行普通股加權平均股數	<b>341,399,481</b>	340,537,522

For the purpose of calculation of basic loss per share for the years ended 31 December 2020 and 2019, The share consolidation of the Company being effective on 30 July 2020 was deemed to be effective throughout the years ended 31 December 2020 and 2019. Accordingly, the weighted average number of ordinary shares of the Company in issue during the year ended 31 December 2019 were adjusted to reflect the share consolidation.

就計算截至二零二零年及二零一九年十二月三十一日止年度的每股基本虧損而言，本公司於二零二零年七月三十日生效的股份合併被視為於整個截至二零二零年及二零一九年十二月三十一日止年度生效。因此，本公司於截至二零一九年十二月三十一日止年度的已發行普通股加權平均股數已作出調整以反映股份合併。



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## 綜合財務報表附註

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### 18. PROPERTY, PLANT AND EQUIPMENT

### 18. 物業、廠房及設備

		Furniture, fixtures and equipment 傢俬、裝置 及設備 HK\$'000 千港元	Leasehold improvements 租賃裝修 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Total 總額 HK\$'000 千港元
<b>Cost</b>	<b>成本</b>				
At 1 January 2019	於二零一九年一月一日	4,471	5,023	33,087	42,581
Additions	添置	10	-	13,117	13,127
Disposals	出售	(336)	-	(10,643)	(10,979)
Written-off	撇銷	(2,047)	(5,023)	-	(7,070)
Exchange difference	匯兌差額	(41)	-	(803)	(844)
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日 及二零二零年一月一日	2,057	-	34,758	36,815
Additions	添置	191	106	3,831	4,128
Disposals	出售	(21)	-	(24,474)	(24,495)
Written-off	撇銷	(10)	-	-	(10)
Deemed disposal of subsidiaries	視作出售附屬公司	(752)	-	-	(752)
Exchange difference	匯兌差額	98	6	1,274	1,378
At 31 December 2020	於二零二零年十二月三十一日	1,563	112	15,389	17,064
<b>Accumulated depreciation</b>	<b>累計折舊</b>				
At 1 January 2019	於二零一九年一月一日	2,010	3,165	15,622	20,797
Charge for the year	年內開支	958	1,858	4,436	7,252
Disposals	出售	(320)	-	(6,805)	(7,125)
Written-off	撇銷	(1,386)	(5,023)	-	(6,409)
Exchange difference	匯兌差額	(30)	-	(366)	(396)
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日 及二零二零年一月一日	1,232	-	12,887	14,119
Charge for the year	年內開支	299	31	6,463	6,793
Disposals	出售	(18)	-	(16,462)	(16,480)
Deemed disposal of subsidiaries	視作出售附屬公司	(584)	-	-	(584)
Exchange difference	匯兌差額	68	2	404	474
At 31 December 2020	於二零二零年十二月三十一日	997	33	3,292	4,322
<b>Carrying amount</b>	<b>賬面值</b>				
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>	<b>566</b>	<b>79</b>	<b>12,097</b>	<b>12,742</b>
At 31 December 2019	於二零一九年十二月三十一日	825	-	21,871	22,696

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 18. PROPERTY, PLANT AND EQUIPMENT

(continued)

The Group's motor vehicles are identified to be part of the car-rental cash-generating unit. During the years ended 31 December 2020 and 2019, no impairment was made on the property, plant and equipment since the recoverable amount of the Group's property, plant and equipment is higher than its carrying amount. Details of the impairment testing are set out in note 22 to the consolidated financial statements.

### 19. INVESTMENT PROPERTY

At 1 January	於一月一日		
Fair value gain/(loss)	公平值收益／(虧損)		
Deemed disposal of subsidiaries (note 41(c))	視作出售附屬公司 (附註41(c))		
Exchange difference	匯兌差額		

At 31 December

於十二月三十一日

<b>2020</b>	2019
<b>二零二零年</b>	二零一九年
<b>HK\$'000</b>	HK\$'000
<b>千港元</b>	千港元

<b>237,651</b>	250,549
<b>1,552</b>	(11,681)
<b>(237,971)</b>	-
<b>(1,232)</b>	(1,217)

-	237,651
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As at 31 December 2019, the Group's investment property consists of land plots with a vacant school campus in New York, the United States. The directors of the Company have determined that the investment property is a commercial property based on the nature, characteristics of the property. The Group's investment property was revalued with the measurement date on 31 December 2019 which was made reference to valuation performed by APAC Appraisal and Consulting Limited ("APAC"), independent professional qualified valuer. For the purpose of the valuation, management of the Group worked closely with the APAC to establish and determine the appropriate valuation techniques and inputs for Level 3 fair value measurements. Where there is a material change in the fair value of the assets, the causes of the fluctuations will be reported to the Board of Directors of the Company.

### 18. 物業、廠房及設備 (續)

本集團之汽車乃識別為汽車租賃現金產生單位之部份。截至二零二零年及二零一九年十二月三十一日止年度，由於本集團之物業、廠房及設備的可收回金額高於其賬面值，故物業、廠房及設備概無已作出的減值。有關減值測試的詳情載於綜合財務報表附註22。

### 19. 投資物業

於二零一九年十二月三十一日，本集團之投資物業包括於美國紐約之地塊連空置校舍。本公司董事根據該物業之性質、特點，釐定該物業為商用物業。本集團投資物業於二零一九年十二月三十一日計量日期的重新估值乃參照獨立合資格估值師亞太評估諮詢有限公司（「亞太」）進行之估值。就估值而言，本集團管理層與亞太緊密合作建立及確定適合第三級公平值計量的估值方法及輸入數據。當資產公平值出現重大變動，將向本公司董事會匯報波動的原因。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 19. INVESTMENT PROPERTY (continued)

The investment property was held for leasing to third parties under operating leases and it remained vacant as at 31 December 2019.

As at 31 December 2019, the Group's investment property of approximately HK\$237,651,000 was pledged for a loan note facility. Details are set out in note 33 to the consolidated financial statements.

Particulars of the Group's investment property are as follows:

Location 地點	Use 用途	Tenure 業權	Attributable interest of the Group 本集團 應佔權益
150 Idle Hour Boulevard In the Hamlet of Oakdale Town of Islip Suffolk County of Long Island New York 11769 United States 美國紐約11769長島蘇福克縣 伊斯利普鎮奧克代爾村莊 Idle Hour Boulevard 150號	School campus 校舍	Freehold 永久業權	- (2019: 51%) (二零一九年： 51%)

On 2 September 2020, the Company was being informed by the registered agent of Mercury Union Limited ("Mercury Union"), the beneficial owner of the investment property, that 25,500 shares of Mercury Union (representing 51% of the total number of shares issued by Mercury Union) held by Genuine Elite Limited ("Genuine Elite"), a wholly-owned subsidiary of the Company, had been purportedly transferred (the "Purported Share Transfer") to Jade Coronet Limited ("Jade Coronet") on 7 July 2020 pursuant to the share mortgage dated 30 November 2017 created by Genuine Elite in favour of Jade Coronet in relation to the subscription by Jade Coronet of a US\$30,000,000 senior guaranteed and secured fixed rate note issued by Mercury Union pursuant to the subscription agreement dated 21 November 2017 (the "Share Mortgage"). Following the Purported Share Transfer, Mercury Union and its subsidiaries (together the "Mercury Union Group") are no longer subsidiaries of the Company which constitutes a deemed disposal of subsidiaries (the Deemed Disposal). Details of the Deemed Disposal are set out in note 41(c) to the consolidated financial statements.

### 19. 投資物業 (續)

投資物業乃持作作為經營租賃租賃予第三方，於二零一九年十二月三十一日仍為空置。

於二零一九年十二月三十一日，本集團投資物業約237,651,000港元已作為借貸票據融資額之抵押。有關詳情已載於綜合財務報表附註33。

本集團投資物業的詳情如下：

於二零二零年九月二日，本公司獲投資物業的實益擁有人Mercury Union Limited (「Mercury Union」) 的註冊代理人告知，本公司全資附屬公司Genuine Elite Limited (「Genuine Elite」) 所持25,500股Mercury Union股份 (佔Mercury Union已發行股份總數的51%) 據稱已於二零二零年七月七日根據日期為二零一七年十一月三十日的股份抵押轉讓予Jade Coronet Limited (「Jade Coronet」) (「據稱股份轉讓」)，有關股份抵押乃Genuine Elite就Jade Coronet根據日期為二零一七年十一月二十一日的認購協議認購Mercury Union所發行30,000,000美元優先擔保固定利率票據而以Jade Coronet為受益人設立 (「股份抵押」)。於據稱股份轉讓後，Mercury Union及其附屬公司 (統稱為「Mercury Union集團」) 不再為本公司的附屬公司，此舉構成一項視作出售附屬公司 (「視作出售事項」)。有關視作出售事項的詳情載於綜合財務報表附註41(c)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 20. RIGHT-OF-USE ASSETS

### 20. 使用權資產

		Leased motor vehicles 租賃汽車 HK\$'000 千港元	Leased properties 租賃物業 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2019	於二零一九年一月一日	-	-	-
Additions	添置	1,290	1,628	2,918
Depreciation	折舊	(72)	(68)	(140)
Exchange difference	匯兌差額	(18)	-	(18)
At 31 December 2019 and 1 January 2020	於二零一九年 十二月三十一日及 二零二零年一月一日	1,200	1,560	2,760
Additions	添置	589	1,519	2,108
Depreciation	折舊	(361)	(1,143)	(1,504)
Termination of leases	終止租賃	(556)	(1,555)	(2,111)
Impairment	減值	(300)	-	(300)
Exchange difference	匯兌差額	42	23	65
At 31 December 2020	於二零二零年 十二月三十一日	614	404	1,018



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 20. RIGHT-OF-USE ASSETS (continued)

Lease liabilities of approximately HK\$1,813,000 (2019: HK\$6,860,000) are recognised with related right-of-use assets of approximately HK\$1,018,000 (2019: HK\$2,760,000) as at 31 December 2020. 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.

### 20. 使用權資產 (續)

於二零二零年十二月三十一日，確認租賃負債約1,813,000港元（二零一九年：6,860,000港元），相關使用權資產約為1,018,000港元（二零一九年：2,760,000港元）。除出租人持有的租賃資產中的擔保權益外，租賃協議不施加任何其他契據。租賃資產不得用於借貸擔保。

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Depreciation expenses on right-of-use assets	使用權資產折舊開支	1,504	140
Interest expense on lease liabilities (included in finance costs)	租賃負債利息開支 (計入金融成本)	471	614
Expenses relating to short-term lease (included in costs of sales and services rendered and administrative expenses)	短期租賃相關開支 (計入銷售及提供服務的成本 以及行政費用)	4,759	20,296

Details of total cash outflow for leases is set out in note 41(e) to the consolidated financial statements.

有關租賃現金流出總額詳情載於綜合財務報表附註41(e)。

For both years, the Group leases various offices and motor vehicles for its operations. Lease contracts are entered into for fixed term of 2 years to 3 years (2019: 2 years to 3.2 years), but may have extension and termination options as described below. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

於兩年內，本集團租賃多個辦公室及汽車作其經營之用。租賃合約簽訂的固定期限為2年至3年（二零一九年：2年至3.2年），惟可能具有下述的延期及終止選擇權。租賃期乃在個別基礎上協商，並包含各種不同的條款及條件。於釐定租賃期及評估不可撤回期間的長度時，本集團應用合約的定義並釐定合約可強制執行的期間。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 20. RIGHT-OF-USE ASSETS (continued)

In addition, the Group reassesses whether it is reasonably certain to exercise an extension option, upon the occurrence of either a significant event or a significant change in circumstances that is within the control of the lessee. During the years ended 31 December 2020 and 2019, there has been no such triggering event.

The Group's right-of-use assets are identified to be part of the car-rental cash-generating unit. Please refer to note 22 for the details of impairment assessment.

### 21. GOODWILL

<b>Cost</b>	<b>成本</b>		
At 1 January and 31 December	於一月一日及十二月三十一日	<b>24,939</b>	24,939
<b>Accumulated impairment losses</b>	<b>累計減值虧損</b>		
At 1 January and 31 December	於一月一日及十二月三十一日	<b>(24,939)</b>	(24,939)
<b>Carrying amount</b>	<b>賬面值</b>		
At 1 January and 31 December	於一月一日及十二月三十一日	-	-

Goodwill acquired through a business combination was allocated to the car rental cash-generating unit.

The goodwill was fully impaired in the prior years and accordingly no further impairment assessment was performed for the years ended 31 December 2020 and 2019.

### 20. 使用權資產 (續)

此外，當發生重大事件或承租人控制範圍內的情況發生重大變化時，本集團會重新評估其是否合理地確定行使延期選擇權。截至二零二零年及二零一九年十二月三十一日止年度，尚無此類觸發事件。

本集團之使用權資產乃識別為汽車租賃現金產生單位之一部分。有關減值評估詳情，請參閱附註22。

### 21. 商譽

	<b>2020</b>	2019
	<b>二零二零年</b>	二零一九年
	<b>HK\$'000</b>	HK\$'000
	<b>千港元</b>	千港元
<b>Cost</b>		
At 1 January and 31 December	<b>24,939</b>	24,939
<b>Accumulated impairment losses</b>		
At 1 January and 31 December	<b>(24,939)</b>	(24,939)
<b>Carrying amount</b>		
At 1 January and 31 December	-	-

透過業務合併收購的商譽已被分配至汽車租賃現金產生單位。

商譽於以往年度悉數減值，因此截至二零二零年及二零一九年十二月三十一日止年度並無進一步進行減值評估。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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### 22. INTANGIBLE ASSETS

### 22. 無形資產

		Vehicle rental		Total
		Licence plates	business licence	
		車牌	汽車租用 業務牌照	總額
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
<b>Cost</b>	<b>成本</b>			
At 1 January 2019	於二零一九年一月一日	14,802	47,251	62,053
Exchange difference	匯兌差額	(274)	(875)	(1,149)
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日 及二零二零年一月一日	14,528	46,376	60,904
Exchange difference	匯兌差額	967	3,088	4,055
At 31 December 2020	於二零二零年十二月三十一日	15,495	49,464	64,959
<b>Accumulated impairment losses</b>	<b>累計減值虧損</b>			
At 1 January 2019	於二零一九年一月一日	5,506	17,577	23,083
Exchange difference	匯兌差額	(102)	(325)	(427)
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日 及二零二零年一月一日	5,404	17,252	22,656
Impairment during the year	年內減值	2,186	6,980	9,166
Exchange difference	匯兌差額	490	1,565	2,055
At 31 December 2020	於二零二零年十二月三十一日	8,080	25,797	33,877
<b>Carrying amount</b>	<b>賬面值</b>			
At 31 December 2020	於二零二零年十二月三十一日	7,415	23,667	31,082
At 31 December 2019	於二零一九年十二月三十一日	9,124	29,124	38,248

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 22. INTANGIBLE ASSETS (continued)

The license plates and vehicle rental business license with indefinite useful lives acquired through a business combination and were allocated to the car rental cash-generating unit for impairment testing. The license plates have no expiry dates and the vehicle rental business license is valid until 21 April 2023. In the opinion of the directors of the Company, the Group will be able to continuously renew the vehicle rental business license at minimal charges.

The Group carried out reviews of the recoverable amount of its intangible assets at the end of the reporting period, having regard to the market conditions of the Group's services. These intangible assets are allocated to the Group's car rental segment. Impairment losses of license plates and vehicle rental business license amounted to approximately HK\$2,186,000 (2019: Nil) and HK\$6,980,000 (2019: Nil) have been recognised in profit or loss during the year ended 31 December 2020 respectively. The recoverable amount of approximately HK\$33,969,000 (2019: HK\$40,789,000) for the relevant assets has been determined on the basis of their fair value less costs of disposal using income approach. The discount rate and the terminal rate used were 14% (2019: 12.5%) and 2% (2019: 2%) respectively.

### 23. INTERESTS IN JOINT VENTURES

### 22. 無形資產 (續)

無特定可使用年期之車牌及汽車租用業務牌照乃透過業務合併收購，並分配至汽車租賃現金產生單位作減值測試。車牌並無屆滿日期，且汽車租用業務牌照有效期至二零二三年四月二十一日。本公司董事認為，本集團將能以最低費用繼續重續汽車租用業務牌照。

本集團已考慮本集團服務的市場狀況，對報告期末無形資產的可收回金額進行了檢討。該等無形資產分配至本集團的汽車租用分部上。截至二零二零年十二月三十一日止年度，概無車牌及租車業務牌照的減值虧損約2,186,000港元(二零一九年：零)及6,980,000港元(二零一九年：零)已分別於損益中確認。有關資產的可收回金額按其公平值減採用收入法出售的成本確定為約33,969,000港元(二零一九年：40,789,000港元)。已用貼現率及最終回報率分別為14%(二零一九年：12.5%)及2%(二零一九年：2%)。

### 23. 於合營公司的權益

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Unlisted investments	非上市投資		
Share of net assets	應佔資產淨值	-	1,091
Amount due from a joint venture (note)	應收一間合營公司款項(附註)	-	15,003
Less: Provision for impairment	減：減值撥備	-	(15,003)
		-	1,091

Note: The amount is unsecured, interest-free and repayable of demand.

附註：該款項為無抵押、免息及須於要求時償還。



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## 綜合財務報表附註

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### 23. INTERESTS IN JOINT VENTURES (continued)

Particulars of the Group's joint ventures as at 31 December 2020 are as follows:

Name	Particulars of issued shares held	Place of registration and business	Percentage of 百分比			Principal activity
			Ownership interest	Voting power	Profit sharing	
名稱	持有之已發行股份詳情	註冊及營業地點	擁所有者權益	投票權	應佔溢利	主要業務
Hong Kong Artificial Intelligence Laboratory Company Limited ("Hong Kong Artificial")	Ordinary shares	Hong Kong	N/A (2019: 50)	N/A (2019: 50)	N/A (2019: 50)	Tailoring artificial intelligence robotics solution for the restaurant, finance, hospitality, medical and education industry
香港人工智能應用實驗室有限公司 ("香港人工智能")	普通股	香港	不適用 (二零一九年：50)	不適用 (二零一九年：50)	不適用 (二零一九年：50)	為餐飲、金融、酒店、醫療及教育行業定制人工智能機器人解決方案

Hong Kong Artificial had been deregistered on 4 September 2020.

### 23. 於合營公司的權益 (續)

於二零二零年十二月三十一日，本集團合營公司之資料如下：

香港人工智能已於二零二零年九月四日撤銷註冊。

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### 23. INTERESTS IN JOINT VENTURES (continued)

The following tables show the summarised financial information in respect of Hong Kong Artificial:

### 23. 於合營公司的權益 (續)

下表展示香港人工智能之財務資料摘要：

		2019 二零一九年 HK\$'000 千港元
Cash and cash equivalents	現金及現金等價物	57
Other current assets	其他流動資產	2,260
Current assets	流動資產	2,317
Current liabilities	流動負債	(136)
Net assets	資產淨值	2,181
Reconciliation to the Group's interest in the joint venture:	與本集團於其合營公司中的權益對賬：	
Proportion of the Group's ownership	本集團所佔權益的百分比	50%
Carrying amount of the investment	投資的賬面值	1,091
Loss and total comprehensive income for the year	年內虧損及全面收入總計	(1,102)

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### 24. INTEREST IN AN ASSOCIATE

### 24. 於一間聯營公司的權益

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Unlisted investment	非上市投資		
Share of net liabilities	應佔負債淨額	(129,735)	(129,735)
Loans to an associate	向一間聯營公司貸款	129,735	129,735
		-	-

The loans to an associate are unsecured, interest-free and have no fixed terms of repayment. In the opinion of the directors of the Company, these loans are considered as part of the Group's net investment in the associate.

向一間聯營公司貸款為無抵押、免息及並無固定還款期。本公司董事認為該等貸款被視為本集團於該聯營公司淨投資的一部份。

Particulars of the associate as at 31 December 2020 are as follows:

該聯營公司於二零二零年十二月三十一日之詳情如下：

Name 名稱	Particulars of issued shares held 所持已發行股份詳情	Place of incorporation/ registration and business 註冊成立地點／註冊及業務地點	Percentage of ownership interest attributable to the Group (%) 本集團應佔所有權百分比(%)	Principal activity 主要業務
King Focus International Limited ("King Focus") 景聚國際有限公司 (「景聚」)	Ordinary shares 普通股	The BVI/Hong Kong 英屬處女群島／香港	14* (2019: 14*) 14* (二零一九年：14*)	Investment holding 投資控股

The Group's shareholding in the associate comprises equity shares held through a wholly-owned subsidiary of the Company.

本集團於該聯營公司的控股權包括透過本公司全資附屬公司所持有的權益股份。

\* Although the Group holds less than 20% of the voting power of King Focus, in the opinion of the directors of the Company, the Group is able to exercise significant influence over the significant financial and operation decisions over the entity as one out of three directors of King Focus was designated by the Company.

\* 儘管本集團持有景聚的投票權少於20%，惟本公司董事認為，本集團有能力對該實體的重大財務及經營決策行使重大影響，因景聚三位董事的其中一位由本公司所指定。

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### 24. INTEREST IN AN ASSOCIATE (continued)

The following table shows the Group's share of the amounts of the immaterial associate that is accounted for using the equity method.

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>At 31 December</b>	<b>於十二月三十一日</b>		
Carrying amounts of interests	利息賬面值	-	-
<b>For the year ended 31 December</b>	<b>截至十二月三十一日止年度</b>		
Loss for the year	年內虧損	-	(4,480)
Loss and total comprehensive income	虧損及全面收入總額	-	(4,480)

The Group has not recognised loss for the year ended 31 December 2020 amounting to approximately HK\$7,561,000 (2019: HK\$7,561,000) for the associate. As at 31 December 2020, the accumulated losses not recognised were approximately HK\$7,561,000 (2019: HK\$7,561,000).

### 24. 於一間聯營公司的權益 (續)

下表展示使用權益法計算的本集團應佔非重要聯營企業金額。

截至二零二零年十二月三十一日止年度，本集團就聯營公司未確認虧損約為7,561,000港元(二零一九年：7,561,000港元)。於二零二零年十二月三十一日，未確認的累計虧損約為7,561,000港元(二零一九年：7,561,000港元)。



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### 25. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

### 25. 按公平值計入損益的金融資產

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Non-current financial assets designated at FVTPL</b>	<b>指定為按公平值計入損益的非流動金融資產</b>		
An unlisted fund investment (note b)	一項非上市基金投資 (附註b)	-	10,941
Unlisted equity investments (note c)	非上市權益投資 (附註c)	<b>58,632</b>	403,363
		<b>58,632</b>	414,304
<b>Current financial assets designated at FVTPL</b>	<b>指定為按公平值計入損益的流動金融資產</b>		
An acquired convertible bond (note a)	一項已收購可換股債券 (附註a)	-	39,091

Notes:

**(a) An acquired convertible bond**

On 13 April 2017, the Company subscribed for a convertible bond ("Acquired Convertible Bond") with a principal amount of HK\$40,000,000 which was issued by Bartha International Limited (the "Bond Issuer"), an independent third party incorporated in Hong Kong. The maturity date of the Acquired Convertible Bond is 7 April 2020.

The Acquired Convertible Bond is convertible into shares of the Bond Issuer at the option of the Company at any time commencing from the date of issue and up to and including the 10th day prior to the date of maturity. Exact number of shares to be issued upon conversion will depend on the total number of shares of the Bond Issuer at the time of conversion and the amount of the Acquired Convertible Bond to be converted into shares. The Acquired Convertible Bond carries interest at a rate of 2.0% per annum, which is payable annually.

Upon its maturity date, none of the principal amount of the HK\$40,000,000 of the Acquired Convertible Bond has been converted pursuant to the terms and conditions of the Acquired Convertible Bonds. The Bond Issuer fails to repay the outstanding principal amount and the interest accrued despite receiving repeated notices and demand letters from the Group. A winding up petition was filed against the Bond Issuer in the High Court of Hong Kong on 15 June 2020. As of 31 December 2020, the legal action is still in progress and no agreement was being reached between the parties and the outstanding amount of the Acquired Convertible Bond was being reclassified as "Prepayments, deposits and other receivables" in the consolidated financial statement of the Group.

附註：

**(a) 一項已收購可換股債券**

於二零一七年四月十三日，本公司認購由於香港註冊成立的獨立第三方Bartha International Limited (「債券發行人」) 發行本金額為40,000,000港元的可換股債券 (「已收購可換股債券」)。已收購可換股債券的到期日為二零二零年四月七日。

本公司可於發行日期起至到期日前第10日 (包括該日) 隨時選擇轉換已收購可換股債券為債券發行人的股份。轉換時將發行的確實股份數目將視乎債券發行人於轉換時的股份總數及將轉換為股份的已收購可換股債券數額。已收購可換股債券按年利率2.0%計息，利息須每年支付。

到期日後，概無本金額為40,000,000港元的已收購可換股債券根據已收購可換股債券的條款及條件進行轉換。儘管本集團多次收到通知及催繳函，債券發行人仍未能償還未償還本金額及應計利息。於二零二零年六月十五日，本集團已向香港高等法院提出針對債券發行人的清盤呈請。於二零二零年十二月三十一日，該法律訴訟仍在進行中，且訂約方並無達成任何協議，而已收購可換股債券的未償還金額於本集團的綜合財務報表中重新分類為「預付款項、按金及其他應收款項」。

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### 25. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (continued)

Notes: (continued)

#### (b) An unlisted fund investment

On 26 May 2018, the Group subscribed for an unlisted fund investment at a cost of HK\$100,000,000, representing 100,000 fund units out of the total 300,000 fund units.

For investment inside the unlisted fund, in the absence of quoted market prices in active markets, the fair value of this investment under Level 2 is estimated by making reference to quoted prices from pricing services based on the net asset value of the unlisted fund investment.

The unlisted investment fund was being put into official liquidation by shareholders on 10 November 2020. Having informed by the joint official liquidators appointed on 9 December 2020 that the assets held by the unlisted investment fund is of low to no realisable value, the balance of the investment brought forward from last year was impaired in the current year.

#### (c) Unlisted equity investments

### 25. 按公平值計入損益的金融資產 (續)

附註：(續)

#### (b) 一項非上市基金投資

於二零一八年五月二十六日，本集團按成本100,000,000港元認購非上市基金投資，相當於合共300,000基金單位中的100,000個基金單位。

就非上市基金內的投資而言，在並無於活躍市場所報市價的情況下，第二級項下該投資之公平值乃基於非上市基金投資資產淨值並參考定價服務之報價後估計所得。

於二零二零年十一月十日，該非上市投資基金由股東正式清算。於二零二零年十二月九日，經由獲委任的共同正式清盤人告知，該非上市投資基金所持有資產的可變現價值甚低，幾乎可忽略不計，去年結轉的投資結餘於本年度的綜合損益內減值。

#### (c) 非上市權益投資

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>Unlisted equity investments (note iv)</b>	<b>非上市權益投資 (附註iv)</b>		
Zhongxin (Heilongjiang) Internet Microfinance Co., Ltd.* (note i)	中新(黑龍江)互聯網小額貸款有限公司(附註i)	4,744	165,390
Zuoshishi Technology Service (Beijing) Company Limited* (note ii)	做實事科技服務(北京)有限公司(附註ii)	43,266	201,374
Spring Power Holdings Limited (note iii)	Spring Power Holdings Limited (附註iii)	10,622	36,599
		<b>58,632</b>	403,363

\* The English name of these entities referred to in this note represented management's best efforts in translating the Chinese name of these entities as no English name has been registered or available.

\* 該等實體於本附註的英文名稱為管理層盡最大努力翻譯該等實體之中文名稱，因其並無註冊或可用之英文名稱。

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### 25. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (continued)

Notes: (continued)

#### (c) Unlisted equity investments (continued)

- (i) As at 31 December 2020 and 2019, the Group has 2% of the issued share capital of an unlisted company incorporated in the PRC principally engaged in internet microfinance business.

In the current year, the management engaged an independent qualified professional valuer to determine the fair value of this investment applying the Asset-based Approach. Under the Asset-based Approach, the fair value of this investment refers to the fair values of various assets and liabilities on the statement of financial position of the investment as at the valuation date with reference to publicly available information of comparable companies.

- (ii) As at 31 December 2020 and 2019, the Group has 11% of the issued share capital of an unlisted company incorporated in the PRC principally engaged in the innovation service for start-up technology companies and related investment activities.

In the current year, the management engaged an independent qualified professional valuer to determine the fair value of this investment applying the income approach. The income approach measures the value of this investment by the present value of its future economic benefits.

- (iii) As at 31 December 2020 and 2019, the Group has 2.9% of the issued share capital of an unlisted company incorporated in the BVI. The investee is an investment holding company, with a major subsidiary, Hanson Robotics Limited, engaged in development and manufacture of humanlike robots. Details of the valuation are set out in note 7 to the consolidated financial statements.

In the current year, the management engaged an independent qualified professional valuer to determine the fair value of this investment. The valuer adopted the market approach to determine the valuation parameters derived from market prices and financial data of listed companies in a similar business and with a similar business model as that of the company being valued for the equity interest in this unlisted company.

- (iv) The fair values of these unlisted equity investments are measured using valuation technique with significant unobservable inputs and hence were classified as Level 3 of the fair value hierarchy.

### 25. 按公平值計入損益的金融資產 (續)

附註：(續)

#### (c) 非上市權益投資 (續)

- (i) 於二零二零年及二零一九年十二月三十一日，本集團擁有一間於中國註冊成立的非上市公司之2%已發行股本，該公司主要從事互聯網小額信貸業務。

於本年度，管理層委聘一名獨立合資格專業估值師採用資產基礎法釐定該項投資的公平值。根據資產基礎法，該項投資的公平值指經參考可資比較公司的公開可得資料後，該項投資於估值日期財務狀況表上各項資產及負債的公平值。

- (ii) 於二零二零年及二零一九年十二月三十一日，本集團擁有一間於中國註冊成立的非上市公司之11%已發行股本，該公司主要為初創科技公司提供創新服務及投資相關服務。

於本年度，管理層委聘一名獨立合資格專業估值師採用收入法釐定該項投資的公平值。收入法通過未來經濟利益的現值計量該項投資的價值。

- (iii) 於二零二零年及二零一九年十二月三十一日，本集團擁有一間於英屬處女群島註冊成立的非上市公司之2.9%已發行股本。投資對象為一間投資控股公司，其主要附屬公司漢森機器人公司，從事開發及生產類人機器人。該估值詳情載於綜合財務報表附註7。

於本年度，管理層委聘一名獨立合資格專業估值師釐定該項投資的公平值。估值師對非上市公司的股權投資採用市場法根據具有與被評估公司類似業務及類似業務模式的上市公司的市場價格及財務數據釐定估值參數。

- (iv) 該等非上市權益投資的公平值採用具有重大不可觀察輸入數據的估值技術計量，因此被歸類為公平值層級的第三級。

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### 26. INVENTORIES

### 26. 存貨

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Merchandise	商品	<b>6,497</b>	5,898

At the end of reporting period, the intention were stated at cost.

於報告期末，存貨按成本列賬。

### 27. TRADE RECEIVABLES

### 27. 應收賬款

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Trade receivables	應收賬款	<b>833,829</b>	834,321
Less: Allowance for ECLs (note)	減：預期信貸虧損撥備 (附註)	<b>(832,873)</b>	(485,916)
		<b>956</b>	348,405

The Group's trading terms with its customers are mainly on credit with credit period generally from 15 to 160 days, or could be longer under certain circumstances. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by senior management. Overdue trade receivables are interest-bearing.

本集團與客戶主要按信貸方式訂立貿易條款，信貸期一般介乎15至160天，在有關情況下可能更長。本集團致力嚴格監控逾期應收賬款。高級管理人員會定期審查逾期的結餘。逾期應收賬款為計息。

The Group generally does not hold any collateral or other credit enhancements over its trade receivable balances.

本集團一般並無就其應收賬款結餘持有任何抵押品或信貸提升物。

As at 31 December 2020, certain of the Group's other borrowings were secured by the Group's pledged trade receivables of gross amount approximately HK\$600,639,000 (2019: HK\$600,639,000).

於二零二零年十二月三十一日，本集團約600,639,000港元的應收賬款總額（二零一九年：600,639,000港元）已質押予本集團若干其他借貸作擔保。



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### 27. TRADE RECEIVABLES (continued)

The ageing analysis of trade receivables based on the invoice date, and net of allowance, is as follows:

		<b>2020</b> <b>二零二零年</b> <b>HK\$'000</b> <b>千港元</b>	2019 二零一九年 HK\$'000 千港元
Within 90 days	90天內	<b>195</b>	587
90 to 180 days	90至180天	<b>761</b>	1,229
Over 180 days	180天以上	–	346,589
<b>Total</b>	<b>總計</b>	<b>956</b>	348,405

### 28. LOAN RECEIVABLE

Loan receivable	應收貸款	<b>15,629</b>	15,629
Less: Allowance for ECLs	減：預期信貸虧損撥備	<b>(15,629)</b>	(15,629)
Current portion	即期部分	–	–

Loan receivable is secured, bears interest at 15% per annum and is repayable with a maturity period of 18 months from the date of agreement and was due on 21 March 2019.

As at 31 December 2020 and 2019, the loan receivable was secured by (i) the pledge of an aircraft leased to an independent borrower by a company wholly owned by the borrower's sole director; and (ii) 49% issued share capital of the borrower.

### 27. 應收賬款 (續)

根據發票日期，應收賬款（經扣除撥備）的賬齡分析如下：

		<b>2020</b> <b>二零二零年</b> <b>HK\$'000</b> <b>千港元</b>	2019 二零一九年 HK\$'000 千港元
Within 90 days	90天內	<b>195</b>	587
90 to 180 days	90至180天	<b>761</b>	1,229
Over 180 days	180天以上	–	346,589
<b>Total</b>	<b>總計</b>	<b>956</b>	348,405

### 28. 應收貸款

		<b>2020</b> <b>二零二零年</b> <b>HK\$'000</b> <b>千港元</b>	2019 二零一九年 HK\$'000 千港元
Loan receivable	應收貸款	<b>15,629</b>	15,629
Less: Allowance for ECLs	減：預期信貸虧損撥備	<b>(15,629)</b>	(15,629)
Current portion	即期部分	–	–

應收貸款為有抵押，按年利率15%計息，償還期限自協議日期起計為18個月且於二零一九年三月二十一日到期。

於二零二零年及二零一九年十二月三十一日，應收貸款由(i)借款人的唯一董事全資擁有的公司租賃予獨立借款人的飛機質押；及(ii)借款人49%的已發行股本作抵押。

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### 28. LOAN RECEIVABLE (continued)

As at 31 December 2020, the allowance for ECLs is related to an individually impaired loan receivable of the independent borrower of approximately HK\$15,629,000 (2019: HK\$15,629,000) that default its repayment due on 21 March 2019.

### 29. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

Prepayments	預付款項
Deposits	按金
Other receivables (note)	其他應收款項 (附註)
Less: Allowance for ECLs	減：預期信貸虧損撥備

Note:

As at 31 December 2020 and 2019, consideration receivable of approximately HK\$82,041,000 in relation to a disposal of unlisted equity fund in 2018 was included in other receivables.

Save for the allowance for ECLs on other receivables of approximately HK\$87,655,000 (2019: HK\$86,055,000) as at 31 December 2020 had been provided, none of the above assets is impaired at the end of the reporting period and the financial assets relate to other receivables was mainly related to the re-classification of an acquired convertible bond during the year 2020.

### 28. 應收貸款 (續)

於二零二零年十二月三十一日，預期信貸虧損撥備與獨立借款人的個別減值應收貸款為15,629,000港元(二零一九年：15,629,000港元)有關，而該貸款(已於二零一九年三月二十一日到期)尚拖欠付款。

### 29. 預付款項、按金及其他應收款項

	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Prepayments	3,036	3,270
Deposits	1,644	4,082
Other receivables (note)	130,425	104,137
Less: Allowance for ECLs	(87,655)	(86,055)
	<b>47,450</b>	25,434

附註：

於二零二零年及二零一九年十二月三十一日，與二零一八年出售非上市股本基金有關的應收代價約82,041,000港元已計入其他應收款項。

除已計提於二零二零年十二月三十一日的其他應收款項預期信貸虧損撥備約87,655,000港元(二零一九年：86,055,000港元)外，於報告期末，上述資產均未減值，而該等金融資產的其他應收款項主要涉及於二零二零年度重新分類的已收購可換股債券。

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### 30. BANK BALANCES AND RESTRICTED BANK BALANCES

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Bank balances	銀行結餘	3,332	11,980
Time deposits	定期存款	–	2,014
Restrict bank balances (note)	受限制銀行結餘 (附註)	1,467	–
		<b>4,799</b>	13,994

As at 31 December 2020, bank balances of the Group denominated in RMB amounted to approximately HK\$1,969,000 (2019: HK\$4,822,000). Conversion of RMB into other currencies is subject to the PRC's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Note:

Bank balances of approximately HK\$1,467,000 (2019: Nil) was freed by the banks from the court instruction due to the Group in lawsuit.

### 31. TRADE PAYABLES

The ageing analysis of trade payables based on the invoice date is as follows:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Within 30 days	30天內	3,387	156
31 to 60 days	31至60天	–	29
Over 60 days	60天以上	386	59
		<b>3,773</b>	244

The trade payables are non-interest-bearing and normally settled on 30 to 90 days after the month-end statement.

### 30. 銀行結餘及受限制銀行結餘

於二零二零年十二月三十一日，本集團以人民幣計值的銀行結餘約為1,969,000港元（二零一九年：4,822,000港元）。人民幣僅根據中國的《外匯管理條例及結匯、售匯及付匯管理規定》方可予兌換成其他貨幣，本集團獲准通過獲授權經營外匯業務的銀行將人民幣兌換為其他貨幣。

附註：

由於本集團訴訟中，有關銀行根據法院指示已凍結銀行結餘約1,467,000港元（二零一九年：零）。

### 31. 應付賬款

根據發票日期，應付賬款的賬齡分析如下：

應付賬款為免息，一般於月結後30至90天結算。

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### 32. OTHER PAYABLES AND ACCRUALS

### 32. 其他應付款項及應計款項

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Other payables	其他應付款項	57,873	57,621
Provision for a claim (note)	索賠計提撥備 (附註)	200,000	-
Accruals	應計款項	59,293	44,357
Receipts in advance	預收款項	11,135	8,698
		<b>328,301</b>	110,676
Less: Portion classified as non-current liabilities	減：列為非流動負債部份	-	(9)
		<b>328,301</b>	110,667

Note:

A claim of HK\$200,000,000 was brought against the Company on 9 December 2020 by the joint official liquidators in Hong Kong and the Cayman Islands of Honghua Investment Fund Limited, an exempted company incorporated in the Cayman Islands with limited liability (the "Fund"), appointed by the holders of its Class A Shares and Class B Shares under which the Company, as being the holder of Class C Shares of the Fund, was requested to indemnify the holders of Class A Shares and Class C Shares in total sum of HK\$200,000,000 in total pursuant to the terms of the subscription agreement dated 6 July 2017 (the "Claim") following the Fund was being wound up. In preparing these consolidated financial statements, the directors of the Company have considered the legal advices from the Company's legal counsel and of the view that the Company does not have merits in the defence against the Claim and provision of the same amount of the Claim has been made accordingly.

附註：

Honghua Investment Fund Limited (在開曼群島註冊成立的獲豁免有限公司(「該基金」)，及獲其A類股份及B類股份持有人委任)在香港及開曼群島的共同正式清盤人於二零二零年十二月九日向本公司索賠200,000,000港元，據此，本公司(作為該基金的C類股份持有人)被要求於該基金清盤後根據日期為二零一七年七月六日的認購協議條款向A類股份及B類股份持有人賠償合共200,000,000港元(「該索賠」)。在編製此等綜合財務報表中，本公司董事已考慮其法律顧問的法律意見及認為本公司並無理據抗辯該索賠，故已相應作出該索賠的等額撥備。



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## 綜合財務報表附註

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### 33. INTEREST-BEARING BANK AND OTHER BORROWINGS

### 33. 計息銀行及其他借貸

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Bank borrowings – unsecured	銀行借貸—無抵押	14,899	16,762
Other borrowings – secured	其他借貸—已抵押	100,000	333,610
Other borrowings – unsecured	其他借貸—無抵押	523,944	150,463
		<b>638,843</b>	500,835

The borrowings are repayable as follows:

借貸須於以下期間償還：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Within one year	一年內	533,789	379,111
More than one year, but not exceeding two years	超過一年但不超過兩年	105,054	121,724
		<b>638,843</b>	500,835
Portion of bank borrowings that are contained a repayment on demand clause (shown under current liabilities)	包含按要求償還條款的 銀行借貸部分 (於流動負債項下顯示)	<b>(14,898)</b>	(16,762)
Less: Amount due for settlement within 12 months (shown under current liabilities)	減：須於12個月內償還的金額 (列為流動負債)	<b>(623,945)</b>	(467,403)
Amount due for settlement after 12 months	須於12個月後償還的金額	-	16,670

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## 綜合財務報表附註

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### 33. INTEREST-BEARING BANK AND OTHER BORROWINGS (continued)

The carrying amounts of the Group's borrowings are denominated in the following currencies:

### 33. 計息銀行及其他借貸 (續)

本集團借貸的賬面值以下列貨幣計值：

		HK\$ 港元 HK\$'000 千港元	USD 美元 HK\$'000 千港元	RMB 人民幣 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>2020</b>	<b>二零二零年</b>				
Bank borrowings – unsecured	銀行借貸 – 無抵押	-	-	14,899	14,899
Other borrowings – secured	其他借貸 – 已抵押	100,000	-	-	100,000
Other borrowings – unsecured	其他借貸 – 無抵押	481,220	-	42,724	523,944
		<b>581,220</b>	<b>-</b>	<b>57,623</b>	<b>638,843</b>
<b>2019</b>	<b>二零一九年</b>				
Bank borrowings – unsecured	銀行借貸 – 無抵押	-	-	16,762	16,762
Other borrowings – secured	其他借貸 – 已抵押	100,000	233,610	-	333,610
Other borrowings – unsecured	其他借貸 – 無抵押	108,453	-	42,010	150,463
		208,453	233,610	58,772	500,835

The average interest rates at 31 December were as follows:

於十二月三十一日的平均利率如下：

		2020 二零二零年	2019 二零一九年
Bank borrowings – unsecured	銀行借貸 – 無抵押	10.2%	10.2%
Other borrowings – secured	其他借貸 – 已抵押	8.6%	8.6%
Other borrowings – unsecured	其他借貸 – 無抵押	21.48%	5.77%

During the year ended 31 December 2020, the Group breached certain covenant clauses in bank and other borrowings agreement under which the Group was default on repayment of bank and other borrowings to lenders. As a result, as at 31 December 2020, bank and other borrowings of HK\$260,945,000 is subject to an early repayment option exercisable by the lenders. Such bank and other borrowings are classified as current liabilities as at 31 December 2020. As the date on these consolidated financial statements, the lenders have not requested for the early repayment of the bank and other borrowings.

於截至二零二零年十二月三十一日止年度，本集團違反銀行及其他借款協議的若干契諾條款，據此，本集團在向貸款人償還及其他借款方面出現違約。因此，於二零二零年十二月三十一日，銀行及其他借款260,945,000港元須受貸款人行使要求提早還款選擇權所限。該等銀行及其他借款於二零二零年十二月三十一日分類為流動負債。於本綜合財務報表日期，貸款人並無要求提早償還銀行及其他借款。

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## 綜合財務報表附註

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### 33. INTEREST-BEARING BANK AND OTHER BORROWINGS (continued)

At the end at the reporting period, the Group's credit facilities are secured by:

- (i) the Group's trade receivables of gross amount approximately HK\$600,639,000 (2019: HK\$600,639,000);
- (ii) share charges of certain subsidiaries of the Group as at 31 December 2019;
- (iii) personal and corporate guarantees of certain directors and immediate and ultimate holding company;
- (iv) the Group's investment property of approximately HK\$Nil (2019: HK\$237,651,000).

At 31 December 2020, the Group had approximately HK\$32,000,000 (2019: HK\$300,000,000) of available undrawn borrowing facilities.

At 31 December 2020, the Group's other borrowings of approximately HK\$3,000,000 (2019: Nil) was due to a related company controlled by Mr. Lyu NingJiang, a director of the Company and HK\$2,900,000 (2019: Nil) was due to Mr. Deng ShiChao, a director of the Group's subsidiaries in Hong Kong and overseas.

### 33. 計息銀行及其他借貸 (續)

於報告期末，本集團的信貸融資獲以下項目作擔保：

- (i) 本集團約600,639,000港元(二零一九年：600,639,000港元)的應收賬款總額；
- (ii) 本集團若干附屬公司截至二零一九年十二月三十一日的股份押記；
- (iii) 若干董事及直接及最終控股公司的個人及公司擔保；
- (iv) 本集團約為零港元(二零一九年：237,651,000港元)的投資物業。

於二零二零年十二月三十一日，本集團的未提取借貸融資約32,000,000港元(二零一九年：300,000,000港元)。

於二零二零年十二月三十一日，本集團應付由本公司董事呂寧江先生控制的關連公司的其他借款約3,000,000港元(二零一九年：無)及應付本集團香港及海外附屬公司董事鄧世超先生其他借款2,900,000港元(二零一九年：無)。

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## 綜合財務報表附註

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### 34. LEASE LIABILITIES

### 34. 租賃負債

		Minimum lease payments 最低租賃付款		Present value of minimum lease payments 最低租賃付款現值	
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Within one year	一年內	<b>1,422</b>	4,620	<b>1,317</b>	4,060
In the second to fifth years, inclusive	第二年至第五年 (包括首尾兩年)	<b>516</b>	2,958	<b>496</b>	2,800
		<b>1,938</b>	7,578	<b>1,813</b>	6,860
Less: Future finance charges	減：未來融資開支	<b>(125)</b>	(718)	<b>N/A不適用</b>	N/A不適用
Present value of lease obligations	租賃承擔的現值	<b>1,813</b>	6,860	<b>1,813</b>	6,860
Less: Amount due for settlement within 12 months (shown under current liabilities)	減：須於12個月內償還的 金額 (列為流動負債)			<b>(1,317)</b>	(4,060)
Amount due for settlement after 12 months	須於12個月後償還的金額			<b>496</b>	2,800

The weighted average incremental borrowing rates applied to lease liabilities 10.2% (2019: 10.2%).

適用於租賃負債的加權平均增量借貸利率為10.2% (二零一九年：10.2%)。

All lease liabilities are denominated in RMB (2019: HK\$ and RMB).

所有應付租賃負債乃以人民幣計值 (二零一九年：港幣及人民幣)。



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### 35. CONVERTIBLE BONDS

On 17 May 2016, the Company issued 2018 convertible bond (the "2018 CB") and 2019 convertible bond (the "2019 CB") with principal amounts of HK\$100,000,000 and HK\$100,000,000 respectively. The maturity dates of 2018 CB and 2019 CB are 16 May 2018 and 16 May 2019, respectively.

The 2018 CB and 2019 CB are convertible at the option of bondholder at any time after the 40th day from the date of issue and up to the 10th day prior to the dates of maturity at an initial conversion price of HK\$0.35 per share (subject to adjustments). Based on the initial conversion price, the 2018 CB and 2019 CB are convertible into approximately 571,429,000 ordinary shares of the Company in aggregate. The 2018 CB and the 2019 CB, if not converted, will be redeemed at their outstanding principal amount together with any interest accrued thereon, plus an additional amount of a compound return of 12% per annum over the outstanding principal amount at maturity. The 2018 CB and the 2019 CB carry interest at a rate of 5% per annum, payable semi-annually on 30 June and 31 December of a calendar year. The effective interest rates of the liability components of the 2018 CB and 2019 CB are 22.8% and 23.5%, respectively.

On 10 May 2018, the Company and the bondholder of 2018 CB entered into a deed of amendment, pursuant to which the maturity date of 2018 CB was extended from 16 May 2018 to 16 May 2020 and the interest rate was increased from 5% per annum to 6% per annum. Interest payment dates were not changed. To effect the extension, the bondholder requested the Company to settle the additional amount as described above and an amount of HK\$15,440,000 was paid thereof. The effective interest rate of the liability component of the extended 2018 CB is 25.5%.

### 35. 可換股債券

於二零一六年五月十七日，本公司發行二零一八年可換股債券（「二零一八年可換股債券」）及二零一九年可換股債券（「二零一九年可換股債券」），本金額分別為100,000,000港元及100,000,000港元。二零一八年可換股債券及二零一九年可換股債券的到期日分別為二零一八年五月十六日及二零一九年五月十六日。

二零一八年可換股債券及二零一九年可換股債券的持有人可於發行日期後40日至到期日10日前隨時選擇轉換，初始換股價為每股0.35港元（可予調整）。二零一八年可換股債券及二零一九年可換股債券按初始換股價轉換為合共約571,429,000股本公司普通股。任何尚未轉換的二零一八年可換股債券及二零一九年可換股債券將按其未換本金連同其任何累計利息贖回，另加就到期未償還本金額按年息率12%計算的複合回報。二零一八年可換股債券及二零一九年可換股債券按每年5%計息，每半年支付一次，於每個曆年的六月三十日及十二月三十一日支付。二零一八年可換股債券及二零一九年可換股債券負債部分的實際利率分別為22.8%及23.5%。

於二零一八年五月十日，本公司與二零一八年可換股債券持有人訂立修訂契據，據此二零一八年可換股債券之到期日由二零一八年五月十六日延長至二零二零年五月十六日，而利率由年息5%增加至年息6%。利息付款日期並無變動。為使延長生效，債券持有人要求本公司結清上述額外金額並支付其中15,440,000港元。經延長二零一八年可換股債券負債部分之實際利率為25.5%。

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### 35. CONVERTIBLE BONDS (continued)

On 15 May 2019, the Company and the bondholder of 2019 CB entered into a deed of amendment, pursuant to which the maturity date of 2019 CB was extended from 16 May 2019 to 16 May 2021, the conversion price of 2019 CB was decreased from HK\$0.35 to HK\$0.1 per share and the interest rate was increased from 5% per annum to 6% per annum. Interest payment dates were not changed. To effect the extension, the bondholder requested the Company to settle the additional amount as described above and an amount of approximately HK\$25,493,000 was paid thereof. The effective interest rate of the liability component of the extended 2019 CB is 10.7%.

Both 2018 CB and 2019 CB have the following early redemption options. Holders of 2018 CB and 2019 CB have the right to require the Company to redeem the whole of the 2018 CB and 2019 CB respectively held by them prior to the maturity date at a redemption price equal to the respective principal amount of 2018 CB and 2019 CB together with accrued and unpaid interest and the additional amount upon the occurrence of certain events that are out of the Company's control.

In addition, for both 2018 CB and 2019 CB, the Company may, at any time prior to the maturity date, redeem in whole the 2018 CB and 2019 CB for the time being outstanding at their principal amount together with accrued and unpaid interest and the additional amount to the date fixed by the Company for redemption provided that at the date of redemption, at least 90% in principal amount of the 2018 CB and 2019 CB has already been converted, redeemed or purchased and cancelled.

### 35. 可換股債券 (續)

於二零一九年五月十五日，本公司與二零一九年可換股債券的債券持有人訂立修訂契約，據此將二零一九年可換股債券的到期日由二零一九年五月十六日延長至二零二一年五月十六日，而二零一九年可換股債券的轉換價從每股0.35港元降至0.1港元，利率由年息5%增加至年息6%。利息付款日期並無變動。為使延長生效，債券持有人要求本公司結清上述額外金額並已支付其中約25,493,000港元。經延長二零一九年可換股債券負債部分的實際利率為10.7%。

二零一八年可換股債券及二零一九年可換股債券有以下提早贖回選擇權。二零一八年可換股債券及二零一九年可換股債券持有人有權要求本公司於到期日前按等於二零一八年可換股債券及二零一九年可換股債券相關本金額之贖回價連同應計及未付利息及發生超出本公司控制範圍的若干事件後的額外金額贖回由彼等分別持有之全部二零一八年可換股債券及二零一九年可換股債券。

此外，就二零一八年可換股債券及二零一九年可換股債券而言，本公司可於到期日前任何時間，按其本金額連同應計及未付利息以及截至由本公司釐定之贖回日期止之額外金額，贖回當時尚未行使之全部二零一八年可換股債券及二零一九年可換股債券，惟於贖回日期二零一八年可換股債券及二零一九年可換股債券至少90%的本金額已轉換、贖回或收購及註銷。

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### 35. CONVERTIBLE BONDS (continued)

As such, the conversion option and the early redemption options are considered as a single derivative for fair value measurement purpose.

On 31 August 2017, the Company issued 2020 convertible bond (the "2020 CB") with a principal amount of HK\$200,000,000. The maturity date of 2020 CB is 30 August 2020.

The 2020 CB is convertible at the option of the bondholder at any time from and including the first anniversary from its date of issue up to the 10th day prior to the dates of maturity at an initial conversion price of HK\$0.35 per share (subject to adjustments). Based on the initial conversion price, the 2020 CB is convertible into approximately 571,429,000 ordinary shares of the Company. The 2020 CB, if not converted, will be redeemed at its outstanding principal amount together with any interest accrued thereon. The 2020 CB carries interest at a rate of 8% per annum, which is payable semi-annually on 18 June and 18 December of a calendar year. The effective interest rate of the liability component of the 2020 CB is 24.2%.

The fair value of the liability component was estimated at the issuance date using an equivalent market interest rate for a similar bond if the conversion option is not exercised. The conversion options embedded in the convertible bonds were recognised as derivative financial instruments and were measured at fair value on initial recognition and remeasured at each subsequent reporting date.

### 35. 可換股債券 (續)

因此，換股權及提早贖回選擇權被視為公平值計量目的的單一衍生工具。

於二零一七年八月三十一日，本公司發行二零二零年可換股債券（「二零二零年可換股債券」），本金額為200,000,000港元。二零二零年可換股債券的到期日為二零二零年八月三十日。

二零二零年可換股債券債券持有人可於二零二零年可換股債券發行日期後一週年至到期日前10日隨時選擇轉換，初始換股價為每股0.35港元（可予調整）。二零二零年可換股債券按初始換股價可轉換為約571,429,000股本公司普通股。任何尚未轉換的二零二零年可換股債券將其未還本金連同其任何應計利息贖回。二零二零年可換股債券按每年8%計息，每半年支付一次，於每個曆年的六月十八日及十二月十八日支付。二零二零年可換股債券負債部分的實際利率為24.2%。

如換股權沒有被行使，負債部分的公平值乃使用類似債券等同市場利率於發行日期予以估計。嵌入可換股債券的換股權已確認為衍生金融工具及於初步確認時按公平值計量及於隨後各報告日期重新計量。

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### 35. CONVERTIBLE BONDS (continued)

After the Share Consolidation being effective on 26 June 2020, there are outstanding convertible bonds upon the full conversion of which a total of 92,857,142 new consolidated ordinary shares may be allotted and issued to the relevant bondholders. The Share Consolidation would lead to adjustment to the conversion price of the convertible bonds and the number of consolidated shares which may fall to be issued upon exercise of the conversion rights attaching to the convertible bonds, such adjustment to be made in accordance with the terms and conditions of the convertible bonds and the Listing Rules.

Owing to the fact that 2018 CB and 2020 CB were being expired on 16 May 2020 and 30 August 2020 respectively, the outstanding balance of both 2018 CB and 2020 CB has been re-classified as "Interest-bearing bank and other borrowings" in the consolidated financial statements of the Group.

Save as disclosed above, the Company has no outstanding options, warrants or other securities in issue which are convertible into or giving rights to subscribe for, convert or exchange into, any ordinary shares, as the case may be.

### 35. 可換股債券 (續)

自股份合併於二零二零年六月二十六日生效後，尚未行使的可換股債券在獲悉數轉換時，可向相關債券持有人配發及發行合共92,857,142股新合併普通股。股份合併將會導致對可換股債券的換股價及於可換股債券附帶之換股權獲得行使時可能須予發行的合併股份數目作出調整，有關調整將根據可換股債券的條款及條件以及上市規則而作出。

由於二零一八年可換股債券及二零二零年可換股債券分別於二零二零年五月十六日及二零二零年八月三十日屆滿，二零一八年可換股債券及二零二零年可換股債券的未償還餘額已在本集團的綜合財務報表中重新分類為「計息銀行及其他借貸」。

除上文所披露者外，本公司概無任何尚未行使的購股權、認股權證或其他已發行且可轉換為或賦予權利認購、轉換或交換為任何普通股（視乎情況而定）的其他證券。



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## 綜合財務報表附註

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### 35. CONVERTIBLE BONDS (continued)

The movements of the liability and derivative components of the convertible bonds for the year are set out below:

### 35. 可換股債券 (續)

年內可換股債券之負債及衍生部分的變動載列如下：

		Liability components 負債部分 HK\$'000 千港元	Derivative components 衍生部分 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 January 2019	於二零一九年一月一日	345,445	6,620	352,065
Movements upon modification of 2019 CB	二零一九年可換股債券修訂後變動	(1,020)	1,020	-
Interest expenses	利息開支	105,765	-	105,765
Interest paid	已付利息	(13,000)	-	(13,000)
Fair value gain	公平值收益	-	(6,210)	(6,210)
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日及二零二零年一月一日	<b>437,190</b>	<b>1,430</b>	<b>438,620</b>
Interest expenses	利息開支	<b>75,255</b>	-	<b>75,255</b>
Fair value gain	公平值收益	-	<b>(1,430)</b>	<b>(1,430)</b>
Reclassified to other borrowings upon maturity	到期後重新分類至其他借貸	<b>(368,465)</b>	-	<b>(368,465)</b>
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>	<b>143,980</b>	-	<b>143,980</b>
Represented by: <b>At 31 December 2020</b> <b>Current portion</b>	代表： <b>於二零二零年十二月三十一日</b> <b>即期部分</b>	<b>143,980</b>	-	<b>143,980</b>
At 31 December 2019	於二零一九年十二月三十一日	437,190	1,430	438,620
Current portion	即期部分	437,190	1,430	438,620

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## 綜合財務報表附註

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### 35. CONVERTIBLE BONDS (continued)

The derivative component is measured at its fair value at the end of each reporting period. The fair values are estimated using Binominal model (level 3 fair value measurements). The key assumptions used are as follows:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Weighted average share price	加權平均股價	0.136	0.013
Weighted average exercise price	加權平均行使價	2	0.1–0.35
Expected volatility	預期波幅	84%	79.5%–124.08%
Expected life	預期有效年期	1	2–3
Risk free rate	無風險利率	0.05%	1.79%–2.07%

### 36. FINANCIAL GUARANTEE

Fair value of financial guarantee	財務擔保公平值	33,000	25,800
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As at 31 December 2020, the Group provided a corporate guarantee in favour of an independent third party in respect of a loan facility granted to an associate of the Group up to an aggregate amount of approximately HK\$204,960,000 (2019: HK\$204,960,000), of which approximately HK\$36,166,000 (2019: HK\$29,900,000) has been utilised.

### 35. 可換股債券 (續)

衍生部分於各報告期末以其公平值計量。公平值以二項式模式 (第三級公平值計量) 估計。已使用關鍵假設如下：

### 36. 財務擔保

於二零二零年十二月三十一日，本集團就授予本集團一間聯營公司的貸款融資向獨立第三方提供企業擔保，總額約為204,960,000港元 (二零一九年：204,960,000港元)，其中已動用約36,166,000港元 (二零一九年：29,900,000港元)。

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## 綜合財務報表附註

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### 37. DEFERRED TAX

The movements in deferred tax liabilities during the year are as follows:

		Fair value adjustments arising from acquisition of a subsidiary	Revaluation of investment property and a financial asset at FVTPL	Total
		因收購一間附屬公司產生之公平值調整	投資物業及一項按公平值計入損益之金融資產之重估	總額
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 January 2019	於二零一九年一月一日	8,413	59,985	68,398
Credited to profit or loss for the year	年內於損益計入	(2)	(19,430)	(19,432)
Exchange difference	匯兌差額	(395)	(8)	(403)
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日及二零二零年一月一日	8,016	40,547	48,563
Credited to profit or loss for the year	年內於損益計入	<b>(2,367)</b>	<b>(40,706)</b>	<b>(43,073)</b>
Deemed disposal of subsidiaries	視作出售附屬公司	-	<b>(6,024)</b>	<b>(6,024)</b>
Exchange difference	匯兌差額	<b>499</b>	-	<b>499</b>
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>	<b>6,148</b>	<b>(6,183)</b>	<b>(35)</b>

### 37. 遞延稅項

年內，遞延稅項負債的變動如下：

	Fair value adjustments arising from acquisition of a subsidiary	Revaluation of investment property and a financial asset at FVTPL	Total
	因收購一間附屬公司產生之公平值調整	投資物業及一項按公平值計入損益之金融資產之重估	總額
	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 January 2019	8,413	59,985	68,398
Credited to profit or loss for the year	(2)	(19,430)	(19,432)
Exchange difference	(395)	(8)	(403)
At 31 December 2019 and 1 January 2020	8,016	40,547	48,563
Credited to profit or loss for the year	<b>(2,367)</b>	<b>(40,706)</b>	<b>(43,073)</b>
Deemed disposal of subsidiaries	-	<b>(6,024)</b>	<b>(6,024)</b>
Exchange difference	<b>499</b>	-	<b>499</b>
<b>At 31 December 2020</b>	<b>6,148</b>	<b>(6,183)</b>	<b>(35)</b>

As at 31 December 2020 and 2019, deferred taxation has not been provided in the consolidated financial statements in respect of temporary difference attributable to profits earned by the Group's PRC subsidiaries as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary difference will not reverse in the foreseeable future.

於二零二零年及二零一九年十二月三十一日，本集團中國附屬公司賺取的溢利應佔暫時性差異並未在綜合財務報表中計提遞延稅項，乃由於本集團能夠控制撥回暫時性差異的時間，而暫時性差異很可能於可見將來不會撥回。

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## 綜合財務報表附註

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### 37. DEFERRED TAX (continued)

The movement in deferred tax assets during the year is as follows:

		Allowance for ECLs 預期信貸 虧損撥備 HK\$'000 千港元
At 1 January 2019	於二零一九年一月一日	33,802
Charged to profit or loss	計入損益	(33,802)
<b>At 31 December 2019, 1 January 2020 and 31 December 2020</b>	<b>於二零一九年十二月三十一日、 二零二零年一月一日及二零二零年 十二月三十一日</b>	<b>-</b>

The following is the analysis of the deferred tax balances for consolidated statement of financial position purposes:

以下為就綜合財務狀況表目的作出的遞延稅項結餘分析：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Deferred tax liabilities	遞延稅項負債	6,148	48,563
Deferred tax assets	遞延稅項資產	(6,183)	-
		<b>(35)</b>	48,563

At the end of the reporting period, the Group has unused tax losses of approximately HK\$841,578,000 (2019: HK\$832,216,000) available for offset against future profits. No deferred tax asset has been recognised in respect of such losses. Included in unrecognised tax losses are losses of approximately HK\$16,285,000 (2019: HK\$6,598,000) that will expire in 2024. Other tax losses may be carried forward indefinitely.

於報告期末，本集團的未用稅項虧損約841,578,000港元（二零一九年：832,216,000港元），可供抵銷未來溢利。尚未就此虧損確認遞延稅項資產。計入未確認稅項虧損的約16,285,000港元（二零一九年：6,598,000港元）虧損，將於二零二四年到期。其他稅項虧損可無限期結轉。



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### 38. SHARE CAPITAL

#### Shares:

### 38. 股本

#### 股份：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Authorised:	法定：		
1,000,000,000 (2019: 20,000,000,000) ordinary shares of HK\$0.20 (2019: HK\$0.01) each	1,000,000,000股 (二零一九年： 20,000,000,000股) 每股面值 0.20港元 (二零一九年：0.01港元) 之普通股	<b>200,000</b>	200,000
Issued and fully paid:	已發行及繳足：		
342,572,857 (2019: 6,810,750,454) ordinary shares of HK\$0.20 (2019: HK\$0.01) each	342,572,857股 (二零一九年： 6,810,750,454股) 每股面值0.20港元 (二零一九年： 0.01港元) 之普通股	<b>68,515</b>	68,108

A summary of the movements in the Company's authorised share capital is as follows:

本公司法定股本變動之概要如下：

		Number of Authorised Shares 法定股份數目 '000 千股	Authorised capital 法定股份 HK\$'000 千港元
At 1 January 2019, 31 December 2019 and 1 January 2020	於二零一九年一月一日、 二零一九年十二月三十一日及 二零二零年一月一日	20,000,000	200,000
Share consolidation (note a)	股份合併 (附註a)	(19,000,000)	-
At 31 December 2020	於二零二零年十二月三十一日	1,000,000	200,000

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### 38. SHARE CAPITAL (continued)

A summary of the movements in the Company's issued share capital is as follows:

### 38. 股本 (續)

本公司已發行股本變動之概要如下：

		Number of ordinary shares	Issued capital	Share premium account (note 39(a)) 股份溢價賬 (附註39(a))	Total
		普通股數目 '000 千股	已發行股本 HK\$'000 千港元	(附註39(a)) HK\$'000 千港元	總計 HK\$'000 千港元
At 1 January 2019, 31 December 2019 and 1 January 2020	於二零一九年一月一日、 二零一九年十二月 三十一日及二零二零年 一月一日	6,810,750	68,108	1,059,713	1,127,821
Share consolidation (note a)	股份合併 (附註a)	(6,470,212)	-	-	-
Rights issue (note b)	供股 (附註b)	2,035	407	-	407
At 31 December 2020	於二零二零年 十二月三十一日	342,573	68,515	1,059,713	1,128,228

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## 綜合財務報表附註

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### 38. SHARE CAPITAL (continued)

#### Shares: (continued)

Note:

- (a) Pursuant to ordinary resolution passed by shareholders at annual general meeting of the Company on 23 June 2020, the Company effected the consolidation of the issued and unissued ordinary shares of the Company on the basis that every 20 ordinary shares of HK\$0.01 each will be consolidated into one ordinary share of HK\$0.20 each on 26 June 2020. Details of the consolidation of ordinary shares are set out in the Company's announcements dated 23 June 2020, 22 May 2020 and 15 May 2020.
- (b) On 30 July 2020, the Company issued and allotted 2,035,335 ordinary shares of HK\$0.20 each to qualifying shareholders pursuant to the rights issue on the basis of one rights share for every five shares held by members on the register as at 30 June 2020 at an issue price of HK\$0.20 per rights share for a total gross cash consideration of approximately HK\$407,000.

The Group's objective when managing capital are to safeguard the Group's ability to continue as a going concern and to maximise the return to the shareholders through the optimisation of the debt and equity balance.

The externally imposed capital requirement for the Group is to maintain its listing on the Stock Exchange it has to have a public float of at least 25% of the shares.

The Company reviews the capital structure frequently by considering the cost of capital and the risks associated with each class of capital. The Group will balance its overall capital structure through the payment of dividends, new share issues and share buy-backs as well as the issue of new debts, redemption of existing debts or selling assets to reduce debts.

Breaches in meeting the financial covenants would permit the lenders to immediately call borrowings. During the year ended 31 December 2020, the Group breached certain financial covenants, details of which are set out in note 33 to the consolidated financial statements.

### 38. 股本 (續)

#### 股份：(續)

附註：

- (a) 根據股東於二零二零年六月二十三日在本公司股東週年大會上通過的普通決議案，本公司於二零二零年六月二十六日按每20股每股面值0.01港元的普通股合併為一股每股面值0.20港元的普通股的基準合併本公司的已發行及未發行普通股。普通股合併詳情載於本公司日期分別為二零二零年六月二十三日、二零二零年五月二十二日及二零二零年五月十五日的公佈內。
- (b) 於二零二零年七月三十日，本公司向合資格股東按於二零二零年六月三十日的股東名冊每持有五股股份獲發一股供股股份的基準及按發行價每股供股股份0.20港元發行及配發2,035,335股每股0.20港元的普通股，現金代價總額約為407,000港元。

本集團管理資金旨在保障本集團持續經營的能力，並通過優化債務及股權餘額以給予股東最大的回報。

本集團的外部施加資本要求乃維持其於聯交所上市所須至少25%股份的公眾持股量。

本公司經常通過考慮資本成本及各類資本相關風險來檢討資本架構。本集團將通過支付股息，發行新股及購回股份，以及發行新債、贖回現有負債或出售資產以減少負債平衡其整體資本架構。

在遵守財務契約方面違約會使貸方得以立即要求償還借貸。截至二零二零年十二月三十一日止年度，本集團違反若干財務契約，其詳情載於綜合財務報表附註33。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 39. RESERVES

The amounts of the Group's reserves and the movements therein for the current and prior years are presented in the consolidated statement of changes in equity on page 55 of the consolidated financial statements.

#### (a) Share premium

The share premium account of the Group includes: (i) the premium arising from the issue of new shares in prior years; (ii) the expense incurred in connection with issuance of new shares in prior years; (iii) dividends declared and paid in prior years; and (iv) amount transferred from share-based compensation reserve upon exercise of share options.

#### (b) Capital reserve

The capital reserve represents the excess of paid-in capital of the companies comprising the Group, being proceeds from the issue of preference shares without voting rights issued by a subsidiary to certain independent third parties at an aggregate amount of approximately HK\$14,593,000 (equivalent to USD1,864,000) credited to the capital reserve.

#### (c) Foreign currency translation reserve

The foreign currency translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operation. The reserve is dealt with in accordance with the accounting policies set out in note 4(e) to the consolidated financial statements.

### 39. 儲備

本集團儲備的款項及其於本年度及過往年度的變動呈列於綜合財務報表第55頁的綜合權益變動表內。

#### (a) 股份溢價

本集團股份溢價賬包括：(i)過往年度發行新股產生之溢價；(ii)過往年度就發行新股產生之開支；(iii)過往年度所宣派及派付之股息；及(iv)行使購股權後自股份補償儲備中轉撥的金額。

#### (b) 資本儲備

資本儲備指組成本集團的公司的實繳資本盈餘，乃附屬公司向若干獨立第三方發行的無表決權優先股所得款項，總計約14,593,000港元（相當於1,864,000美元）計入資本儲備。

#### (c) 外幣匯兌儲備

外幣匯兌儲備包含因換算海外業務財務報表而產生的所有匯兌差額。儲備乃根據綜合財務報表附註4(e)中所載的會計政策予以處理。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 40. INVESTMENTS IN SUBSIDIARIES

Particulars of the principal subsidiaries as at 31 December 2020 are as follows:

Name 名稱	Place of incorporation/ registration and operation 註冊成立地點/ 註冊及經營地點	Particular of issued share capital 已發行股本詳情	Percentage of ownership interest/ voting power/profit sharing 股權/表決權/ 應佔溢利百分比		Principal activities 主要業務
			Direct 直接	Indirect 間接	
Ace Leader (HK) Limited 領皇(香港)有限公司	Hong Kong 香港	Ordinary shares of HK\$300,000,000 300,000,000港元 的普通股	-	100% (2019: 100%) (二零一九年: 100%)	Provision of financing services 提供金融服務
China Wood Financial Hong Kong Company Limited (Formerly known as HongDa Financial Hong Kong Company Limited) 中木金融香港有限公司 前稱(弘達金融香港有限公司)	Hong Kong 香港	Ordinary shares of HK\$10,000,000 10,000,000港元 的普通股	100% (2019: 100%) (二零一九年: 100%)	-	Materials trading and provision of intercompany management services 材料貿易及為集團提供管理 服務
Beijing Tu An Car Rental Services Limited* (Note) 北京途安汽車租賃有限責任公司 (附註)	PRC 中國	Registered capital of RMB5,000,000 人民幣5,000,000元 的註冊資本	-	100% (2019: 100%) (二零一九年: 100%)	Provision of car rental services 提供汽車租用業務
Finest Achieve Limited 萃達有限公司	BVI 英屬處女群島	Ordinary share of USD1 1美元的普通股	100% (2019: 100%) (二零一九年: 100%)	-	Investment holding 投資控股
Mercury International LLC	The United States of America 美利堅合眾國	Ordinary shares of USD50,000 50,000美元的普通股	-	- (2019: 51%) (二零一九年: 51%)	Investment holding 投資控股
Hongshen Xi Wang Technology (Zhuhai) Company Limited* (Note) 弘深希望科技(珠海)有限公司(附註)	PRC 中國	Registered capital of RMB25,000,000 人民幣25,000,000元 的註冊資本	-	100% (2019: 100%) (二零一九年: 100%)	Investment holding 投資控股
China Wood Finance & Investment Limited (Formerly known as HongDa Finance & Investment Limited) 中木金融及投資有限公司 前稱(弘達金融及投資有限公司)	Hong Kong 香港	Ordinary share of HK\$1 1港元的普通股	-	100% (2019: 100%) (二零一九年: 100%)	Investment holding 投資控股

\* The English names of these entities refer to in this note represented management's best efforts in translating the Chinese names of these entities as no English names have been registered or available.

Note: These subsidiaries are registered as limited liability Company (foreign-invested enterprise sole investment) under the PRC Law.

### 40. 於附屬公司的投資

主要的附屬公司於二零二零年十二月三十一日的詳情如下：

\* 該等實體於本附註的英文名稱為管理層盡最大努力翻譯該等實體的中文名稱，因其並無註冊或可用的英文名稱。

附註：該等附屬公司乃根據中國法律註冊為有限公司(外商投資企業獨資)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 40. INVESTMENTS IN SUBSIDIARIES (continued)

The above table lists the subsidiaries of the Company which, in the opinion of the directors of the Company, principally affected the results for the year or formed a substantial portion of the net liabilities/assets of the Group. To give details of other subsidiaries would, in the opinion of the directors of the Company, result in particulars of excessive length.

Details of the Group's subsidiary that has material non-controlling interest are set out below:

(i) Mercury Union Limited (note)

### 40. 於附屬公司的投資 (續)

本公司董事認為，上表所列本公司的附屬公司乃主要影響本集團本年度業績或組成本集團淨負債／資產的重要部分。本公司董事認為載列其他附屬公司的詳情會令篇幅過長。

擁有重大非控股權益的本集團附屬公司詳情載列如下：

(i) Mercury Union Limited (附註)

2019  
二零一九年  
HK\$'000  
千港元

Percentage of equity interest held  
by non-controlling interest of  
Mercury Union Limited and its  
subsidiary (the "Mercury Group"):

由非控股權益Mercury Union Limited及其  
附屬公司(「Mercury集團」)持有  
之股權百分比：

49%

note: The equity interest in the Mercury Group have been disposed during the year ended 31 December 2020, details of which are set out in note 41(b).

附註：截至二零二零年十二月三十一日止年度內，已出售於Mercury集團的股權，詳情載於附註41(b)。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 40. INVESTMENTS IN SUBSIDIARIES (continued)

#### (i) Mercury Union Limited (continued)

The following table illustrates the summarised financial information of the Mercury Group. The amounts disclosed are before any inter-company eliminations:

### 40. 於附屬公司的投資 (續)

#### (i) Mercury Union Limited (續)

下表說明Mercury集團之財務資料概要。披露金額乃為集團間對銷前之金額：

		2019 二零一九年 HK\$'000 千港元
Total expense for the year	年內總開支	(45,836)
Loss for the year	年內虧損	(54,307)
Loss and total comprehensive income for the year	年內虧損及全面收入總額	(53,966)
Loss for the year allocated to non-controlling interest of the Mercury Group:	分配至Mercury集團非控股權益的年內虧損：	(26,610)
Current assets	流動資產	15,083
Non-current assets	非流動資產	237,936
Current liabilities	流動負債	(353,179)
Non-current liabilities	非流動負債	(6,269)
Net liabilities	負債淨額	(106,429)
Accumulated losses of non-controlling interest of the Mercury Group at the reporting date:	於報告日期Mercury集團非控股權益的累計虧損：	52,434
Net cash flows generated from operating activities	經營活動產生現金流量淨額	18,229
Net cash flows used in investing activities	投資活動所用現金流量淨額	-
Net cash flows used in financing activities	融資活動所用所得現金流量淨額	(18,803)
Effect of foreign exchange rate change	外匯匯率變動的影響	(475)
Net decrease in cash and cash equivalents	現金及現金等價物減少淨額	(1,049)

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 40. INVESTMENTS IN SUBSIDIARIES (continued)

#### (ii) Higgs Dynamics Limited

Percentage of equity interest held by non-controlling interest Higgs Dynamics Zhuhai Company Limited ("Higgs Dynamics"):	非控股權益希格斯動力科技(珠海)有限公司(「希格斯動力」)所持股權百分比：
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### 40. 於附屬公司的投資(續)

#### (ii) Higgs Dynamics Limited

	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
	<b>40%</b>	40%

The following table illustrates the summarised financial information of Higgs Dynamics. The amounts disclosed are before any inter-company eliminations:

下表說明希格斯動力之財務資料概要。披露金額乃集團間對銷前之金額：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Total expenses	總開支	<b>16</b>	(8,867)
Loss for the year	年內虧損	<b>(16)</b>	(7,130)
Loss and total comprehensive income for the year	年內虧損及全面收入總額	<b>(33)</b>	(8,298)
Loss for the year allocated to non-controlling interest of the Higgs Dynamics:	分配至希格斯動力非控股權益之年內虧損：	<b>(6)</b>	(2,852)
Current assets	流動資產	<b>1,538</b>	1,443
Non-current assets	非流動資產	<b>34</b>	47
Current liabilities	流動負債	<b>(1,852)</b>	(1,737)
Net liabilities	淨負債	<b>(280)</b>	(247)
Accumulated losses of non-controlling interest of the Higgs Dynamics at the reporting date:	於報告日期希格斯動力非控股權益之累計虧損：	<b>8,943</b>	7,261
Net cash flows from/(used in) operating activities	經營活動所得／(所用)現金流量淨額	<b>25</b>	(7,082)
Net cash flows from investing activities	投資活動所得現金流量淨額	-	24
Net cash flows from financing activities	融資活動所得現金流量淨額	-	6,905
Net increase/(decrease) in cash and cash equivalents	現金及現金等價物增加／(減少)淨額	<b>25</b>	(153)



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 41. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

- (a) **Provision for reinstatement costs**  
During the year ended 31 December 2019, provision for reinstatement costs of approximately HK\$600,000 have been extinguished following respective tenancy agreements expired.
- (b) **Disposal of subsidiaries**  
On 1 February 2019, the Group disposed of its entire equity interest of a wholly-owned subsidiary in financing services and investments segment to two individual third parties at a total consideration of approximately HK\$10,589,000. A gain on disposal of a subsidiary amounting to approximately HK\$10,877,000 was recognised during the year ended 31 December 2019. The gain on disposal of a subsidiary is included in "Other income, gains and losses, net" in the consolidated statement of profit or loss. At the date of disposal, the carrying amounts of assets and liabilities are summarised as follows:

### 41. 綜合現金流量表附註

- (a) **復原成本撥備**  
截至二零一九年十二月三十一日止年度內，復原成本撥備約600,000港元已隨各自租賃協議逾期後失效。
- (b) **出售附屬公司**  
於二零一九年二月一日，本集團以總代價約10,589,000港元向兩名個人第三方出售其於一間全資附屬公司融資服務及投資分部的全部股權。截至二零一九年十二月三十一日止年度，確認出售一間附屬公司收益約10,877,000港元。出售一間附屬公司收益已計入綜合損益表的「其他收入、收益及虧損淨額」內。於出售日期，資產及負債賬面值概要如下：

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 41. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

#### (b) Disposal of subsidiaries (continued)

		2019 二零一九年 HK\$'000 千港元
<b>Net liabilities disposed of:</b>	<b>已出售負債淨額：</b>	
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項	3,000
Amount due to a joint venture	應付一間合營公司款項	(5)
Amount due to a fellow subsidiary	應付一間同系附屬公司款項	(196)
Provision of obligation to joint venture	合營公司承擔撥備	(3,087)
Net liabilities disposed of	已出售負債淨額	(288)
Gain on disposal of a subsidiary	出售一間附屬公司收益	10,877
Consideration, satisfied by cash	代價，以現金結算	10,589

An analysis of the net inflow of cash and cash equivalents in respect of the disposal of a subsidiary is as follows:

出售一間附屬公司之現金及現金等價物之淨流入分析如下：

		2019 二零一九年 HK\$'000 千港元
Net inflow of cash and cash equivalents in respect of the disposal of a subsidiary	出售一間附屬公司之現金及現金等價物之淨流入	10,589

On 2 September 2020, the Company was being informed by the registered agent of Mercury Union that 25,500 shares of Mercury Union (representing 51% of the total number of shares issued by Mercury Union) held by Genuine Elite had been purportedly transferred to Jade Coronet on 7 July 2020 pursuant to the Share Mortgage which constitutes the deemed disposal. At the date of deemed disposal, the carrying comments of assets and liabilities are summarised as follows:

於二零二零年九月二日，本公司獲 Mercury Union 的登記代理告知，據悉 Genuine Elite 所持有 Mercury Union 的 25,500 股股份（佔 Mercury Union 已發行股份總數的 51%）已於二零二零年七月七日根據股份抵押轉讓予 Jade Coronet，其構成視作出售。於視作出售日期，資產及負債的賬面值概述如下：

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 41. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

(c) Deemed disposal of subsidiaries

### 41. 綜合現金流量表附註 (續)

(c) 視作出售附屬公司

		2020 二零二零年 HK\$'000 千港元
<b>Net liabilities deemed disposed of:</b>	<b>視作已出售負債淨額：</b>	
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項	14,925
Investment property	投資物業	237,971
Property, plant and equipment	物業、廠房及設備	168
Bank balance	銀行結餘	52
Other payable	其他應付款項	(53,555)
Bank and other borrowing	銀行及其他借貸	(232,545)
Deferred tax	遞延稅項	(6,024)
Accumulated balance of non-controlling interest	非控股權益的累計結餘	60,450
Foreign currency translation reserve	外匯換算儲備	(149)
Net assets deemed disposed of	已出售負債淨額	21,293
Loss on deemed disposal of subsidiaries	視作出售附屬公司虧損	(21,293)
Consideration, satisfied by cash	代價，以現金結算	-

An analysis of the net outflow of cash and cash equivalents in respect of the deemed disposal is as follows:

視作出售之現金及現金等價物之淨流出分析如下：

		2020 二零二零年 HK\$'000 千港元
Net outflow of cash and cash equivalents in respect of the deemed disposal	視作出售之現金及現金等價物之淨流出	(52)

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 41. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

(d) Reconciliation of liabilities arising from financing activities

		Lease liabilities 租賃負債 HK\$'000 千港元	Bank and other borrowings 銀行及其他借貸 HK\$'000 千港元	Convertible bonds 可換股債券 HK\$'000 千港元
At 1 January 2020	於二零二零年一月一日	6,860	500,835	437,190
Changes from financing cash flows	融資現金流量變動			
Increase of new interest-bearing other borrowings	新增計息其他借貸增加	-	5,900	-
Repayment of bank and other borrowings	償還銀行及其他借貸	-	(5,765)	-
Lease rental paid	已付租賃租金	(3,518)	-	-
		(3,518)	135	-
Other changes	其他變動			
Interest charge	利息支出	471	44,328	75,255
Increase in lease liabilities	租賃負債增加	2,108	-	-
Interest element of lease paid	已付租賃的利息部份	(343)	(956)	-
Accrued interest	應計利息	(128)	(44,267)	-
Termination of leases	終止租賃	(3,773)	-	-
Reclassification of convertible bonds	重新分類可換股債券	-	368,465	(368,465)
Deemed disposal of subsidiaries	視作出售附屬公司	-	(232,545)	-
Exchange difference	匯兌差額	136	2,848	-
		(1,529)	137,873	(293,210)
At 31 December 2020	於二零二零年十二月三十一日	1,813	638,843	143,980

### 41. 綜合現金流量表附註 (續)

(d) 融資活動產生之負債對賬

		Lease liabilities 租賃負債 HK\$'000 千港元	Bank and other borrowings 銀行及其他借貸 HK\$'000 千港元	Convertible bonds 可換股債券 HK\$'000 千港元
At 1 January 2020	於二零二零年一月一日	6,860	500,835	437,190
Changes from financing cash flows	融資現金流量變動			
Increase of new interest-bearing other borrowings	新增計息其他借貸增加	-	5,900	-
Repayment of bank and other borrowings	償還銀行及其他借貸	-	(5,765)	-
Lease rental paid	已付租賃租金	(3,518)	-	-
		(3,518)	135	-
Other changes	其他變動			
Interest charge	利息支出	471	44,328	75,255
Increase in lease liabilities	租賃負債增加	2,108	-	-
Interest element of lease paid	已付租賃的利息部份	(343)	(956)	-
Accrued interest	應計利息	(128)	(44,267)	-
Termination of leases	終止租賃	(3,773)	-	-
Reclassification of convertible bonds	重新分類可換股債券	-	368,465	(368,465)
Deemed disposal of subsidiaries	視作出售附屬公司	-	(232,545)	-
Exchange difference	匯兌差額	136	2,848	-
		(1,529)	137,873	(293,210)
At 31 December 2020	於二零二零年十二月三十一日	1,813	638,843	143,980



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 41. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

#### (d) Reconciliation of liabilities arising from financing activities (continued)

		Lease liabilities 租賃負債 HK\$'000 千港元	Bank and other borrowings 銀行及其他借貸 HK\$'000 千港元	Convertible bonds 可換股債券 HK\$'000 千港元
At 1 January 2019	於二零一九年一月一日	-	715,528	345,445
Impact of initial application of HKFRS 16	首次應用香港財務報告準則第16號的影響	6,842	-	-
Restated balance at 1 January 2019	於二零一九年一月一日的經重列結餘	6,842	715,528	345,445
Changes from financing cash flows	融資現金流量變動			
Increase of new interest-bearing other borrowings	新增計息其他借貸增加	-	33,577	-
Repayment of bank and other borrowings	償還銀行及其他借貸	-	(247,198)	-
Lease rental paid	已付租賃租金	(2,794)	-	-
		(2,794)	(213,621)	-
Other changes	其他變動			
Increase of lease liabilities	租賃負債增加	2,918	-	-
Interest charge	利息支出	614	52,091	105,765
Interest paid	已付利息	(614)	(21,838)	(13,000)
Accrued interest	應計利息	-	(30,253)	-
Modification of convertible bonds	可換股債券修訂	-	-	(1,020)
Exchange difference	匯兌差額	(106)	(1,072)	-
		2,812	(1,072)	91,745
<b>At 31 December 2019</b>	<b>於二零一九年十二月三十一日</b>	<b>6,860</b>	<b>500,835</b>	<b>437,190</b>

### 41. 綜合現金流量表附註 (續)

#### (d) 融資活動產生之負債對賬 (續)

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 41. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

- (e) Total cash outflow for leases  
Amounts included in the consolidated statement of cash flows for leases comprise the following:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Within operating cash flows	於經營現金流量內	471	614
Within financing cash flows	於融資現金流量內	3,518	2,794
		<b>3,989</b>	3,408

These amounts relate to the following:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Lease rental paid	已付租賃租金	3,989	3,408

### 42. CONTINGENT LIABILITIES

At 31 December 2020, the contingent liabilities of the Group was mainly related to the following litigations.

#### Claim 1

On 21 April 2020, a writ of summons was issued by an independent third party in Beijing, China as plaintiff against a wholly owned subsidiary of the Group namely (北京宜乘企業管理有限公司) as defendant (the "Action 1"). The plaintiff claimed for the repayment of principal and the accrued interests of a loan purportedly owed by the defendant to the plaintiff in the total amount of approximately RMB59.5 million since 2014 (the "Purported Loan"). The defendant has denied the existence of the Purported Loan and has requested forensic checks to be conducted to the loan agreement produced by the Plaintiff to the People's Court in Chaoyang District, Beijing.

### 41. 綜合現金流量表附註 (續)

- (e) 租賃現金流出總額  
租賃計入綜合現金流量表中的金額包括以下：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Within operating cash flows	於經營現金流量內	471	614
Within financing cash flows	於融資現金流量內	3,518	2,794
		<b>3,989</b>	3,408

該等金額與下列有關：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Lease rental paid	已付租賃租金	3,989	3,408

### 42. 或然負債

於二零二零年十二月三十一日，本集團的或然負債主要與以下訴訟有關：

#### 索賠1

於二零二零年四月二十一日，於中國北京的一名獨立第三方（作為原告）對本集團全資附屬公司北京宜乘企業管理有限公司（作為被告）發出傳訊令狀（「訴訟1」）。原告自二零一四年指稱被告結欠原告合共約人民幣59,500,000元的本金還款及貸款應計利息（「指稱貸款」）。被告否認存在指稱貸款，並要求北京朝陽區人民法院對原告所出示的貸款協議進行法證核實。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 42. CONTINGENT LIABILITIES (continued)

#### Claim 1 (continued)

The Company has engaged a competent legal advisor to act for its interests in respect of the Action 1 and the court hearing is still in progress as of the date of these consolidated financial statements.

#### Claim 2

On 11 November 2020, a writ of summons was issued by an independent third party in Hainan, China as plaintiff against a wholly owned subsidiary of the Group namely (弘深希望科技(珠海)有限公司) as defendant (the "Action 2"). The plaintiff claimed for the subrogation rights to the outstanding principal and accrued interest of a loan between (弘深希望科技(珠海)有限公司) as borrower and another independent third party as lender amounted to approximately RMB54.7 million. There is no direct legal connections between the plaintiff and the defendant.

The Company has engaged a competent legal advisor to act for its interests in respect of the Action 2 and the court hearing in Zhuhai Hengqin New District People's Court is still in progress as of the date of these consolidated financial statements.

#### Claim 3

On 20 October 2020, an independent third party in Shenzhen, China as claimant filed an arbitration request to China International Economic and Trade Arbitration Commission in Beijing for a refund of shares subscription money together with compensation of RMB25.5 million from (弘深希望科技(珠海)有限公司) as respondent (the "Action 3").

The Company has engaged a competent legal advisor to act for its interests in respect of the Action 3 and the arbitration process has not yet commenced as of the date of these consolidated financial statements.

### 42. 或然負債 (續)

#### 索賠1 (續)

本公司已就訴訟1委聘合資格法律顧問以為其利益行事，截至該等綜合財務報表日期，法院聆訊仍在進行中。

#### 索賠2

於二零二零年十一月十一日，於中國海南的一名獨立第三方(作為原告)對本集團全資附屬公司弘深希望科技(珠海)有限公司(作為被告)發出傳訊令狀(「訴訟2」)。原告指稱，就弘深希望科技(珠海)有限公司(作為借款人)與另一名獨立第三方(作為貸款人)之間尚未償還本金及應計利息的貸款代位權(「貸款」)約為人民幣54,700,000元。原告與被告之間概無直接法律關聯。

本公司已就訴訟2委聘合資格法律顧問以為其利益行事，截至該等綜合財務報表日期，珠海橫琴新區人民法院的法院聆訊仍在進行中。

#### 索賠3

於二零二零年十月二十日，於中國深圳的一名獨立第三方峰尚達資本投資管理(深圳)有限公司(作為申索人)對北京的中國國際經濟貿易仲裁委員會提出仲裁請求，要求弘深希望科技(珠海)有限公司(作為被告)退還股份認購款額以及賠償金人民幣25,500,000元(「訴訟3」)。

本公司已就訴訟3委聘合資格法律顧問以為其利益行事，截至該等綜合財務報表日期，尚未進行仲裁程序。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 42. CONTINGENT LIABILITIES (continued)

#### Claim 4

As at 31 December 2020, the joint official liquidators appointed by the Grand Court of the Cayman Islands to handle the liquidation of an unlisted investment fund requested the Company to fulfil its obligation to indemnify the other investors of such unlisted investment fund at the preliminary total amount of HK\$200 million pursuant to the requirement of the placing memorandum of the fund. The total amount of the indemnity claim thereof would include any outstanding fixed returns entitled by the other investors on top of the preliminary amount currently requested.

### 43. CAPITAL COMMITMENTS

Capital commitments contracted for at the end of the reporting period but not yet incurred are as follows:

### 42. 或然負債 (續)

#### 索賠4

於二零二零年十二月三十一日，開曼群島大法院已委任共同正式清盤人對非上市投資基金進行清盤，要求本公司根據該基金的配售備忘錄履行其義務，即須向該非上市投資基金的其他投資者作出彌償，初步金額合共200,000,000港元。有關彌償申索的總額將包括其他投資者除現時要求的初步金額之外有權獲得的任何未償付固定收益。

### 43. 資本承擔

於報告期末已訂約惟尚未產生的資本承擔如下：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Capital contribution payable to unlisted equity investments	就非上市權益投資應付之出資	<b>35,757</b>	89,400

### 44. OPERATING LEASE ARRANGEMENTS

#### (a) As lessor

Minimum lease payments receivable on leases are as follows:

### 44. 經營租賃安排

#### (a) 作為出租人

租賃的應收最低租賃付款如下：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Within one year	一年內	<b>5,797</b>	10,701
In the second year	於第二年	<b>2,889</b>	5,591
In the third year	於第三年	<b>501</b>	2,278
Total	總計	<b>9,187</b>	18,570



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 44. OPERATING LEASE ARRANGEMENTS

(continued)

#### (a) As lessor (continued)

The following table presents the amounts reported in profit or loss:

	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Lease income on operating leases 經營租賃的租賃收入	<b>13,968</b>	20,252

#### (b) As lessee

The Group regularly entered into short-term leases for motor vehicles and offices. As at 31 December 2020 and 2019, the portfolio of short-term leases is similar to the portfolio of short-term leases to which the short-term lease expense disclosed in note 20 to the consolidated financial statements.

As at 31 December 2020, the outstanding lease commitments relating to these motor vehicles and offices is approximately HK\$367,000 (2019: 1,642,000).

As at 31 December 2020, the Group has no new lease entered into and not yet commenced. At 31 December 2019, the Group entered into new leases for premise that are not yet commenced, with non-cancellable period of 5 years without extension options, the total future undiscounted cash flows over the non-cancellable period amounted to approximately HK\$1,116,000.

### 44. 經營租賃安排 (續)

#### (a) 作為出租人 (續)

下表列出於損益中報告的金額：

	2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Lease income on operating leases 經營租賃的租賃收入	<b>13,968</b>	20,252

#### (b) 作為承租人

本集團定期訂立汽車及辦公室短期租賃。於二零二零年及二零一九年十二月三十一日，短期租賃組合與綜合財務報表附註20中披露的短期租賃開支的短期租賃組合相似。

於二零二零年十二月三十一日，有關該等汽車及辦公室的未償還租賃承擔約為367,000港元（二零一九年：1,642,000港元）。

於二零二零年十二月三十一日，本集團並無已訂立但尚未開始的新租賃。於二零一九年十二月三十一日，本集團為尚未開始的物業訂立新租賃，不可撤銷期間為五年，不具有延期選擇權，該不可撤銷期間未來未貼現現金流量總額約為1,116,000港元。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
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### 45. RELATED PARTY TRANSACTIONS

In addition to the transactions detailed elsewhere in these consolidated financial statements, the Group had the following transactions with related parties during the year:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Finance costs paid to Mr. Deng ShiChao (note 1)	向鄧世超先生支付的融資成本 (附註1)	25	-
Finance cost paid to a related company (note 2)	向關連公司支付的融資成本 (附註2)	2	-
Rental expenses paid to a related company (note 3)	向關連公司支付的租金開支 (附註3)	1,800	-

Note:

- Mr. Deng ShiChao is a director of the Group's subsidiaries.
- Mr. Lyu NingJiang, a director of the Company, is also the director of the related company.
- Mr. Qiu Bin, a former director of the Company, was also the sole director of the related company.

Compensation of key management personnel of the Group, including amounts paid or payable to the Company's directors, is as follows:

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Short term employee benefits	短期僱員福利	5,481	9,597
Post-employment benefits	離職後福利	95	72
Total compensation paid or payable to key management personnel	向主要管理人員支付或應付的酬金總額	5,576	9,669

Further details of directors' emoluments are included in note 13 to the consolidated financial statements.

### 45. 關連方交易

除該等綜合財務報表其他部分所詳述的交易外，本集團曾與關連方進行下列交易：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Finance costs paid to Mr. Deng ShiChao (note 1)	向鄧世超先生支付的融資成本 (附註1)	25	-
Finance cost paid to a related company (note 2)	向關連公司支付的融資成本 (附註2)	2	-
Rental expenses paid to a related company (note 3)	向關連公司支付的租金開支 (附註3)	1,800	-

附註：

- 鄧世超先生為本集團附屬公司的一名董事。
- 呂寧江先生為本公司董事，亦為關連公司董事。
- 本公司前董事邱斌先生亦為關連公司的唯一董事。

本集團主要管理人員之薪酬，包括已付或應付予本公司董事之金額如下：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
Short term employee benefits	短期僱員福利	5,481	9,597
Post-employment benefits	離職後福利	95	72
Total compensation paid or payable to key management personnel	向主要管理人員支付或應付的酬金總額	5,576	9,669

董事薪酬的進一步詳情載於綜合財務報表附註13。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 46. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period is as follows:

### 46. 本公司的財務狀況表

有關本公司於報告期末的財務狀況表的資料如下：

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>NON-CURRENT ASSETS</b>	<b>非流動資產</b>		
Property, plant and equipment	物業、廠房及設備	30	–
Interests in subsidiaries	於附屬公司之權益	–	11,168
Financial assets at FVTPL	按公平值計入損益的金融資產	–	10,941
Loan receivable	應收貸款	–	–
		<b>30</b>	22,109
<b>CURRENT ASSETS</b>	<b>流動資產</b>		
Prepayments	預付款項	4,422	3,166
Amounts due from subsidiaries	應收附屬公司款項	–	578,861
Bank balances	銀行結餘	2,736	54
		<b>7,158</b>	582,081
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>		
Amounts due to subsidiaries	應付附屬公司款項	68,079	17,968
Other payables and accruals	其他應付款項及應計款項	222,311	3,384
Derivative financial instrument	衍生金融工具	–	1,430
Convertible bonds	可換股債券	143,980	437,190
Financial guarantee	財務擔保	33,000	25,800
Interest-bearing other borrowing	計息其他借貸	474,366	–
		<b>941,736</b>	485,772
<b>NET CURRENT (LIABILITIES)/ASSETS</b>	<b>流動(負債)／資產淨值</b>	<b>(934,578)</b>	96,309
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>資產總值減流動負債</b>	<b>(934,548)</b>	118,418

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 46. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (continued)

### 46. 本公司的財務狀況表 (續)

		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元
<b>NON-CURRENT LIABILITIES</b>	<b>非流動負債</b>		
Interest-bearing other borrowing	計息其他借貸	-	100,000
		-	100,000
<b>NET (LIABILITIES)/ASSETS</b>	<b>(負債) / 資產淨值</b>	<b>(934,548)</b>	18,418
<b>EQUITY</b>	<b>權益</b>		
Issued capital	已發行股本	<b>68,515</b>	68,108
Reserves (note)	儲備 (附註)	<b>(1,003,063)</b>	(49,690)
<b>TOTAL (DEFICIENCY IN ASSETS)/ EQUITY</b>	<b>總 (資產虧絀) / 權益</b>	<b>(934,548)</b>	18,418

Approved by the Board of Directors on 29 March 2021 and are signed on its behalf by:

經董事會於二零二一年三月二十九日批准並由下列董事代為簽署：

**Lyu NingJiang**

呂寧江

Chairman and Executive Director  
主席兼執行董事

**Hu YongGang**

胡永剛

Non-executive Director  
非執行董事



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

For the year ended 31 December 2020  
截至二零二零年十二月三十一日止年度

### 46. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (continued)

Note:

A summary of the Company's reserves is as follows:

		Share premium account 股份溢價賬 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 2019	於二零一九年一月一日	1,059,713	(381,010)	678,703
Loss and total comprehensive income for the year	年內虧損及全面收入總額	-	(728,393)	(728,393)
At 31 December 2019 and at 1 January 2020	於二零一九年十二月三十一日及二零二零年一月一日	1,059,713	(1,109,403)	(49,690)
Loss and total comprehensive income for the year	年內虧損及全面收入總額	-	(953,373)	(953,373)
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>	<b>1,059,713</b>	<b>(2,062,776)</b>	<b>(1,003,063)</b>

### 47. EVENT AFTER THE REPORTING PERIOD

Appointment of the joint provisional liquidators for restructuring purpose only

To facilitate the Company's financial restructuring, on 2 February 2021, Osman Mohammed Arab and Lai Wing Lun of RSM Corporate Advisory (Hong Kong) Limited, and Martin Nicholas John Trott of R&H Restructuring (Cayman) Ltd., were appointed as joint provisional liquidators ("JPLs") of the Company. Details of the above are set out in the Company's announcement dated 2 February 2021 and 5 February 2021.

### 48. APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 29 March 2021.

### 46. 本公司的財務狀況表 (續)

附註：

本公司之儲備摘要如下：

		Share premium account 股份溢價賬 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 2019	於二零一九年一月一日	1,059,713	(381,010)	678,703
Loss and total comprehensive income for the year	年內虧損及全面收入總額	-	(728,393)	(728,393)
At 31 December 2019 and at 1 January 2020	於二零一九年十二月三十一日及二零二零年一月一日	1,059,713	(1,109,403)	(49,690)
Loss and total comprehensive income for the year	年內虧損及全面收入總額	-	(953,373)	(953,373)
<b>At 31 December 2020</b>	<b>於二零二零年十二月三十一日</b>	<b>1,059,713</b>	<b>(2,062,776)</b>	<b>(1,003,063)</b>

### 47. 報告期後事項

僅就重組目的委任共同臨時清盤人

為促進本公司的財務重組，羅申美企業顧問有限公司的馬德民及黎穎麟以及R&H Restructuring (Cayman) Ltd.的Martin Nicholas John Trott於二零二一年二月二日獲委任為本公司的共同臨時清盤人(「共同臨時清盤人」)。有關上文詳情，請參閱本公司日期分別為二零二一年二月二日及二零二一年二月五日的公告。

### 48. 綜合財務報表的批准

綜合財務報表已於二零二一年三月二十九日獲董事會批准及授權刊發。

# Five-Year Financial Summary

## 五年財務摘要

A summary of the Group's results for the last five financial years and the assets and liabilities of the Group as at 31 December 2020, 2019, 2018, 2017 and 2016 as extracted from the published audited financial statements, is set out below. The summary does not form part of the audited financial statements.

下文載列本集團於過去五個財政年度的業績及本集團於二零二零年、二零一九年、二零一八年、二零一七年及二零一六年十二月三十一日的資產及負債的概要，有關資料乃摘錄自己刊發經審核財務報表。本概要並不構成經審核財務報表的一部分。

		Year ended 31 December 截至十二月三十一日止年度				
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元	2016 二零一六年 HK\$'000 千港元
RESULTS	業績					
<b>CONTINUING OPERATIONS</b>	<b>持續經營業務</b>					
REVENUE	收益	<b>24,304</b>	654,318	1,097,593	2,999,973	3,246,906
Cost of sales and services rendered	銷售成本及提供的服務	<b>(19,906)</b>	(614,262)	(1,031,644)	(2,883,059)	(3,114,871)
Gross profit	毛利	<b>4,398</b>	40,056	65,949	116,914	132,035
Other income, gains and losses, net	其他收入、收益及虧損淨額	<b>(374,992)</b>	(50,584)	334,068	58,472	6,221
Allowances for ECLs on trade, loan and other receivables, net	應收賬款、應收貸款及其他應收款項預期信貸虧損撥備淨額	<b>(348,305)</b>	(382,779)	(198,039)	-	-
Impairment on amount due from a joint venture	應收一間合營公司款項減值	-	-	(15,003)	-	-
Impairment on amount due from an associate	應收一間聯營公司款項減值	-	(8,783)	-	-	-
Provision for financial guarantee	財務擔保撥備	<b>(7,200)</b>	(25,800)	-	-	-
Selling and distribution expenses	銷售及分銷費用	<b>(2,922)</b>	(7,860)	(7,641)	(2,835)	(2,488)
Administrative expenses	行政費用	<b>(44,617)</b>	(100,517)	(123,478)	(62,509)	(34,824)
Other expenses	其他開支	<b>(212,513)</b>	(6,823)	(8,798)	(14,135)	(83,532)
Finance costs	融資成本	<b>(120,129)</b>	(158,603)	(156,100)	(74,418)	(33,678)
Share of results of:	應佔業績：					
Joint ventures	合營公司	<b>(1,091)</b>	(551)	4,183	(6,165)	(3,123)
An associate	一間聯營公司	-	(4,480)	(107,938)	(16,865)	-
LOSS BEFORE TAX	除稅前虧損	<b>(1,107,371)</b>	(706,724)	(212,797)	(1,541)	(19,389)
Income tax credit/(expense)	所得稅抵免／(開支)	<b>42,952</b>	(14,350)	(27,651)	(6,697)	(12,016)

# Five-Year Financial Summary

## 五年財務摘要

		Year ended 31 December 截至十二月三十一日止年度				
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元	2016 二零一六年 HK\$'000 千港元
LOSS FOR THE YEAR FROM CONTINUING OPERATIONS	持續經營業務之年內虧損	(1,064,419)	(721,074)	(240,448)	(8,238)	(31,405)
<b>DISCONTINUED OPERATION 已終止經營業務</b>						
Loss for the year from a discontinued operation	已終止經營業務之年內虧損	-	-	-	-	(828)
Gain on disposal of a discontinued operation	出售已終止經營業務之收益	-	-	-	-	15,603
		-	-	-	-	14,775
LOSS FOR THE YEAR	年內虧損	(1,064,419)	(721,074)	(240,448)	(8,238)	(16,630)
Attributable to:	以下各方應佔：					
Owners of the Company	本公司擁有人	(1,055,985)	(691,607)	(226,976)	(4,445)	(16,630)
Non-controlling interests	非控股權益	(8,434)	(29,467)	(13,472)	(3,793)	-
		(1,064,419)	(721,074)	(240,448)	(8,238)	(16,630)
		As at 31 December 於十二月三十一日				
		2020 二零二零年 HK\$'000 千港元	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元	2016 二零一六年 HK\$'000 千港元
<b>ASSETS AND LIABILITIES</b>	<b>資產及負債</b>					
TOTAL ASSETS	資產總值	163,211	1,150,016	2,039,568	1,852,545	1,355,151
TOTAL LIABILITIES	負債總額	(1,149,710)	1,131,598	(1,292,757)	(928,074)	(449,010)
		(986,499)	18,418	746,811	924,471	906,141



**CHINA WOOD INTERNATIONAL HOLDING CO., LIMITED**  
**中木國際控股有限公司**