

**Chevalier International Holdings Limited**

**其士國際集團有限公司**

(Incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

(Stock Code 股份代號 : 25)

FORGE

**AHEAD**

昂首邁進

2021 Annual Report 年報



## CONTENTS 目錄

Financial Summary	2	財務概要
Corporate Information	6	企業資料
Letter to Shareholders	8	致股東之函件
Management Discussion and Analysis	10	管理層討論及分析
Financial Review	16	財務評述
Management Profile	22	管理層簡介
Schedule of Major Properties	27	主要物業表
Corporate Governance Report	30	企業管治報告
Environmental, Social and Governance Report	40	環境、社會及管治報告
Report of the Directors	60	董事會報告
Independent Auditor's Report	68	獨立核數師報告
Index to the Consolidated Financial Statements	78	綜合財務報表索引
Consolidated Income Statement	79	綜合收益表
Consolidated Statement of Comprehensive Income	80	綜合全面收益表
Consolidated Statement of Financial Position	81	綜合財務狀況表
Consolidated Statement of Changes in Equity	83	綜合權益變動表
Consolidated Statement of Cash Flows	84	綜合現金流量表
Notes to the Consolidated Financial Statements	86	綜合財務報表附註

# FINANCIAL SUMMARY

## 財務概要

### 2021 HIGHLIGHTS

#### 二零二一年撮要

##### NET ASSETS PER SHARE

每股資產淨值

HK\$  
港幣 **32.9** 元

9.7% increase from 2020  
較二零二零年上升9.7%

##### TOTAL EQUITY

總權益

HK\$ **10,569** million  
港幣 百萬元

9.2% increase from 2020  
較二零二零年上升9.2%

##### PROFIT FOR THE YEAR

年度溢利

HK\$ **685** million  
港幣 百萬元

20.8% increase from 2020  
較二零二零年上升20.8%

##### REVENUE

收入

HK\$ **7,353** million  
港幣 百萬元

15.2% increase from 2020  
較二零二零年上升15.2%

##### EARNINGS PER SHARE

每股盈利

HK\$ **2.12** 元  
港幣

19.8% increase from 2020  
較二零二零年上升19.8%

##### DIVIDENDS PER SHARE

每股股息

HK\$ **0.55** 元  
港幣

5.8% increase from 2020  
較二零二零年上升5.8%

##### TOTAL EMPLOYEE NUMBERS

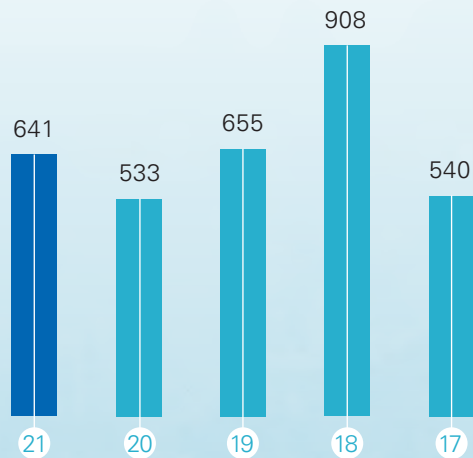
總員工人數

full time staff **3,500**  
全職員工

2020: 4,000  
二零二零年: 4,000

PROFIT ATTRIBUTABLE TO  
SHAREHOLDERS OF THE COMPANY  
本公司股東應佔溢利

(HK\$ million 港幣百萬元)

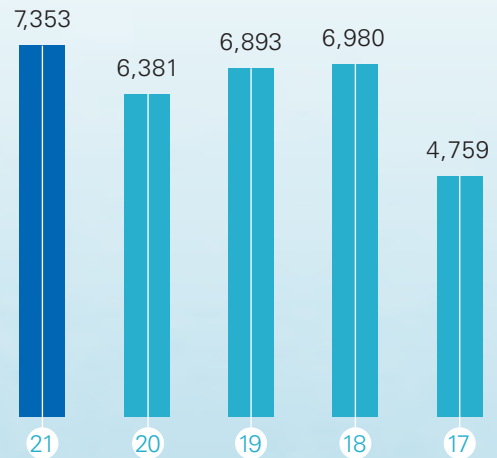


Year 年份

REVENUE

收入

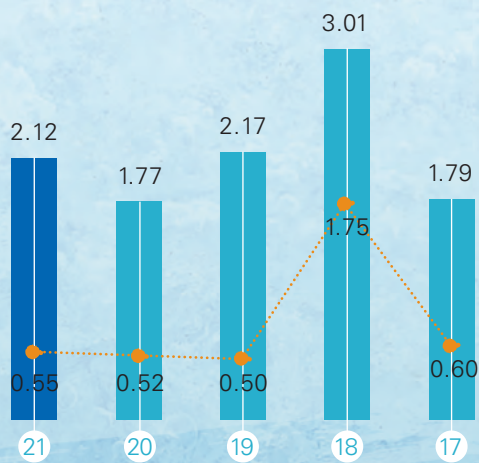
(HK\$ million 港幣百萬元)



Year 年份

EARNINGS AND  
DIVIDENDS PER SHARE  
每股盈利及股息

(HK\$ 港幣)

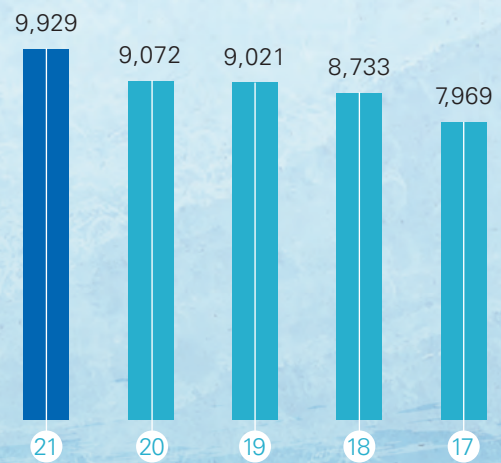


Year 年份

■ Earnings 盈利    ● Dividends 股息

SHAREHOLDERS' FUNDS  
股東資金

(HK\$ million 港幣百萬元)



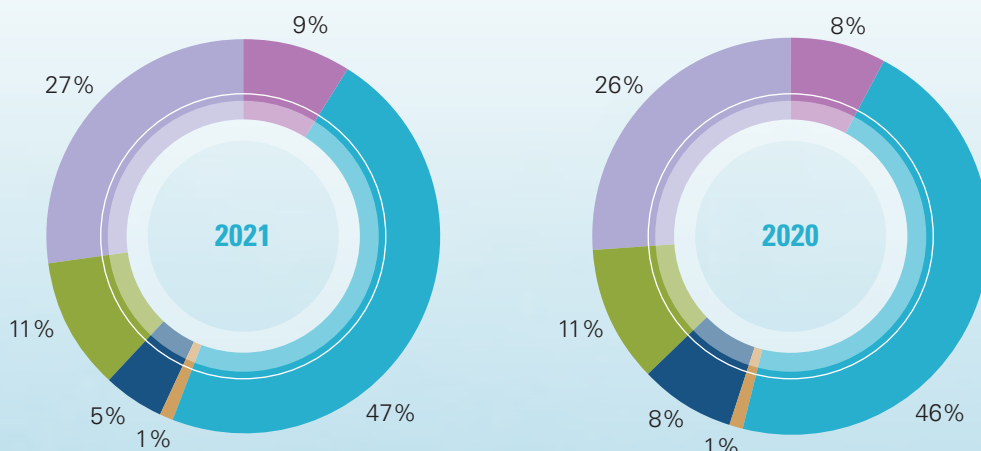
Year 年份

# FINANCIAL SUMMARY

## 財務概要

### SEGMENT REVENUE

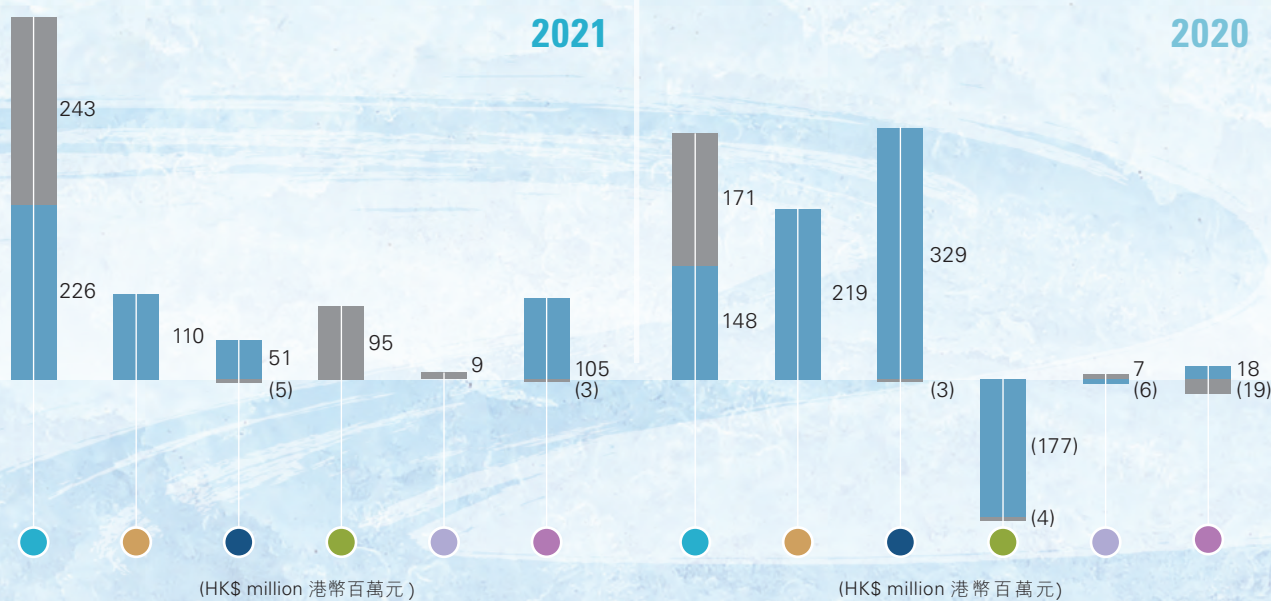
#### 分類收入



- Construction and engineering  
建築及機械工程
- Property investment  
物業投資
- Property development and operations  
物業發展及營運
- Healthcare investment  
保健護理投資
- Car dealership  
汽車代理
- Others  
其他

### SEGMENT PROFIT/(LOSS) AFTER FINANCE COST, NET

#### 扣除財務費用後的分類溢利/(虧損), 淨額



- Subsidiaries  
附屬公司
- Associates and joint ventures  
聯營公司及合營企業

## FINANCIAL SUMMARY

### 財務概要

The following is a summary of the total assets, total liabilities, results and other financial information of Chevalier International Holdings Limited (the "Company") and its subsidiaries (together, the "Group") as of year ended 31 March for the last five years.

下列為其士國際集團有限公司(「本公司」)及其附屬公司(統稱「本集團」)於過往五年內截至三月三十一日止年度之總資產、總負債、業績及其他財務資料概要。

Financial Information (HK\$ million)	財務資料(港幣百萬元)	2021 二零二一年	2020 二零二零年	2019 二零一九年	2018 二零一八年	2017 二零一七年
Total assets	總資產	18,613	17,039	17,093	16,105	15,064
Total liabilities	總負債	8,044	7,356	7,451	6,769	6,561
Total equity	總權益	10,569	9,683	9,642	9,336	8,503
Non-controlling interests	非控股權益	640	611	621	603	534
Shareholders' funds	股東資金	9,929	9,072	9,021	8,733	7,969
Share capital	股本					
– in number (million)	– 數目(百萬股)	302	302	302	302	302
– in value (HK\$1.25 per share)	– 數值(每股港幣1.25元)	377	377	377	377	377
Revenue	收入	7,353	6,381	6,893	6,980	4,759
Profit attributable to shareholders of the Company	本公司股東應佔溢利	641	533	655	908	540
<b>Per Share Basis (HK\$)</b>	<b>每股計算(港幣)</b>					
Earnings – basic	盈利 – 基本	2.12	1.77	2.17	3.01	1.79
Dividends	股息	0.55	0.52	0.50	1.75	0.60
Net assets value	資產淨值					
– excluding non-controlling interests	– 不包括非控股權益	32.9	30.0	29.9	28.9	26.4

		2021 二零二一年 HK\$ million 港幣百萬元	2020 二零二零年 HK\$ million 港幣百萬元
<b>Segment Revenue*</b>	<b>分類收入*</b>		
● Construction and engineering	建築及機械工程	4,616	4,105
● Property investment	物業投資	139	143
● Property development and operations	物業發展及營運	472	699
● Healthcare investment	保健護理投資	1,082	964
● Car dealership	汽車代理	2,653	2,303
● Others	其他	888	693
<b>Total</b>	<b>總額</b>	<b>9,850</b>	<b>8,907</b>
<b>Segment Profit/(Loss) after finance cost, net*</b>	<b>扣除財務費用後的分類溢利/(虧損), 淨額*</b>		
● Construction and engineering	建築及機械工程	469	319
● Property investment	物業投資	110	219
● Property development and operations	物業發展及營運	46	326
● Healthcare investment	保健護理投資	95	(181)
● Car dealership	汽車代理	9	1
● Others	其他	102	(1)
<b>Total</b>	<b>總額</b>	<b>831</b>	<b>683</b>

\* Included share of revenue/results of associates and joint ventures  
包括所佔聯營公司及合營企業之收入/業績

# CORPORATE INFORMATION

## 企業資料

### CHAIRMAN EMERITUS

The late Dr. CHOW Yei Ching

### EXECUTIVE DIRECTORS

Mr. KUOK Hoi Sang (Chairman and Managing Director)  
Mr. TAM Kwok Wing (Deputy Managing Director)  
Mr. HO Chung Leung  
Mr. MA Chi Wing  
Miss Lily CHOW

### NON-EXECUTIVE DIRECTORS

Dr. KO Chan Gock, William  
Mr. CHOW Vee Tsung, Oscar

### INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. YANG Chuen Liang, Charles  
Professor POON Chung Kwong  
Mr. Irons SZE  
Mr. SUN Leland Li Hsun

### SECRETARY

Mr. MUI Chin Leung

### AUDITOR

PricewaterhouseCoopers  
Certified Public Accountants  
and Registered Public Interest Entity Auditor  
22nd Floor, Prince's Building  
Central, Hong Kong

### PRINCIPAL BANKERS

Berkadia Commercial Mortgage LLC  
Capital One, National Association  
Chong Hing Bank Limited  
DBS Bank Ltd., Hong Kong Branch  
Hang Seng Bank Limited  
The Bank of East Asia, Limited  
The Hongkong and Shanghai Banking Corporation Limited  
Shanghai Commercial Bank Limited

### SOLICITORS

Appleby  
Deacons  
Mayer Brown  
Robertsons

### REGISTERED OFFICE

Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

### 榮譽主席

已故周亦卿博士

### 執行董事

郭海生先生 (主席兼董事總經理)  
譚國榮先生 (副董事總經理)  
何宗樑先生  
馬志榮先生  
周莉莉小姐

### 非執行董事

高贊覺博士  
周維正先生

### 獨立非執行董事

楊傳亮先生  
潘宗光教授  
施榮懷先生  
孫立勳先生

### 秘書

梅展良先生

### 核數師

羅兵咸永道會計師事務所  
執業會計師  
及註冊公眾利益實體核數師  
香港中環  
太子大廈二十二樓

### 主要往來銀行

Berkadia Commercial Mortgage LLC  
Capital One, National Association  
創興銀行有限公司  
星展銀行有限公司香港分行  
恒生銀行有限公司  
東亞銀行有限公司  
香港上海滙豐銀行有限公司  
上海商業銀行有限公司

### 律師

毅柏律師事務所  
的近律師行  
孖士打律師行  
羅拔臣律師事務所

### 註冊辦事處

Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

### PRINCIPAL PLACE OF BUSINESS

22nd Floor, Chevalier Commercial Centre  
8 Wang Hoi Road, Kowloon Bay  
Hong Kong  
Telephone: (852) 2318 1818  
Facsimile: (852) 2757 5138

### PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT

MUFG Fund Services (Bermuda) Limited  
4th Floor  
North Cedar House  
41 Cedar Avenue  
Hamilton HM 12  
Bermuda

### BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

Tricor Standard Limited  
Level 54, Hopewell Centre  
183 Queen's Road East, Hong Kong

### SHARE LISTING

The Stock Exchange of Hong Kong Limited  
Stock Code: 25

### WEBSITE

<http://www.chevalier.com>

### 主要營業地點

香港  
九龍灣宏開道八號  
其士商業中心二十二樓  
電話：(852) 2318 1818  
傳真：(852) 2757 5138

### 主要股份過戶登記處

MUFG Fund Services (Bermuda) Limited  
4th Floor  
North Cedar House  
41 Cedar Avenue  
Hamilton HM 12  
Bermuda

### 香港股份過戶登記分處

卓佳標準有限公司  
香港皇后大道東一八三號  
合和中心五十四樓

### 股份上市

香港聯合交易所有限公司  
股份代號：25

### 網址

<http://www.chevalier.com>

## FINANCIAL CALENDAR

### Announcement of Results

Interim Results	27 November 2020
Final Results	25 June 2021

### Book Close Dates

Interim Dividend	15 to 17 December 2020
Annual General Meeting	16 to 23 August 2021
Final Dividend	6 to 10 September 2021

**Annual General Meeting** 23 August 2021

### Payment of Dividends

Interim dividend of HK\$0.16 per share	22 December 2020
Final dividend of HK\$0.39 per share	17 September 2021

## 財務日誌

### 業績公佈

中期業績	二零二零年十一月二十七日
末期業績	二零二一年六月二十五日

### 截止過戶日期

中期股息	二零二零年十二月十五日至十七日
股東週年大會	二零二一年八月十六日至二十三日
末期股息	二零二一年九月六日至十日

**股東週年大會** 二零二一年八月二十三日

### 派發股息

中期股息	二零二零年十二月二十二日
每股港幣0.16元	
末期股息	二零二一年九月十七日
每股港幣0.39元	



# LETTER TO SHAREHOLDERS

## 致股東之函件

Dear Shareholders,

I am pleased to present the results of the Group for the financial year 2020/21.

2020 was an eventful year. Nonetheless, the Group maintained its profitability regardless of the critical disruption of the global economy, trade and logistics as a result of the COVID-19 pandemic. Although vaccination programmes are underway worldwide with signs of slowdown of the pandemic in certain parts of the world, the road to recovery remain uncertain and the outlook of the global financial markets and Hong Kong's own economic recovery are still precarious under the fear of the next wave of outbreak from the various virus variants.

The construction and engineering industry in Hong Kong and Macau slowed down in 2020 primarily due to the impact of COVID-19. Worldwide precautionary measures such as lockdowns, border restrictions, and work-from-home arrangements led imminently to an upsurge in the cost of raw materials, delay in delivery of equipment and lack of expertise from overseas for the testing and monitoring of equipment. In Macau, the construction, expansion and renovation projects of casinos and resorts were suspended given casinos were compulsorily locked down fairly early in 2020. Without a doubt, the performance of the construction and engineering business of the Group in 2020 was impeded by COVID-19.

Notwithstanding the challenges and uncertainties from the pandemic, the Group believes that there are still a plenty of business opportunities ahead. In the 2020 Chief Executive Policy Address, the Government of HKSAR has reaffirmed its commitment to put resources in mega infrastructure projects including the expansion of the Third Runway of the Hong Kong International Airport. There are environmental projects including the upgrading of the sewage treatment and water treatment plants. In order to tackle the problem of shortage of land supply, the Government has expedited the progress of development and re-development projects in Tung Chung, Kwu Tung North, Hung Sui Kiu, partial development of the Fanling Golf Course and a number of brownfield clusters with housing development potential so as to resonate with its commitment to increase housing supply to meet the vigorous demand in public housing. An equally important agenda of the HKSAR Government is the continued implementation of the Lift Modernisation Subsidy Scheme. With the continuous support of our long-term business partner Toshiba Elevator and Building Systems Corporation and their production plants in Mainland China, the Group is in favourable position to capture every opportunity in the market of both new installation and revitalisation of lifts and escalators.

各位股東：

本人欣然報告本集團於二零二零／二一財政年度的業績。

二零二零年發生了很多重大事件的一年。雖然2019冠狀病毒病疫情爆發，全球經濟、貿易及物流出現嚴重中斷，唯本集團仍維持其盈利能力。正當全球推行疫苗接種計劃，部分地區疫情亦見緩解，但病毒變異引發疫情反覆的憂慮，復甦之路仍不平坦，全球金融市場及香港經濟復甦前景依然未許樂觀。

二零二零年香港及澳門的建築及機械工程行業主要受2019冠狀病毒病影響而有所放緩。全球各地紛紛採取防疫措施，例如封城、邊境限制及在家工作安排，導致原材料成本增加、設備交付延遲及欠缺來自海外的設備檢測及監控專才。在澳門，由於二零二零年初強制關閉娛樂場，以致娛樂場及渡假城的建築、擴建及翻新等項目暫停。毋庸置疑，本集團旗下建築及工程業務於二零二零年的表現受2019冠狀病毒病一定的影響。

儘管疫情帶來種種挑戰及不確定性，本集團相信市場仍然商機處處。於二零二零年行政長官施政報告中，香港特區政府重申致力推動大型基建項目，包括香港國際機場三跑道擴建工程，同時進行多個環保項目，包括提升污水處理及食水處理廠。為解決土地供應短缺問題，政府加快東涌、古洞北、洪水橋之發展及重建項目，局部發展粉嶺高爾夫球場及多個具房屋發展潛力的棕地群，以配合其致力增加房屋供應的承諾，及滿足對公營房屋的強大需求。香港特區政府的另一重要項目，是繼續推行優化升降機資助計劃。在長期業務夥伴Toshiba Elevator and Building Systems Corporation及其中國內地生產工廠的持續支持下，本集團盡享優勢，緊握升降機及電扶梯新安裝及優化工程的市場商機。

In line with the latest trends in the construction industry and to comply with Government tendering requirements, the Group allocated resources in the development of construction technologies and integrated the latest technologies such as Modular Integrated Construction (MiC), Hybrid Modular Construction Method and Building Information Modelling (BIM) into our construction business. The Group built up a strong BIM team using digital technology to simulate and display building models, aiming to provide solutions in the construction process and enhance efficiency in the decision-making process.

On the property investment and development side, a low interest rate environment and solid demand remains in the primary residential market. The Group will continue to actively replenish and diversify our land bank in Hong Kong and overseas when opportunities arise through various channels.

The US healthcare industry has faced challenges in light of the pandemic and our senior housing business was inevitably impacted. Facilities experienced an occupancy loss as a result of the widespread lockdown and the preventative measures adopted by operators have further isolated individuals and limited access to senior housing facilities with limited move-ins and family visitation. The Group believes that the situation will start improving soon given the US is one of the countries with high vaccination rate and the US government accelerated the pace of the relaxation of precautionary restrictions that will bring life back to normal. The Group is hopeful that the performance will gradually pick up and we will continue to look for both acquisition and disposal opportunities of senior housing facilities in the US.

As many countries are making progress with their vaccination programmes and preparing for the reopening of their economies and cities, the pace of recovery of Hong Kong's economy will very much hinge on the relaxation of border restrictions locally and worldwide and the Group is cautiously optimistic that the Hong Kong economy will gradually pick up later in 2021.

On behalf of the Board, I would like to express my sincere gratitude to the management for their invaluable contribution and staff for their dedication as well as the shareholders and our business partners for their unwavering support to the Group throughout the challenging year.

**KUOK Hoi Sang**  
*Chairman and Managing Director*

為緊貼建築業最新趨勢及符合政府招標要求，本集團已投入資源發展建築技術，並將組裝合成建築法(MiC)、混合式組裝建築法及建築信息模擬(BIM)等最新技術融入集團的建築業務。本集團採用數碼化技術建立一支強大的BIM團隊，模擬及展示樓宇模型，旨在於施工過程中提供解決方案並提升管理決定流程效率。

物業投資及發展方面，一手住宅市場依然享有低息及剛性需求的利好因素。本集團將繼續利用各種渠道把握市場商機，積極補充及多元化於香港及海外的土地儲備。

美國保健護理業因疫情備受衝擊，集團旗下的安老院舍業務亦無可避免地受到影響。由於各地實施封城舉措，加上營運商採取防疫措施，進一步加大社交距離，並限制進入安老院舍設施，導致入住人數及家人探訪減少，錄得院舍設施入住率下降。鑑於美國是疫苗接種率較高的國家之一，且美國政府開始放鬆防疫限制，本集團相信情況將得到改善，民眾生活很快回復正常。本集團預期業務表現將會逐步好轉，亦會繼續物色在美國安老院舍設施的收購及出售機會。

隨著多國在疫苗接種計劃有所進展以配合經濟及城市重新開放，香港經濟復甦進程將極大取決於本地及全球邊境限制的放寬，本集團對香港經濟將於二零二一年下半年逐步好轉持審慎樂觀態度。

本人謹代表董事會，衷心感謝管理層及努力工作的員工在挑戰重重的一年為本集團作出寶貴的貢獻，並向堅定支持本集團的股東及業務夥伴致以謝意。

主席兼董事總經理  
郭海生

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

The Group's consolidated revenue was HK\$7,353 million (2020: HK\$6,381 million), representing an increase of 15% compared to the last financial year. Taking into account its share of revenue in the Group's associates and joint ventures, total segment revenue was HK\$9,850 million (2020: HK\$8,907 million), representing a year-on-year growth of 11%. The Group's profit for the year ended 31 March 2021 reported an increase of 21% from HK\$567 million to HK\$685 million. The increase in the Group profit was mainly contributed by the improvement of results in Construction and Engineering segment, pandemic relief and subsidies from governments and the Group's share in fair value increase from the revaluation of investment properties in the United States of America (the "US"). Profit attributable to the Company's shareholders for the year ended 31 March 2021 boosted to HK\$641 million (2020: HK\$533 million) and earnings per share to HK\$2.12 (2020: HK\$1.77).

### CONSTRUCTION AND ENGINEERING

The Construction and Engineering segment's revenue for the year ended 31 March 2021 recorded an increase of 12% to HK\$4,616 million (2020: HK\$4,105 million). The segment profit before finance cost, net, reported a significant increase of 47% from HK\$318 million to HK\$468 million. The increase in profit was mainly due to the increase in the contribution from the Group's associates and the improvements in the results of major divisions including the building construction division, aluminium windows and curtain walls division, and the civil engineering division.

Our building construction division, covering both the public and private sectors, reported encouraging results during the year under review. We have partnered with Beijing Urban Construction Group Co., Ltd. for the construction of the Third Runway Concourse and Apron Works at the Hong Kong International Airport (the "Third Runway Project"). This project is due for completion in the fourth quarter of 2024.

Furthermore, to keep abreast with market demands and the challenges faced by the construction industry, our building construction division has devoted resources in the research and development in the Design for Manufacturing and Assembly (DfMA) to improve construction efficiency. Modular Integrated Construction (MiC) construction method and the development of Hybrid-MiC (a combination of steel and concrete) are the technologies that support the DfMA concept. The MiC system has received "in-principle acceptance" from the Buildings Department and has been applied to certain building development projects in Hong Kong. We have also integrated such technologies in our projects including the Development of Purpose-Built Elderly Flats with MiC for Jat Min Chuen, Shatin, the first MiC project of the Hong Kong Housing Society, and used the Hybrid Modular Construction Method in the Prince Edward Road West residential development of the Group. Building Information Modelling (BIM) is also used in the Third Runway Project and various commercial and residential projects. The application of these technologies will help to improve workplace safety and increase productivities and efficiencies of our construction projects.

本集團的綜合收入為港幣73.53億元(二零二零年:港幣63.81億元),較上個財政年度上升15%。經計入其所佔本集團聯營公司及合營企業收入後,總分類收入為港幣98.50億元(二零二零年:港幣89.07億元),較上年同期增長11%。本集團截至二零二一年三月三十一日止年度的溢利由港幣5.67億元上升21%至港幣6.85億元。本集團溢利上升主要由於建築及機械工程分類業績改善、來自政府的疫情寬免及資助,以及本集團應佔於美利堅合眾國(「美國」)之投資物業重估產生的公允價值增加所致。截至二零二一年三月三十一日止年度的本公司股東應佔溢利提升至港幣6.41億元(二零二零年:港幣5.33億元),而每股盈利則提升至港幣2.12元(二零二零年:港幣1.77元)。

### 建築及機械工程

建築及機械工程分類截至二零二一年三月三十一日止年度錄得收入上升12%至港幣46.16億元(二零二零年:港幣41.05億元)。扣除財務費用前的分類溢利淨額則由港幣3.18億元顯著上升47%至港幣4.68億元。溢利上升主要由於本集團的聯營公司收入貢獻增加及主要部門(包括樓宇建築部門、鋁窗及幕牆部門以及土木工程部門)的業績改善所致。

本集團樓宇建築部門涵蓋公私營市場,於回顧年內錄得令人鼓舞的成績。本集團已與北京城建集團有限責任公司合作,承建香港國際機場的三跑道客運廊和停機坪工程(「三跑道項目」)。該項目預期於二零二四年第四季度竣工。

此外,為緊貼市場需求及應對建築業所面對的挑戰,本集團樓宇建築部門已投入資源研發可供製造及裝配的設計(DfMA),以提升建築效率。組裝合成建築法(MiC)及混合式MiC(鋼鐵及混凝土的組合)技術的開發旨在支援DfMA概念。MiC系統已獲屋宇署「原則上認可」,並於香港的若干樓宇開發項目中應用。本部門亦將有關技術融入項目中,包括沙田乙明邨採用MiC的長者房屋項目,此為香港房屋協會首個MiC項目,並於本集團的太子道西住宅發展採用混合式組裝建築法。三跑道項目及多個商業及住宅項目亦採用建築信息模擬(BIM)。該等技術的應用將有助改善工地安全以及提升集團旗下建築項目的生產力及效率。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

During the year under review, the electrical and mechanical engineering division experienced a drop in both revenue and profit. The COVID-19 precautionary measures implemented in Macau such as travel restriction, quarantine arrangement and the lockdown of the casinos have adversely affected the gaming, entertainment and hospitality industries which have been the major client sectors of the division in the last 10 years.

The aluminium windows and curtain walls division recorded encouraging results during the year under review due to contributions from some major projects in Hong Kong and Australia. Apart from this, we have implemented stringent cost control measures at the early stage of the pandemic which helped offset some of the upsurge of raw materials and freight costs.

The building supplies division recorded improved results during the year under review. With known good reputation and quality workmanship in the industry, we secured various installation contracts of water tanks and kitchen cabinets for private residential buildings. Like the aluminium windows and curtain walls division, cost control measures were also adopted to counter the increase in the cost of raw materials as a result of the pandemic.

The environmental engineering division reported a small profit during the year mainly due to the contribution from joint venture projects. With the Government committed to devoting resources in the development of infrastructure and public works, our division will continue to actively participate in the coming government tenders and also those of the private sector.

The overall performance of the lift and escalator division was good. We provide one-stop solutions in the design, supply, installation and maintenance of the lifts and escalators and are also the distributor of Toshiba lifts and escalators in Hong Kong, Macau, Singapore and Mainland China. Footprints of our lifts and escalators business are easily found in prestigious office buildings, hotels, high-rise residential and shopping complexes and we take pride in our dedication and adherence to the quality and safety of our lifts and escalators.

As at 31 March 2021, the total value of all outstanding construction and engineering contracts of the Group amounted to HK\$7,495 million. Major contracts include:

1. Construction of the extension of the operating theatre block for Tuen Mun Hospital, New Territories;
2. Construction of the superstructure work at Y.L.T.L. 532, Tung Tau Industrial area, Yuen Long, New Territories;
3. Construction of proposed church facilities, residential care home and senior hostel development at 17A & B Ventris Road, Happy Valley, Hong Kong;

於回顧年內，機電工程部門的收入及溢利均有所下滑。澳門實施的2019冠狀病毒病預防措施，例如旅遊限制、檢疫安排及關閉娛樂場，對博彩、娛樂及酒店行業造成不利影響，而該等行業於過去10年乃機電工程部門的主要客戶。

鋁窗及幕牆部門於回顧年內錄得令人鼓舞的成績，皆因香港及澳洲若干主要項目產生的收益貢獻。除此之外，本部門於疫情初段已執行嚴格的成本管控措施，以抵銷原材料及貨運成本上升的部份金額。

建材供應部門於回顧年內錄得業績上升。憑藉於行業內的良好口碑及優質工藝，本部門獲得各類私人住宅樓宇的水缸及廚櫃安裝合約。本部門如鋁窗及幕牆部門亦採取成本管控措施，以應對疫情引致的原材料成本上升。

環保工程部門於年內錄得微薄盈利，主要為合營企業項目帶來的收入貢獻。有見政府致力投入資源發展基礎設施及公共工程，環保工程部門將繼續積極競投政府及私營市場即將推出的招標項目。

升降機及電扶梯部門的整體表現良好。本部門提供升降機及電扶梯設計、供應、安裝及保養的一站式解決方案，同時為東芝升降機及電扶梯在香港、澳門、新加坡及中國內地的經銷商。本部門的升降機及電扶梯業務涵蓋高檔寫字樓、酒店、高層住宅及購物中心，並矢志提供優質安全的升降機及電扶梯。

於二零二一年三月三十一日，本集團之所有未完成建築及機械工程合約價值總額為港幣74.95億元。主要合約包括：

1. 承建新界屯門醫院手術室大樓之擴建工程；
2. 承建新界元朗市地段第532號元朗東頭工業區的上蓋結構工程；
3. 承建香港跑馬地雲地利道17A及B號之擬建教會設施、安老院舍及長者旅館發展項目；

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

4. Construction of subsidised sale flats development at Ko Shan Road, Hunghom, Kowloon;
  5. Upgrade of Kwun Tong Preliminary Treatment Works;
  6. Electrical works for Wynn, Macau;
  7. Design, supply and installation of kitchen cabinets for the proposed residential development at N.K.I.L. 6575, Kai Tak, Kowloon; and
  8. Design, supply and installation of curtain walls, windows, metal claddings, acoustic panels and glass balustrades for proposed residential development at No. 547 Castle Peak Road, Tuen Mun, New Territories.
4. 承建九龍紅磡高山道之資助出售房屋發展項目；
  5. 觀塘基本污水處理提升工程；
  6. 永利澳門的電力工程；
  7. 為九龍新九龍內地地段第6575號啟德的擬建住宅發展項目設計、供應及安裝廚櫃；及
  8. 為新界屯門青山公路547號的擬建住宅發展項目設計、供應及安裝幕牆、窗戶、金屬殼、隔音板及玻璃扶欄。

### PROPERTY INVESTMENT

The performance of the property letting business of this segment covering Hong Kong, Singapore and Mainland China experienced a slight decline during the year under review. Segment revenue recorded a decrease from HK\$142 million to HK\$139 million, representing a slight decline of 2%. Segment profit before finance cost, net, also dropped from HK\$220 million to HK\$111 million representing a 50% decline year-on-year. Decline in segment profit was mainly due to the absence of last year's one-off gain on disposal of an industrial property and the disposal of the residential and commercial property project located at Davis Street, Kennedy Town, Hong Kong.

### PROPERTY DEVELOPMENT AND OPERATIONS

During the year under review, the Property Development and Operations segment recorded a decrease both in revenue and profit before finance cost, net, by 32% from HK\$699 million to HK\$472 million and by 87% from HK\$315 million to HK\$40 million, respectively. The decline in segment revenue was caused by the decrease in the sales of the residential and commercial units of Phase I and Phase II of "Chevalier City" in Changchun. Decline in segment profit was mainly due to the absence of one-off disposal gain of a commercial property and the slowdown in the sales of residential and commercial units of "Chevalier City" in Changchun and residential units of "City Hub" in Hong Kong. During the year, sales promotion campaigns continued for the sale of the residential units in "City Hub", a project of a development right granted to a 50-50 joint venture of the Group by Urban Renewal Authority ("URA") for the redevelopment of the site located at Chi Kiang Street/Ha Heung Road, To Kwa Wan, Kowloon. "City Hub" is adjacent to To Kwa Wan MTR Station. With an excellent market response, over 98% of the total residential units have already been sold. The remaining residential units and commercial complex are expected to be sold in the coming year.

### 物業投資

該分類的物業出租業務涵蓋香港、新加坡及中國內地，該業務於回顧年內錄得輕微下降。分類收入由港幣1.42億元減少至港幣1.39億元，輕微減少2%。扣除財務費用前的分類溢利淨額亦由港幣2.20億元減少至港幣1.11億元，較去年同期減少50%。分類溢利減少主要由於缺少去年出售工廈物業及出售位於香港堅尼地城爹核士街的住宅及商用物業項目的一次性收益。

### 物業發展及營運

於回顧年內，物業發展及營運分類之扣除財務費用前的收入及溢利淨額均錄得下降，分別由港幣6.99億元減少32%至港幣4.72億元，及由港幣3.15億元減少87%至港幣4,000萬元。分類收入減少乃由於長春「香港城」一期及二期住宅及商用單位銷售減少所致。分類溢利減少主要由於缺少出售商用物業的一次性收益及於長春「香港城」住宅及商用單位以及香港「津匯」住宅單位銷售放緩所致。於年內，就「津匯」的住宅單位銷售繼續進行銷售促銷活動，此為一項於九龍土瓜灣浙江街／下鄉道的50-50合營企業之市區重建局（「市建局」）重建項目。「津匯」鄰近土瓜灣地鐵站。項目銷售的市場反應熱烈，住宅單位總數逾98%已售罄，預期餘下住宅單位及商場將於來年售出。

## MANAGEMENT DISCUSSION AND ANALYSIS

### 管理層討論及分析

The Group has unveiled “SABLIER” in October 2020, the first of a residential series branded “LE MOMENT”. “Sablier” is a URA redevelopment project located at 8 Fuk Chak Street, Tai Kok Tsui. Upon completion, it will provide 144 small to medium size residential units with residential gross floor area of about 55,000 square feet and commercial area of about 8,000 square feet. The project is scheduled for completion by end of 2021. Our property management division will provide quality management services to this luxury residential building upon completion.

Another new “LE MOMENT” project located at 292A-D Prince Edward Road West is undergoing construction of the superstructure work. This residential project is situated within a developed neighbourhood with comprehensive amenities which will provide easy access to a wide variety of leisure and shopping choices for residents. It falls within reach of some of Hong Kong’s most established schools. The project has a residential gross floor area of approximately 39,000 square feet.

The Group’s development project located at 5 Hang Lok Lane, Shatin is currently planned to be redeveloped into luxurious low-density residential development and is expected to be launched in 2024.

Phase III of “Chevalier City” in Changchun comprises of 10 residential blocks and will provide about 1,100 units with a gross floor area of approximately 100,000 square metres upon completion. The size of the residential units range from 36–125 square metres. “Chevalier City” is located in a developed community close to the Changchunxi Railway Station. Six residential blocks of Phase III of “Chevalier City” were launched for pre-sale in the market and over 70% have since been sold. Construction works of Phase III is expected to be completed in the third quarter of 2021 as scheduled.

The contribution of the cold storage and logistics business reported a steady income with positive growth in revenue and profit during the year. This business experienced various challenges including the disruption of the shipping lines schedules, reduction of the reefer transshipments via Hong Kong, and the disruption of production lines of frozen food supply chain from overseas for Hong Kong. In order to minimise chances of viral transmission from overseas, we have closely collaborated with the Food and Environment Hygiene Department and the Centre for Food Safety to impose additional hygiene measures to all reefer containers upon arrival for storage. The occupancy rate of the cold storage business maintained at a satisfactory level.

本集團於二零二零年十月推出「傲寓」，此為「LE MOMENT」品牌首個推出的住宅系列。「傲寓」為一項位於大角咀福澤街8號的市建局重建項目。於竣工後，該項目將提供144個中小型住宅單位，住宅總樓面面積約55,000平方呎及商用面積約8,000平方呎。該項目預計於二零二一年年底竣工。集團旗下物業管理部門將於竣工後為該豪華住宅樓宇提供優質管理服務。

另一個新「LE MOMENT」項目位於太子道西292A-D號，現正進行上蓋工程。該住宅項目位於已發展社區內，配套設施完備，住戶可輕鬆享有各種休閒設施及購物選擇，且鄰近香港若干知名的學校。該項目的住宅總樓面面積約39,000平方呎。

本集團位於沙田恆樂里5號的發展項目目前計劃重建為豪華低密度住宅發展項目，預計於二零二四年推出。

長春的「香港城」三期包括10幢住宅樓宇，於竣工後將提供約1,100個單位，總樓面面積約100,000平方米。住宅單位面積介乎36至125平方米。「香港城」位於鄰近長春西站的已發展社區。六幢「香港城」三期住宅樓宇已在市場推出預售，且已售出超過70%。第三期建築工程預計將於二零二一年第三季度如期竣工。

冷藏倉庫及物流業務錄得穩定收入貢獻，於年內收入及溢利均見增長。該業務經歷多重挑戰，包括船運航班中斷、經香港的凍櫃轉運減少及香港的海外冷凍食品供應鏈生產線中斷。為盡量減低海外病毒傳入風險，本部門與食物環境衛生署及食物安全中心緊密合作，對所有到港倉儲的凍櫃實施更嚴謹衛生措施。冷藏倉庫業務的租用率維持在理想水平。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### HEALTHCARE INVESTMENT

The performance of this segment recorded an increase in revenue by 12% from HK\$964 million to HK\$1,082 million. Such increase was mainly due to additional income derived from rendering care services to COVID-19 patients and related services in addition to the acquisition of a senior housing property during the year. Segment profit before finance cost, net, turned from a loss of HK\$105 million to a profit of HK\$158 million this year which was mainly due to an increase in revenue, and the favorability of revaluation of financial instruments and investment properties in a joint venture in this financial year.

During the year under review, the Group acquired a senior housing property located at Medford, Oregon, the US in May 2020 which provides 74-bed memory care facilities.

As at 31 March 2021, the Group owned 36 senior housing properties (including those classified as assets held-for-sale) across seven states in the US providing over 3,000 beds or units covering a wide spectrum of independent living, assisted living and memory care and skilled nursing services. The Group has interest in three medical office buildings located in New York, Pennsylvania and Rhode Island comprising a gross floor area of approximately 428,000 square feet. As life expectancy of the general population and costs of healthcare increase, the Group believes that demand for senior housing facilities and medical office buildings will continue to grow in the US.

Subsequent to the year-end, the terms of disposal of senior housing properties have been revised, comprising Autumn Village, Cedar Mountain, Edenton House, Windsor House and Williamston House in North Carolina, the US at US\$22.5 million (equivalent to approximately HK\$175.5 million) (subject to adjustments) and the deal is expected to close in the financial year 2021/22.

With our extensive experience in the healthcare business in the US, the Group has engaged in the development of a senior housing project in Happy Valley, Hong Kong namely "Ventria Residence". It will be a 22-storey building with built-in functional smart technology and a variety of leisure facilities. It is expected to be completed in 2023.

### 保健護理投資

該分類收入由港幣9.64億元增長12%至港幣10.82億元。該增長主要由於年內除收購一個安老院舍物業外，向2019冠狀病毒病患者提供護理服務及相關服務亦帶來額外收益。扣除財務費用前的分類溢利淨額於年內由虧損港幣1.05億元轉為本年度溢利港幣1.58億元，主要由於本財政年度收入增加及一間合營企業的財務工具及投資物業重估價值增加所致。

於回顧年內，本集團於二零二零年五月收購位於美國俄勒岡州梅德福的一個設有74張床位的失智護理設施的安老院舍物業。

於二零二一年三月三十一日，本集團於美國七個州擁有36個安老院舍物業(包括分類為持作出售資產的設施)，提供超過3,000個床位或單位，服務範圍廣泛，涵蓋自理起居、協助起居以及失智護理及專業護理等服務。本集團於三棟位於紐約、賓夕法尼亞及羅得島的醫療辦公室大樓(總樓面面積約428,000平方呎)持有權益。隨著人口壽命延長及保健護理費用增加，本集團相信美國安老院舍設施及醫療辦公室大樓的需求將繼續增長。

於年結日後，安老院舍物業的出售條款已作修訂，包括位於美國北卡羅來納州的 Autumn Village、Cedar Mountain、Edenton House、Windsor House及Williamston House，作價2,250萬美元(相當於約港幣1.755億元)(可予調整)，有關交易預期於二零二一/二二財政年度完成。

憑藉本集團於美國保健護理業務的豐富經驗，本集團參與位於香港跑馬地「曦雲居」的一個安老院舍發展項目。該項目將為一幢22層高樓宇，內置功能性智能技術，並提供各種休閒設施。該項目預計於二零二三年竣工。

### CAR DEALERSHIP

During the fiscal year, the revenue of this segment increased by 15% from HK\$2,303 million to HK\$2,652 million which was mainly due to the increase in the sales in Mainland China which in turn offset the decrease in Canada. The segment profit before finance cost, net, recorded an upsurge from HK\$3 million to HK\$13 million.

In 2020, Mainland China was the first economy to recover from the pandemic. In order to stimulate the automobile industry, the Ministry of Commerce launched new policies to boost the trade volume including the promotion of the sales of hybrid and new energy vehicles of an affordable pricing in rural areas and providing subsidies for automobile trade-ins. It is expected that automobile consumption will continue to rise in 2021.

To combat the COVID-19 pandemic in Canada, precautionary measures such as limiting all visits to the showrooms to by appointment only were introduced, and our car dealership's performance was inevitably affected. Nevertheless, the local government implemented measures to relieve pressure on the players in the automobiles industry.

### OTHERS

The segment revenue reported an increase of 28% from HK\$693 million to HK\$888 million during the year. Insurance business was the major revenue contributor to this segment. Segment profit before finance cost, net, recorded a turnaround result from a loss of HK\$5 million to a profit of HK\$99 million comparing to last year. The encouraging results were attributable to (i) an increase in fair value gain of securities investment which was reported at a loss last year; (ii) write-back of bad debt provisions in computer and information technology business; (iii) the improvement of our food and beverage investment by closing some unprofitable shops; and (iv) contribution from food trading business in the US and Canada.

During the year under review, the total gross premium written in the insurance business increased two-fold compared to last year. With the expansion in client base, particularly in the construction industry, the employees' compensation insurance premium continues to have positive contribution to its business. The Group always reviews and ensures its reinsurance programmes are sufficient in meeting with current and future potential risk exposure.

Our information and technology division have demonstrated an innovative integration of IT solutions and IoT (Internet of Things) technologies into intelligent living environment at its project at Science Park InnoCell. We will seize opportunities by joining with various IT partners to focus on delivering end-to-end networking and developing suitable software solutions.

### 汽車代理

於財政年內，該分類收入由港幣23.03億元增加15%至港幣26.52億元，主要由於中國內地汽車銷量增加，從而抵銷加拿大汽車銷量減少。扣除財務費用前的分類溢利淨額由港幣300萬元激增至港幣1,300萬元。

於二零二零年，中國內地經濟率先從疫情陰霾中恢復。為刺激汽車行業，商務部出台新政策以提升成交量，包括於鄉村優惠促銷混合動力及新能源汽車，並提供汽車以舊換新補貼。預期二零二一年汽車銷量將持續上升。

為抗衡在加拿大的2019冠狀病毒病疫情，本集團實施多項預防措施，諸如對陳列室進行限流，僅限預約者進入，因此旗下汽車代理業務的表現不可避免地受到影響。然而，當地政府已推出措施減輕汽車行業營運商面臨的壓力。

### 其他

分類收入於年內由港幣6.93億元增長28%至港幣8.88億元。保險業務貢獻為該分類的主要收入。扣除財務費用前的分類溢利淨額由去年的虧損港幣500萬元轉為溢利港幣9,900萬元。利好業績源於(i)證券投資的公允值收益增加，而去年則錄得虧損；(ii)電腦及資訊科技業務壞賬撥備撥回；(iii)透過關閉一些無盈利的店舖，餐飲投資表現得以改善；及(iv)美國及加拿大的食品貿易業務帶來收入貢獻。

於回顧年內，保險業務的保費總額較去年增長兩倍。隨著客戶群擴大，尤其是建築行業，僱員賠償保險保費繼續為其業務帶來收入貢獻。本集團持續檢討及確保其再保險計劃足以應對當前及日後的潛在風險。

資訊科技部門創新地將資訊科技解決方案及物聯網科技融入其於科學園InnoCell項目的智能生活環境。本部門將把握機會與資訊科技合作夥伴攜手，專注提供端到端網絡產品及開發適用軟件解決方案。



# FINANCIAL REVIEW

## 財務評述

### CONSOLIDATED INCOME STATEMENT

#### Revenue

Revenue of the Group increased from HK\$6,381 million in the year 2019/20 to HK\$7,353 million in the year 2020/21. The increase was mainly due to more revenue recognised from construction and installation contracts, sale of motor vehicles, insurance premium and senior hosing operations, offset by less revenue recognised from the sale of residential units in the property development in Changchun and Hong Kong.

#### Gross profit

Gross profit increased from HK\$844 million in the year 2019/20 to HK\$884 million in the year 2020/21 and gross profit margin slightly decreased from 13.2% to 12.0%.

#### Other income, net

Other income, net of HK\$195 million was recorded in the year 2020/21 (2019/20: HK\$46 million). The increase was mainly due to government grants of HK\$120 million was recognised and a turnaround gain on investments at fair value through profit or loss of HK\$16 million (2019/20: loss of HK\$32 million).

#### Other losses, net

Other losses, net of HK\$25 million were recorded in the year 2020/21 (2019/20: HK\$48 million). The decrease in losses was primarily due to a turnaround increase in fair value of investment properties by HK\$11 million (2019/20: decrease in fair value of investment properties by HK\$25 million) offset by the provision recognised for properties under development to net realisable value in Hong Kong of HK\$30 million.

#### Selling and distribution costs

Selling and distribution costs increased from HK\$148 million in the year 2019/20 to HK\$169 million in the year 2020/21. The increase was mainly due to more marketing expenses in the property development in Hong Kong.

#### Share of results of associates

The Group's share of results of associates increased from HK\$151 million in the year 2019/20 to HK\$240 million in the year 2020/21. The increase was mainly attributable to the associates in Mainland China and Hong Kong under lift and escalator business.

### 綜合收益表

#### 收入

本集團的收入由二零一九／二零年度港幣63.81億元增加至二零二零／二一年度港幣73.53億元。增加主要由於建築及安裝合約、銷售汽車、保險費及安老院舍業務確認的收入增加，被長春及香港物業發展銷售住宅單位確認的收入減少所抵銷。

#### 毛利

毛利由二零一九／二零年度港幣8.44億元增加至二零二零／二一年度港幣8.84億元，而毛利率由13.2%略減至12.0%。

#### 其他收入，淨額

於二零二零／二一年度錄得其他收入，淨額港幣1.95億元(二零一九／二零年度：港幣4,600萬元)。增加主要由於確認政府補助港幣1.20億元及按公允值列入損益處理之投資轉虧為盈，錄得收益港幣1,600萬元(二零一九／二零年度：虧損港幣3,200萬元)所致。

#### 其他虧損，淨額

於二零二零／二一年度錄得其他虧損，淨額港幣2,500萬元(二零一九／二零年度：港幣4,800萬元)。虧損減少主要由於投資物業之公允值由減少轉為增加港幣1,100萬元(二零一九／二零年度：投資物業之公允值減少港幣2,500萬元)，被香港已確認發展中物業撥備至可變現淨值港幣3,000萬元所抵銷。

#### 銷售及經銷成本

銷售及經銷成本由二零一九／二零年度港幣1.48億元增加至二零二零／二一年度港幣1.69億元。增加主要由於香港物業發展項目之市場推廣費增加所致。

#### 所佔聯營公司業績

本集團所佔聯營公司業績由二零一九／二零年度港幣1.51億元增加至二零二零／二一年度港幣2.40億元。增加主要歸因於中國內地和香港從事升降機及電扶梯業務之聯營公司。

### Share of results of joint ventures

The Group's share of results of joint ventures increased from HK\$1 million in the year 2019/20 to HK\$99 million in the year 2020/21. The increase was mainly attributable to the joint ventures in the US under the Healthcare Investment segment.

### Finance costs, net

Finance costs, net of HK\$53 million were recorded in the year 2020/21 (2019/20: HK\$53 million). Finance costs decreased by HK\$26 million to HK\$87 million (2019/20: HK\$113 million), while finance income decreased by HK\$26 million to HK\$34 million (2019/20: HK\$60 million), mainly due to decrease in interest rates and bank deposit.

### Taxation

Taxation of HK\$106 million in the year 2020/21 (2019/20: HK\$76 million) was derived from the current tax expenses of HK\$82 million (2019/20: HK\$97 million) and the deferred tax expenses of HK\$24 million (2019/20: deferred tax income of HK\$21 million). The increase was mainly arising from less deferred tax asset recognised in respect of tax losses by the Healthcare Investment segment.

### Profit attributable to shareholders of the Company

Profit attributable to shareholders of the Company of HK\$641 million was achieved in the year 2020/21 (2019/20: HK\$533 million). Excluding the aforementioned government grants of HK\$120 million in the year 2020/21, profit attributable to shareholders of the Company slightly decreased.

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### Investment properties

The carrying value of investment properties increased by HK\$229 million to HK\$3,661 million as at 31 March 2021 (2020: HK\$3,432 million) mainly due to increase in fair value and exchange gain.

### Property, plant and equipment

The carrying value of property, plant and equipment increased by HK\$220 million to HK\$3,254 million as at 31 March 2021 (2020: HK\$3,034 million) which mainly resulted from acquisition of a piece of land and a senior housing property and transfer of two senior housing properties from assets held-for-sale.

### 所佔合營企業業績

本集團所佔合營企業業績由二零一九／二零年度港幣100萬元增加至二零二零／二一年度港幣9,900萬元。增加主要歸因於保健護理投資分類之美國合營企業。

### 財務費用，淨額

於二零二零／二一年度錄得財務費用，淨額港幣5,300萬元(二零一九／二零年度：港幣5,300萬元)。財務費用減少港幣2,600萬元至港幣8,700萬元(二零一九／二零年度：港幣1.13億元)，而財務收入減少港幣2,600萬元至港幣3,400萬元(二零一九／二零年度：港幣6,000萬元)，主要由於利率下降及銀行存款減少。

### 稅項

於二零二零／二一年度之稅項港幣1.06億元(二零一九／二零年度：港幣7,600萬元)乃來自本年度稅項支出港幣8,200萬元(二零一九／二零年度：港幣9,700萬元)及遞延稅項支出港幣2,400萬元(二零一九／二零年度：遞延稅項收入港幣2,100萬元)。該增加主要來自保健護理投資分類之稅務虧損確認之遞延稅項資產減少。

### 本公司股東應佔溢利

於二零二零／二一年度，本公司股東應佔溢利港幣6.41億元(二零一九／二零年度：港幣5.33億元)。不計及上述於二零二零／二一年度之政府補助港幣1.20億元，本公司股東應佔溢利略微減少。

### 綜合財務狀況表

#### 投資物業

投資物業賬面值增加港幣2.29億元至二零二一年三月三十一日之港幣36.61億元(二零二零年：港幣34.32億元)，主要由於公允值及匯兌收益增加所致。

#### 物業、廠房及設備

物業、廠房及設備之賬面值增加港幣2.20億元至二零二一年三月三十一日之港幣32.54億元(二零二零年：港幣30.34億元)，主要由於收購一幅地塊及一間安老院舍物業以及兩間安老院舍物業轉撥自持作出售資產所致。

# FINANCIAL REVIEW

## 財務評述

### Goodwill

The carrying value of goodwill decreased to HK\$630 million as at 31 March 2021 (2020: HK\$644 million), mainly due to reallocation of goodwill associated with housing properties between the Healthcare Investment segment and assets held-for-sale.

### Interests in associates

Interests in associates consisted of interests in associates, including goodwill, of HK\$643 million (2020: HK\$496 million) and non-current portion of amount due from an associate of HK\$nil (2020: HK\$2 million).

### Interests in joint ventures

Interests in joint ventures consisted of interests in joint ventures, including goodwill, of HK\$867 million (2020: HK\$770 million) and non-current portion of amounts due from joint ventures of HK\$264 million (2020: HK\$264 million).

### Properties under development (under non-current and current assets)

Properties under development (under non-current and current assets) increased by HK\$318 million to HK\$2,642 million (2020: HK\$2,324 million) mainly representing the development costs incurred for properties development projects in Hong Kong and Mainland China totalling HK\$282 million and exchange gain of HK\$66 million (2020: loss of HK\$45 million) offset by provision recognised for properties under development to net realisable value in Hong Kong of HK\$30 million.

### Properties for sale

The decrease in properties for sale of HK\$9 million to HK\$258 million (2020: HK\$267 million) was mainly due to sale of property in Mainland China offset by exchange gain.

### Bank balances and cash

As at 31 March 2021, bank balances and cash decreased to HK\$2,782 million (2020: HK\$2,825 million), of which 76.4% (2020: 73.9%) of bank balances and cash were denominated in Hong Kong and US dollars while 17.9% (2020: 18.9%) were mainly denominated in Renminbi.

### 商譽

商譽賬面值減少至二零二一年三月三十一日之港幣6.30億元(二零二零年：港幣6.44億元)，主要由於與安老院舍物業相關的商譽在保健護理投資分類和持作出售資產之間重新分配所致。

### 聯營公司之權益

聯營公司之權益由聯營公司之權益(包括商譽)港幣6.43億元(二零二零年：港幣4.96億元)及應收一間聯營公司賬款之非流動部分港幣零元(二零二零年：港幣200萬元)組成。

### 合營企業之權益

合營企業之權益由合營企業之權益(包括商譽)港幣8.67億元(二零二零年：港幣7.70億元)及應收合營企業賬款之非流動部分港幣2.64億元(二零二零年：港幣2.64億元)組成。

### 發展中物業(列為非流動及流動資產)

發展中物業(列為非流動及流動資產)增加港幣3.18億元至港幣26.42億元(二零二零年：港幣23.24億元)，主要相當於為香港及中國內地物業發展項目產生之發展成本合共港幣2.82億元及匯兌收益港幣6,600萬元(二零二零年：虧損港幣4,500萬元)，被香港已確認發展中物業撥備至可變現淨值港幣3,000萬元所抵銷。

### 待售物業

待售物業減少港幣900萬元至港幣2.58億元(二零二零年：港幣2.67億元)，主要由於中國內地物業的銷售額被匯兌收益抵銷所致。

### 銀行結存及現金

於二零二一年三月三十一日，銀行結存及現金減少至港幣27.82億元(二零二零年：港幣28.25億元)，其中76.4%(二零二零年：73.9%)的銀行結存及現金以港幣及美元為單位，而17.9%(二零二零年：18.9%)主要以人民幣為單位。

#### Bank and other borrowings (under non-current and current liabilities)

Bank and other borrowings increased to HK\$3,499 million as at 31 March 2021 (2020: HK\$3,368 million) as a result of payment for acquiring a piece of land and a senior housing property offset by repayment of bank loan during the year. 60.1% and 34.3% of the balance as at 31 March 2021 (2020: 63.2% and 33.3%) were denominated in Hong Kong dollar and US dollar respectively.

The Group's bank and other borrowings due within one year increased from 26.3% as at 31 March 2020 to 44.8% as at 31 March 2021. The increase was mainly due to the Group did not fulfil certain required financial ratios associated with secured bank loans. Accordingly, the outstanding loan balances with a carrying amount of HK\$664 million (2020: HK\$nil) of which HK\$349 million (2020: HK\$nil) was reclassified from non-current liabilities to current liabilities as at 31 March 2021.

Majority of the borrowings in Hong Kong, the US and Mainland China carry floating interest rates, most of which are based on Hong Kong or London Interbank Offered Rates or the People's Bank of China Benchmark Loan Rate.

#### SHAREHOLDERS' EQUITY

As at 31 March 2021, the Group's net assets attributable to shareholders of the Company amounted to HK\$9,930 million, an increase of HK\$858 million when compared with 31 March 2020 of HK\$9,072 million. Such increase was mainly resulted from the profit attributable to shareholders of the Company of HK\$641 million and exchange difference on translation of operations of overseas subsidiaries, associates and joint ventures of HK\$344 million offset by dividend payment of HK\$145 million.

#### LEVERAGE RATIOS

The Group generally finances its operations with internally generated cash flow and credit facilities provided by its principal bankers in Hong Kong, Mainland China and the US.

As at 31 March 2021, of the Group's total debt which amounted to HK\$3,499 million (2020: HK\$3,368 million), secured debt of HK\$1,192 million (2020: HK\$1,120 million) was attributable to the senior housing business, of which HK\$1,114 million (2020: HK\$1,050 million) was without recourse to the Company.

#### 銀行及其他借款(列為非流動及流動負債)

於二零二一年三月三十一日，銀行及其他借款增加至港幣34.99億元(二零二零年：港幣33.68億元)，此乃由於年內收購一幅地塊及一間安老院舍物業的付款被償還銀行貸款抵銷所致。於二零二一年三月三十一日，銀行及其他借款的60.1%及34.3%(二零二零年：63.2%及33.3%)分別以港幣及美元計值。

本集團於一年內到期之銀行及其他借款由二零二零年三月三十一日的26.3%增加至二零二一年三月三十一日的44.8%。增加乃主要由於本集團未達成若干與有抵押銀行貸款相關的規定財務比率。因此，於二零二一年三月三十一日，未償還貸款結餘賬面值為港幣6.64億元(二零二零年：港幣零元)，其中港幣3.49億元(二零二零年：港幣零元)由非流動負債重新分類至流動負債。

大多數於香港、美國及中國內地之借款按浮動利率計息，其中大部分根據香港或倫敦銀行同業拆息或中國人民銀行之貸款基準利率計息。

#### 股東權益

於二零二一年三月三十一日，本公司股東應佔本集團的資產淨值為港幣99.30億元，較二零二零年三月三十一日的港幣90.72億元增加港幣8.58億元。該增加主要是由於本公司股東應佔溢利港幣6.41億元及換算海外附屬公司、聯營公司及合營企業之業務所產生之外匯兌換差額港幣3.44億元被派付股息港幣1.45億元抵銷所致。

#### 槓桿比率

本集團一般以內部產生之現金流量及其於香港、中國內地及美國的主要往來銀行提供之信貸融資撥付營運所需資金。

於二零二一年三月三十一日，本集團的總債務為港幣34.99億元(二零二零年：港幣33.68億元)，其中安老院舍業務有抵押的債務佔港幣11.92億元(二零二零年：港幣11.20億元)，當中港幣11.14億元(二零二零年：港幣10.50億元)無向本公司追索的權利。

## FINANCIAL REVIEW

### 財務評述

Analysis of the net debt is set out below:

淨債務之分析載列如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Unsecured:	無抵押：		
– other business	– 其他業務	<b>1,902,093</b>	1,678,060
		<b>1,902,093</b>	1,678,060
Secured:	有抵押：		
– senior housing business	– 安老院舍業務	<b>1,191,703</b>	1,120,087
– other business	– 其他業務	<b>405,028</b>	569,920
		<b>1,596,731</b>	1,690,007
Total debt	總債務	<b>3,498,824</b>	3,368,067
Bank balances and cash	銀行結存及現金	<b>(2,782,183)</b>	(2,824,666)
Net debt	淨債務	<b>716,641</b>	543,401

As at 31 March 2021, although the bank and other borrowings increased, total debt to equity ratio decreased to 33.1% (2020: 34.8%), which was expressed as a percentage of bank and other borrowings over the Group's net assets of HK\$10,569 million (2020: HK\$9,683 million). Net debt to equity ratio increased to 6.8% (2020: 5.6%), which was expressed as a percentage of net bank and other borrowings (representing total bank and other borrowings net of bank balances and cash) over the Group's net assets. Ratio of total debt to total assets of HK\$18,613 million (2020: HK\$17,039 million) decreased from 19.8% to 18.8% as at 31 March 2021.

於二零二一年三月三十一日，雖然銀行及其他借款增加，總債務與權益比率下降至33.1%（二零二零年：34.8%），此乃按銀行及其他借款與本集團資產淨值港幣105.69億元（二零二零年：港幣96.83億元）之百分比列示。淨債務與權益比率上升至6.8%（二零二零年：5.6%），此乃按銀行及其他借款淨額（即銀行及其他借款總額扣除銀行結存及現金）與本集團資產淨值之百分比列示。總債務與總資產港幣186.13億元（二零二零年：港幣170.39億元）之比率由19.8%減少至二零二一年三月三十一日的18.8%。

With the existing banking facilities and the recurrent cash generation from its operations, the Group has sufficient financial resources to meet the funding requirements for its ongoing operations as well as its future expansion.

憑藉現有之銀行信貸及經常性營運現金，本集團具備足夠之財務資源以應付日常營運及未來業務擴展之資金需求。

### TREASURY POLICIES

The Group adopts conservative treasury policies in cash and financial management. The Group's treasury activities are centralised in order to achieve better risk control and minimise cost of funds. Cash is generally placed in short-term deposits with majority denominated in Hong Kong dollar, Renminbi or US dollar. The Group's liquidity and financing requirements are frequently reviewed. In anticipating new investments or maturity of bank and other borrowings, the Group will consider new financing while maintaining an appropriate level of gearing.

### 庫務政策

本集團對現金及財務管理採取審慎之庫務政策。為達到更好的風險管理及降低資金成本，本集團中央處理庫務事宜。目前現金一般會存放為主要以港幣、人民幣或美元為單位之短期存款。本集團經常檢討其流動性及融資要求，並不時因應新投資項目或銀行及其他借款之還款期，在維持恰當的負債比率下，考慮新的融資安排。

## EXPOSURE TO FLUCTUATIONS IN EXCHANGE RATES AND INTEREST RATES

The major currencies used to operate the businesses are Hong Kong dollar, Renminbi and US dollar. As at 31 March 2021, the Group had arranged foreign currency forward contracts amounting to HK\$3 million (2020: HK\$19 million) to hedge part of its foreign currency risk from various foreign currencies used for business operations. The Group had no outstanding interest rate swap contract as at 31 March 2021 (2020: HK\$nil).

## CHARGE ON ASSETS

As at 31 March 2021, bank and other borrowings of HK\$1,597 million (2020: HK\$1,690 million) and other unutilised banking facilities were secured by charges on investment properties of HK\$275 million (2020: HK\$1,294 million), property, plant and equipment of HK\$1,344 million (2020: HK\$1,320 million), investments at fair value through profit or loss of HK\$35 million (2020: HK\$nil), properties under development of HK\$nil (2020: HK\$1,210 million), other non-current assets of HK\$17 million (2020: HK\$22 million), inventories of HK\$145 million (2020: HK\$30 million), debtors, contract assets, deposits and prepayments of HK\$103 million (2020: HK\$83 million) and deposits at bank of HK\$228 million (2020: HK\$50 million).

## CONTINGENT LIABILITIES

Details of the contingent liabilities are set out in note 41 to the consolidated financial statements.

## COMMITMENT

Details of the commitment are set out in note 42 to the consolidated financial statements. The commitment is to be financed by borrowings and internal funds.

## 外匯匯率及利率浮動之風險

業務營運所用之主要貨幣為港幣、人民幣和美元。於二零二一年三月三十一日，本集團已安排遠期外匯合約港幣300萬元（二零二零年：港幣1,900萬元），以對沖來自經營業務所用各類外幣所產生之部分外幣風險。於二零二一年三月三十一日，本集團並未持有未到期利率掉期合約（二零二零年：港幣零元）。

## 資產抵押

於二零二一年三月三十一日，銀行及其他借款港幣15.97億元（二零二零年：港幣16.90億元）及其他未動用銀行信貸均以投資物業港幣2.75億元（二零二零年：港幣12.94億元）、物業、廠房及設備港幣13.44億元（二零二零年：港幣13.20億元）、按公允值列入損益處理之投資港幣3,500萬元（二零二零年：港幣零元）、發展中物業港幣零元（二零二零年：港幣12.10億元）、其他非流動資產港幣1,700萬元（二零二零年：港幣2,200萬元）、存貨港幣1.45億元（二零二零年：港幣3,000萬元）、應收賬款、合約資產、存出按金及預付款項港幣1.03億元（二零二零年：港幣8,300萬元），以及銀行存款港幣2.28億元（二零二零年：港幣5,000萬元）之抵押作為擔保。

## 或然負債

或然負債之詳情載於綜合財務報表附註41。

## 承擔

承擔之詳情載於綜合財務報表附註42。承擔將通過借款及內部資金撥付。

## MANAGEMENT PROFILE

### 管理層簡介

**MR. KUOK HOI SANG** *M.H.*, Executive Director, Chairman and Managing Director, chairman of the Executive Committee and the Nomination Committee, a member of the Remuneration Committee, aged 71, joined Chevalier Group in 1972. He is also a director of certain companies of the Group. Mr. Kuok has extensive experience in business development and is responsible for the strategic planning and management of the operations of lift and escalator, building construction, building supplies, aluminium windows and curtain walls, electrical and mechanical engineering, civil engineering, property investment and development as well as investment projects of Chevalier Group. Mr. Kuok is the Chairman of Executive Board of The Hong Kong Real Property Federation, the Honorable Founding President of Registered Specialist Trade Contractors Federation, the President of The Lift and Escalator Contractors Association, the Chairman of the Hong Kong – China Branch of The International Association of Elevator Engineers, Vice President of The Hong Kong Federation of Electrical and Mechanical Contractors Limited and a Registered Lift and Escalator Engineer in Hong Kong.

Mr. Kuok has served on a number of the Boards and Committees of the Government of the HKSAR, including the Lift and Escalator Safety Advisory Committee as well as the Written Examination Committee of the Electrical and Mechanical Services Department for registration of lift engineers and escalator engineers. Mr. Kuok was awarded the Medal of Honour by the Government of the HKSAR in 2016 for his dedicated public service, particularly for his contributions to the development of the electrical and mechanical services industry. He was also a member of the Guangzhou Committee of the Chinese People's Political Consultative Conference from the 9th to 12th sessions and the Election Committee of the Chief Executive of the HKSAR.

**MR. TAM KWOK WING**, Executive Director, Deputy Managing Director and a member of the Executive Committee, aged 60, joined Chevalier Group in 1986. He is also a director of certain companies of the Group. Mr. Tam is responsible for the operations of cold storage and logistics; insurance services; property investment and development; property management; and travel agency businesses.

Mr. Tam holds a Bachelor Degree in Laws from Peking University of the People's Republic of China; a Master of Arts Degree from City University of Hong Kong; and a Postgraduate Diploma in Corporate Administration from the Hong Kong Polytechnic University. Mr. Tam is a Fellow Member of each of the Chartered Institute of Arbitrators; the Royal Institution of Chartered Surveyors; the Chartered Governance Institute in the UK; and the Hong Kong Institute of Chartered Secretaries. Mr. Tam is also a Chartered Member of the Chartered Institute of Housing.

郭海生先生 *M.H.*，執行董事，主席兼董事總經理，並為執行委員會及提名委員會主席、薪酬委員會成員，現年七十一歲，於一九七二年加入其士集團。彼亦為本集團若干公司之董事。郭先生對業務發展擁有豐富經驗，並負責其士集團升降機及電扶梯、樓宇建築、建材供應、鋁窗及幕牆、機電工程、土木工程、物業投資及發展及投資項目之策略性籌劃及營運管理。郭先生為香港房地產協會執行委員會主席、註冊專門行業承造商聯會創會榮譽會長、電梯業協會會長、國際電梯工程師協會香港—中國分會主席、香港機電工程商聯會副會長及香港註冊升降機及自動梯工程師。

郭先生為香港特區政府轄下之理事會及委員會擔任公職，包括機電工程署轄下之升降機及自動梯安全諮詢委員會，以及註冊成為升降機工程師及自動梯工程師之筆試委員會。郭先生於二零一六年獲香港特區政府頒授榮譽勳章以表揚彼積極參與公共服務，尤其致力推動機電業的發展。彼亦曾為中國人民政治協商會議廣州市委員會（由第九屆至第十二屆）及香港特區行政長官選舉委員會之委員。

譚國榮先生，執行董事，副董事總經理及執行委員會成員，現年六十歲，於一九八六年加入其士集團。彼亦為本集團若干公司之董事。譚先生負責管理冷藏倉庫及物流、保險服務、物業投資及發展、物業管理及旅遊代理業務。

譚先生持有中國北京大學法律學士學位、香港城市大學文學碩士學位及香港理工大學企業管理深造文憑。譚先生為英國特許仲裁學會、英國皇家特許測量師學會、英國特許公司治理公會，以及香港特許秘書公會之資深會士。譚先生亦是英國特許房屋經理學會特許會員。

## MANAGEMENT PROFILE

### 管理層簡介

At present, Mr. Tam is a Chairman of the General Insurance Council and a member of the Governing Committee in the Hong Kong Federation of Insurers. He also sits as a member on the Property Management Services Authority and the Advisory Committee on Water Supplies. In addition, he is a Past President of the Hong Kong Institute of Chartered Secretaries, and a Past President and Council Member of the Hong Kong Association of Property Management Companies.

Mr. Tam is appointed as the Honorary Vice Consul of the Kingdom of Bahrain to Hong Kong. He also serves as the Secretary General of the Hong Kong Bahrain Business Association. In China, Mr. Tam is appointed as a Standing Committee Member of the 13th Changchun Committee of the Chinese People's Political Consultative Conference.

**MR. HO CHUNG LEUNG**, Executive Director and a member of the Executive Committee, aged 71, joined Chevalier Group in 1985. He is also a director of certain companies of the Group. He is responsible for the internal audit of the Group. Mr. Ho is a fellow member of the Association of Chartered Certified Accountants in the UK and a member of the Hong Kong Institute of Certified Public Accountants.

**MR. MA CHI WING**, Executive Director and a member of the Executive Committee, aged 52, joined Chevalier Group in 1993. He is also a director of certain companies of the Group. He is responsible for the human resources and general administration of the Group. Mr. Ma has extensive experience in project management and is currently in charge of the healthcare investment, car dealership, hotel investment and trading businesses of the Group. Mr. Ma holds a Master Degree in Business Administration from The University of Warwick, U.K., a Bachelor Degree in International Business Studies from City University of Hong Kong, a Corporate Finance Certificate from UC Berkeley, the U.S., and a Professional Certificate in China Construction from Tsinghua University, Mainland China.

**MISS LILY CHOW**, Executive Director and a member of the Executive Committee, aged 58, joined Chevalier Group in 1990. She is also a director of certain companies of the Group. She is responsible for strategic planning and business development of the Group. Miss Chow holds a Bachelor of Arts degree from the University of British Columbia, Canada. Miss Chow is currently a Standing Committee member of the Ningbo Committee of the Chinese People's Political Consultative Conference. She is also a Honorary Chairman of Ladies' Committee of The Chinese General Chamber of Commerce, the Hong Kong non-voting member of the All China Women's Federation and a member of the board of Governors of Hong Kong Sinfonietta. Miss Chow is the daughter of the late Dr. Chow Yei Ching, Chairman Emeritus of the Company, and a sister of Mr. Chow Vee Tsung, Oscar, Non-Executive Director of the Company.

譚先生為現任香港保險業聯會之一般保險總會主席及管治委員會成員。彼亦出任物業管理業監管局成員及水務諮詢委員會委員。此外，彼亦為香港特許秘書公會之前會長及香港物業管理公司協會之前會長兼理事。

譚先生獲委任為中東巴林王國駐香港名譽副領事，亦兼任香港巴林商會總幹事。在中國內地，譚先生為中國人民政治協商會議長春市第十三屆委員會常務委員。

**何宗樑先生**，執行董事及執行委員會成員，現年七十一歲，於一九八五年加入其士集團。彼亦為本集團若干公司之董事。彼負責本集團之內部審核事務。何先生為英國特許公認會計師公會資深會員及香港會計師公會會員。

**馬志榮先生**，執行董事及執行委員會成員，現年五十二歲，於一九九三年加入其士集團。彼亦為本集團若干公司之董事。彼負責本集團之人力資源及行政事務。馬先生擁有廣泛的項目管理經驗，現時並負責本集團之保健護理投資、汽車代理、酒店投資及貿易等業務。馬先生持有英國華威大學工商管理碩士學位、香港城市大學國際商業學士學位、美國加州大學柏克萊分校企業財務證書及中國內地清華大學中國建築業務專業證書。

**周莉莉小姐**，執行董事及執行委員會成員，現年五十八歲，於一九九零年加入其士集團。彼亦為本集團若干公司之董事。彼負責本集團之策略性籌劃及業務發展。周小姐持有加拿大溫哥華哥倫比亞大學頒授文學士學位。周小姐現為中國人民政治協商會議寧波市委員會常務委員。彼亦為香港中華總商會婦女委員會榮譽主席、中華全國婦女聯合會之香港特邀代表及香港小交響樂團之監察委員會成員。周小姐為本公司已故榮譽主席周亦卿博士之千金及為本公司非執行董事周維正先生之姊。



## MANAGEMENT PROFILE

### 管理層簡介

**DR. KO CHAN GOCK, WILLIAM** *S.B.S., Ph.D.*, Non-Executive Director, aged 75, joined the Company in 2009. Dr. Ko graduated from The University of Hong Kong in 1968. He served in the Government of the HKSAR for more than 38 years, having worked in a wide range of departments including the Water Supplies Department, the Highways Department, the Civil Engineering and Development Department and the Works Branch. In 2001, he was appointed as the Director of Water Supplies. Dr. Ko retired from the civil service in January 2007.

**MR. CHOW VEE TSUNG, OSCAR**, Non-Executive Director, aged 47, joined Chevalier Group in 2000. He is also a director of certain companies of the Group. He holds a degree in Master of Engineering from The University of Oxford, UK and is currently a Vice Chairman of General Committee and Chamber Council of the Hong Kong General Chamber of Commerce, and a General Committee Member of The Chinese Manufacturers' Association of Hong Kong. Mr. Chow is the Honorary Consul of the Kingdom of Bahrain in Hong Kong and currently the Chairman of Hong Kong Bahrain Business Association. He is also a member of the Shanghai Committee of the Chinese People's Political Consultative Conference. Mr. Chow also a court member of The Hong Kong Polytechnic University. Mr. Chow is the son of the late Dr. Chow Yei Ching, Chairman Emeritus of the Company, and a brother of Miss Lily Chow, Executive Director of the Company.

**MR. YANG CHUEN LIANG, CHARLES** *B.B.S., J.P.*, Independent Non-Executive Director and chairman of the Audit Committee, a member of each of the Remuneration Committee and the Nomination Committee, aged 62, joined the Company in 2008. Mr. Yang obtained a Master Degree in Business Administration from Cass Business School London, UK in 1983 and is currently a sole proprietor at S. Y. Yang & Company, Practising firm of Accountants and member of the Institute of Chartered Accountants in England and Wales as well as the Hong Kong Institute of Certified Public Accountants. Mr. Yang holds directorship in various private companies. His community duties include the Director and Fourth Vice President & Admissions, Budgets & Allocations Committee Chairman and Vice Patron of the Community Chest, panel member of the Insurance Appeals Tribunal, an independent director of the Travel Industry Council of Hong Kong, member of Travel Industry Authority, member of Hospital Governing Committee of Yan Chai Hospital and member of the Council Committee of The Hong Kong Academy for Performing Arts. Mr. Yang was selected as "Outstanding Accountant Ambassador" by the Hong Kong Institute of Certified Public Accountants. He was appointed as Justices of the Peace by the Government of the HKSAR in 2004 and awarded the Bronze Bauhinia Star by the Government of the HKSAR in 2011.

**高贊覺博士** *S.B.S., Ph.D.*，非執行董事，現年七十五歲，於二零零九年加入本公司。高博士於一九六八年畢業於香港大學。彼曾服務於多個香港特區政府部門超過三十八年，包括水務署、路政署、土木工程拓展署及工務科。彼於二零零一年獲委任為水務署署長。高博士於二零零七年一月退任公務員。

**周維正先生**，非執行董事，現年四十七歲，於二零零零年加入其士集團。彼亦為本集團若干公司之董事。彼持有英國牛津大學工程碩士學位，現亦為香港總商會理事會及諮議會副主席，及香港中華廠商聯合會會董。周先生為巴林王國駐香港名譽領事及現任香港巴林商會會長。彼亦為中國人民政治協商會議上海市委員會委員。周先生亦為香港理工大學顧問委員會成員。周先生為本公司已故榮譽主席周亦卿博士之兒子及為本公司執行董事周莉莉小姐之弟。

**楊傳亮先生** *B.B.S., J.P.*，獨立非執行董事，並為審核委員會主席、薪酬委員會及提名委員會成員，現年六十二歲，於二零零八年加入本公司。楊先生於一九八三年於倫敦Cass Business School獲工商管理碩士學位，現為楊錫禹會計師行之獨資擁有人，並為英格蘭及威爾斯特許會計師公會及香港會計師公會會員。楊先生於多家私人公司出任董事。彼亦擔任多項公職事務，包括公益金董事會董事暨第四副會長兼入會，預算及分配委員會主席及名譽副會長、保險事務上訴審裁處上訴委員團、香港旅遊業議會之政府委任獨立理事、旅遊業監管局成員、仁濟醫院管治委員會成員及香港演藝學校校董會委員會之成員。楊先生曾獲選為香港會計師公會「傑出會計師大使」。彼於二零零四年獲香港特區政府委任為太平紳士，亦於二零一一年獲香港特區政府頒授銅紫荊星章。

**PROFESSOR POON CHUNG KWONG** *G.B.S., J.P., Ph.D., D.Sc.*, Independent Non-Executive Director and chairman of the Remuneration Committee, a member of each of the Audit Committee and Nomination Committee, aged 81, joined the Company in 2012. Professor Poon obtained a Bachelor of Science (Honours) degree from the University of Hong Kong, a Doctor of Philosophy degree and a Higher Doctor of Science degree from the University of London, UK. He was a postdoctoral fellow at the California Institute of Technology and University of Southern California, US. He also held the Honorary Degree of Doctor of Humanities from The Hong Kong Polytechnic University in 2009. Professor Poon is currently the chairman of Virya Foundation Limited (a registered non-profit charitable organisation). He is an Emeritus Professor and the President Emeritus of The Hong Kong Polytechnic University and had devoted 40 years of his life to advancing university education in Hong Kong before he retired in January 2009 from his 18-year presidency at The Hong Kong Polytechnic University. Professor Poon was appointed a non-official Justices of the Peace in 1989 and received the OBE award in 1991, the Gold Bauhinia Star award in 2002, and the “Leader of the Year Awards 2008 (Education)”. In addition, Professor Poon was appointed as a member of the Legislative Council (1985–1991) and a member of the National Committee of the Chinese People’s Political Consultative Conference (1998–2013).

Professor Poon is a non-executive director of Lee & Man Paper Manufacturing Limited, an independent non-executive director and member of corporate governance committee of Henderson Land Development Company Limited, and an independent non-executive director, member of board audit and risk committee, remuneration committee and nomination committee of The Hong Kong and China Gas Company Limited. All of those companies are public companies listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

**MR. IRONS SZE** *B.B.S., J.P.*, Independent Non-Executive Director and a member of the Audit Committee, aged 59, joined the Company in 2016. Mr. Sze graduated with a Bachelor’s degree in Science from University of Wisconsin-La Crosse, US in 1985. Mr. Sze has extensive experience in investment and corporate management. Mr. Sze is an independent non-executive director, member of the audit committee and remuneration committee of Continental Holdings Limited, an independent non-executive director, chairman of the nomination committee and member of the audit committee of ST International Holdings Company Limited, an independent non-executive director, chairman of the remuneration committee and member of the audit committee of Best Mart 360 Holdings Limited, and an independent non-executive director, chairman of nomination committee, and member of the audit committee and remuneration committee of Jianzhong Construction Development Limited. All of the above mentioned companies are listed on the Stock Exchange. Mr. Sze is also an executive director of a private company, Hang Tung Resources Holding Limited and holds directorship in various private companies.

潘宗光教授 *G.B.S., J.P., Ph.D., D.Sc.*，獨立非執行董事，並為薪酬委員會主席、審核委員會及提名委員會成員，現年八十一歲，於二零一二年加入本公司。潘教授早年考獲香港大學理學學士（榮譽）學位，英國倫敦大學哲學博士及高級理學博士，並在美國加州理工學院及南加州大學從事博士後研究。彼亦於二零零九年獲香港理工大學頒授榮譽人文博士學位。潘教授現為精進基金有限公司（註冊非牟利慈善組織）會長。彼為香港理工大學榮休教授及榮休校長，彼於二零零九年一月退休前，擔任香港理工大學校長之職達十八年，並在香港一直致力推動大學教育四十年。潘教授於一九八九年獲委任為非官守太平紳士、於一九九一年獲頒英國官佐勳章勳銜、於二零零二年獲香港特區政府頒授金紫荊星章及於二零零八年獲頒「傑出領袖獎（教育）」此外，潘教授曾於一九八五至一九九一年被委任為立法局議員，及於一九九八年至二零一三年擔任中國人民政治協商會議全國委員會委員。

潘教授現任理文造紙有限公司之非執行董事，恒基兆業地產有限公司之獨立非執行董事和企業管治委員會成員，及香港中華煤氣有限公司之獨立非執行董事、審核及風險委員會、薪酬委員會及提名委員會之成員。該等公司均為在香港聯合交易所有限公司（「聯交所」）主板上市之公眾公司。

施榮懷先生 *B.B.S., J.P.*，獨立非執行董事，並為審核委員會成員，現年五十九歲，於二零一六年加入本公司。施先生於一九八五年畢業於美國威斯康辛大學拉克羅斯分校，取得理學士學位。施先生於投資及企業管理方面擁有豐富經驗。施先生為恒和珠寶集團有限公司之獨立非執行董事、審核委員會及薪酬委員會成員，智紡國際控股有限公司之獨立非執行董事、提名委員會主席及審核委員會成員，優品360控股有限公司之獨立非執行董事、薪酬委員會主席及審核委員會成員，及建中建設發展有限公司之獨立非執行董事、提名委員會主席、及審核委員會和薪酬委員會之成員。上述公司均於聯交所上市。施先生亦為私人公司恒通資源集團有限公司之執行董事，並於多家私人公司出任董事。

## MANAGEMENT PROFILE

### 管理層簡介

Mr. Sze is a Deputy Director of the Population Resources and Environment Committee of the 13th National Committee of the Chinese People's Political Consultative Conference, an executive member of the Beijing Municipal Standing Committee of the Chinese People's Political Consultative Conference, the Permanent Honorary President of The Chinese Manufacturers' Association of Hong Kong, the Deputy Secretary General of the Hong Kong Coalition a Council member of the Hong Kong Repertory Theatre Limited, a member of Labour Advisory Board and a court member of The Hong Kong Polytechnic University. He was also elected as a member of Election Committee of the Chief Executive of the HKSAR in 2016. Mr. Sze was appointed as a Justices of the Peace and awarded the Bronze Bauhinia Star by the Government of the HKSAR in 2011 and 2015 respectively.

**MR. SUN LELAND LI HSUN**, Independent Non-Executive Director and a member of the Audit Committee, aged 59, joined the Company in 2019. Mr. Sun obtained his Master of Business Administration in 1986 from the UCLA Anderson School of Business. Mr. Sun is an independent non-executive director, a member of remuneration committee and nomination committee of Quanzhou Huixin Micro-credit Co., Ltd., which is a public company listed on the Main Board of the Stock Exchange. He is also an independent non-executive director, chairman of the Audit Committee and a member of Remuneration Committee of Mizuho Securities Asia Limited. Mr. Sun is the founder and chief executive officer of Pan Asian Mortgage Company Limited, an innovative non-banking financial services company specialising in residential mortgage financing in Hong Kong since 2001.

Mr. Sun is a Deputy Chairman of the General Committee and Chamber Council of the Hong Kong General Chamber of Commerce, a Chairman of the Nominating Committee of English Schools Foundation and a member of the Executive Committee and Honorary Treasurer of the Servicemen's Guides Association.

Mr. Sun was elected as a member of Election Committee of the Chief Executive of the HKSAR in 2017. He was also appointed by the Financial Secretary of the Government of the HKSAR as the first Chief Operating Officer of The Hong Kong Mortgage Corporation Limited in 1997. Previously, he was a Senior Managing Director of Bear Stearns Asia Limited and an Executive Director of Goldman Sachs (Asia) LLC. Mr. Sun was also the President of The American Club Hong Kong and member of the Executive Committee (Treasurer) and Board of Governors of the American Chamber of Commerce in Hong Kong.

施先生為中國人民政治協商會議第十三屆全國委員會人口資源環境委員會副主任、中國人民政治協商會議北京市委員會常務委員、香港中華廠商聯合會永遠名譽會長、香港再出發大聯盟副秘書長、香港話劇團理事會成員、勞工顧問委員會委員，及香港理工大學顧問委員會成員。彼亦於二零一六年獲選為香港特區行政長官選舉委員會委員。施先生分別於二零一一年及二零一五年獲香港特區政府委任為太平紳士及頒授銅紫荊星章。

**孫立勳先生**，獨立非執行董事，並為審核委員會成員，現年五十九歲，於二零一九年加入本公司。孫先生於一九八六年取得由加州大學洛杉磯分校的Anderson商學院頒授的工商管理碩士學位。孫先生現為泉州匯鑫小額貸款股份有限公司之獨立非執行董事、薪酬委員會和提名委員會之成員，該公司為一家在聯交所主板上市之公眾公司。彼亦為瑞穗證券亞洲有限公司之獨立非執行董事，審核委員會主席及薪酬委員會成員。孫先生為宏亞按揭證券有限公司的創辦人及行政總裁，該公司為創新非銀行金融服務公司，自二零零一年起專門從事香港住宅按揭融資業務。

孫先生現為香港總商會理事會及諮議會常務副主席、英基學校協會提名委員會主席及軍人輔導會的執行委員會成員及榮譽司庫。

孫先生於二零一七年獲選為香港特區行政長官選舉委員會委員。彼亦於一九九七年獲香港特區政府財政司司長委任為香港按揭證券有限公司首位行政總監。此前，他曾擔任貝爾斯登亞洲有限公司高級董事總經理及高盛(亞洲)有限責任公司之執行董事。孫先生亦曾為香港美國會主席及香港美國商會執行委員會(司庫)及理事會成員。

# SCHEDULE OF MAJOR PROPERTIES

## 主要物業表

Particulars of major properties held by the Group as at the date of this report are as follows:

本集團於本報告日期之主要物業詳列如下：

### (I) HELD AS INVESTMENT PROPERTIES/PROPERTIES FOR OWN USE

### (II) 持作投資物業／自用物業

Location 地點	Usage 用途	Approximate gross floor area* 樓面面積約數* sq. ft. 平方呎	Lease term 契約年期	The Group's interest 本集團所佔權益 %
<b>Hong Kong 香港</b>				
Units 1011 to 1019 on 10th Floor, 19th to 23rd Floors and one-third interest in 201 car parking spaces of Chevalier Commercial Centre, 8 Wang Hoi Road, Kowloon Bay 九龍灣宏開道八號其士商業中心十樓一零一一至一零一九室、十九至二十三樓及佔三分之一權益之201個停車位	Office premise and carpark 辦公室及停車場	174,600	Medium 中期	100
Chevalier Warehouse Building, 3 On Fuk Street, On Lok Tsuen, Fanling 粉嶺安樂邨安福街三號其士貨倉大廈	Industrial 工業	118,300	Medium 中期	100
29-33 Tsing Yi Road, Tsing Yi 青衣青衣路二十九至三十三號	Industrial 工業	253,500	Medium 中期	87.5
8 Kwai Hei Street, Kwai Chung 葵涌葵喜街八號	Cold storage warehouse 冷藏倉庫	380,000	Medium 中期	75
124-130 Kwok Shui Road and 79-85 Yau Ma Hom Road, Kwai Chung 葵涌國瑞路一百二十四至一百三十號及油麻地路七十九至八十五號	Cold storage warehouse 冷藏倉庫	427,500	Medium 中期	75
No. 20, Shek O Road 石澳道二十號	Residential 住宅	5,300	Long 長期	100
<b>Mainland China 中國內地</b>				
Chevalier Place, 168 An Fu Road, Xuhui District, Shanghai 上海市徐匯區安福路一百六十八號亦園	Residential, shop and carpark 住宅、商舖及停車場	142,600	Medium 中期	80
Units 3-9 of 18th Floor, Dongshan Plaza, 69 Xianlie Zhong Road, Guangzhou 廣州市先烈中路六十九號東山廣場十八樓三至九室	Office premise 辦公室	13,000	Medium 中期	100
<b>Singapore 新加坡</b>				
Chevalier House, 23 Genting Road, Singapore 349481	Industrial 工業	106,500	Freehold 永久業權	100
The Blue Building, 10 Genting Road, Singapore 349473	Industrial 工業	16,900	Freehold 永久業權	100

## SCHEDULE OF MAJOR PROPERTIES

### 主要物業表

#### (I) HELD AS INVESTMENT PROPERTIES/PROPERTIES FOR OWN USE (CONTINUED) (I) 持作投資物業／自用物業(續)

Location 地點	Usage 用途	Approximate gross floor area* 樓面面積約數* sq. ft. 平方呎	Lease term 契約年期	The Group's interest 本集團所佔權益 %
<b>US 美國</b>				
430 East Grand Avenue, South San Francisco, CA 94080	Industrial/Warehouse 工業／倉庫	37,000	Freehold 永久業權	100
13258 Nelson Avenue, City of Industry, Los Angeles, CA 91746	Industrial/Warehouse 工業／倉庫	31,400	Freehold 永久業權	100
4510 Duraleigh Road, Raleigh, NC 27612	Senior Housing 安老院舍	52,700	Freehold 永久業權	98.6
213 Forest Trail, Clinton, NC 28328	Senior Housing 安老院舍	25,700	Freehold 永久業權	98.6
3060 SE Stark Street, Portland, OR 97214	Senior Housing 安老院舍	150,500	Freehold 永久業權	100
10 Sugar Loaf Road, Brevard, NC 28712	Senior Housing 安老院舍	16,200	Freehold 永久業權	98.6
1930 Woodhaven Drive, Albemarle, NC 28001	Senior Housing 安老院舍	26,900	Freehold 永久業權	98.6
2560 Willard Road, Winston-Salem, NC 27107	Senior Housing 安老院舍	32,100	Freehold 永久業權	98.6
37501 Joy Road, Westland, Wayne County, MI 48185	Senior Housing 安老院舍	122,700	Freehold 永久業權	100
6031 Cheyenne Avenue, Las Vegas, NV 89108	Senior Housing 安老院舍	109,100	Freehold 永久業權	100
<b>Canada 加拿大</b>				
838 Hamilton Street, Vancouver, B.C., V6B 6A2	Hotel 酒店	66,000	Freehold 永久業權	100
4334-4340 Kingston Road, Ontario, M1E 2M8	Office and workshop for automobile dealership 用作汽車經銷之辦公室 及工場	20,200	Freehold 永久業權	100
14535-14583 Yonge Street, Aurora, Ontario, L4G 6L1	Office and workshop for automobile dealership 用作汽車經銷之辦公室 及工場	25,000	Freehold 永久業權	100
<b>Thailand 泰國</b>				
Chevalier House, 540 Bamrungmuang Road, Debsirin Sub-district, Pomprab District, Bangkok Metropolis	Office premise and showroom 辦公室及陳列室	21,300	Freehold 永久業權	100

## SCHEDULE OF MAJOR PROPERTIES 主要物業表

### (II) PROPERTIES FOR SALE

### (III) 待售物業

Location 地點	Approximate gross floor area* 樓面面積約數* sq. ft. 平方呎	Lease term 契約年期	The Group's interest 本集團所佔權益 %
<b>Hong Kong 香港</b>			
Units 1601-1603 on 16th Floor, Chevalier House, 45-51 Chatham Road South, Tsim Sha Tsui 尖沙咀漆咸道南四十五至五十一號其士大廈十六樓 一六零一至一六零三室	3,800	Medium 中期	100
<b>Mainland China 中國內地</b>			
Phase I of Chevalier City – 240 apartment units and 100 shop units, Luyuan District, Changchun 長春市綠園區香港城1期240個公寓單位及100個商舖單位	470,800	Medium 中期	96
Phase II of Chevalier City – 2 residential units and 10 shop units, Luyuan District, Changchun 長春市綠園區香港城2期2個住宅單位及10個商舖單位	24,800	Medium 中期	96
My Villa – 6 villas and 6 shop units, Huairou District, Beijing 北京市懷柔區歐郡6個別墅及6個商舖單位	132,100	Medium 中期	44

### (III) PROPERTIES UNDER DEVELOPMENT

### (III) 發展中物業

Location 地點	Stage of completion 完工進度	Expected date of completion 預計完工日期	Major usage 主要用途	Approximate site area 地盤土地 面積約數 sq. ft. 平方呎	Estimated gross floor area after completion* 完成後估計 樓面面積* sq. ft. 平方呎	The Group's interest 本集團所佔權益 %
<b>Hong Kong 香港</b>						
URA project at Fuk Chak Street/Li Tak Street, Tai Kok Tsui, Kowloon 九龍大角咀福澤街/利得街的 市建局項目	In progress 工程進行中	2021 二零二一年	Residential and commercial 住宅及商用	8,300	61,800	100
Nos. 292A-D Prince Edward Road West, Homantin, Kowloon 九龍何文田太子道西292A-D號	In progress 工程進行中	2022 二零二二年	Residential 住宅	7,800	39,200	100
No.5 Hang Lok Lane, Shatin 沙田恆樂里第五號	In progress 工程進行中	2024 二零二四年	Residential 住宅	47,900	52,700	100
<b>Mainland China 中國內地</b>						
Luyuan District, Changchun 長春市綠園區	In progress 工程進行中	2021 to 2027 二零二一年至 二零二七年	Residential and commercial 住宅及商用	1,921,000	4,607,000	96

\* Excluding carparks

\* 不包括停車場

+ Excluding the floor areas of basements, carparks, public amenities and resettlement buildings

+ 不包括地下室、停車場、公建配套及回遷建築之樓面面積

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

The Board is committed to maintaining a high standard of corporate governance practices and business ethics in the firm belief that they are essential for maintaining and promoting investors' confidence and maximising shareholders' returns. The Board reviews its corporate governance practices from time to time in order to meet the rising expectations of stakeholders, comply with regulatory requirements, and to fulfil its commitment to excellence in corporate governance.

The Code on Corporate Governance Code (the "CG Code") as set out in Appendix 14 of the Rules Governing the Listing of Securities (the "Listing Rules") on the Stock Exchange sets out two levels of corporate governance code, namely code provisions that a listed company must comply with or explain its non-compliance, and recommended best practices that a listed company is encouraged to comply with but need not disclose in the case of non-compliance. The Company is in compliance with the code provisions of the CG Code except for the following deviations:

Code Provision A.2.1 stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same person. The Chairman is responsible for overseeing the Board while the Managing Director is responsible for managing the Group's businesses. Mr. Kuok Hoi Sang serves as both the Chairman and Managing Director of the Company. The Board believes that with Mr. Kuok's comprehensive knowledge in the history of various business segments, and his extensive experience in the operation of the Group, vesting the roles of both Chairman and Managing Director in Mr. Kuok provides the Company with strong and consistent leadership and facilitates the implementation and execution of the Group's business strategies which is in the best interest of the Company.

Code Provision A.4.1 stipulates that Non-Executive Directors should be appointed for a specific term and subject to re-election. All the Non-Executive Directors of the Company are not appointed for a specific term but are instead subject to retirement by rotation and re-election at annual general meetings of the Company in accordance with the Company's Bye-Laws.

## BOARD OF DIRECTORS

The Board is charged with providing effective and responsible leadership for the Company. The Directors, individually and collectively, must act in good faith and in the best interests of the Company and its shareholders. The Board sets the Group's overall objectives and strategies, monitors and evaluates its operating and financial performance and reviews the corporate governance standard of the Company. It also decides on matters such as annual and interim results, notifiable transactions, director appointments or re-appointments, and dividend and accounting policies. Management profile of the Company as at the date of this report is set out on pages 22 to 26.

董事會致力維持高水平的企業管治常規及商業道德標準的承諾，並堅信此對於維持及提高投資者的信心和增加股東的回報至為重要。為了達到與持份者對企業管治常規水平不斷提升的期望和符合法規要求，以及實踐董事會對堅守優越企業管治的承諾，董事會不時檢討企業管治常規。

聯交所證券上市規則(「上市規則」)附錄十四所載《企業管治守則》(「企業管治守則」)訂明兩個層次的企業管治守則，包括：守則條文—上市公司必須遵守，或對任何偏離守則條文的情況作出解釋；及建議最佳常規—鼓勵上市公司加以遵守但毋需披露偏離常規的情況。本公司已遵守企業管治守則中的守則條文，唯以下之守則條文除外：

第A.2.1之條文規定主席及行政總裁之角色應有區分，且不應由一人同時兼任。主席負責監督董事會職能運作，董事總經理則負責管理本集團的業務。郭海生先生身兼本公司主席及董事總經理的職位。董事會認為，郭先生憑藉於過往對各項業務分類有全面的認識，及其豐富的經驗有助本集團業務營運，由郭先生同時擔任主席及董事總經理的職位將為本公司提供強大而貫徹的領導，有利於本集團業務策略的實施及執行，符合本公司的最佳利益。

第A.4.1之條文規定非執行董事的委任應有指定任期，並須接受重新選舉。本公司所有非執行董事均沒有指定任期，唯須根據本公司細則於本公司股東週年大會上輪值告退，並膺選連任。

## 董事會

董事會肩負向本公司提供有效率和負責任的領導。各董事，無論個別地及共同地，都必須真誠及以本公司及其股東的最佳利益為前提行事。董事會訂立本集團之整體目標和策略、監管和評估本集團在營運與財務上之表現並檢討本公司之企業管治水平。董事會亦須決定各項公司事宜，其中包括全年及中期業績、須予公佈的交易、董事聘任或續聘、及股息分派與會計政策。於本報告之日，本公司管理層簡介載於第22頁至26頁。

## BOARD OF DIRECTORS (CONTINUED)

The Board comprises five Executive Directors, two Non-Executive Directors and four Independent Non-Executive Directors. The Board met four times during the year under review. The attendance of Directors at the Board Meetings, the Board Committees Meetings and General Meeting is set out in the table below:

## 董事會(續)

董事會由五名執行董事、兩名非執行董事及四名獨立非執行董事組成。董事會於回顧年內共舉行了四次會議，各董事在董事會會議、董事委員會會議及股東大會的出席率如下：

Directors 董事	Meetings Attended/Held 會議出席／舉行次數				
	Board 董事會	Audit Committee 審核委員會	Remuneration Committee 薪酬委員會	Nomination Committee 提名委員會	General Meeting 股東大會
<b>Executive Directors</b> <b>執行董事</b>					
Mr. Kuok Hoi Sang (Chairman and Managing Director) 郭海生先生(主席兼董事總經理)	4/4	-	1/1	1/1	1/1
Mr. Tam Kwok Wing (Deputy Managing Director) 譚國榮先生(副董事總經理)	4/4	-	-	-	1/1
Mr. Ho Chung Leung 何宗樑先生	4/4	-	-	-	1/1
Mr. Ma Chi Wing 馬志榮先生	4/4	-	-	-	1/1
Miss Lily Chow 周莉莉小姐	4/4	-	-	-	1/1
<b>Non-Executive Directors</b> <b>非執行董事</b>					
Dr. Ko Chan Gock, William 高贊覺博士	4/4	-	-	-	1/1
Mr. Chow Vee Tsung, Oscar 周維正先生	4/4	-	-	-	1/1
<b>Independent Non-Executive Directors</b> <b>獨立非執行董事</b>					
Mr. Yang Chuen Liang, Charles 楊傳亮先生	4/4	3/3	1/1	1/1	1/1
Professor Poon Chung Kwong 潘宗光教授	4/4	3/3	1/1	1/1	1/1
Mr. Irons Sze 施榮懷先生	4/4	1/3	-	-	1/1
Mr. Sun Leland Li Hsun 孫立勳先生	4/4	3/3	-	-	1/1

The Board members have no financial, business, family or other material/relevant relationships with each other except that Mr. Chow Vee Tsung, Oscar, Non-Executive Director of the Company is a brother of Miss Lily Chow, an Executive Director of the Company.

除周維正先生(本公司之非執行董事)為周莉莉小姐(本公司之執行董事)之胞弟外，各董事會成員之間概無財務、業務、親屬或其他重大／相關的關係。

Throughout the year ended 31 March 2021, the Company met at all times the requirements of the Listing Rules to have at least three Independent Non-Executive Directors or representing at least one-third of the Board and with at least one Independent Non-Executive Director possessing appropriate accounting and financial management expertise and professional qualifications.

於截至二零二一年三月三十一日止年度，本公司一直遵守上市規則內訂明上市公司須至少設有三名獨立非執行董事或至少佔董事會人數三分之一，且其中至少一名獨立非執行董事須具備會計及財務方面的適當管理專長及專業資格之規定。



# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### BOARD OF DIRECTORS (CONTINUED)

The Company received from its Independent Non-Executive Directors annual confirmation of independence in accordance with Rule 3.13 of the Listing Rules. The Board assessed their independence and concluded that all the Independent Non-Executive Directors are independent.

Pursuant to Code Provision A.6.5, all directors should participate in continuous professional development to refresh their knowledge and skills to ensure that their contribution to the Board remains informed and relevant. The Company also provides reading materials and updates to the Directors on the latest developments and changes to the Listing Rules, applicable laws and regulations relating to directors' duties and responsibilities.

During the year under review, the Company arranged a seminar for the Directors on matters relating to Environmental, Social and Governance Reporting. All Directors received the training materials after the seminar. Directors' training is an ongoing process and all Directors are encouraged to attend relevant training courses at the Company's expenses. Directors are requested to provide records of training they received to the Company Secretary of the Company for records.

### APPOINTMENT AND RE-ELECTION OF DIRECTORS

The Board shall have power to appoint any person as a director either to fill a vacancy or for expansion of the Board. The Company has set up a Nomination Committee for formulating nomination policy for consideration by the Board and making recommendations to the Board on the selection, appointment and re-appointment of directors. All candidates must also meet the standards as set forth in Rules 3.08 and 3.09 of the Listing Rules. A candidate who is to be appointed as an Independent Non-Executive Director should also meet the independence criteria set out in Rule 3.13 of the Listing Rules.

In accordance with the Bye-Laws of the Company, all Directors are subject to retirement by rotation and re-election at annual general meetings of the Company. New directors appointed by the Board during the year are required to retire and submit themselves for re-election at the annual general meeting or general meeting immediately following their appointments. Further, at each annual general meeting, one-third of the Directors, or, if their number is not a multiple of three, then the number nearest to but not less than one-third are required to retire from office by rotation and no later than the third annual general meeting since the last re-election or appointment of such Director.

Mr. Kuok Hoi Sang, Mr. Ho Chung Leung, Miss Lily Chow and Dr. Ko Chan Gock, William shall retire from office at the forthcoming annual general meeting of the Company to be held on Monday, 23 August 2021 (the "AGM") in accordance with the Company's Bye-Laws. Dr. Ko Chan Gock, William, has decided not to stand for re-election and accordingly will retire as a Non-Executive Director of the Company after the conclusion of the AGM. Save for Dr. Ko, the other retiring Directors, being eligible, shall offer themselves for re-election at the AGM.

### 董事會(續)

本公司接獲獨立非執行董事根據上市規則第3.13條發出之年度獨立性確認書。董事會評估彼等之獨立性，並確定全體獨立非執行董事均屬獨立人士。

根據第A.6.5之條文，所有董事應參加持續專業發展以更新其知識及技能以確保彼等能向董事會作出知情及恰當之貢獻。本公司亦向董事提供閱讀材料並向彼等提供有關上市規則、董事職責及責任相關適用法律及法規的最新發展及最新變動之資訊。

於回顧年內，本公司為董事提供有關環境、社會及管治報告的研討班。全體董事均已取得研討班的資料。董事培訓將持續舉行並鼓勵所有董事參加相關培訓課程，費用由本公司支付。董事須向本公司之公司秘書提供其接受培訓的記錄以供存檔。

### 董事之委任及重選

董事會有權委任任何人士為董事以填補空缺或增加董事會人數。本公司設立提名委員會負責制定提名政策給予董事會作考慮以及就董事挑選、委任及續聘向董事會提出建議。所有候選人均須符合上市規則第3.08及3.09條之要求，而在委任獨立非執行董事時，候選人亦必須符合上市規則第3.13條所載指引之獨立性。

根據本公司細則，所有董事須於本公司之股東週年大會上輪值告退並膺選連任。於年內獲董事會委任之新董事亦須在獲委任後之首屆股東週年大會或股東大會上退任，並可膺選連任。再者，於每屆股東週年大會上須有三分之一(如董事退任人數不是三的倍數)或最接近但不少於三分之一的董事退任，而每位董事均須在其上次當選或重選後不超過三屆之股東週年大會上退任。

根據本公司細則，郭海生先生、何宗樑先生、周莉莉小姐及高贊覺博士須於即將於二零二一年八月二十三日(星期一)召開之本公司股東週年大會(「股東週年大會」)上告退。高贊覺博士已決定不膺選連任，因此彼將於股東週年大會完結時退任非執行董事的職務。除高博士外，其他退任董事願於股東週年大會上膺選連任。

## AUDIT COMMITTEE

Written terms of reference, which describe the authority and duties of the Audit Committee, have been adopted and posted on the websites of the Company and the Stock Exchange, and are regularly reviewed and updated by the Board. Mr. Yang Chuen Liang, Charles, Independent Non-Executive Director, is the chairman of the committee. He has extensive experience in financial reporting and controls. Other members include the remaining Independent Non-Executive Directors, namely Professor Poon Chung Kwong, Mr. Irons Sze and Mr. Sun Leland Li Hsun. The Audit Committee is responsible for, among others, reviewing the nature and scope of audit performed by external auditors and their appointments, reviewing the Group's financial information and overseeing the Group's financial reporting system, risk management and internal control systems, and reviewing and monitoring the effectiveness of the internal audit function. It is also responsible for reviewing the interim and final results of the Group prior to recommending them to the Board for approval.

The Audit Committee held three meetings during the year ended 31 March 2021. At the meetings, they reviewed the connected transactions (if any), last year's final results and accounts for the year ended 31 March 2020, the interim results and financial statements for the six months ended 30 September 2020 and reviewed with management the accounting policies and practices adopted by the Group and discussed the auditing, financial reporting, risk management and internal control systems of the Group. The final results and financial statements for the year ended 31 March 2021 were reviewed by the Audit Committee in the meeting held on 22 June 2021. They also reviewed and approved the engagement of external auditors for providing non-audit services, the remuneration in respect of audit and non-audit services provided by external auditors, risk management and internal control systems and the effectiveness of the internal audit function.

## REMUNERATION COMMITTEE

Written terms of reference, which describe the authority and duties of the Remuneration Committee, have been adopted and posted on the websites of the Company and the Stock Exchange, and are regularly reviewed and updated by the Board. The Remuneration Committee currently comprises two Independent Non-Executive Directors, namely Professor Poon Chung Kwong (chairman of the committee) and Mr. Yang Chuen Liang, Charles, and one Executive Director, namely Mr. Kuok Hoi Sang. The Remuneration Committee is responsible for making recommendations to the Board based on the Company's policy and structure on the remuneration for all Directors of the Company, and on the establishment of a formal and transparent procedure for developing remuneration policy for approval by the Board. The Remuneration Committee has adopted the operation model where it has the responsibility, powers and discretion to determine, with delegated responsibility, the remuneration packages of individual Executive Directors of the Company.

## 審核委員會

本公司採納的書面職權範圍列明審核委員會的職權，並已載於本公司及聯交所網站，而董事會亦會定期審議及更新。獨立非執行董事楊傳亮先生為該委員會之主席。彼於處理財務報告及監控方面具資深經驗。其他成員包括其餘獨立非執行董事潘宗光教授、施榮懷先生及孫立勳先生。審核委員會負責(其中包括)審議外聘核數師進行審核的性質和範圍及其委任、審閱本集團之財務資料及監察本集團之財務報告系統、風險管理及內部監控系統，以及監管內部審核職能的有效性。該委員會並負責審閱本集團中期及末期業績後予董事會批核。

審核委員會於截至二零二一年三月三十一日止年度內共舉行了三次會議，並於會上審閱關連交易(如有)、截至二零二零年三月三十一日止年度的去年末期業績及賬目、截至二零二零年九月三十日止六個月的中期業績及財務報表、與管理層審閱本集團所採納的會計政策及實務及討論本集團之核數、財務報告、風險管理及內部監控系統等事宜。截至二零二一年三月三十一日止年度之末期業績及賬目已經由審核委員會於二零二一年六月二十二日召開之會議上審閱。彼等亦審議及批准外聘核數師提供非審核服務的委聘、外聘核數師提供審核及非審核服務的薪酬、風險管理及內部監控系統，以及內部審核職能的有效性。

## 薪酬委員會

本公司採納的書面職權範圍列明薪酬委員會的職權，並已載於本公司及聯交所網站，而董事會亦會定期審議及更新。薪酬委員會現時由兩名獨立非執行董事潘宗光教授(委員會主席)及楊傳亮先生，及一名執行董事郭海生先生組成。薪酬委員會負責就本公司全體董事按照本公司的薪酬政策及架構，以及為薪酬政策的發展制訂正式及具透明度的程序，提供意見以予董事會批准。薪酬委員會已採納一套運作模式，薪酬委員會有責任、權力及酌情權決定本公司個別執行董事的薪酬待遇。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### REMUNERATION COMMITTEE (CONTINUED)

The Remuneration Committee held a meeting during the year ended 31 March 2021 to review the remuneration packages paid to Directors for the year ended 31 March 2021. Details of the emoluments of Directors by bands are set out in note 40 to the consolidated financial statements.

### NOMINATION COMMITTEE

Written terms of reference, which describe the authority and duties of the Nomination Committee, have been adopted and posted on the websites of the Company and the Stock Exchange, and are regularly reviewed and updated by the Board. The Nomination Committee currently comprises one Executive Director, namely Mr. Kuok Hoi Sang (chairman of the committee) and two Independent Non-Executive Directors, namely Professor Poon Chung Kwong and Mr. Yang Chuen Liang, Charles. The Nomination Committee is responsible for reviewing and making recommendations to the Board on relevant matters relating to the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and the managing director. The Nomination Committee has the responsibility to consider and identify individuals suitably qualified to become Board members, and select or make recommendations to the Board on the selection of individuals nominated for directorships. The Nomination Committee discusses and reviews annually the structure, size and composition of the Board and agrees on measurable objectives for achieving diversity of the Board and makes relevant recommendations to the Board for adoption with reference to the Board Diversity Policy of the Company.

The Nomination Committee held a meeting during the year ended 31 March 2021 to review the structure, size and composition of the Board, assess the independence of Independent Non-Executive Directors, recommend the re-election of retiring directors and make recommendation on new appointment or any proposed changes to the Board to complement the Company's corporate strategy.

### BOARD DIVERSITY POLICY

The Board adopted a Board Diversity Policy in August 2017. The aim of this policy is to set out the approach to achieve diversity on the Board. The Company recognises and embraces the benefits of diversity in 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.

The Company aims to build and maintain a Board with a diversity of Directors based on a range of diversity perspectives, for example skills, experience, knowledge, expertise, culture, independence, age, gender, race and length of service. The Nomination Committee will monitor the implementation of the policy from time to time with a view to enhancing the Board's performance. The Nomination Committee will review the policy periodically and amend it as appropriate to ensure its continued effectiveness. The Nomination Committee will discuss any revisions that may be required, and recommend any proposed changes to the Board for consideration and approval.

### 薪酬委員會(續)

薪酬委員會於截至二零二一年三月三十一日止年度內舉行了一次會議，並審閱截至二零二一年三月三十一日止年度支付予董事之薪酬待遇。董事按等級劃分的酬金詳情載於綜合財務報表附註40。

### 提名委員會

本公司採納的書面職權範圍列明提名委員會的職權，並已載於本公司及聯交所網站，而董事會亦會定期審議及更新。提名委員會現時由一名執行董事郭海生先生(委員會主席)及兩名獨立非執行董事潘宗光教授及楊傳亮先生組成。提名委員會負責審議有關董事的委任或續聘，以及董事繼任計劃(尤其是主席及董事總經理)的相關事宜，並向董事會作出推薦。提名委員會負責考慮及識別合資格人士成為董事會成員，並甄選或向董事會推薦其甄選提名出任董事職務的人士。經參考本公司董事會多元化政策後，為達致董事會多元化，提名委員會將每年討論及檢討董事會的架構、人數及組成以及同意可計量目標，並向董事會提出有關建議以供採納。

提名委員會於截至二零二一年三月三十一日止年度內舉行一次會議，以審閱董事會的架構、人數及組成、評估獨立非執行董事的獨立性、推薦膺選連任的退任董事人選，並就任何為配合本公司的企業策略而作出的新委任或擬對董事會作出的任何變動提出建議。

### 董事會多元化政策

董事會於二零一七年八月採納董事會多元化政策。該政策的目的是列出達致董事會多元化之方案。本公司認同並接受董事會多元化的益處。提名委員會將每年商討並同意實施董事會多元化的可計量目標並提出建議予董事會採納。

本公司旨在根據多元化範疇為基準建立及維持董事會多元化，例如技能、經驗、知識、專長、文化、獨立性、年齡、性別、種族及服務年期。提名委員會將不時監察該政策的執行以提升董事會的表現。提名委員會將定期檢討該政策，並在適當時予以修訂以確保其持續有效。提名委員會將討論任何可能需作出的修訂，並向董事會提出修訂建議以供董事會考慮及審批。

## NOMINATION POLICY

The Board adopted a Nomination Policy in November 2018. The aim of this policy is to assist the Nomination Committee in identifying individuals suitably qualified to become Board members and select and make recommendations to the Board on the selection of individuals for directorship, for the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and the managing director. The Nomination Committee shall consider the following criteria in assessing the suitability of a proposed candidate:

- **Essence:** The proposed candidate shall possess high ethical standards, good character, and act with integrity.
- **Availability:** The proposed candidate should be able to devote time to understand the affairs of the Company in order to enable him/her to make value-added contributions to the Board.
- **Qualification, expertise and experience:** The proposed candidate shall have ascertained qualification, expertise and experience in an area of business or public affairs in line with the Company's corporate strategy.
- **Diversity:** The diversity of the Board will be considered including but not limited to gender, age, cultural and educational background, race, skills, knowledge, religion, industry and professional experience and length of service in accordance with the Board Diversity Policy of the Company.

Additional criteria are required for assessing the independence of a proposed candidate of Independent Non-Executive Director as appropriate:

- **Independence:** comply with the independence requirements set under the Listing Rules.
- **Time commitment:** ensure that sufficient time can be devoted to discharge the duties/responsibilities as Independent Non-Executive Directors. For Independent Non-Executive Directors who serve more than seven listed companies' directorship, the Board will need to satisfy that the proposed candidate can devote sufficient time to the Board. The Nomination Committee will consider the following factors which can affect the individual's time commitment to the Company:
  1. whether at the time of nomination the Company is undergoing a period of particularly increased activity, such as an acquisition or takeover;
  2. the frequency of having to chair the Board and/or the committee(s);
  3. being multiple members of committees;

## 提名政策

董事會於二零一八年十一月採納提名政策。該政策的目的是協助提名委員會識別合資格的人士成為董事會成員，並就甄選及提名擔任董事之人選向董事會提出建議董事的委任或續聘和董事的繼任計劃，特別是主席及董事總經理。提名委員會在評估候選人的適合性時，將考慮以下準則：

- **個人特質：**建議的候選人應具有高道德標準、良好品格，和真誠處事。
- **可投放時間：**建議的候選人應能投放時間了解公司的事務，使他／她能夠向董事會提供具增值的貢獻。
- **履歷、專長和經驗：**為貫徹公司的企業策略，建議的候選人應為擁有在商界或公共事務領域的履歷、專長和經驗。
- **多元化：**根據本公司的董事會多元化政策考慮董事會的多元化，當中應包括但不限於性別、年齡、文化及教育背景、種族、技能、知識、宗教、行業和專業經驗以及服務年期。

若所建議的候選人為獨立非執行董事則應按以下的額外標準以評估其獨立性：

- **獨立性：**符合上市規則所規定的獨立性要求。
- **須付出的時間：**確保有足夠的時間於履行作為獨立非執行董事的職責／責任。對於為超過七家上市公司的董事職位提供服務的獨立非執行董事，董事會需要確定建議的候選人可以為董事會投入足夠的時間。提名委員會將考慮以下因素，這些因素可能影響個人對公司所須付出的時間：
  1. 在提名時公司是否正處於特別活躍期間，例如收購或全面收購；
  2. 主持董事會和／或委員會的次數；
  3. 已為多個委員會成員；

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### NOMINATION POLICY (CONTINUED)

4. whether the candidate is a chief executive officer or full-time executive director of another listed issuer; and
5. whether the candidate is an Independent Non-Executive Director for multiple boards and the number of significant commitments at government or non-profit making bodies.

The Board shall have the final decision on all matters relating to its recommendation of candidates to stand for re-election at any general meeting. This policy shall be reviewed on a continuous basis and, when necessary, can be revised by the Board from time to time.

### EXECUTIVE COMMITTEE

The Board has delegated the authority and responsibility for implementing business strategies and managing the daily operations of the Group's business to an Executive Committee which was established in 1991. The terms of reference of the Executive Committee were revised on 25 March 2021 so as to strengthen governance function as stipulated in the CG Code. Written terms of reference, which describe the authority and duties of the Executive Committee, have been adopted and are regularly reviewed and updated by the Board. Members of the Executive Committee comprise five Executive Directors, namely Messrs Kuok Hoi Sang (chairman of the committee), Tam Kwok Wing, Ho Chung Leung, Ma Chi Wing and Miss Lily Chow.

### RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Group's strategic objectives, and ensuring that the Group establishes and maintains appropriate and effective risk management and internal control systems and reviewing their effectiveness. The Board is also responsible for overseeing the design, implementation and monitoring of the risk management and internal control systems. The risk management and internal control systems are designed to provide reasonable, but not absolute, assurance against material misstatement or loss, and to manage, rather than eliminate, risks of failure in operating systems or in achievement of the Group's business objectives.

The Board, through the Audit Committee, conducts a review of the effectiveness of the Group's risk management and internal control systems, which covers all material controls, including financial, operational and compliance controls, on an annual basis. It also considers the adequacy of resources, staff qualifications and experience, training programmes and budget of the Group's accounting, internal audit and financial reporting function. Significant issues in the management letters from both internal and external auditors will be brought to the attention of the Audit Committee to ensure that prompt remedial action is taken. All recommendations will be properly followed up to ensure they are implemented within a reasonable period of time.

### 提名政策(續)

4. 候選人是否為另一上市發行人的行政總裁或全職執行董事；及
5. 候選人是否擔任多個董事會的獨立非執行董事以及政府或非牟利機構的多項重大委任。

董事會應在任何有關建議候選人於任何股東大會上重選連任之所有事上作出最終決定。該政策將持續檢討，並在必要時由董事會不時修訂。

### 執行委員會

董事會已授權於一九九一年成立之執行委員會負責推行本集團商業策略及管理其的日常業務運作。本公司採納的書面職權範圍於二零二一年三月二十五日修訂，用以強化企業管治守則所載的治理職能，其中列明執行委員會的職權，而董事會亦會定期審議及更新。執行委員會成員由郭海生先生(委員會主席)、譚國榮先生、何宗樑先生、馬志榮先生及周莉莉小姐五位執行董事所組成。

### 風險管理及內部監控

董事會負責評估及釐定本集團在達致策略目標時其願意承擔的風險性質及程度，並確保本集團設立及維持合適且有效的風險管理及內部監控系統並檢討其有效性。董事會亦負責監督風險管理及內部監控系統的設計、執行及監察情況。風險管理及內部監控系統旨在提供對重大錯誤陳述或虧損的合理(但並非絕對)保證，並管理(而非消除)營運系統失效或為達致本集團業務目標時所產生的風險。

董事會透過審核委員會每年檢討本集團涵蓋所有重大監控措施的風險管理及內部監控系統的有效性，包括財務、營運及合規監控措施；亦會考慮資源是否充足、員工的資歷及經驗、訓練計劃及本集團會計、內部審核及財務報告職能的預算。內部及外部核數師管理函件內的重大事項須提呈審核委員會垂注，以確保採取及時的補救行動。所有建議將會妥善跟進，以確保於合理時間內執行。

## RISK MANAGEMENT AND INTERNAL CONTROL (CONTINUED)

Under the enterprise risk management framework, policies and procedures are in place to identify, assess, manage, control and report risks. Such risks include strategic, credit, operational (administrative, system, human resources, tangible assets and reputation), market, liquidity, legal and regulatory risks. Exposure to these risks is continuously monitored by the Board through the Audit Committee.

The internal control system includes a defined management structure with specified limits of authority. The Board has clearly defined the authorities and key responsibilities of each division to ensure adequate checks and balances. The internal control system has been designed to safeguard the Group's assets against unauthorised use or disposition, to ensure the maintenance of proper accounting records for producing reliable financial information; and to ensure compliance with applicable laws, regulations and industry standard.

During the year under review, there were no major issue but areas for improvement have been identified by the Audit Committee and both the internal and external auditors with appropriate measures taken. The Board is of the view that the risk management and internal control systems in place for the year and up to the date of issuance of the annual report is effective and adequate.

The Company's Internal Audit Department monitors the Group's internal governance and strives to provide objective assurance to the Board that appropriate, adequate and effective risk management and internal control systems are in place. It has unrestricted access to review all aspects of the Group's activities and internal controls. It also conducts special audits of areas of concern identified by management or the Audit Committee. The Internal Audit Department adopts a risk-based audit approach. All audit reports are circulated to the Audit Committee and key management. The Internal Audit Department is also responsible for following up the implementation of recommendations and corrective actions.

## DIRECTORS' AND AUDITOR'S RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Directors acknowledge their responsibilities for preparing the consolidated financial statements for the year ended 31 March 2021, which give a true and fair view of the financial position of the Group and of the Group's financial performance and cash flows. In preparing the consolidated financial statements, the Directors have adopted generally accepted accounting standards in Hong Kong and suitable accounting policies and applied them consistently, made judgments and estimates that are fair and reasonable and prepared the consolidated financial statements on a going concern basis. The Auditor of the Company acknowledge their reporting responsibilities in the Independent Auditor's Report on the consolidated financial statements for the year ended 31 March 2021 as set out in the Independent Auditor's Report on pages 68 to 77.

## 風險管理及內部監控(續)

根據企業風險管理框架，現時設有識別、評估、管理、控制及報告風險的政策及程序。有關風險包括策略、信貸、營運(行政、系統、人力資源、有形資產及聲譽)、市場、流動資金、法律及監管風險。董事會透過審核委員會持續監察該等風險。

內部監控系統包括以特定的權限範圍界定管理架構。董事會已清晰界定各部門的權限及主要職責，以確保有足夠的檢查及平衡。內部監控系統旨在保障本集團的資產不受未經授權使用及處置；以確保保存置恰當的會計記錄，供編製可靠的財務資料；以及確保遵守適用法律、法規及行業標準。

於回顧年內，審核委員會概無發現任何重大事件，但發現可改進的範疇，而內部及外部核數師已採取適當的措施。董事會認為年內及截至本年度報告發行日期的風險管理及內部監控系統均屬有效及足夠。

本公司的內部審核部門監察本集團的內部管治，並致力向董事會確保設有合適、足夠及有效的風險管理及內部監控系統。該部門可不受限制地取得本集團活動及內部監控事宜，亦會就審核委員會的管理層識別的特別範圍進行審核。內部審核部門採納以風險為基準的方法。所有審核報告均會交予審核委員會及主要管理人員傳閱。內部審核部門亦會負責跟進推薦建議及糾正行動的執行情況。

## 董事和核數師對綜合財務報表的責任

董事知悉彼等須負責編製截至二零二一年三月三十一日止年度綜合財務報表，以真實及公平地反映本集團之財務狀況以及本集團之財務表現及現金流量。編製綜合財務報表時，董事已採納並持續應用香港公認會計準則及適當之會計政策，作出公平及合理之判斷及評估，並按持續經營基準編製綜合財務報表。本公司之核數師確認彼等對本公司截至二零二一年三月三十一日止年度綜合財務報表獨立核數師報告的申報責任載於第68頁至77頁的獨立核數師報告中。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### AUDITORS' REMUNERATION

For the year ended 31 March 2021, the fees paid/payable to the auditors in respect of the audit and non-audit services provided by the auditors to the Group were as follows:

Nature of services 服務性質		Amount (HK\$'000) 金額(港幣千元)
Audit services 核數服務	– PricewaterhouseCoopers and other firms of the worldwide network of PricewaterhouseCoopers 羅兵咸永道會計師事務所及其他屬於羅兵咸永道全球網絡中的事務所	7,734
	– other auditors 其他核數師	7,806
Non-audit services 非核數服務	– PricewaterhouseCoopers and other firms of the worldwide network of PricewaterhouseCoopers 羅兵咸永道會計師事務所及其他屬於羅兵咸永道全球網絡中的事務所	279
	– other auditors 其他核數師	2,235

### MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuer (the "Model Code") as set out in Appendix 10 of the Listing Rules. Following a specific enquiry of all Directors, each of the Directors confirmed that he/she has complied with the Model Code throughout the year.

### COMPANY SECRETARY

The Company Secretary is a full-time employee of the Company and has day-to-day knowledge of the Company's affairs. During the year under review, the Company Secretary had duly complied with the relevant professional training requirement under Rule 3.29 of the Listing Rules.

### SHAREHOLDERS' RIGHTS

#### Convening a general meeting

Shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by written requisition to the Board or the Company Secretary, to require a special general meeting to be called by the Board for the transaction of any business specified in such requisition. The requisition must be signed by the requisitioner(s) and deposited at the principal place of business of the Company in Hong Kong.

The meeting shall be held within two months after the deposit of such requisition. If within twenty-one days of such deposit the Board fails to proceed to convene such meeting the requisitioner(s) themselves, or any of them representing more than one half of the total voting rights of all of them, may themselves convene a meeting, but any meeting so convened shall not be held after the expiration of three months from the said date.

### 核數師之酬金

截至二零二一年三月三十一日止，就本集團核數師提供之核數及非核數服務已支付／應付核數師酬金如下：

### 證券交易的標準守則

本公司已採納上市規則附錄十所載之《上市發行人董事進行證券交易的標準守則》（「標準守則」）。經向所有董事作出具體查詢後，各董事均確認於整個年度內已遵守標準守則的規定。

### 公司秘書

公司秘書為本公司之全職僱員並熟悉本公司之日常事務。於回顧年內，公司秘書已符合上市規則第3.29條有關專業培訓的要求。

### 股東權利

#### 召開股東大會

於遞呈要求日期持有不少於本公司繳足股本（附有於本公司股東大會投票之權利）十分之一之任何股東隨時有權透過向董事會或公司秘書發出書面要求，要求董事會召開特別股東大會，以處理有關要求中指明之任何事項。該等要求須由呈請者簽署並交回本公司於香港之主要營業地點。

大會應於遞呈該要求後兩個月內舉行。倘遞呈後二十一日內，董事會未有召開該大會，則呈請者或持有超過全部呈請者總投票權半數的任何呈請者，可自行召開該大會，唯任何由此召開的會議不能於所述日期屆滿三個月後召開。

## SHAREHOLDERS' RIGHTS (CONTINUED)

### Putting enquiries to the Board

Shareholders may send their enquiries and concerns to the Board by addressing them to the Company Secretary and deposit the same at the Company's principal place of business in Hong Kong or by e-mail to enquiry@chevalier.com.

### Putting forward proposals at general meetings ("GM")

Shareholders can submit a written requisition to move a resolution at a GM. The number of shareholders shall represent not less than one-twentieth of the total voting rights of all the shareholders having at the date of the requisition a right to vote at the GM, or shall not be less than one hundred shareholders.

The written requisition must state the resolution, accompanied by a statement with respect to the matter referred to in any proposed resolution or the business to be dealt with at the GM. It must also be signed by all of the shareholders concerned and be deposited at Company's principal place of business in Hong Kong for the attention of the Company Secretary.

The shareholders concerned must deposit a sum of money reasonably sufficient to meet the Company's expenses in giving the notice of the resolution and circulating the statement submitted by the shareholders concerned under applicable laws and rules.

The procedures for shareholders of the Company to propose a person for election as a director is posted on the website of the Company.

## INVESTOR AND SHAREHOLDER RELATIONS

The Group's Board and senior management maintains close communications with investors and the media through various channels including individual interviews and meetings. The Group also responds promptly to request for information and queries (if any) from investors.

The Board welcomes the views of shareholders on matters affecting the Group and encourages them to attend shareholders' meetings to communicate any concerns they might have with the Board or senior management directly.

The Company provides extensive information of the Group to its shareholders and the public through the publication of interim and annual reports, circulars, notices and announcements. The financial and other information relating to the Group is disclosed on the Company's website at <http://www.chevalier.com>.

## DIVIDEND POLICY

The Board adopted a dividend policy in November 2018 in accordance with the applicable laws and regulations as well as the Bye-Laws of the Company. The aim of this policy is to establish the parameters for the Board of the Company when they make decision on the declaration or recommendation of the dividend. It also allows shareholders of the Company to participate in the Company's profits whilst preserving the Company's liquidity to capture future growth opportunities. This policy shall be reviewed on continuous basis, and when necessary, and can be revised by the Board from time to time.

## MEMORANDUM OF ASSOCIATION AND BYE-LAWS OF THE COMPANY

During the reporting period, no amendment had been made to the Memorandum of Association and Bye-Laws of the Company.

## 股東權利(續)

### 向董事會作出查詢

股東可透過向公司秘書寄發郵件至本公司於香港之主要營業地點或發送電郵至 enquiry@chevalier.com向董事會作出查詢及提問。

### 於股東大會(「股東大會」)提呈建議

股東可提出書面請求於股東大會上動議決議案。於提出請求日期，有權於股東大會上投票之股東人數須佔所有股東之總投票權不少於二十分之一，或不少於一百名股東。

有關書面請求須列明相關決議案，連同一份聲明，內容有關任何所建議決議案提述之事宜或將在股東大會上處理之事務。該書面請求亦須由全體有關股東簽署，並交回本公司於香港之主要營業地點，註明收件人為公司秘書。

有關股東須寄存一筆合理及足夠的款項，用以支付本公司根據適用法例及規則發出決議案通知及傳閱有關股東提交之聲明所需之開支。

本公司股東提名候選董事之程序已刊登於本公司網站。

## 與投資者及股東之關係

本集團董事會及高級管理人員透過各種渠道，包括個人訪談和會議與投資者及傳媒保持緊密溝通。本集團亦即時回應投資者就索取資料及查詢(如有)之要求。

董事會歡迎股東對影響本集團的事項提出意見，並鼓勵彼等出席股東會議，藉以直接向董事會或高級管理人員反映彼等關注的事項。

本公司透過刊發中期及年度報告、通函、通告及公告致力為股東及公眾人士提供本集團的全面資料，而有關本集團的財務及其他資料亦載於本公司網站 <http://www.chevalier.com> 內。

## 股息政策

董事會於二零一八年十一月根據適用法律及法規以及本公司之公司細則採納股息政策。該政策的目的是在決定股息的宣派或建議時為公司董事會確定參數。該政策亦允許公司股東參與公司利潤的同時保留公司的流動資金以捕捉未來的增長機會。該政策將持續審視，並在必要時由董事會不時修訂。

## 本公司組織章程大綱及細則

於報告期內，本公司之組織章程大綱及細則並無作出修訂。



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### INTRODUCTION

This is the Environmental, Social and Governance Report (“Report”) prepared by the Group pursuant to the Environmental, Social and Governance (“ESG”) Reporting Guide provided in Appendix 27 to the Listing Rules of the Stock Exchange. Unless otherwise stated, the information and data contained in this Report cover the period from 1 April 2020 to 31 March 2021.

The Group has varied business operations in Hong Kong and other countries. Due to the differences in reporting standards across regions and given our main operations remain in Hong Kong, this Report only covers our subsidiaries’ operations in Hong Kong.

Sustainability is essential to the Group’s development, as well as for the overall viability of our business and for the benefit of the community. The Board is responsible for setting the overall objectives and strategies of the Group, while monitoring and evaluating its operating and financial performance, and reviewing its corporate governance standards. The Board delegated its power to oversee, review and monitor the Group’s ESG policies and practices to the Executive Committee and the Executive Committee ensures that relevant information is in compliance with the ESG Reporting Guide of the Listing Rules.

The Group believes that communication with its stakeholders helps the Group gain a better understanding of their needs, expectations and concerns which in turn enables us to attain sustainable development in economic, environmental and social terms. The table below shows how we communicate with our key stakeholders.

### 緒言

此乃由本集團根據聯交所上市規則附錄二十七所載環境、社會及管治(「環境、社會及管治」)報告指引所編製的環境、社會及管治報告(「報告」)。除特別說明，本報告中的資料及數據涵蓋自二零二零年四月一日至二零二一年三月三十一日。

本集團業務遍佈香港及其他國家。由於不同地區有不同報告準則，以及本集團經營業務以香港為主，這報告只涵蓋本集團附屬公司於香港之業務。

可持續性對本集團之發展、及整體業務可行性及社區利益而言尤其重要。董事會負責訂立本集團之整體目標和策略，同時監管和評估其在營運與財務上之表現並檢討本集團之企業管治水平。董事會已授權由執行委員會監督，檢討和監察本集團在環境、社會及管治方面的政策及常規，確保有關資訊均符合上市規則的環境、社會及管治報告指引。

本集團相信，與其持份者溝通有助於本集團更好地了解彼等的需求、期望及關注，從而使我們在經濟、環境及社會方面實現可持續發展。下表列出我們與主要持份者的溝通方式。

Stakeholders 持份者	Needs, expectations and concerns 需求、期望及關注	Communication channels 溝通渠道
Shareholders and investors  股東及投資者	<ul style="list-style-type: none"><li>Return on investments</li><li>Corporate strategy and governance</li></ul> <ul style="list-style-type: none"><li>投資回報</li><li>企業策略及管治</li></ul>	<ul style="list-style-type: none"><li>Company website</li><li>Interim and annual reports</li><li>Annual general meeting</li><li>Announcements, notices of meetings, circulars</li><li>公司網站</li><li>中期及年度報告</li><li>股東週年大會</li><li>公告、會議通告、通函</li></ul>

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### INTRODUCTION (CONTINUED)

### 緒言 (續)

Stakeholders 持份者	Needs, expectations and concerns 需求、期望及關注	Communication channels 溝通渠道
Employees 僱員	<ul style="list-style-type: none"> <li>• Compensation and benefits</li> <li>• Career development opportunities</li> <li>• Occupational health and safety</li> </ul>	<ul style="list-style-type: none"> <li>• Employee activities</li> <li>• Staff newsletter and intranet</li> <li>• In-house training programmes</li> <li>• Job performance reviews and appraisals</li> <li>• Regular meetings/training sessions</li> <li>• 僱員活動</li> <li>• 員工通訊及內聯網</li> <li>• 內部培訓計劃</li> <li>• 工作表現評核及評估</li> <li>• 定期會議／培訓課程</li> </ul>
Sub-contractors 分包商	<ul style="list-style-type: none"> <li>• Effective project management</li> <li>• Occupational health and safety</li> <li>• Ethical business practices</li> <li>• Sub-contractors assessment criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Training sessions</li> <li>• Health, safety and environment committee</li> <li>• Regular operation meetings</li> <li>• Audits and assessments</li> <li>• 培訓課程</li> <li>• 健康、安全及環境委員會</li> <li>• 定期營運會議</li> <li>• 審核及評估</li> </ul>
Suppliers 供應商	<ul style="list-style-type: none"> <li>• Long-term relationship</li> <li>• Ethical business practices</li> <li>• Supplier assessment criteria</li> <li>• 長期合作關係</li> <li>• 商業道德營商常規</li> <li>• 供應商評估標準</li> </ul>	<ul style="list-style-type: none"> <li>• Procurement processes</li> <li>• Regular review and assessment</li> <li>• 採購流程</li> <li>• 定期審閱及評估</li> </ul>
General public and community 公眾及社區	<ul style="list-style-type: none"> <li>• Environmental issues</li> <li>• Community participation</li> <li>• 環境議題</li> <li>• 社區參與</li> </ul>	<ul style="list-style-type: none"> <li>• Corporate news</li> <li>• Volunteer community work</li> <li>• Sponsorships and donations</li> <li>• 公司新聞</li> <li>• 義工社區服務</li> <li>• 贊助及捐贈</li> </ul>

During the year under review, the Group committed itself to a high standard of corporate social responsibility and strictly complied with relevant laws and regulations reporting. The two key subject areas for reporting are: (A) Environmental, and (B) Social. The key performance indicators relating to the Group's business operations are highlighted in the paragraphs below.

於回顧年內，本集團致力實踐高水平企業社會責任，並嚴格遵守相關法律及法規報告，所報告的兩項主要範疇包括：(A) 環境及(B) 社會。下文闡述與本集團業務營運有關的關鍵績效指標。

### (A) ENVIRONMENTAL

#### Emissions

During the year, the Group recorded carbon emissions mainly from its cold storage and logistics business. Please refer to the table below which sets out the Group's total carbon emissions, by category, for the year.

### (A) 環境

#### 排放物

於年內，本集團錄得的碳排放量主要來自其冷藏倉庫及物流業務。有關本集團按類別劃分的本年度總碳排放量，請參閱下表。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### (A) ENVIRONMENTAL (CONTINUED)

#### Emissions (continued)

#### Greenhouse gas emissions

Carbon Emissions	碳排放	Tonnes of CO <sub>2</sub> e 二氧化碳當量(噸)
Scope 1: Direct greenhouse gas emissions	範圍1：直接溫室氣體排放	11,069.73
Scope 2: Energy indirect greenhouse gas emissions	範圍2：能源間接溫室氣體排放	5,715.85
Scope 3: Other indirect greenhouse gas emissions	範圍3：其他間接溫室氣體排放	75.59
Total greenhouse gas emissions	溫室氣體排放總量	16,861.17

Scope 1 covers carbon emissions generated by Hydrofluorocarbons in the refrigerant consumed by the cold storage and logistics business, and is the largest source of carbon emissions for the Group, representing over 60% of the total recorded greenhouse gas emissions. The second largest carbon emissions under scope 2 came from the electricity consumption of equipment and systems for cold storage warehouses, representing over 30% of the total recorded greenhouse gas emissions.

In general, the key air pollutants generated include nitrogen oxides (NO<sub>x</sub>), sulphur oxides (SO<sub>x</sub>), and respiratory suspended particles (also known as Particulate Matter ("PM")).

#### Air emissions

Type of Air Pollutants	空氣污染物的類型	Emissions (kg) 排放量(千克)
Nitrogen oxides (NO <sub>x</sub> )	氮氧化物(NO <sub>x</sub> )	1,725.69
Sulphur oxides (SO <sub>x</sub> )	硫氧化物(SO <sub>x</sub> )	2.77
Particulate Matter (PM)	顆粒物(PM)	130.35

Waste is generated mainly from the disposal of materials from our construction sites and the disposal of papers. All wastes are non-hazardous and have been properly disposed of. The total amount of waste generated is set out in the table below:

#### Waste

Type of Non-hazardous Waste	無害廢物的類型	Tonnes 噸
Landfill	垃圾堆	2,548.65
Papers	廢紙	135.38

During the year under review, the Group did not violate any laws and regulations in relation to emissions.

Nevertheless, we have implemented various energy saving measures to help reduce our carbon emissions (please refer to the "The Environment and Natural Resources" below).

### (A) 環境(續)

#### 排放物(續)

#### 溫室氣體排放

範圍1涵蓋來自冷藏倉庫及物流業務所消耗的製冷劑中氫氟碳化物產生之碳排放，並為本集團產生最多碳排放，佔錄得溫室氣體排放總量超過60%。第二大碳排放來自範圍2，冷藏倉庫之設備及系統的電力消耗，佔錄得溫室氣體排放總量超過30%。

一般而言，產生的主要空氣污染物包括氮氧化物(NO<sub>x</sub>)、硫氧化物(SO<sub>x</sub>)及懸浮顆粒(亦稱為顆粒物(PM))。

#### 氣體排放

廢物產生主要來自建築地盤的材料及紙張處置。所有廢物均屬無害且已妥善處置。下表列出所產生的廢物總量：

#### 廢物

於回顧年內，本集團並無違反有關排放的任何法律及法規。

然而，我們已實施各種節能措施，以協助減低碳排放(請參閱下述「環境及天然資源」)。

**(A) ENVIRONMENTAL (CONTINUED)**

**Use of Resources**

Our commitment to protect the environment is well reflected by our continuous efforts in promoting green measures and awareness in all business practices. During the year, resources consumed by the Group are listed in the table below:

Type of Resources	資源的類型	Consumption 消耗量
Electricity	電	940,667.75 kWh 千瓦時
Water	水	6,769.36 m <sup>3</sup> 立方米
Paper	紙張	43.95 tonnes 噸

We have implemented various energy saving measures to help reduce our resources consumption (please refer to the “The Environment and Natural Resources” below).

**The Environment and Natural Resources**

The Group recognises the importance of saving energy, fully utilising resources and preventing pollution. We are determined to contribute to the sustainability of the environment by minimising pollution that may be caused by the business cycle thereby mitigating our impacts on the environment. We also strive to do our best in our daily operations to help achieve the core corporate society responsibility goals.

The Group took measures to reduce paper usage including the promotion of the use of electronic devices, and encouraged the use of online versions of corporate communications. Since 2008, Forest Stewardship Council-certified papers have been used for the production of our annual and interim reports to reduce the impact on the environment. The Group also engaged recyclers to collect regularly waste papers for recycling. In order to facilitate the collection of waste papers, recycle bags are placed beside photocopiers.

In line with the Group’s promotion of environmental protection and to save energy consumption, devices such as occupancy and motion sensor which automatically turn lights off when the office is not occupied, daylight sensor which reduces electric lighting inside the building when it is daylight, and other measures such as the adoption of light-emitting diode (LED) type high energy efficiency lamps and the reduction of the number of light tubes by replacing them with T5 florescent tube in the lighting basins in some offices are adopted. Most of our office equipment carries the Energy Label issued by the Electrical and Mechanical Services Department which further helps decrease energy consumption in our offices.

**(A) 環境(續)**

**資源使用**

本集團對環境保護的承諾在整體業務運作中所提倡的環保措施及意識中得以持續充分反映。於年內，本集團消耗的資源載列於下表：

我們已實施各種節能措施，以幫助減少我們的資源消耗(請參閱下文所述的「環境及天然資源」)。

**環境及天然資源**

本集團認同以節約能源、充分利用資源和防止污染的重要性。我們致力於為環境的可持續性作出貢獻，減少商業周期造成的污染以緩減對環境的影響。我們亦致力在日常營運中盡其所能，以實現企業社會責任的核心目標。

本集團已採取措施減少用紙量，包括推廣使用電子設備以及鼓勵在網上發佈公司資訊。自二零零八年以來，本集團一直使用森林管理委員會認證的紙張印製年報及中期報告以降低對環境的影響。本集團亦有聘用回收商定期收集廢紙循環再用。為配合廢紙回收，已在影印機旁放置環保袋。

為貫徹本集團推廣環保意識及節能措施，已安裝了佔用及運動傳感器等設備在辦公室未被佔用時會自動關燈，日光傳感器在有日光時會減少建築物內的電燈，及採用發光二極管(LED)型高效能燈以減少光管數量及以T5光管替換舊光管。本集團的大部份辦公室設備擁有機電工程署頒發的能源效益標籤，有助進一步減低辦公室能源消耗。

### (A) ENVIRONMENTAL (CONTINUED)

#### The Environment and Natural Resources (continued)

Our building construction division puts much effort into protecting the environment and uses energy in the most efficient, cost-effective, and environmentally responsible manner possible for new equipment, major work and new design at project sites. To keep abreast with market demands and the challenges faced by the construction industry, our building construction division has actively developed and used new construction methods and technologies, such as MiC, to reduce on-site construction procedures which could help minimise air and noise pollution, and reduce construction waste. The MiC development has received “in-principle acceptance” from the Buildings Department. MiC has been applied to certain building development projects in Hong Kong, including the first MiC project of the Hong Kong Housing Society — the Development of Purpose Built Elderly Flats for Jat Min Chuen, Shatin. In addition, a Hybrid Modular Construction Method was applied by the Group to build bathroom modules by combining steel and concrete in the Prince Edward Road West residential development project. The building construction division has also implemented other measures including noise control, waste water discharge, dust control, controlled chemical waste disposal, use of recyclable waste materials and prevention of chemical leakage. Another example was the use of biodiesel in some of our machineries on site. Environmental protection policies and plans as well as energy policies and energy management system manuals were set up for different projects. Some of our group companies have obtained the ISO 14001 and ISO 50001 certifications which also demonstrate our commitment to environmental protection and energy management.

Our property management division has obtained the ISO 14001 certification since 2006 and is committed to enhancing environmental awareness and promoting various recycling activities through its managed estates. Activities were held for recycling and for promoting green living lifestyle for residents and tenants of properties managed by the Group. During the year, the property management division continued to participate in the Renewable Energy Feed-in Tariff (“FiT”) Scheme launched by CLP Power Hong Kong Limited (“CLP”) by installing solar panels at the rooftop of buildings managed by the Group so as to generate electricity supply to public electricity network of the estates or to sell the generated electricity back to CLP to reduce the carbon emission. Through the FiT Scheme, we hope to raise awareness about renewable energy consumption among residents and tenants and at the same time contribute to building a clean Hong Kong. In addition, the property management division encouraged its managed estates and buildings to participate in the “EV-charging at Home Subsidy Scheme” held by the Environmental Protection Department through installing Electric Vehicle (“EV”) charging enabling infrastructure in car parks of private residential buildings, thereby facilitating EV owners to install EV chargers in the car parks of their residences according to their own needs in a simple and easy manner. This aims to support the wider use of electric private car, help improve roadside air quality and reduce greenhouse gas emissions and demonstrates our endeavour to promote environmental awareness and green living lifestyle.

### (A) 環境(續)

#### 環境及天然資源(續)

本集團樓宇建築部門已付出相當努力保護地盤的環境，並以最有效、最具成本效益和環保的方式在地盤的新設備、主要工序和新項目設計上使用能源。為緊貼市場需要及應對建築業所面對的挑戰，本部門積極研發及使用新的建築方法及技術，例如MiC，以減省現場施工工序、有助減少空氣及噪音污染，及減少建築廢料產生。MiC的發展已獲得屋宇署的「原則上認可」。MiC已於香港的若干樓宇開發項目中應用，當中包括香港房屋協會首個MiC項目—沙田乙明邨長者房屋項目。此外，本集團承建的太子道西住宅發展項目則應用混合式組裝建築法，混合鋼鐵及混凝土建造浴室模塊。樓宇建築部門還實施了其他控制措施包括噪音、污水排放、塵埃及化工廢物處置，並使用可循環再用的廢料及防止化學品洩漏等。而另一例子是在地盤部份機械採用生物柴油，亦按不同項目制定環保政策及計劃與能源政策及管理系統手冊。本集團旗下部份公司已取得ISO 14001及ISO 50001認證，此亦為本集團承諾致力於環境保護及能源管理的憑證。

本集團物業管理部門自二零零六年起已獲得ISO 14001認證，並致力於提升環保意識及透過其管理的屋苑推廣各種回收活動。本集團為住戶及租戶舉辦多項回收及推廣綠色生活的活動。於年內，物業管理部門繼續參與由中華電力有限公司(「中電」)推出之可再生能源上網電價(「上網電價」)計劃，於集團管理之樓宇的天台安裝太陽能電板，以太陽能發電供應屋苑公共電力使用或把電力上傳回中電之電力網絡，減輕碳排放，透過上網電價計劃提高住戶及租戶對可再生能源使用的認識，同時為建設潔淨香港作出貢獻。此外，物業管理部門鼓勵旗下管理屋苑及樓宇參與環境保護署舉辦之「EV屋苑充電易資助計劃」，於私人住宅樓宇的停車場安裝電動車充電基礎設施，方便電動車車主在住宅停車場簡單地安裝符合個人需要的充電器。參與此計劃旨在支持廣泛地使用電動私家車，以改善路邊空氣質素及減少溫室氣體排放，以顯示本集團對推動環保及綠色生活方面不遺餘力。

(A) ENVIRONMENTAL (CONTINUED)

The Environment and Natural Resources (continued)

In order to show its support for renewable energy, our cold storage and logistics division also participated in the FiT Scheme, and have installed solar panels on the rooftops of our buildings to reduce energy consumption. At the same time, the Group has plans to upgrade the existing refrigeration system and introduce ones that use lower global warming potential refrigerants.

(B) SOCIAL

Employment and Labour Practices

Employment and Labour Standards

To attract, develop and retain qualified employees, the Group offers professional development opportunities and a healthy working environment for all employees. In addition, we have implemented equal opportunity employment practices.

As at 31 March 2021, the Group had a total of approximately 3,500 full-time employees globally. Below is an analysis of the Group's Hong Kong workforce by employment type, gender and age group, and employee turnover rate by gender and age group.

(A) 環境(續)

環境及天然資源(續)

為了顯示對可再生能源的支持，本集團冷藏倉庫及物流部門也參與上網電價計劃，並在其樓宇天台安裝了太陽能電板，以減少能源消耗。同時，本集團現正計劃升級現有的製冷系統，並引入使用更低全球變暖潛能值的製冷劑。

(B) 社會

僱傭及勞工常規

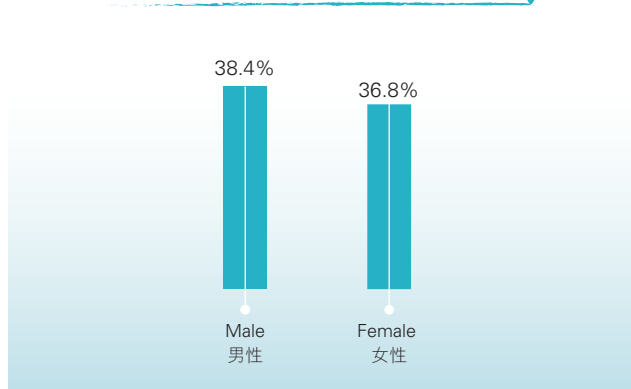
僱傭及勞工準則

為吸引、培養及挽留合資格僱員，本集團為全體僱員提供專業發展機會及健康的工作環境。此外，本集團已奉行平等機會的僱傭原則。

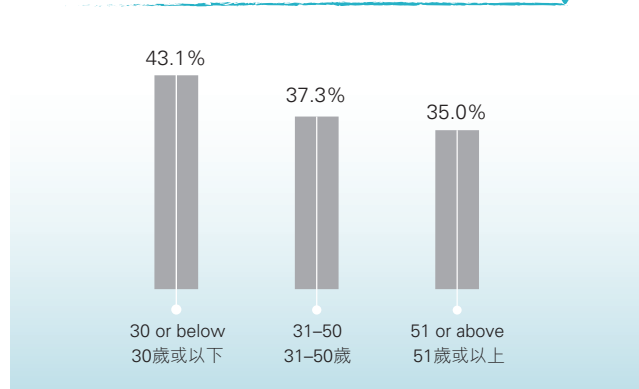
於二零二一年三月三十一日，本集團於全球僱用合共約3,500名全職僱員。以下的分析是按僱傭類型、性別及年齡組別劃分本集團於香港的勞動力，以及按性別及年齡組別劃分的僱員流失比率。

Workforce by employment type, gender and age group 按僱傭類型、性別及年齡組別劃分的員工人數						
	Total 總計	Gender 性別		Age Group 年齡組別		
		Male 男性	Female 女性	30 or below 30歲或以下	31-50 31-50歲	51 or above 51歲或以上
Full-time 全職	2,004	1,388	616	343	767	894
Part-time 兼職	11	7	4	0	3	8
Total 總計	2,015	1,395	620	343	770	902

Employee Turnover Rate  
By Gender  
按性別劃分的僱員流失比率



Employee Turnover Rate  
By Age Group  
按年齡組別劃分的僱員流失比率



**(B) SOCIAL (CONTINUED)**

**Employment and Labour Practices (continued)**

**Employment and Labour Standards (continued)**

Maintaining gender diversity is a challenge to the Group, especially for the construction and engineering segment. During the year, male employees make up nearly 70% of the total workforce. The employee turnover rate by age group is relatively even.

The Group reviews its compensation and benefits programmes regularly to ensure that its compensation and benefits packages remain competitive. In addition, the Group continues to conduct annual review of its pay and benefits packages including its medical scheme, health check programmes, travel insurance, training subsidies and retirement benefits to align them with prevailing offers in the market. The Chevalier Staff Recreation Centre and a lactation room provides staff members and working mothers with a place to rest, relax and socialise, enabling them to balance work and personal life. Different recreational activities were also arranged by our Human Resources Department. Due to the COVID-19 pandemic, recreational activities organised for our employees have decreased. These activities, which are designed to help our employees maintain a work life balance and enhance their sense of belonging, will resume after the pandemic subsides.

The Group advocates a community spirit that thrives on mutual respect and equal opportunities. The Group complies strictly to equal opportunities legislation, such as the Sex Discrimination Ordinance, Race Discrimination Ordinance, Disability Discrimination Ordinance and Family Status Discrimination Ordinance. To ensure diversity and equality, we recruit, remunerate and promote employees based on their experience, skills and performance, without prejudice to age, race, disability, gender or family status. In addition, the Group is strongly committed to compliance with relevant laws and regulations and forbids the use of forced or child labour.

The Group upholds high standards of business ethics and promotes good personal conduct of its employees. Our Personal Conduct and Staff Conduct Code in the Human Resources Policies and Procedures Manual can be easily accessed by staff members through our intranet.

**(B) 社會(續)**

**僱傭及勞工常規(續)**

**僱傭及勞工準則(續)**

保持性別多元化對本集團而言是一項挑戰，尤其是在建築及機械工程分類。於年內，男性僱員佔僱員總數近70%。各年齡組別的僱員流失比率相對平均。

本集團定期檢討薪酬及福利計劃以確保該等薪酬福利仍具競爭力。此外，本集團每年亦不斷進行檢討，跟隨當時市況調整薪酬待遇與其他福利，包括醫療計劃、健康檢查、外地公幹保險、培訓津貼及退休福利。其士員工康樂中心及授乳室為員工和在職媽媽提供了休息、放鬆及聯誼的地方，使他們能夠平衡工作和個人生活。人力資源部門也安排了各項休閒活動，因應2019冠狀病毒病疫情，為僱員所舉辦的休閒活動有所減少。待疫情有所緩和後，將恢復有關活動，使僱員在工作和生活之間取得平衡及增強僱員的歸屬感。

本集團致力提倡互相尊重及平等機會的群體精神。本集團嚴格遵守各項平等機會法例，包括性別歧視條例、種族歧視條例、殘疾歧視條例及家庭崗位歧視條例。為確保提供多元和平等的就業機會，本集團的招聘、薪酬及晉升原則乃基於僱員的工作經驗、技能和工作表現，員工不會因年齡、種族、殘疾、性別或家庭崗位而受到任何歧視。此外，本集團嚴格遵守相關法律及法規並禁止使用強制勞工或童工。

本集團要求僱員擁有高標準的商業道德及推廣良好的個人操守。人力資源政策及程序手冊內載有個人操守及員工行為守則，員工可透過內聯網輕易獲取。

**(B) SOCIAL (CONTINUED)**

**Employment and Labour Practices (continued)**

**Health and Safety**

The Group is committed to providing a safe and healthy working environment to all employees. We regularly monitor our work environment and staff facilities. The Group has stringent guidelines for employees who are assigned to work on construction sites to minimise and prevent exposure to occupational hazards and to ensure a high standard of occupational safety. Safety and health care trainings are provided from time to time for newcomers and relevant personnel at our construction sites so as to enhance their awareness of safety in a working environment. Moreover, we offer, and it is mandatory for our colleagues on sites to use, special safety equipment such as safety helmets, ear plugs, dust masks, goggles and safety shoes. Additional rest periods and shelters, ventilation facilities and potable water for workers are also provided during hot weather. Further, two of our group companies subscribed to the "Charter on Preferential Appointment of OSH Star Enterprise", accredited by the Occupational Safety and Health Council and are determined to enhance the standard of occupational safety and health.

In response to the outbreak of COVID-19, the Group issued relevant measures during the year, including work-from-home, encouragement of video conferencing with business partners and clients, as well as flexible lunch hours and working hours arrangements in order to minimise the risk of infection among employees. In addition, the Group has adopted a series of preventive measures, including the setting up of case reporting mechanisms, strengthening disinfection and cleaning of offices and construction sites, implementing the requirement for daily temperature check for employees, sourcing and arranging the use of rapid antigen test by all employees, distributing surgical masks and alcohol-based hand-rub to employees, and installing hand disinfectant dispensers in lift lobby and antibacterial fluid diffusers in meeting rooms.

**(B) 社會(續)**

**僱傭及勞工常規(續)**

**健康及安全**

本集團致力為全體僱員提供安全及健康的工作環境，並對工作環境及員工設施進行定期監察。本集團對被委派至建築地盤工作的僱員具有嚴格指引，以減低及預防職業損害，並確保高標準的職業安全。本集團亦會不時在建築地盤向新入職員工及有關人員提供安全及健康培訓，以提高彼等對工作環境的安全意識。再者，本集團提供特殊安全設備，強制僱員需於地盤使用，如安全帽、耳塞、防塵面具、護目鏡及安全鞋。在炎熱天氣下，工人可獲額外休息時間並於具有通風設備及飲用水供應的遮蔭地點休息。此外，本集團旗下其中兩間公司參與了由職業安全健康局舉辦之「優先選用職安健星級企業約章」，以提高職業安全與健康標準。

為應對2019冠狀病毒病的爆發，本集團於年內發佈了相關措施，包括在家工作、鼓勵與業務夥伴及顧客進行視像會議、實施彈性午飯及工作時間安排，務求降低僱員之間的感染風險。此外，本集團採取了一系列預防措施，包括建立病例申報機制、加強辦公室和建築地盤的消毒和清潔、實施僱員日常體溫檢測要求、採購和安排所有僱員使用快速抗原檢測試劑、為僱員分發外科口罩和酒精搓手液，並在電梯大堂安裝自動感應消毒潔手機及在會議室設置除菌空氣淨化器。



### (B) SOCIAL (CONTINUED)

#### Employment and Labour Practices (continued)

##### Health and Safety (continued)

###### *Occupational Health and Safety Committee*

Our property management division has obtained the OHSAS 18001 recognition for its compliance with occupational health and safety requirements since 2006. We have also obtained the ISO 45001 accreditation starting from 2020 which recognises the standard of our safety requirements not only for our staff, but also including the contractors. Requirement of risk assessment to be conducted before commencement of work is added in the tender documents to minimise the risk of injury. Head office and selected sites are audited periodically by the British Standards Institution for renewal of the certificates. We have a Safety Committee which consists of property management staff members from head office and site level operation staff which formulates site safety measures and policies. Regular meetings are scheduled every 3 months for post-implementation review of audited sites, as well as information exchange on accidents or injuries and precautionary measures of COVID-19 that can be taken for other sites to follow. In addition, our property management division endeavours to promote various sponsorship schemes held by Occupational Safety & Health Council to enhance the personal protective equipment (“PPE”) and safety at work for front line staff and aims to reduce the risk of injury. The Group also encourages staff to participate in awards and campaigns organised by Occupational Safety & Health Council to uplift the occupational health and safety awareness and culture.

###### *Site Safety Subgroup*

Our construction and engineering colleagues ensure site safety inspections are carried out on a regular basis and any finding of major breaches and unsafe condition are rectified promptly. The site safety subgroup comprising representatives from our project companies and subcontractors, held operation meetings frequently. We are committed to ensuring construction site safety of everyone. However, an accident occurred during the year under review, and resulted in the death of a construction worker of a subcontractor.

### (B) 社會(續)

#### 僱傭及勞工常規(續)

##### 健康及安全(續)

###### *職業健康及安全委員會*

本集團物業管理部門自二零零六年起已獲得OHSAS 18001認可以確認其遵守職業健康及安全規定，更於二零二零年起獲取ISO 45001的證書。該認證不僅認可我們的員工安全要求之標準，還包括承包商。招標文件增加了在開工前需進行風險評估的要求，以盡量減低受傷的風險。總部及選定苑廈由英國標準學會定期審核以更新認證證書。本部門設有安全委員會，由總部物業管理員工及苑廈營運員工組成，以制定苑廈安全措施及政策。每三個月舉行一次定期會議，對經審核苑廈進行檢討、交換意外受傷個案資料及2019冠狀病毒病防疫措施，讓其他苑廈參考。此外，物業管理部門亦致力推廣職業安全健康局的各項安全工作資助計劃，讓各屋苑前線員工的個人防護裝備及工作安全設施得以提升，以減低受傷風險。本集團更鼓勵員工積極參與職業安全健康局的各項活動及比賽，以提升職業安全健康意識及文化。

###### *地盤安全小組*

建築及機械工程同事均定期進行地盤安全檢查，以便及時糾正重大違規及不安全情況。地盤安全小組由本集團項目公司及分包商代表組成，並經常舉行營運會議。我們致力於確保在施工現場每個人的安全。然而，於回顧年內發生一宗意外，一名分包商的建築工人死亡。

**(B) SOCIAL (CONTINUED)**

**Employment and Labour Practices (continued)**

**Health and Safety (continued)**

**(B) 社會(續)**

**僱傭及勞工常規(續)**

**健康及安全(續)**

<b>Occupational Health and Safety</b> 職業健康及安全						
	<b>2021</b> 二零二一年		<b>2020</b> 二零二零年		<b>2019</b> 二零一九年	
	case(s)宗	%	case(s)宗	%	case(s)宗	%
Total numbers of work related fatalities 與工作有關的死亡事故總數	1	0	0	0	0	0
	case(s)宗	days日	case(s)宗	days日	case(s)宗	days日
Lost days due to work injury 因工傷損失工作日數	39	3,216.5	39	4,092.5	64	4,929

During the year, certain projects undertaken by the building construction division participated in the “Life First” Campaign launched by the Construction Industry Council which is an industry-wide construction safety activity, as well as the site safety inspection and related safety activities for no less than five days. To promote safety-related information to employees and strengthen site safety measures, our employees pro-actively reviewed their works and the potential risks involved. In line with the development of construction technology, our building construction division has also built a strong Building Information Modelling (“BIM”) team, using digital technology to simulate and display building models, to help solve problems in the construction process, and provide efficient support for the daily operation and safety management of projects.

**Development and Training**

The Group recognises that the knowledge and skills of our employees are vital to the Group’s business development and success, we, therefore, encourage our staff to pursue further with their professional development. The Group nominates staff to attend internal and external training programmes from time to time and when appropriate. Our training programmes also range from professional and technical training to personal development skills. The Group also provides education subsidies for employees who pursue further education related to their job duties to encourage employee to further develop their skills and broaden their knowledge. To continuously attract new talents, the Group also organises apprenticeship programmes and provides apprentices with on-the-job training.

於年內，樓宇建築部門承辦之部份工程項目參與了建造業議會發起的「生命第一」全方位建築安全活動，展開為期不少於五天的地盤安全檢查及相關安全活動，向僱員宣傳安全相關信息並加強地盤安全措施，僱員積極參與審視其工作及潛在風險。配合建築技術的發展，本集團樓宇建築部門亦建立強大的建築信息模擬(「BIM」)團隊，利用數碼化技術模擬及展示建築的模型，協助解決建造過程中的問題，並為項目的日常營運及安全管理提供有效支援。

**發展及培訓**

本集團認為僱員的知識及技能對本集團的業務發展及成功十分重要，本集團因此鼓勵員工不斷尋求更多專業發展。本集團不定期提名員工參加內部及外部培訓課程。培訓課程涵蓋專業及技術培訓以至個人技能發展。本集團亦為因工作職責而繼續深造的僱員提供教育津貼，以鼓勵僱員進一步發展技能及擴闊知識。為持續吸引新進人才，本集團亦開辦學徒計劃，並向學徒提供在職培訓。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### (B) SOCIAL (CONTINUED)

#### Employment and Labour Practices (continued)

#### Development and Training (continued)

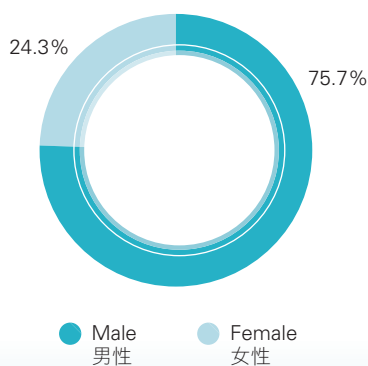
### (B) 社會(續)

#### 僱傭及勞工常規(續)

#### 發展及培訓(續)

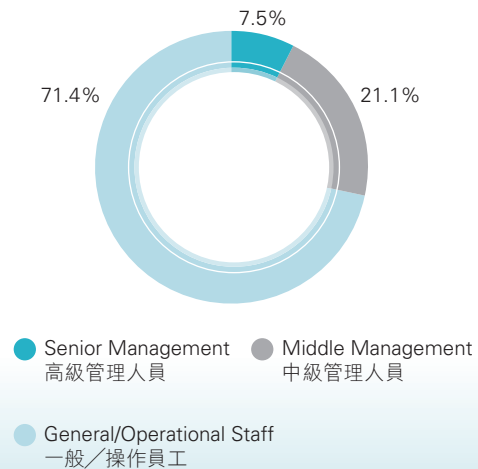
Percentage of employees trained by gender

按性別劃分的受訓僱員百分比



Percentage of employees trained by employee category

按僱員類別劃分的受訓僱員百分比



#### Average training hours completed per employee by gender

按性別劃分，每名僱員完成受訓的平均時數

	Unit 單位	2021 二零二一年
Male 男性	hours 小時	5.42
Female 女性	hours 小時	5.51

#### Average training hours completed per employee by employee category

按僱員類別劃分，每名僱員完成受訓的平均時數

	Unit 單位	2021 二零二一年
Senior Management 高級管理人員	hours 小時	7.10
Middle Management 中級管理人員	hours 小時	13.49
General/Operational Staff 一般/操作員工	hours 小時	4.60

**(B) SOCIAL (CONTINUED)**

**Operating Practices**

**Supply Chain Management**

The Group carefully selects qualified suppliers and subcontractors to ensure that the entire production process is in line with our standards and rules. We not only require our new suppliers or subcontractors to submit all relevant documents for review, it will also stipulate in the tender documents that the project must undergo a risk assessment to minimise the risk of accidents. We regularly carry out inspections, review and assessments of their ability and quality, as well as the environmental and occupational safety and health management systems. When necessary, the department heads will arrange a face-to-face interview. If they are not eligible, the supplier or subcontractors will be removed from the approved list to ensure that the suppliers or subcontractors on the approved list are performing at a satisfactory level.

The Group upholds fair operating practices in its relationship with suppliers and subcontractors through an efficient procurement system. We have also adopted systems for competitive tendering and for suppliers' and subcontractors' performance monitoring and reporting. The Group conducts regular reviews of the terms and conditions of supply contracts and subcontracts between the Group and our suppliers and subcontractors which enables the development of effective and strong partnerships. Such reviews cover the potential enhancement of social, ethical, environmental and gender equality criteria in supply contracts and subcontracts.

**Product Responsibility**

The Group recognises that good customer and after-sales services are keys to the long-term success of the Group. In order to cater for prompt response in meeting with the needs of our customers, the Group has set up customer service teams for its different business units to handle customers' queries efficiently.

The Group respects the privacy of personal data and has developed policies on the collection and usage of personal data. Review and revision of the personal data and privacy policy are carried out to ensure its effectiveness and compliance with relevant laws.

**(B) 社會(續)**

**營運慣例**

**供應鏈管理**

本集團仔細甄選合資格供應商和分包商以確保整個生產過程符合本集團的標準及規則。本集團不僅要求新供應商或分包商提交所有有關文件以供審閱，亦會在招標文件訂明工程必須進行風險評估，以減低意外受傷的風險。本集團定期進行檢驗、審查及評估供應商及分包商的能力及質素、環境和職業安全及健康的管理體系，有需要時部門主管更會安排面談。如未能符合資格，更會將不合資格的供應商或分包商從認可名單中除名，以確保保留在名單上的供應商或分包商的表現達滿意水平。

本集團透過與供應商和分包商的關係，採取高效的採購系統以秉持公平的營運慣例。本集團亦採納具競爭力的投標系統，並監控及呈報供應商和分包商的表現。為確保本集團能有效地促進與其供應商及分包商之間穩固的合作關係，本集團會定期檢討供應合約及分包合約的條款和條件。該檢討亦涵蓋供應合約及分包合約在加強潛在之社會、道德、環境及性別公平方面的準則。

**產品責任**

本集團認同良好的客戶及售後服務乃集團取得長遠成功的關鍵。為能迅速回應客戶的需求，本集團因此在不同業務單位設立客戶服務團隊以有效地解決客戶查詢。

本集團尊重個人資料私隱，並制定關於收集及使用個人資料的政策。個人資料及私隱政策會進行檢討並作出修訂以確保其有效且遵守有關法例。

### (B) SOCIAL (CONTINUED)

#### Operating Practices (continued)

##### Product Responsibility (continued)

Since the Group is a customer-focused organisation, its environmental engineering division and cold storage and logistics division commit to making every effort to achieve customer satisfaction through continual improvement in our quality management system in accordance with the requirements of ISO 9001:2015. The environmental engineering division has a quality policy statement which serves as a guideline to its team. The cold storage and logistics division has also self-developed the Warehouse Management System (i-WMS), which improves customer experience through allowing customers to make real-time inventory enquiries and place online orders anytime, anywhere.

Our freight logistics division provides the highest standard of cold chain logistic services to meet customers' stringent requirements. It has become the first Hong Kong based global logistics service provider to be awarded the Centre of Excellence for Independent Validators in Pharmaceutical Logistics (CEIV Pharma), accredited by the International Air Transport Association (IATA).

For our property management division, the Group discusses issues with supervisors and members of the Safety Committee, and regularly provides updates to supervisors and/or person-in-charge for maintaining the recognition of ISO 9001, ISO 14001, OHSAS 18001/ISO 45001 or to fulfil statutory requirements. The Group also reminds supervisors to regularly review existing contractors' terms and take necessary precautionary measures whenever applicable.

Customers' needs and satisfaction have always been the priorities of the Group. Our information technology related businesses provide comprehensive order processing, fulfilment and back office services to consumers. Our customer service centre provides a wide range of information and assistance to answer customers' inquiries and to offer repair and maintenance services to consumers.

Intellectual properties are our Company's vital assets, as such, we have exercised our utmost endeavours to safeguard our intellectual properties rights and interests. The Group has also in place certain procedures and safeguards to protect customers' information from unauthorised access, usage and leakage and to maintain their data privacy. In addition, all employees must respect copyrighted work, the Group is strongly committed to compliance with relevant laws and regulations.

### (B) 社會(續)

#### 營運慣例(續)

##### 產品責任(續)

由於本集團為一間以客為尊的企業，其環保工程部門及冷藏倉庫及物流部門致力根據ISO 9001:2015認證的規定透過持續改善我們的質量管理體系以滿足客戶需求。環保工程部門已制定質量政策聲明，作為其團隊的指南。冷藏倉庫及物流部門更自行開發i-WMS倉儲管理系統，讓客戶可隨時隨地進行倉存資料查詢及在線下單，提升客戶體驗。

本集團貨運物流部門提供高標準的冷鏈運輸服務以滿足客戶的嚴格需要。該部門獲得國際航空運輸協會頒發獨立醫藥物流驗證中心藥品認證，是首間獲得此認證的本地國際物流服務供應商。

就物業管理部門而言，本集團將與主管及安全委員會成員討論，且定期向主管及／或負責人提供最新消息，以維持ISO 9001、ISO 14001、OHSAS 18001／ISO 45001的認可或履行法定要求。本集團亦會提醒主管定期檢討現有承包商的條款並於適當時採取必要預防措施。

滿足客戶所需一直是本集團的首要目標。資訊科技相關業務向客戶提供全面的訂單處理、執行及後勤支援服務。客戶服務中心提供廣泛的資訊及協助，以解答客戶查詢，並向客戶提供維修及保養服務。

知識產權為本公司的重要資產，因此，我們已盡最大努力維護我們的知識產權之權利及利益。本集團亦已制定若干程序及保障措施，以保護客戶資料免受未經授權的讀取、使用及洩漏，以維護其數據私隱。此外，所有僱員亦必須尊重版權，本集團嚴格遵守相關法律及法規。

**(B) SOCIAL (CONTINUED)**

**Operating Practices (continued)**

**Anti-Corruption**

The Group has in place a series of corporate governance policies which ensure that the Group has a sound corporate governance system. Anti-corruption, business gifts and entertainment, conflict of interest and data protection are some of the areas covered. The corporate governance policies assure the adoption of standard procedures across the Group and provides guidelines, and the anti-corruption, business gifts and entertainment policy spells out the Group's position in relation to these issues clearly. The Group has a whistle-blower policy to provide channels for employees to raise concerns and define a way to handle these concerns. All reports are confidential to protect employees from retaliation. As part of the Group's orientation training, new employees receive a handbook which content covers the topics of anti-corruption and such policies are also made available to staff members in the course of their execution of duties. During the year, the Company also invited Independent Commission Against Corruption ("ICAC") representatives to conduct seminars for staff members taking into consideration the nature of and the different needs of our various business units. No cases of corruption were reported within the Group during the year under review.

**Community**

**Community Investment**

The Group has a long-standing commitment to promote corporate social responsibility. Its dedication to serve the community is demonstrated by the Group's active participation in community services, charitable sponsorships, education programmes, cultural and sports activities and environment protection initiatives. Furthermore, it encourages its staff members to participate in the various volunteer activities organised by the Group.

Our contribution to and care for the community has been widely recognised and we are proud to have been awarded the "10 Years Plus Caring Company Logo" by the Hong Kong Council of Social Service for the year 2020/21. To have received The Caring Company Logo for 10 consecutive years is a recognition of the Group's continuous effort in building a caring community. In a bid to build a harmonious and inclusive society, we have this year, not only organised volunteer activities to help the underprivileged, the Group also supported the "Urban Climb 300M+", a charity climb organised by Ignite Community Services to raise funds for the "Get Up and Walk" programme run by the Department of Orthopaedics and Traumatology at The University of Hong Kong, which aims to support the recovery of spinal cord injury patients. In light of the prolonged presence of COVID-19, the Group continued our support for the "Construction Industry Caring Campaign for Fight against Novel Coronavirus" initiated by the Construction Industry Council, to help provide financial assistance and caring support to registered construction workers affected by the pandemic.

**(B) 社會(續)**

**營運慣例(續)**

**反貪污**

本集團已制定一系列企業管治政策，以確保本集團建立健全的企業管治制度。當中涉及的內容包括反貪污、商業饋贈及款待，利益衝突及資料保障。企業管治政策可確保本集團能採用標準程序並提供指引，而反貪污、商業饋贈及款待政策則明確闡述了本集團在這些問題上的立場。本集團制定了舉報政策，為僱員提供了舉報渠道並說明處理的方法，所有報告均屬機密，以保護僱員免受報復。作為本集團定向培訓的一部份，新入職僱員會收到內容涵蓋反貪污主題的手冊，並且在履行職責過程中亦會向員工提供相關政策。於年內，本公司亦邀請了廉政公署代表考慮各業務部門的性質和需求，為員工舉辦專題講座。於回顧年內，本集團並無接獲任何貪污案件的舉報。

**社區**

**社區投資**

本集團積極推動企業社會責任，並透過廣泛參與公益事務、慈善贊助、教育、文化及體育活動和環保項目，致力服務社區。此外，我們亦鼓勵員工參與本集團企業義工隊組織的各類義工活動，助人自助。

本集團對社區的貢獻及關懷廣獲認可，並榮獲香港社會服務聯會頒發二零二零／二一年度的「10年Plus商界展關懷」標誌。本集團連續10年獲頒商界展關懷標誌，肯定了本集團為建立關愛社會的持續努力。為了建立和諧共融的社會，年內我們不僅組織義工活動幫助弱勢社群，亦支持由 Ignite Community Services 主辦的慈善攀登活動「城市攀登300+」，為香港大學矯形及創傷外科學系「Get Up and Walk」項目籌募善款，以支持脊髓損傷患者復健。有見2019冠狀病毒病疫情持續，本集團繼續支持建造業議會發起的「建造業抗疫關愛行動」，為受疫情影響的註冊建造業工人提供經濟及關愛支援。

### (B) SOCIAL (CONTINUED)

#### Community (continued)

##### Community Investment (continued)

###### *Education and Culture*

Chevalier Group acknowledges that young people are the future leaders of the society and education is crucial in cultivating young talents. The Group established “Chevalier Culture & Education Foundation” in 1998, with an aim to foster cultural, academic and educational exchanges amongst Hong Kong and other countries. To nurture young talents for the construction industry, the Group has set up the “Chevalier Group Scholarship” for all full-time students of the Vocational Training Council (VTC) in the Engineering Discipline since 2019. The Group also sponsored the “HKMA Youth Development Scheme” launched by The Hong Kong Management Association, which aims to broaden the horizons of the younger generation beyond their academic studies. Under the scheme, a series of company visits have been arranged with a view to introducing the younger generation to industries and career prospects in different fields.

The Group has long demonstrated its full support for promoting local arts and culture development. It is a keen supporter of the development of performing arts and became a Platinum Sponsor of Opera Hong Kong. In addition, the Group also supported the compilation and publication of “Hong Kong Chronicles” undertaken by the Hong Kong Chronicles Institute to record the historical, economic, cultural, social, and geographical development of Hong Kong since ancient times so as to preserve the inheritance of history, culture and convention of the city.

###### *Sports and Environment*

The Group is a long-time patron of the Hong Kong Jockey Club’s “Chevalier Cup Race Day” and has sponsored the event for 25 consecutive years. Moreover, the Group supported the “Construction Industry Virtual Happy Run 2021” to raise fund for the needy and also to encourage the public to maintain healthy lifestyle despite the pandemic.

As a responsible corporate citizen, the Group strives to build a greener and sustainable community. It gives full support to various green advocates to promote public awareness of environmental protection. To show our dedication to building a sustainable future, the Group has joined the WWF-Hong Kong Corporate Membership Programme for many years and is a Silver Member of its Corporate Membership Programme for 2020–2021.

### (B) 社會(續)

#### 社區(續)

##### 社區投資(續)

###### *教育及文化*

其士集團深明年青人是社會的未來領袖，教育在培育年青人才方面尤其重要。本集團於一九九八年創立「其士文教基金會」，以推動香港與其他國家之間的文化、學術及教育交流。本集團自二零一九年起為就讀職業訓練局(VTC)全日制工程學科的學生設立了「其士集團獎學金」，為建造業培育年輕人才。本集團亦贊助由香港管理專業協會舉辦的「HKMA青年發展計劃」，讓年青人學習課堂以外的知識，擴闊視野。該計劃透過安排一系列的企業參觀活動，讓年青人瞭解不同行業的概況及發展前景。

本集團一直全力推動本地藝術及文化的發展，並成為香港歌劇院的白金贊助者，支持表演藝術的發展。此外，本集團亦支持香港地方志中心編纂和出版《香港志》，以記錄香港自古以來的歷史、經濟、文化、社會及地理方面的發展，以保存本地的歷史、文化和傳統。

###### *體育及環境*

本集團已連續25年贊助香港賽馬會的「其士盃賽馬日」，是活動的長期贊助商。與此同時，本集團亦支持「建造業線上開心跑2021」，為有需要人士籌款，並鼓勵公眾在疫情下仍然保持健康的生活方式。

作為負責任的企業公民，本集團致力建立綠色及可持續社區，並全力支持各種綠色倡導活動，以提高公眾的環保意識。本集團為二零二零年至二零二一年世界自然基金會香港分會—「公司會員計劃」的純銀會員，我們多年來對「公司會員計劃」的參與和支持，顯示了本集團對建設可持續發展未來的決心。

**(B) SOCIAL (CONTINUED)**

**Community (continued)**

**Community Investment (continued)**

*Volunteering*

The Group has in place a volunteer team – “Chevalier Cares” since 2011. During the year under review, the COVID-19 outbreak affected the arrangement of our volunteering schedule. Despite the difficulties faced by our volunteers in organising events, “Chevalier Cares” managed to arrange a number of activities, such as making personal gifts or packing anti-pandemic gift sets and daily necessities with non-profit organisations including the Hong Kong Young Women’s Christian Association, Evangelical Lutheran Church of Hong Kong, Hong Kong Family Welfare Society and Wai Ji Christian Service, and then delivered the packages to community centres and elderly homes. The volunteer team contributed nearly 260 hours of voluntary work for the aforementioned events during the year.

**(B) 社會(續)**

**社區(續)**

**社區投資(續)**

*義工活動*

本集團自二零一一年起組成了「愛心騎士」義工隊。於回顧年內，2019冠狀病毒病的爆發影響了義工活動進度表的安排。儘管義工在組織活動時面臨重重困難，但「愛心騎士」成功安排了多項活動，例如夥拍香港基督教女青年會、基督教香港信義會、香港家庭福利會及基督教懷智服務處等非牟利組織製作禮物或包裝抗疫心意包及日用品，其後將包裹送交社區中心及長者之家。於年內，義工隊為上述活動貢獻了接近260小時的義務工作。

**HONG KONG STOCK EXCHANGE ESG REPORTING GUIDE CONTENT INDEX**  
香港聯交所《環境、社會及管治報告指引》內容索引表

KPIs 關鍵績效指標	Hong Kong Stock Exchange ESG Reporting Guide Requirements 香港聯交所《環境、社會及管治報告指引》規定	Section/Remarks 章節/備註
<b>A. Environmental</b> <b>A. 環境</b>		
Aspect A1 層面A1	Emissions 排放物	
General disclosure 一般披露	Information on: the policies; and compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. 有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的政策及遵守對發行人有重大影響的相關法律及規例的資料。	Emissions 排放物
KPI A1.1 關鍵績效指標A1.1	The types of emissions and respective emissions data. 排放物種類及相關排放數據。	Emissions 排放物
KPI A1.2 關鍵績效指標A1.2	Greenhouse gas emissions in total (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 溫室氣體總排放量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)。	Emissions 排放物
KPI A1.3 關鍵績效指標A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 所產生有害廢棄物總量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)。	No hazardous waste was produced. 並無產生有害廢棄物。
KPI A1.4 關鍵績效指標A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility). 所產生無害廢棄物總量(以噸計算)及(如適用)密度(如以每產量單位、每項設施計算)。	Emissions 排放物



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

KPIs 關鍵績效指標	Hong Kong Stock Exchange ESG Reporting Guide Requirements 香港聯交所《環境、社會及管治報告指引》規定	Section/Remarks 章節／備註
KPI A1.5 關鍵績效指標 A1.5	Description of measures to mitigate emissions and results achieved. 描述減低排放量的措施及所得成果。	The Environment and Natural Resources 環境及天然資源
KPI A1.6 關鍵績效指標 A1.6	Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved. 描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果。	Emissions; The Environment and Natural Resources 排放物；環境及天然資源
Aspect A2 層面 A2	Use of resources 資源使用	
General disclosure 一般披露	Policies on efficient use of resources, including energy, water and other raw materials. 有效使用資源(包括能源、水及其他原材料)的政策。	The Environment and Natural Resources 環境及天然資源
KPI A2.1 關鍵績效指標 A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility). 按類型劃分的直接及／或間接能源(如電、氣或油)總耗量(以千個千瓦時計算)及密度(如以每產量單位、每項設施計算)。	Use of Resources 資源使用
KPI A2.2 關鍵績效指標 A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility). 總耗水量及密度(如以每產量單位、每項設施計算)。	Use of Resources 資源使用
KPI A2.3 關鍵績效指標 A2.3	Description of energy use efficiency initiatives and results achieved. 描述能源使用效益計劃及所得成果。	The Environment and Natural Resources 環境及天然資源
KPI A2.4 關鍵績效指標 A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved. 描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果。	It is not a major issue for our business. 這並非我們業務的主要問題。
KPI A2.5 關鍵績效指標 A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced. 製成品所用包裝材料的總量(以噸計算)及(如適用)每生產單位佔量。	Our operation does not involve significant use of packaging material. 我們的營運不涉及大量使用包裝材料。
Aspect A3 層面 A3	The environment and natural resources 環境及天然資源	
General disclosure 一般披露	Policies on minimising the issuer's significant impact on the environment and natural resources. 減低發行人對環境及天然資源造成重大影響的政策。	The Environment and Natural Resources 環境及天然資源
KPI A3.1 關鍵績效指標 A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them. 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。	The Environment and Natural Resources 環境及天然資源

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

KPIs 關鍵績效指標	Hong Kong Stock Exchange ESG Reporting Guide Requirements 香港聯交所《環境、社會及管治報告指引》規定	Section/Remarks 章節／備註
<b>B. Social</b> <b>B. 社會</b>		
Employment and Labour Practices 僱傭及勞工常規		
Aspect B1 層面B1	Employment 僱傭	
General disclosure 一般披露	Information on: the policies; and compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare. 有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的政策；及遵守對發行人有重大影響的相關法律及規例的資料。	Employment and Labour Standards 僱傭及勞工準則
KPI B1.1 關鍵績效指標B1.1	Total workforce by gender, employment type, age group and geographical region. 按性別、僱傭類型、年齡組別及地區劃分的僱員總數。	Employment and Labour Standards 僱傭及勞工準則
KPI B1.2 關鍵績效指標B1.2	Employee turnover rate by gender, age group and geographical region. 按性別、年齡組別及地區劃分的僱員流失比率。	Employment and Labour Standards 僱傭及勞工準則
Aspect B2 層面B2	Health and safety 健康與安全	
General disclosure 一般披露	Information on: the policies; and compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards. 有關提供安全工作環境及保障僱員避免職業性危害的政策及遵守對發行人有重大影響的相關法律及規例的資料。	Health and Safety 健康及安全
KPI B2.1 關鍵績效指標B2.1	Number and rate of work-related fatalities. 因工作關係而死亡的人數及比率。	Health and Safety 健康及安全
KPI B2.2 關鍵績效指標B2.2	Lost days due to work injury. 因工傷損失工作日數。	Health and Safety 健康及安全
KPI B2.3 關鍵績效指標B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored. 描述所採納的職業健康與安全措施，以及相關執行及監察方法。	Health and Safety 健康及安全
Aspect B3 層面B3	Development and training 發展及培訓	
General disclosure 一般披露	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. 有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。	Development and Training 發展及培訓
KPI B3.1 關鍵績效指標B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management). 按性別及僱員類別(如高級管理層、中級管理層等)劃分的受訓僱員百分比。	Development and Training 發展及培訓

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

KPIs 關鍵績效指標	Hong Kong Stock Exchange ESG Reporting Guide Requirements 香港聯交所《環境、社會及管治報告指引》規定	Section/Remarks 章節／備註
KPI B3.2 關鍵績效指標B3.2	The average training hours completed per employee by gender and employee category. 按性別及僱員類別劃分，每名僱員完成受訓的平均時數。	Development and Training 發展及培訓
Aspect B4 層面B4	Labour standards 勞工準則	
General disclosure 一般披露	Information on: the policies; and compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour. 有關防止童工或強制勞工的政策及遵守對發行人有重大影響的相關法律及規例的資料。	Employment and Labour Standards 僱傭及勞工準則
KPI B4.1 關鍵績效指標B4.1	Description of measures to review employment practices to avoid child and forced labour. 描述檢討招聘慣例的措施以避免童工及強制勞工。	Employment and Labour Standards 僱傭及勞工準則
KPI B4.2 關鍵績效指標B4.2	Description of steps taken to eliminate such practices when discovered. 描述在發現違規情況時消除有關情況所採取的步驟。	Employment and Labour Standards 僱傭及勞工準則
Operating Practices 營運慣例		
Aspect B5 層面B5	Supply chain management 供應鏈管理	
General disclosure 一般披露	Policies on managing environmental and social risks of the supply chain. 管理供應鏈的環境及社會風險政策。	Supply Chain Management 供應鏈管理
KPI B5.1 關鍵績效指標B5.1	Number of suppliers by geographical region. 按地區劃分的供應商數目。	Not applicable 不適用
KPI B5.2 關鍵績效指標B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored. 描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法。	Supply Chain Management 供應鏈管理
Aspect B6 層面B6	Product responsibility 產品責任	
General disclosure 一般披露	Information on: the policies; and compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress. 有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的政策及遵守對發行人有重大影響的相關法律及規例的資料。	Product Responsibility 產品責任
KPI B6.1 關鍵績效指標B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons. 已售或已運送產品總數中因安全與健康理由而須回收的百分比。	Not applicable 不適用

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

KPIs 關鍵績效指標	Hong Kong Stock Exchange ESG Reporting Guide Requirements 香港聯交所《環境、社會及管治報告指引》規定	Section/Remarks 章節／備註
KPI B6.2 關鍵績效指標B6.2	Number of products and service related complaints received and how they are dealt with. 接獲關於產品及服務的投訴數目以及應對方法。	Product Responsibility 產品責任
KPI B6.3 關鍵績效指標B6.3	Description of practices relating to observing and protecting intellectual property rights. 描述與維護及保障知識產權有關的慣例。	Product Responsibility 產品責任
KPI B6.4 關鍵績效指標B6.4	Description of quality assurance process and recall procedures. 描述質量檢定過程及產品回收程序。	Not applicable 不適用
KPI B6.5 關鍵績效指標B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored. 描述消費者資料保障及私隱政策，以及相關執行及監察方法。	Product Responsibility 產品責任
Aspect B7 層面B7	Anti-corruption 反貪污	
General disclosure 一般披露	Information on: the policies; and compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering. 有關防止賄賂、勒索、欺詐及洗黑錢的政策及遵守對發行人有重大影響的相關法律及規例的資料。	Anti-Corruption 反貪污
KPI B7.1 關鍵績效指標B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases. 於匯報期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。	During the year, no cases of corruption reported. 於年內，並無接獲貪污案件舉報。
KPI B7.2 關鍵績效指標B7.2	Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored. 描述防範措施及舉報程序，以及相關執行及監察方法。	Anti-Corruption 反貪污
Community 社區		
Aspect B8 層面B8	Community investment 社區投資	
General disclosure 一般披露	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests. 有關以社區參與來了解發行人營運所在社區需要和確保其業務活動會考慮社區利益的政策。	Community Investment 社區投資
KPI B8.1 關鍵績效指標B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport). 專注貢獻範疇(如教育、環境事宜、勞工需求、健康、文化、體育)。	Community Investment 社區投資
KPI B8.2 關鍵績效指標B8.2	Resources contributed (e.g. money or time) to the focus area. 在專注範疇所動用資源(如金錢或時間)。	Community Investment 社區投資

# REPORT OF THE DIRECTORS

## 董事會報告

The Board presents to shareholders their annual report together with the audited financial statements of the Company and of the Group for the year ended 31 March 2021.

### PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of the Group are construction and engineering, property investment, property development and operations, healthcare investment, and car dealership. Other ancillary and supporting businesses of principal subsidiaries, associates and joint ventures that are integrated with the main businesses of the Group are shown on pages 194 to 200.

The Group's revenue and results for the year ended 31 March 2021, analysed by operating segments, are set out in note 5 to the consolidated financial statements.

### BUSINESS REVIEW

A fair review of the businesses of the Group during the year, particulars of important events affecting the Group that have occurred subsequent to the year ended 31 March 2021 (if any), a description of principal risks and uncertainties facing the Group and discussion on the Group's prospects are provided in the Letter to Shareholders on pages 8 to 9, Management Discussion and Analysis on pages 10 to 15, Financial Review on pages 16 to 21 and note 3 to the consolidated financial statements. In addition, discussions on the Group's compliance with relevant laws and regulations which have a significant impact on the Group, relationships with its key stakeholders and relevant policy are provided in the Corporate Governance Report and Environmental, Social and Governance Report on pages 30 to 39 and pages 40 to 59, respectively.

### RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 March 2021 are set out in the consolidated income statement on page 79. The Board now recommends the payment of a final dividend of HK\$0.39 (2020: HK\$0.32) per share payable in cash to shareholders whose names appear on the Register of Members of the Company on Friday, 10 September 2021. Together with an interim dividend of HK\$0.16 (2020: HK\$0.20) per share paid on Tuesday, 22 December 2020, the total dividends for the year amounted to HK\$0.55 (2020: HK\$0.52) per share. Subject to the approval by shareholders at the AGM, the proposed final dividend will be payable in cash to shareholders on or about Friday, 17 September 2021.

董事會提呈本公司及本集團截至二零二一年三月三十一日止年度年報及經審核財務報表供各股東閱覽。

### 主要業務

本公司之主要業務為投資控股，而本集團之主要業務為建築及機械工程、物業投資、物業發展及營運、保健護理投資及汽車代理。其他輔助性業務已歸入本集團主要業務並載於第194頁至200頁之主要附屬公司、聯營公司及合營企業內。

本集團截至二零二一年三月三十一日止年度(以營運分類)之收入及業績載於綜合財務報表附註5。

### 業務審視

本集團業務於年內的持平審視，尤其是於截至二零二一年三月三十一日止年度之後影響本集團的重大事件(如有)、本集團面對的主要風險及不明朗因素以及本集團前景的討論載於致股東之函件第8頁至9頁、管理層討論及分析第10頁至15頁、財務評述第16頁至21頁及綜合財務報表附註3。此外，對本集團有重大影響的相關法律及法規的討論、與主要持份者的關係及相關政策分別載於企業管治報告第30頁至39頁及環境、社會及管治報告第40頁至59頁。

### 業績及撥用

本集團截至二零二一年三月三十一日止年度之業績載於第79頁之綜合收益表。董事會現建議以現金派發末期股息每股港幣0.39元(二零二零年：港幣0.32元)予於二零二一年九月十日(星期五)名列本公司股東名冊之股東。連同已於二零二零年十二月二十二日(星期二)派付之中期股息每股港幣0.16元(二零二零年：港幣0.20元)，本年度合共派發股息每股港幣0.55元(二零二零年：港幣0.52元)。待股東週年大會獲股東批准後，建議末期股息將約於二零二一年九月十七日(星期五)以現金支付。

## **CLOSURE OF REGISTER OF MEMBERS**

For determining the entitlement to attend and vote at the AGM, the Register of Members of the Company will be closed from Monday, 16 August 2021 to Monday, 23 August 2021, both days inclusive, during which period no transfer of shares will be effected. In order to be eligible to attend and vote at the AGM, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:30 p.m. on Friday, 13 August 2021.

For determining entitlement to the proposed final dividend (subject to the passing of an ordinary resolution by the shareholders of the Company at the AGM), the Register of Members of the Company will be closed from Monday, 6 September 2021 to Friday, 10 September 2021, both days inclusive, during which period no transfer of shares will be effected. In order to qualify for the proposed final dividend, all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Standard Limited, Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration not later than 4:30 p.m. on Friday, 3 September 2021.

## **SHARES ISSUED**

Details of the shares issued by the Company during the year are set out in note 35 to the consolidated financial statements.

## **RESERVES**

Movements in reserves of the Group and the Company during the year are set out in note 36 and note 47 to the consolidated financial statements.

As at 31 March 2021, the Company's reserves available for distribution to shareholders amounted to HK\$1,564,679,000 (2020: HK\$1,494,052,000).

## **INVESTMENT PROPERTIES**

Movements in investment properties of the Group during the year are set out in note 14 to the consolidated financial statements.

## **PROPERTY, PLANT AND EQUIPMENT**

Movements in property, plant and equipment of the Group during the year are set out in note 15 to the consolidated financial statements.

## **暫停辦理股份過戶登記**

為確定股東有權出席股東週年大會及於會上投票，本公司將於二零二一年八月十六日(星期一)至二零二一年八月二十三日(星期一)(首尾兩天包括在內)，暫停辦理股份過戶登記手續。為確保符合資格出席股東週年大會及於會上投票，所有股份過戶文件連同有關股票必須於二零二一年八月十三日(星期五)下午四時三十分前，一併送達本公司於香港之股份過戶登記分處卓佳標準有限公司，地址為香港皇后大道東183號合和中心54樓，以便辦理過戶登記手續。

為確定股東有權收取建議末期股息，待本公司股東於股東週年大會通過該普通決議案後，本公司將於二零二一年九月六日(星期一)至二零二一年九月十日(星期五)(首尾兩天包括在內)，暫停辦理股份過戶登記手續。為確保符合資格獲派發建議末期股息，所有股份過戶文件連同有關股票必須於二零二一年九月三日(星期五)下午四時三十分前，一併送達本公司於香港之股份過戶登記分處卓佳標準有限公司，地址為香港皇后大道東183號合和中心54樓，以便辦理過戶登記手續。

## **已發行股本**

本公司於年內已發行股份的詳情載於綜合財務報表附註35。

## **儲備**

本集團及本公司於年內之儲備變動載於綜合財務報表附註36及附註47。

於二零二一年三月三十一日，本公司可向股東分派之儲備為港幣1,564,679,000元(二零二零年：港幣1,494,052,000元)。

## **投資物業**

本集團於年內之投資物業變動載於綜合財務報表附註14。

## **物業、廠房及設備**

本集團於年內之物業、廠房及設備變動載於綜合財務報表附註15。

# REPORT OF THE DIRECTORS

## 董事會報告

### BANK AND OTHER BORROWINGS

Details of bank and other borrowings of the Group as at 31 March 2021 are set out in note 34 to the consolidated financial statements.

### FINANCIAL SUMMARY/FINANCIAL REVIEW

Financial summary and financial review of the Group are shown on pages 2 to 5 and on pages 16 to 21, respectively.

### MAJOR CUSTOMERS AND SUPPLIERS

The Group's revenue and purchases for the year attributable to the Group's five largest customers and suppliers were less than 30% respectively. None of the Directors, their respective close associates (as defined in the Listing Rules) or any shareholder (whom to the knowledge of the Directors owns 5% or more of the issued share capital of the Company) as at 31 March 2021 had any interest in the Group's five largest customers and suppliers.

### MAJOR PROPERTIES

Particulars of major properties of the Group as at 31 March 2021 are set out on pages 27 to 29.

### EMPLOYEES AND REMUNERATION POLICIES

The Group employed approximately 3,500 full-time staff globally as at 31 March 2021. Total staff costs amounted to HK\$1,326 million for the year ended 31 March 2021. The remuneration policies of the Group are reviewed periodically on the basis of the nature of job, market trend, company performance and individual performance. Other staff benefits include bonuses awarded on a discretionary basis, medical schemes and retirement schemes.

The remuneration package of the Directors and the senior management is based on their contribution to the performance of the Group and is supervised by the Remuneration Committee of the Company.

Details of the Directors' remuneration are set out in note 40 to the consolidated financial statements.

### DONATIONS

During the year, the Group made donations of HK\$6,511,100 to charitable bodies.

### PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's Bye-Laws although there is no restriction against such rights under the laws in Bermuda where the Company is incorporated.

### 銀行及其他借款

本集團於二零二一年三月三十一日銀行及其他借款之詳情載於綜合財務報表附註34。

### 財務概要／財務評述

本集團之財務概要及財務評述分別載於第2頁至5頁及第16頁至21頁。

### 主要客戶及供應商

本集團於年度內之五大客戶及供應商分別佔本集團收入及購貨額不足30%。於二零二一年三月三十一日，各董事、其各自緊密聯繫人士（定議見上市規則）或任何股東（就董事所知其擁有本公司已發行股本5%或以上）概無於本集團之五大客戶及供應商有任何權益。

### 主要物業

本集團於二零二一年三月三十一日之主要物業資料載於第27頁至29頁。

### 僱員及薪酬制度

於二零二一年三月三十一日，本集團於全球僱用約3,500名全職員工。截至二零二一年三月三十一日止年度，員工總開支為港幣13.26億元。本集團之薪酬政策乃根據僱員之工作性質、市場趨勢、公司業績及個別員工之表現而定期作出評估。其他員工福利包括酌情發放花紅獎賞、醫療計劃及退休金計劃等。

董事及高級管理人員的薪酬乃根據其對本集團表現的貢獻釐定並由本公司薪酬委員會監管。

董事薪酬的詳情載於綜合財務報表附註40。

### 慈善捐款

於年內，本集團捐款予慈善機構為港幣6,511,100元。

### 優先承讓權

本公司細則並無優先承讓權之條款，雖然根據本公司之註冊地百慕達之法例，對此並無作出任何限制。

## PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

There was no purchase, sale or redemption of listed securities of the Company by the Company or any of its subsidiaries during the year.

## PERMITTED INDEMNITY

Pursuant to the Company's Bye-Laws, every Director shall be indemnified out of the assets of the Company against all losses or liabilities which he/she may sustain or incur in the execution of his/her office or otherwise in relation thereto. The Company has taken out insurance against the liability and costs associated with defending any proceedings which may be brought against the Directors of the Group.

## DIRECTORS

The Directors who held office during the year and up to the date of this report were:

### Executive Directors

Mr. KUOK Hoi Sang (Chairman and Managing Director)  
Mr. TAM Kwok Wing (Deputy Managing Director)  
Mr. HO Chung Leung  
Mr. MA Chi Wing  
Miss Lily CHOW

### Non-Executive Directors

Dr. KO Chan Gock, William  
Mr. CHOW Vee Tsung, Oscar

### Independent Non-Executive Directors

Mr. YANG Chuen Liang, Charles  
Professor POON Chung Kwong  
Mr. Irons SZE  
Mr. SUN Leland Li Hsun

In accordance with the Company's Bye-Laws, Mr. Kuok Hoi Sang, Mr. Ho Chung Leung, Miss Lily Chow and Dr. Ko Chan Gock, William shall retire from office at the AGM and, being eligible, may offer themselves for re-election. The Non-Executive Directors are subject to the same retirement requirements as the Executive Directors.

Dr. Ko Chan Gock, William has informed the Board that he would not offer himself for re-election and accordingly will retire as a Non-Executive Director of the Company after the conclusion of the AGM. Save for Dr. Ko, the other retiring Directors, being eligible, shall offer themselves for re-election at the AGM.

The biographical details of the Directors of the Company as at the date of this report are set out in the "Management Profile" section on pages 22 to 26.

## 購買、出售或贖回上市證券

本公司或其任何附屬公司於年內並無購買、出售或贖回本公司之任何上市證券。

## 獲准許的彌償

根據本公司細則，每位董事有權就其因執行職務或與其有關的其他事宜所引致或蒙受之一切損失或法律責任從本公司資產中獲得彌償。本公司已就本集團董事可能在法律程序中進行抗辯所招致的法律責任及費用購買保險。

## 董事

於年內及截至本報告日期止之在任董事如下：

### 執行董事

郭海生先生(主席兼董事總經理)  
譚國榮先生(副董事總經理)  
何宗樑先生  
馬志榮先生  
周莉莉小姐

### 非執行董事

高贊覺博士  
周維正先生

### 獨立非執行董事

楊傳亮先生  
潘宗光教授  
施榮懷先生  
孫立勳先生

根據本公司細則，郭海生先生、何宗樑先生、周莉莉小姐及高贊覺博士須於股東週年大會上告退，並願膺選連任。各非執行董事之告退規定與各執行董事相同。

高贊覺博士已通知董事會，彼將不會膺選連任，因此彼將於股東週年大會完結時退任非執行董事。除高博士外，其他退任董事願於股東週年大會上膺選連任。

本公司董事於本報告日期的簡歷詳情刊載於第22頁至26頁「管理層簡介」一節。



# REPORT OF THE DIRECTORS

## 董事會報告

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

Save as disclosed in the sections headed "Related Party Transactions" in note 45 to the consolidated financial statements, no other transactions, arrangements or contracts of significance in relation to the Company's business to which the Company's subsidiaries was a party or were parties and in which a director of the Company or his or her connected entity had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

### DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year, none of the Directors have an interest in any business constituting a competing business to the Group.

### DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN SECURITIES

As at 31 March 2021, the interests and short positions of the Directors and the chief executive of the Company in the shares, underlying shares and debentures of the Company and its associated corporations, within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO"), which have been notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have taken under such provisions of the SFO), or which were required to be recorded in the register to be kept by the Company pursuant to Section 352 of the SFO or as otherwise required to be notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

#### Interests in the Company – Shares

Name of Directors 董事名稱	Capacity 身份	Numbers of ordinary shares held (Long Positions) 所持普通股股份數目(好倉)			Approximate percentage of interest 權益概約 %
		Personal interests 個人權益	Family interests 家族權益	Total 總數	
KUOK Hoi Sang 郭海生	Beneficial owner 實益擁有人	173,460	–	173,460	0.06
TAM Kwok Wing 譚國榮	Beneficial owner 實益擁有人	209,583	40,265	249,848	0.08
HO Chung Leung 何宗樑	Beneficial owner 實益擁有人	40,000	–	40,000	0.01

### 董事於交易、安排或合約之重大權益

除下文綜合財務報表附註45「關聯方交易」一節所披露者外，本公司董事或其關連實體並無其他在本公司附屬公司所訂立對本公司業務而言屬於重大之交易、安排或合約中(在年終或年內任何時間仍然有效)，直接或間接擁有任何重大權益。

### 董事於競爭性業務之權益

於年內，概無董事於任何與本集團構成競爭之業務中有任何權益。

### 董事及主要行政人員之證券權益

於二零二一年三月三十一日，本公司董事及主要行政人員於本公司及其相聯公司(定義見證券及期貨條例(「證券及期貨條例」)第XV部)之股份、相關股份及債券中所擁有已根據證券及期貨條例第XV部第7及第8分部知會本公司及聯交所之權益及淡倉(包括彼等根據上述證券及期貨條例條文被列為或視作擁有之權益及淡倉)，或必須並已記錄於本公司根據證券及期貨條例第352條規定須予備存之登記冊內之權益及淡倉，或根據標準守則須知會本公司及聯交所之權益及淡倉如下：

#### 本公司權益 – 股份

## DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN SECURITIES (CONTINUED)

As at 31 March 2021, so far as is known to the Directors and the chief executive of the Company, no other person had interests or short positions in the shares, underlying shares and debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which he was taken or deemed to have taken under such provisions of the SFO); or were required, pursuant to Section 352 of the SFO, to be recorded in the register referred to therein; or were required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange.

## DIRECTORS' SERVICE CONTRACTS

No Director offering for re-election at the AGM 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).

## MANAGEMENT CONTRACTS

No contract of significance concerning the management and administration of the whole or any substantial part of the business of the Company or any of its subsidiaries was entered into or subsisted during the year.

## RETIREMENT SCHEMES

The Group has established various retirement benefit schemes for the benefit of its staff in Hong Kong and overseas.

In Hong Kong, the Group participates in both defined contribution schemes which are registered under the Occupational Retirement Schemes Ordinance (the "ORSO Schemes") and Mandatory Provident Fund Schemes (the "MPF Schemes") established under the Mandatory Provident Fund Schemes Ordinance in December 2000. The ORSO Schemes are funded by monthly contributions from both employees and the Group at rates ranging from 5% to 7.5% of the employee's basic salary, depending on the length of service with the Group. For members of the MPF Schemes, the Group contributes 5% of the relevant payroll costs per employee, at a maximum of HK\$1,500 per month for the year ended 31 March 2021, to the mandatory contribution of the MPF Schemes.

The Group also participates in the employee pension schemes in countries or locations where the Group operates. The Group is required to make defined contributions at rates calculated as a certain percentage or sum of the monthly payroll.

The Group's total contributions to these schemes charged to the consolidated income statement during the year amounted to HK\$29.52 million against which no forfeited contributions had been deducted.

Particulars of the retirement benefit schemes are set out in note 44 to the consolidated financial statements.

## 董事及主要行政人員之證券權益 (續)

於二零二一年三月三十一日，就本公司董事及主要行政人員所知，概無其他人士於本公司或其任何相聯公司（定義見證券及期貨條例第XV部）之股份、相關股份及債券中擁有須根據證券及期貨條例第XV部第7及第8分部知會本公司及聯交所之權益或淡倉（包括彼根據上述證券及期貨條例條文被列為或視作擁有之權益及淡倉），或須根據證券及期貨條例第352條規定記錄於該條所述登記冊內之權益或淡倉；或須根據標準守則知會本公司及聯交所之權益或淡倉。

## 董事服務合約

概無任何於股東週年大會膺選連任的董事與本公司簽訂不可在一年內不作補償（法定賠償除外）而可予以終止之服務合約。

## 管理合約

於年內並無簽署有關管理及經營本公司或其任何附屬公司全部或大部份業務之重要合約。

## 退休金計劃

本集團為其香港及海外員工設立多項退休福利計劃。

於香港，本集團參與按《職業退休計劃條例》註冊之界定供款計劃（「公積金計劃」）及於二零二零年十二月按《強制性公積金計劃條例》設立之強制性公積金計劃（「強積金計劃」）。就公積金計劃，僱員及本集團每月按僱員底薪之5%至7.5%為供款額，視乎僱員於本集團之年資而定。本集團為強積金計劃之成員，按僱員有關每月入息之5%計算（截至二零二一年三月三十一日止年度內每月最多為港幣1,500元）就強積金計劃作出強制性供款。

本集團亦參與其經營業務之國家或地區之僱員退休金計劃。本集團須按既定供款金額以每月薪酬之若干百分比或數目計算。

本集團於年內在該等計劃已計入綜合收益表之總供款為港幣2,952萬元，並無已扣除之已沒收供款。

退休福利計劃詳情載於綜合財務報表附註44。

# REPORT OF THE DIRECTORS

## 董事會報告

### SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SECURITIES

As at 31 March 2021, so far as is known to the Directors and the chief executive of the Company, the interests and short positions of the persons or corporations in the shares or underlying shares of the Company which have been disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO and as recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

Substantial shareholders	Capacity	Number of ordinary shares held (Long Positions) 所持普通股 股份數目(好倉)	Approximate percentage of interest 權益概約 %
CHOW Yei Ching <sup>@</sup> (Deceased) 周亦卿 <sup>@</sup> (辭世)	Beneficial owner 實益擁有人	189,490,248	62.76
MIYAKAWA Michiko 宮川美智子	Beneficial owner 實益擁有人	189,490,248*	62.76

<sup>@</sup> The executrixes of the estate of the late Dr. Chow Yei Ching (the "late Dr. Chow") are Ms. Chow Wai Wai, Violet and Ms. Chow Vi Vi. Ms. Chow Wai Wai, Violet and Ms. Chow Vi Vi have each reported that they have interest in the shares of the late Dr. Chow and in addition, Ms. Chow Wai Wai, Violet has also reported to have interests in 14,551,162 shares (held as to 104,607 shares as beneficial owner, and as to 14,446,555 shares through wholly-owned corporations) of the Company.

\* Under Part XV of the SFO, Ms. Miyakawa Michiko, the spouse of the late Dr. Chow, is deemed to be interested in the same parcel of 189,490,248 shares held by the late Dr. Chow.

Save as disclosed above, as at 31 March 2021, so far as is known to the Directors and the chief executive of the Company, no other person had interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations which were required to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO and recorded in the register required to be kept by the Company under Section 336 of the SFO, or, were directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying rights to vote in all circumstances at general meetings of the Company.

### 主要股東之證券權益

於二零二一年三月三十一日，就本公司董事及主要行政人員所知，下列人士或法團於本公司股份或相關股份中所擁有須根據證券及期貨條例第XV部第2及3分部的條文向本公司披露，及須記錄於本公司根據證券及期貨條例第336條備存之登記冊內之權益及淡倉如下：

<sup>@</sup> 已故周亦卿博士(「已故周博士」)的遺產執行人是周蕙蕙女士及周薇薇女士。周蕙蕙女士及周薇薇女士各自已通知其股份為已故周博士之股份權益，以及周蕙蕙女士已通知其持有本公司14,551,162股股份之權益(作為實益擁有人持有104,607股股份之權益及透過全資擁有之公司持有14,446,555股股份之權益)。

\* 根據證券及期貨條例第XV部，已故周博士之配偶宮川美智子女士被視為擁有該等由已故周博士持有之189,490,248股股份之權益。

除上文所披露者外，於二零二一年三月三十一日，就本公司董事及主要行政人員所知，概無任何其他人士於本公司或其任何相聯公司之股份、相關股份及債券中擁有須根據證券及期貨條例第XV部第2及第3分部向本公司披露之權益或淡倉，及須記錄於本公司根據證券及期貨條例第336條備存之記錄冊內，或直接或間接持有任何類別股本(附有權利在任何情況下可於本公司之股東大會上投票之股本)面值5%或以上權益。

## ARRANGEMENT FOR ACQUISITION OF SHARES OR DEBENTURES

At no time during the year was the Company or any of its subsidiaries a party to any arrangement to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

## CORPORATE GOVERNANCE PRACTICES

The Board is committed to maintaining high standards of corporate governance. In the opinion of the Directors, the Company has complied with the code provisions as set out in the CG Code contained in Appendix 14 of the Listing Rules throughout the year ended 31 March 2021, with deviations from code provisions A.2.1 and A.4.1 of the Listing Rules which have already been stated in the Corporate Governance Report of the Annual Report. Detailed information on the Company's corporate governance practices is set out in the Corporate Governance Report on pages 30 to 39.

## SUFFICIENCY OF PUBLIC FLOAT

According to the information that is publicly available to the Company and within the knowledge of the Board, the percentage of the Company's share which is in the hands of the public exceeds 25% of the Company's total number of issued shares as at 25 June 2021, the latest practicable date to ascertain such information prior to the issue of this Annual Report.

## AUDITOR

The consolidated financial statements have been audited by PricewaterhouseCoopers who shall retire and being eligible, offer themselves for re-appointment at the forthcoming AGM.

On behalf of the Board

### **KUOK Hoi Sang**

*Chairman and Managing Director*  
Hong Kong, 25 June 2021

## 購買股份或債券之安排

於本年任何時間內，本公司或其任何附屬公司並無參與任何安排，使本公司董事透過購買本公司或任何其他公司之股份或債券而獲得利益。

## 企業管治常規

董事會致力維持高水平之企業管治。董事認為本公司截至二零二一年三月三十一日止整個年度一直遵守上市規則附錄十四所載企業管治守則的守則條文，唯對守則第A.2.1條及A.4.1條之偏離除外；而該偏離已列載於本年報之企業管治報告內。有關本公司之企業管治常規已詳載於企業管治報告第30頁至39頁。

## 足夠公眾持股量

根據本公司獲得之公開資料及據董事會所知，於二零二一年六月二十五日（即本年報刊發前確定該等資料的最後實際可行日期），公眾人士所持有本公司股份超過本公司已發行股份總數25%。

## 核數師

本綜合財務報表由羅兵咸永道會計師事務所審核。羅兵咸永道會計師事務所將會告退，並符合資格，願在本公司應屆股東週年大會續聘。

承董事會命

主席兼董事總經理

**郭海生**

香港，二零二一年六月二十五日

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

**TO THE SHAREHOLDERS OF CHEVALIER INTERNATIONAL HOLDINGS LIMITED**  
(incorporated in Bermuda with limited liability)

### OPINION

#### What we have audited

The consolidated financial statements of Chevalier International Holdings Limited (the "Company") and its subsidiaries (the "Group") set out on pages 79 to 200, which comprise:

- the consolidated statement of financial position as at 31 March 2021;
- the consolidated income statement for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, which include a summary of significant accounting policies.

#### Our opinion

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2021, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

#### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Independence

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.

致其士國際集團有限公司股東  
(於百慕達註冊成立的有限公司)

### 意見

#### 我們已審計的內容

其士國際集團有限公司(以下簡稱「貴公司」)及其附屬公司(以下統稱「貴集團」)列載於第79至200頁的綜合財務報表，包括：

- 於二零二一年三月三十一日的綜合財務狀況表；
- 截至該日止年度的綜合收益表；
- 截至該日止年度的綜合全面收益表；
- 截至該日止年度的綜合權益變動表；
- 截至該日止年度的綜合現金流量表；及
- 綜合財務報表附註，包括主要會計政策概要。

#### 我們的意見

我們認為，該等綜合財務報表已根據香港會計師公會頒佈的《香港財務報告準則》真實而中肯地反映了貴集團於二零二一年三月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》的披露規定妥為擬備。

#### 意見的基礎

我們已根據香港會計師公會頒佈的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部份中作進一步闡述。

我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

#### 獨立性

根據香港會計師公會頒佈的《專業會計師道德守則》(以下簡稱「守則」)，我們獨立於貴集團，並已履行守則中的其他專業道德責任。

### KEY AUDIT MATTERS

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

Key audit matters identified in our audit are summarised as follows:

- revenue recognition from construction works;
- valuation of investment properties;
- recoverability of properties under development and properties for sale; and
- impairment assessment of goodwill relating to senior housing business in the United States of America.

<b>Key audit matter</b>	<b>How our audit addressed the Key audit matter</b>
-------------------------	---

#### Revenue recognition from construction works

Refer to notes 4(g) and 6 to the consolidated financial statements

For the year ended 31 March 2021, the Group recognised revenue from the construction works of HK\$2,729 million.

Our procedures in relation to management's recognition of revenue from construction works included:

- obtained an understanding of the management's control procedures of revenue recognition from construction works and assessed the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors;
- tested the key controls around the construction revenue cycle;

### 關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對這些事項提供單獨的意見。

我們在審計中識別的關鍵審計事項概述如下：

- 建築工程的收入確認；
- 投資物業的估值；
- 發展中物業及待售物業的可回收性；及
- 與於美利堅合眾國的安老院舍業務相關的商譽減值評估。

<b>關鍵審計事項</b>	<b>我們的審計如何處理關鍵審計事項</b>
---------------	------------------------

#### 建築工程的收入確認

請參考綜合財務報表附註4(g)及6

截至二零二一年三月三十一日止年度，貴集團確認建築工程的收入港幣27.29億元。

我們針對管理層就建築工程的收入確認的程序包括：

- 了解管理層對於建築工程的收入確認控制程序，及透過考慮估計不確定性程度及其他固有風險因素之程度，評估重大錯誤陳述的固有風險；
- 測試建設收入週期的主要控制；

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### KEY AUDIT MATTERS (CONTINUED)

Key audit matter	How our audit addressed the Key audit matter
<b>Revenue recognition from construction works (continued)</b>	
<p>The recognition of revenue from the construction works involves a high degree of management judgement in relation to the determination of estimated total construction contract sum (including variation orders and contract claims), estimated total construction costs, as well as the progress towards complete satisfaction of the performance obligation. Most of the construction works take more than one year to complete during which the project scope may change from time to time. Management estimate the contract revenue and budgeted cost at the commencement of the contracts and regularly reassess these amounts and the financial impact with reference to the progress of construction works.</p> <p>Due to the existence of significant management's judgement required to determine the amount and timing of revenue recognised from the construction works, we considered it a key audit matter.</p>	<ul style="list-style-type: none"> <li>in our testing of management's estimation on the total construction contract sum, total construction costs and the progress towards complete satisfaction of the performance obligation of each contract at the end of the reporting period, we selected a number of construction works on a sample basis and performed the following: <ul style="list-style-type: none"> <li>discussed with management and the respective project teams on the progress of the projects;</li> <li>assessed management's estimates in relation to matters that may impact the estimated contract sum and contract costs arising from variation to the original contracts, such as, contract claims, disputes and variation orders with reference to the correspondences between the Group, subcontractors and suppliers which support management's estimate of changes to construction works;</li> <li>tested the contract costs incurred for construction works during the reporting period by tracing to supporting documents including architect's certificates issued to subcontractors and invoices from subcontractors and suppliers; and</li> <li>tested the value of work done to architect's certificates and other correspondences as appropriate and recalculated the progress towards complete satisfaction of the performance obligations based on the latest management budget.</li> </ul> </li> </ul> <p>We considered management's judgement in determining the amount and timing of revenue recognised from the construction works to be supported by the available evidence.</p>

### 關鍵審計事項(續)

關鍵審計事項	我們的審計如何處理關鍵審計事項
<b>建築工程的收入確認(續)</b>	
<p>建築工程的收入確認涉及管理層就估計建築合約總額(包括變動訂單及合約索償)、估計總建築成本以及完成履行履約義務的進度的釐定作出高度判斷。大部份建築工程需耗時超過一年完工，期間項目範圍或會不時變動。管理層於合約開始生效時估計合約收入及預算成本，並參考建築工程的進度定期重估該等金額及財務影響。</p> <p>由於釐定建築工程所確認收入的金額及時間安排需管理層作出重大判斷，我們將該事項視為關鍵審計事項。</p>	<ul style="list-style-type: none"> <li>於測試管理層就於報告期末各份合約的建築合約總額、總建築成本以及完成履行履約義務的進度所作估計時，我們按抽樣方式選取若干建築工程，並進行以下： <ul style="list-style-type: none"> <li>與管理層及各項目團隊討論項目進度；</li> <li>參考貴集團、分包商與供應商之間的通訊(支持管理層估計建築工程的變動)、評估管理層就因原合約變動(如合約索償、糾紛及變動訂單)而可能影響估計合約金額及合約成本的事宜所作評估；</li> <li>透過追蹤支持文件(包括向分包商發出的建築師證書以及分包商及供應商所提供的發票)測試報告期間建築工程所產生的合約成本；及</li> <li>測試與建築師證明書及其他合適信函相關所完成的工作價值以及基於最新管理層預算重新計算完成履行履約義務的進度。</li> </ul> </li> </ul> <p>我們認為，就釐定建築工程所確認收入的金額及時間而需管理層就作出的判斷有可得證據支持。</p>

KEY AUDIT MATTERS (CONTINUED)

Key audit matter	How our audit addressed the Key audit matter
<b>Valuation of investment properties</b>	
Refer to notes 4(a), 8 and 14 to the consolidated financial statements	Our procedures in relation to management's valuation of investment properties included:
The Group's investment properties were carried at HK\$3,661 million as at 31 March 2021 and a fair value gain of HK\$11 million was recognised in the consolidated income statement. The Group's investment property portfolio comprises of commercial, residential and industrial properties in the Mainland China, Hong Kong and overseas.	<ul style="list-style-type: none"> <li>obtained an understanding of the management's control procedures of valuation of the investment properties and assessed the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors;</li> <li>evaluated the independent valuers' competence, capabilities and objectivity;</li> <li>obtained the valuation reports and discussed with independent external valuers to understand the valuation methodologies and the comparable market data used;</li> <li>involved our internal valuation experts to assess the methodologies used and the appropriateness of the key assumptions used in the valuation of a sample of properties selected by comparing the data used against the available market yields for capitalisation rates, prevailing market rents of leasing transactions of comparable properties and recent market transaction prices of properties with comparable conditions and locations (after making necessary adjustments), where appropriate; and</li> <li>checked the accuracy of input data, on a sample basis, used by the independent valuers including rental income and occupancy rates by agreeing them back to management's records, historical information or other supporting documents including key terms of lease agreements and rental income schedules.</li> </ul>
Management has engaged independent external valuers to estimate the fair value of the Group's investment properties as at 31 March 2021 based on the direct comparison approach and income capitalisation approach, where appropriate.	
The valuation of investment properties depends on certain key assumptions that require significant management judgement, including capitalisation rates, prevailing market rents and comparable market transactions.	
Due to the existence of significant management's judgement and assumptions used in the valuation of investment properties we considered it a key audit matter.	
	We considered judgement and assumptions used in management's valuation of investment properties to be supported by the available evidence.

關鍵審計事項(續)

關鍵審計事項	我們的審計如何處理關鍵審計事項
<b>投資物業的估值</b>	
請參考綜合財務報表附註4(a)、8及14	我們針對管理層就投資物業的估值的程序包括：
於二零二一年三月三十一日，貴集團的投資物業按港幣36.61億元列賬，並於綜合收益表確認公允值收益港幣1,100萬元。貴集團的投資物業組合包括於中國內地、香港及海外的商用、住宅及工業物業。	<ul style="list-style-type: none"> <li>了解管理層對投資物業估值的控制程序，及透過考慮估計不確定性程度及其他固有風險因素之程度，評估重大錯誤陳述的固有風險；</li> <li>評估獨立估值師的資歷、能力及客觀性；</li> <li>獲取估值報告並與獨立外部估值師討論以了解採用的估值方法及可類比市場數據；</li> <li>通過比較獨立估值師使用的數據與可取得的資本化率或市場收益率，最近可類比物業租賃交易的市場租金及具有可類比條件及地段(經作出必要調整後)的物業的近期市場交易價格(如適用)，讓我們的內部估值專家評估抽樣選取物業估值中使用的方法以及關鍵假設的適當性；及</li> <li>抽樣選取獨立估值師使用的輸入數據(包括租金收入及入住率)，與管理層的記錄、實際歷史資料或其他支持文件(包括租賃協議的關鍵條款及租金收入表)進行對比來檢查其準確性。</li> </ul>
管理層已聘請獨立外部估值師採用直接比較法及收益資本化方法(如適用)估計 貴集團投資物業於二零二一年三月三十一日的公允值。	
投資物業的估值取決於管理層必須作出重大判斷的某些關鍵假設，包括資本化率，現行市場租金及可類比市場交易。	
由於在投資物業的估值中需管理層作出重大判斷及假設，我們將該事項視為關鍵審計事項。	
	我們認為，管理層對投資物業所作估值所用的判斷及假設有可得證據支持。



# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### KEY AUDIT MATTERS (CONTINUED)

Key audit matter	How our audit addressed the Key audit matter
<p><b>Recoverability of properties under development and properties for sale</b></p> <p>Refer to notes 4(e), 8, 24 and 27 to the consolidated financial statements</p> <p>The Group had HK\$2,642 million and HK\$258 million of properties under development and properties for sale respectively as at 31 March 2021. The Group's development properties portfolio comprises of completed properties and properties under development in the Mainland China and Hong Kong. Impairment losses of property under development and property for sale of HK\$32 million were recognised in the consolidated income statement.</p> <p>Management assessed the recoverability of properties under development and properties for sale based on an estimation of the net realisable values of the underlying properties which involves analyses of the current market prices of comparable properties at similar locations, and costs to be incurred to complete and sell the developments and where applicable make reference to the valuation report from the independent external valuer.</p>	<p>Our procedures in relation to management's assessment on the recoverability of properties under development and properties for sale included:</p> <ul style="list-style-type: none"> <li>obtained an understanding of the management's control procedures of recoverability assessment of the properties under development and properties for sale and assessed the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors;</li> <li>tested the key controls over the property development cycle; and</li> <li>assessed the reasonableness of key assumptions used in management's estimation of the net realisable value, on a sample of properties selected, including: <ul style="list-style-type: none"> <li>compared estimated selling prices to the contracted sales prices of the underlying properties or to current market prices of comparable properties at similar locations, where applicable;</li> <li>compared total costs to complete and sell the properties to the latest approved budgets and checked those budgets to supporting documents such as signed suppliers contracts.</li> </ul> </li> </ul>

### 關鍵審計事項(續)

關鍵審計事項	我們的審計如何處理關鍵審計事項
<p><b>發展中物業及待售物業的可回收性</b></p> <p>請參考綜合財務報表附註4(e)、8、24及27</p> <p>於二零二一年三月三十一日，貴集團擁有價值港幣26.42億元的發展中物業及價值港幣2.58億元的待售物業。貴集團的物業發展項目組合包括於中國內地及香港的已完工物業及發展中物業。發展中物業及待售物業的減值虧損港幣3,200萬元已於綜合收益表內確認。</p> <p>管理層基於對發展中物業及待售物業可變現淨值的估計評估相關物業的可回收性，當中涉及同類地段的可類比物業的當前市場價格、完成及銷售發展項目將產生的成本的分析並參考獨立外部估值師的估值報告(如適用)。</p>	<p>我們針對管理層就評估發展中物業及待售物業的可回收性的程序包括：</p> <ul style="list-style-type: none"> <li>了解管理層對於發展中物業及待售物業可回收性評估的控制程序，及透過考慮估計不確定性程度及其他固有風險因素之程度，評估重大錯誤陳述的固有風險；</li> <li>測試物業開發週期內的主要控制；及</li> <li>抽樣選取物業使用的關鍵假設來評估管理層估計可變現價值的合理性，包括： <ul style="list-style-type: none"> <li>就估計售價與相關物業的訂約售價或類似地段的可類比物業當前市場價格(如適用)進行比較；</li> <li>就完成及出售物業項目的總成本與最新批准的建築總成本預算進行比較，並對照支持文件(如已簽立的供應商合約)查證該等預算。</li> </ul> </li> </ul>

**KEY AUDIT MATTERS (CONTINUED)**

<b>Key audit matter</b>	<b>How our audit addressed the Key audit matter</b>
-------------------------	---

**Recoverability of properties under development and properties for sale (continued)**

Due to the existence of estimation uncertainty and management's judgement in assessing the recoverability of properties under development and properties for sale, we considered it a key audit matter.

- For property projects with independent valuation reports,
- evaluated the independent valuer's competence, capabilities and objectivity;
- obtained the valuation report and discussed with the independent valuer to understand the valuation methodologies and the comparable market data used; and
- involved our internal valuation experts to assess the methodologies used and the appropriateness of the key assumptions used in the valuation of a sample of properties selected by comparing the data used against the available recent market transaction prices of properties with comparable conditions and locations (after making necessary adjustments).

We considered management's judgement in assessing the recoverability of properties under development and properties for sale to be supported by the available evidence.

**關鍵審計事項 (續)**

<b>關鍵審計事項</b>	<b>我們的審計如何處理關鍵審計事項</b>
---------------	------------------------

**發展中物業及待售物業的可回收性(續)**

由於評估發展中物業及待售物業的可回收性存在估計不確定性及管理層的判斷，我們將該事項視為關鍵審計事項。

- 就具獨立估值報告的物業項目而言，
- 評估獨立估值師的資質、能力及客觀性；
- 獲取估值報告並與獨立估值師討論以了解物業所用的估值方法及可類比市場數據；及
- 通過比較所用數據與具有可類比條件及地段的物業可得的近期市場交易價格(經作出必要調整後)，讓我們的內部估值專家評估抽樣選取物業估值中使用的方法以及關鍵假設的適當性。

我們發現，管理層對評估發展中物業及待售物業的可回收性的判斷有可得證據支持。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### KEY AUDIT MATTERS (CONTINUED)

Key audit matter	How our audit addressed the Key audit matter
<p><b>Impairment assessment of goodwill relating to senior housing business in the United States of America</b></p> <p>Refer to notes 4(c), 8 and 39 to the consolidated financial statements</p> <p>The Group had HK\$556 million of goodwill as at 31 March 2021 relating to the senior housing business in the United States of America. Impairment loss of goodwill of HK\$1.7 million was recognised in the consolidated income statement.</p> <p>Management assessed whether goodwill has suffered any impairment in accordance with the accounting policy stated in note 2(c) to the consolidated financial statements. The recoverable amounts of cash generating units ("CGU") have been determined by management based on value-in-use calculations. The value-in-use calculations use cash flow projections based on financial budgets approved by management which involve the use of judgement applied by management such as determining revenue growth rate, terminal growth rate and discount rate.</p> <p>Due to the existence of estimation uncertainty and management judgement in the impairment assessment of goodwill relating to senior housing business in the United States of America, we considered it a key audit matter.</p>	<p>The procedures performed to assess the methodologies and assumptions used by management in the impairment assessment of goodwill are summarised below:</p> <ul style="list-style-type: none"> <li>obtained an understanding of the management's control procedures of the impairment assessment and assessed the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors;</li> <li>evaluated and tested the key controls over the impairment assessment process;</li> <li>evaluated the calculation methodologies used in the impairment assessment;</li> <li>agreed the input data to supporting evidence on a sample basis such as historical results and financial budgets approved by management; and</li> <li>assessed the reasonableness of key assumptions such as revenue growth rate, terminal growth rate and discount rate applied by management including discussion with management, comparing the current year actual results with the prior year forecast and benchmarking to available market information, to assess the reasonableness of management forecasts.</li> </ul> <p>We considered the assumptions used by management in the impairment assessment of goodwill to be supported by available evidence.</p>

### 關鍵審計事項(續)

關鍵審計事項	我們的審計如何處理關鍵審計事項
<p>與於美利堅合眾國的安老院舍業務相關的商譽減值評估</p> <p>請參考綜合財務報表附註4(c)、8及39</p> <p>於二零二一年三月三十一日，貴集團就於美利堅合眾國的安老院舍業務產生商譽港幣5.56億元。商譽減值虧損港幣170萬元於綜合收益表內確認。</p> <p>管理層根據綜合財務報表附註2(c)所載會計政策評估商譽是否已出現任何減值。現金產生單位的可收回金額已由管理層基於使用中價值計算予以釐定。使用中價值計算方法使用按管理層批准的財政預算進行的現金流量預測，當中涉及使用管理層應用時在釐定收入增長率、終端增長率及貼現率等方面的判斷。</p> <p>由於對美利堅合眾國的安老院舍商譽進行的減值評估存在估計不確定性及管理層的判斷，我們將該事項視為關鍵審計事項。</p>	<p>我們對管理層於評估商譽減值時所使用的方法及假設進行評估所進行的程序概述如下：</p> <ul style="list-style-type: none"> <li>了解管理層對於減值評估的控制程序，及透過考慮估計不確定性程度及其他固有風險因素之程度，評估重大錯誤陳述的固有風險；</li> <li>評估及測試減值評估程序中的主要控制；</li> <li>評估減值評估所使用的計算方法；</li> <li>將輸入數據與管理層所批准的過往業績、財務預算等支持證據進行抽樣印證；及</li> <li>評估管理層所應用的收入增長率、終端增長率及貼現率等關鍵假設的合理性，包括與管理層討論，將本年度實際業績與過往年度預測作比較，並以可得市場資料為基準，以評估管理層預測的合理性。</li> </ul> <p>我們認為，管理層在商譽減值評估中所使用的假設有可得證據支持。</p>

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.

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

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

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

### RESPONSIBILITIES OF DIRECTORS AND THE AUDIT COMMITTEE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The audit committee is responsible for overseeing the Group's financial reporting process.

### 其他信息

貴公司董事須對其他信息負責。其他信息包括年報內的所有信息，但不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他信息，我們亦不對該等其他信息發表任何形式的鑒證結論。

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

### 董事及審核委員會就綜合財務報表須承擔的責任

貴公司董事須負責根據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》的披露規定擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所必需的內部控制負責。

在擬備綜合財務報表時，董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將貴集團清盤或停止營運，或別無其他實際的替代方案。

審核委員會須負責監督貴集團的財務報告過程。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, in accordance with Section 90 of the Companies Act 1981 of Bermuda and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

### 核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們僅按照百慕達一九八一年《公司法》第90條向閣下(作為整體)報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或匯總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

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

- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is Chu Ho Kwan Raphael.

**PricewaterhouseCoopers**  
Certified Public Accountants

Hong Kong, 25 June 2021

### 核數師就審計綜合財務報表承擔的責任(續)

- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 就貴集團內實體或業務活動的財務信息獲取充足、適當的審計憑證，以便對綜合財務報表發表意見。我們負責貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

除其他事項外，我們與審核委員會溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

我們還向審核委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，用以消除對獨立性產生威脅的行動或採取的防範措施。

從與審核委員會溝通的事項中，我們確定哪些事項對本期綜合財務報表的審計最為重要，因而構成關鍵審計事項。我們在核數師報告中描述這些事項，除非法律或法規不允許公開披露這些事項，或在極端罕見的情況下，如果合理預期在我們報告中溝通某事項造成的負面後果超過產生的公眾利益，我們決定不應在報告中溝通該事項。

出具本獨立核數師報告的審計項目合夥人是朱皓琨。

**羅兵咸永道會計師事務所**  
執業會計師

香港，二零二一年六月二十五日

# INDEX TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表索引

	<i>Page</i> 頁		<i>Page</i> 頁
<b>Consolidated Income Statement</b>	79	<b>Notes to the Consolidated Financial Statements (continued)</b>	
綜合收益表		綜合財務報表附註(續)	
<b>Consolidated Statement of Comprehensive Income</b>	80	24 Properties under development	163
綜合全面收益表		發展中物業	
<b>Consolidated Statement of Financial Position</b>	81	25 Other non-current assets	164
綜合財務狀況表		其他非流動資產	
<b>Consolidated Statement of Changes in Equity</b>	83	26 Inventories	164
綜合權益變動表		存貨	
<b>Consolidated Statement of Cash Flows</b>	84	27 Properties for sale	165
綜合現金流量表		待售物業	
<b>Notes to the Consolidated Financial Statements</b>		28 Debtors, contract assets, deposits and prepayments	165
綜合財務報表附註		應收賬款、合約資產、存出按金及預付款項	
1 General information	86	29 Right-of-use assets and lease liabilities	167
一般資料		使用權資產及租賃負債	
2 Summary of significant accounting policies	86	30 Derivative financial instruments	168
重大會計政策概要		衍生財務工具	
3 Financial risk management objectives and policies	115	31 Bank balances and cash	169
財務風險管理目標及政策		銀行結存及現金	
4 Critical accounting estimates and judgements	126	32 Creditors, bills payable, deposits, contract liabilities and accruals	170
關鍵會計估計及判斷		應付賬款、應付票據、存入按金、合約負債及預提費用	
5 Segment information	131	33 Outstanding insurance claims	172
分類資料		未決保險索償	
6 Revenue	140	34 Bank and other borrowings	173
收入		銀行及其他借款	
7 Other income, net	140	35 Share capital	174
其他收入·淨額		股本	
8 Other losses, net	141	36 Reserves	175
其他虧損·淨額		儲備	
9 Finance costs, net	141	37 Deferred taxation	176
財務費用·淨額		遞延稅項	
10 Profit before taxation	142	38 Notes to the consolidated statement of cash flows	177
除稅前溢利		綜合現金流量表附註	
11 Taxation	143	39 Impairment testing of goodwill and other intangible assets	182
稅項		商譽及其他無形資產之減值測試	
12 Earnings per share	144	40 Benefits and interests of directors and employees	185
每股盈利		董事及僱員之福利及權益	
13 Dividends	145	41 Contingent liabilities	186
股息		或然負債	
14 Investment properties	145	42 Commitment	187
投資物業		承擔	
15 Property, plant and equipment	149	43 Operating leases	187
物業、廠房及設備		營運租賃	
16 Goodwill	152	44 Retirement benefits	188
商譽		退休福利	
17 Other intangible assets	152	45 Related party transactions	189
其他無形資產		關聯方交易	
18 Interests in associates	154	46 Assets held-for-sale/Liabilities directly associated with assets held-for-sale	190
聯營公司之權益		持作出售資產/與持作出售資產直接相關之負債	
19 Interests in joint ventures	157	47 Statement of financial position and reserves movement of the Company	191
合營企業之權益		本公司財務狀況及儲備變動表	
20 Amounts due from/(to) non-controlling interests	160	48 Principal subsidiaries	194
應收/(應付)非控股權益賬款		主要附屬公司	
21 Investments at fair value through other comprehensive income	160	49 Principal associates	200
按公允值列入其他全面收益處理之投資		主要聯營公司	
22 Investments at fair value through profit or loss	161	50 Principal joint ventures	200
按公允值列入損益處理之投資		主要合營企業	
23 Investments at amortised cost	162		
按攤銷成本列賬之投資			

# CONSOLIDATED INCOME STATEMENT

## 綜合收益表

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

			2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Revenue</b>	<b>收入</b>	6	<b>7,352,855</b>	6,381,262
Cost of sales	銷售成本		<b>(6,468,516)</b>	(5,537,293)
Gross profit	毛利		<b>884,339</b>	843,969
Other income, net	其他收入，淨額	7	<b>195,400</b>	45,867
Other losses, net	其他虧損，淨額	8	<b>(25,436)</b>	(47,985)
Gain on disposals of subsidiaries	出售附屬公司收益	8	-	279,678
Selling and distribution costs	銷售及經銷成本		<b>(169,064)</b>	(148,226)
Administrative expenses	行政支出		<b>(381,344)</b>	(428,789)
Operating profit	經營溢利		<b>503,895</b>	544,514
Share of results of associates	所佔聯營公司業績	18	<b>240,064</b>	150,965
Share of results of joint ventures	所佔合營企業業績	19	<b>99,464</b>	840
			<b>843,423</b>	696,319
Finance income	財務收入	9	<b>34,422</b>	60,167
Finance costs	財務費用	9	<b>(87,035)</b>	(113,345)
Finance costs, net	財務費用，淨額	9	<b>(52,613)</b>	(53,178)
Profit before taxation	除稅前溢利	10	<b>790,810</b>	643,141
Taxation	稅項	11	<b>(105,906)</b>	(75,701)
<b>Profit for the year</b>	<b>年度溢利</b>		<b>684,904</b>	567,440
<b>Attributable to:</b>	<b>應佔方：</b>			
Shareholders of the Company	本公司股東		<b>640,552</b>	533,081
Non-controlling interests	非控股權益		<b>44,352</b>	34,359
			<b>684,904</b>	567,440
<b>Earnings per share</b>	<b>每股盈利</b>			
- basic and diluted (HK\$ per share)	- 基本及攤薄(每股港幣)	12	<b>2.12</b>	1.77

The notes on pages 86 to 200 are integral parts of these consolidated financial statements.

第86頁至200頁之附註乃此等綜合財務報表之組成部份。



# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 綜合全面收益表

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Profit for the year</b>	年度溢利	<b>684,904</b>	567,440
<b>Other comprehensive income/(expenses) for the year</b>	年度其他全面收益／(支出)		
<b>Items that will not be reclassified to profit or loss</b>	不會重新歸類至損益的項目		
Exchange difference attributable to non-controlling interests on translation of operations of overseas subsidiaries	換算海外附屬公司之業務對非控股權益所產生之外匯兌換差額	<b>23,216</b>	(18,132)
Change in fair value of investments at fair value through other comprehensive income	按公允值列入其他全面收益處理之投資的公允值變動	<b>11,265</b>	(13,705)
Fair value surplus of right-of-use assets upon transfer to investment properties	使用權資產轉撥至投資物業時之公允值盈餘	<b>1,746</b>	-
Fair value gain of properties for own use	自用物業之公允值收益	<b>509</b>	143
<b>Items that may be reclassified subsequently to profit or loss</b>	其後可能重新歸類至損益的項目		
Exchange difference on translation of operations of overseas subsidiaries, associates and joint ventures	換算海外附屬公司、聯營公司及合營企業之業務所產生之外匯兌換差額	<b>344,092</b>	(302,106)
Fair value adjustments on the derivative financial instruments designated as cash flow hedge	指定為現金流量對沖的衍生財務工具的公允值調整	<b>348</b>	(777)
Other comprehensive income/(expenses) for the year, net of tax	年度其他全面收益／(支出)·除稅後	<b>381,176</b>	(334,577)
<b>Total comprehensive income for the year</b>	年度全面收益總額	<b>1,066,080</b>	232,863
<b>Attributable to:</b>	應佔方：		
Shareholders of the Company	本公司股東	<b>1,002,387</b>	216,636
Non-controlling interests	非控股權益	<b>63,693</b>	16,227
		<b>1,066,080</b>	232,863

Note:

Items shown within other comprehensive income/(expenses) are disclosed net of tax.

附註：

於其他全面收益／(支出)所示之項目乃按扣除稅項後披露。

The notes on pages 86 to 200 are integral parts of these consolidated financial statements.

第86頁至200頁之附註乃此等綜合財務報表之組成部分。

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

As at 31 March 2021  
於二零二一年三月三十一日

	Note	2021	2020	
	附註	二零二一年 HK\$'000 港幣千元	二零二零年 HK\$'000 港幣千元	
<b>Non-current assets</b>	<b>非流動資產</b>			
Investment properties	投資物業	14	3,661,401	3,431,894
Property, plant and equipment	物業、廠房及設備	15, 29	3,254,284	3,034,454
Goodwill	商譽	16	629,796	643,979
Other intangible assets	其他無形資產	17	37,919	36,286
Interests in associates	聯營公司之權益	18	643,475	497,752
Interests in joint ventures	合營企業之權益	19	1,131,401	1,033,798
Investments at fair value through other comprehensive income	按公允值列入其他全面收益處理之投資	21	46,097	34,317
Investments at fair value through profit or loss	按公允值列入損益處理之投資	22	607,122	465,907
Investments at amortised cost	按攤銷成本列賬之投資	23	50,534	23,003
Properties under development	發展中物業	24	441,289	404,528
Deferred tax assets	遞延稅項資產	37	49,184	45,102
Other non-current assets	其他非流動資產	25	89,442	138,354
			<b>10,641,944</b>	<b>9,789,374</b>
<b>Current assets</b>	<b>流動資產</b>			
Amounts due from associates	應收聯營公司賬款	18	29,219	20,971
Amounts due from joint ventures	應收合營企業賬款	19	118,867	46,694
Amounts due from non-controlling interests	應收非控股權益賬款	20	46,835	41,250
Investments at fair value through profit or loss	按公允值列入損益處理之投資	22	387,100	287,406
Investments at amortised cost	按攤銷成本列賬之投資	23	15,554	7,778
Inventories	存貨	26	306,324	275,037
Properties for sale	待售物業	27	258,097	267,131
Properties under development	發展中物業	24	2,200,966	1,919,611
Debtors, contract assets, deposits and prepayments	應收賬款、合約資產、存出按金及預付款項	28	1,660,013	1,352,348
Derivative financial instruments	衍生財務工具	30	-	242
Prepaid tax	預付稅項		28,402	31,221
Bank balances and cash	銀行結存及現金	31	2,782,183	2,824,666
			<b>7,833,560</b>	<b>7,074,355</b>
Assets held-for-sale	持作出售資產	46	137,485	175,489
			<b>7,971,045</b>	<b>7,249,844</b>
<b>Current liabilities</b>	<b>流動負債</b>			
Amounts due to joint ventures	應付合營企業賬款	19	6,581	6,050
Amounts due to non-controlling interests	應付非控股權益賬款	20	258,585	257,900
Derivative financial instruments	衍生財務工具	30	106	399
Creditors, bills payable, deposits, contract liabilities and accruals	應付賬款、應付票據、存入按金、合約負債及預提費用	32	2,852,819	2,530,774
Unearned insurance premiums and unexpired risk reserves	遞延保險費及未過期風險儲備		174,944	98,158
Outstanding insurance claims	未決保險索償	33	267,099	209,444
Current income tax liabilities	當期所得稅負債		46,743	54,980
Bank and other borrowings	銀行及其他借款	34	1,567,701	885,078
Lease liabilities	租賃負債	29	19,251	17,159
			<b>5,193,829</b>	<b>4,059,942</b>
Liabilities directly associated with assets held-for-sale	與持作出售資產直接相關之負債	46	40,201	128,350
			<b>5,234,030</b>	<b>4,188,292</b>
<b>Net current assets</b>	<b>流動資產淨值</b>		<b>2,737,015</b>	<b>3,061,552</b>
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>13,378,959</b>	<b>12,850,926</b>

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

As at 31 March 2021  
於二零二一年三月三十一日

			2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
		Note 附註		
<b>Capital and reserves</b>	<b>股本及儲備</b>			
Share capital	股本	35	377,411	377,411
Reserves	儲備	36	9,552,109	8,694,648
Shareholders' funds	股東資金		9,929,520	9,072,059
Non-controlling interests	非控股權益		639,705	611,012
<b>Total equity</b>	<b>總權益</b>		<b>10,569,225</b>	9,683,071
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Amount due to a non-controlling interest	應付一間非控股權益賬款	20	206,751	169,880
Unearned insurance premiums	遞延保險費		224,362	128,437
Bank and other borrowings	銀行及其他借款	34	1,931,123	2,482,989
Lease liabilities	租賃負債	29	61,241	45,664
Deferred tax liabilities	遞延稅項負債	37	386,257	340,885
			<b>2,809,734</b>	3,167,855
<b>Total equity and non-current liabilities</b>	<b>總權益及非流動負債</b>		<b>13,378,959</b>	12,850,926

Approved by the Board of Directors on 25 June 2021 and signed on its behalf by:

經董事會於二零二一年六月二十五日批准，並由下列董事代表簽署：

**KUOK Hoi Sang**  
郭海生  
Director  
董事

**HO Chung Leung**  
何宗樑  
Director  
董事

The notes on pages 86 to 200 are integral parts of these consolidated financial statements.

第86頁至200頁之附註乃此等綜合財務報表之組成部份。

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 綜合權益變動表

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

		Equity attributable to shareholders of the Company 本公司股東應佔權益 HK\$'000 港幣千元	Non-controlling interests 非控股權益 HK\$'000 港幣千元	Total equity 總權益 HK\$'000 港幣千元
<b>At 1 April 2020</b>	於二零二零年四月一日	<b>9,072,059</b>	<b>611,012</b>	<b>9,683,071</b>
Profit for the year	年度溢利	<b>640,552</b>	<b>44,352</b>	<b>684,904</b>
Change in fair value of investments at fair value through other comprehensive income	按公允值列入其他全面收益處理之投資的公允值變動	<b>15,140</b>	<b>(3,875)</b>	<b>11,265</b>
Fair value gain of properties for own use	自用物業之公允值收益	<b>509</b>	-	<b>509</b>
Fair value surplus of right-of-use assets upon transfer to investment properties	使用權資產轉撥至投資物業時之公允值盈餘	<b>1,746</b>	-	<b>1,746</b>
Exchange difference on translation of operations of overseas subsidiaries, associates and joint ventures	換算海外附屬公司、聯營公司及合營企業之業務所產生之外匯兌換差額	<b>344,092</b>	<b>23,216</b>	<b>367,308</b>
Fair value adjustments on the derivative financial instruments designated as cash flow hedge	指定為現金流量對沖的衍生財務工具的公允值調整	<b>348</b>	-	<b>348</b>
Total comprehensive income for the year	年度全面收益總額	<b>1,002,387</b>	<b>63,693</b>	<b>1,066,080</b>
Dividends paid	已付股息	<b>(144,926)</b>	-	<b>(144,926)</b>
Dividends paid to non-controlling interests	已付予非控股權益股息	-	<b>(35,000)</b>	<b>(35,000)</b>
<b>At 31 March 2021</b>	於二零二一年三月三十一日	<b>9,929,520</b>	<b>639,705</b>	<b>10,569,225</b>

		Equity attributable to shareholders of the Company 本公司股東應佔權益 HK\$'000 港幣千元	Non-controlling interests 非控股權益 HK\$'000 港幣千元	Total equity 總權益 HK\$'000 港幣千元
<b>At 1 April 2019</b>	於二零一九年四月一日	<b>9,021,484</b>	<b>620,589</b>	<b>9,642,073</b>
Profit for the year	年度溢利	<b>533,081</b>	<b>34,359</b>	<b>567,440</b>
Change in fair value of investments at fair value through other comprehensive income	按公允值列入其他全面收益處理之投資的公允值變動	<b>(13,705)</b>	-	<b>(13,705)</b>
Fair value gain of properties for own use	自用物業之公允值收益	<b>143</b>	-	<b>143</b>
Exchange difference on translation of operations of overseas subsidiaries, associates and joint ventures	換算海外附屬公司、聯營公司及合營企業之業務所產生之外匯兌換差額	<b>(302,106)</b>	<b>(18,132)</b>	<b>(320,238)</b>
Fair value adjustments on the derivative financial instruments designated as cash flow hedge	指定為現金流量對沖的衍生財務工具的公允值調整	<b>(777)</b>	-	<b>(777)</b>
Total comprehensive income for the year	年度全面收益總額	<b>216,636</b>	<b>16,227</b>	<b>232,863</b>
Dividends paid	已付股息	<b>(166,061)</b>	-	<b>(166,061)</b>
Dividends paid to non-controlling interests	已付予非控股權益股息	-	<b>(25,804)</b>	<b>(25,804)</b>
<b>At 31 March 2020</b>	於二零二零年三月三十一日	<b>9,072,059</b>	<b>611,012</b>	<b>9,683,071</b>

The notes on pages 86 to 200 are integral parts of these consolidated financial statements.

第86頁至200頁之附註乃此等綜合財務報表之組成部份。

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流量表

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

	Note 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Operating activities</b>			
Cash generated from operations	38(a)	494,205	538,234
Interest paid on bank overdrafts and bank and other borrowings		(84,342)	(110,577)
Interest paid on lease liabilities		(2,693)	(2,860)
Profits tax paid		(91,969)	(96,917)
Profits tax refunded		2,234	3,024
<b>Net cash from operating activities</b>		<b>317,435</b>	<b>330,904</b>
<b>Investing activities</b>			
Interest received		34,422	60,167
Dividends received from associates		111,924	111,608
Dividends received from joint ventures		31,321	32,785
Purchase of investment properties		(19,157)	(470)
Proceeds from disposal of an investment property		-	291
Purchase of property, plant and equipment		(202,072)	(177,652)
Proceeds from disposals of property, plant and equipment		13,989	29,775
Purchase of intangible assets		(5,392)	(20)
Net cash outflows from acquisitions of			
- Star Trading		-	(2,872)
- a senior housing property	38(b)(i)	(151,125)	-
Net cash inflows from disposals of			
- Moon Colour Group	38(b)(ii)	-	537,275
- New Rise	38(b)(iii)	-	184,699
- Jumbo Rainbow Group	38(b)(iv)	-	276,606
Advances to associates		(6,167)	(1,961)
Proceeds from disposal of an associate		-	203
Investment in a joint venture		(1,039)	-
Advances to joint ventures		(72,197)	-
Repayments from joint ventures		-	118,780
Payments for investments		(443)	(618)
<b>Net cash (used in)/from investing activities</b>		<b>(265,936)</b>	<b>1,168,596</b>

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流量表

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

	Note 附註	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Financing activities</b>	<b>融資業務</b>		
Dividends paid	已付股息	(144,926)	(166,061)
Dividends paid to non-controlling interests	已付予非控股權益之股息	(35,000)	(25,804)
Drawn down of bank and other borrowings	提取銀行及其他借款	1,714,976	2,131,900
Repayments of bank and other borrowings	償還銀行及其他借款	(1,685,905)	(2,362,218)
Payment of lease liabilities	租賃負債付款	(16,129)	(13,940)
(Increase)/decrease in pledged bank deposits	已抵押銀行存款(增加)/減少	(177,855)	5,165
<b>Net cash used in financing activities</b>	<b>用於融資業務之現金淨額</b>	<b>(344,839)</b>	<b>(430,958)</b>
<b>(Decrease)/increase in cash and cash equivalents</b>	<b>現金及現金等價物(減少)/增加</b>	<b>(293,340)</b>	<b>1,068,542</b>
<b>Cash and cash equivalents at beginning of the year</b>	<b>年初之現金及現金等價物</b>	<b>2,774,918</b>	<b>1,778,171</b>
<b>Effect of changes in foreign exchange rates</b>	<b>外匯匯率變動之影響</b>	<b>73,002</b>	<b>(71,795)</b>
<b>Cash and cash equivalents at end of the year</b>	<b>年末之現金及現金等價物</b>	<b>2,554,580</b>	<b>2,774,918</b>
<b>Analysis of balances of cash and cash equivalents</b>	<b>現金及現金等價物之結存分析</b>		
Bank balances and cash	銀行結存及現金	2,782,183	2,824,666
Less: Pledged bank deposits	減：已抵押銀行存款	(227,603)	(49,748)
		<b>2,554,580</b>	<b>2,774,918</b>

The notes on pages 86 to 200 are integral parts of these consolidated financial statements.

第86頁至200頁之附註乃此等綜合財務報表之組成部份。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 1 GENERAL INFORMATION

Chevalier International Holdings Limited (the “Company”) is a public listed company incorporated in Bermuda with limited liability. The addresses of the registered office and principal place of business of the Company are Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM10, Bermuda and 22nd Floor, Chevalier Commercial Centre, 8 Wang Hoi Road, Kowloon Bay, Hong Kong respectively. The Company has its shares listed on The Stock Exchange of Hong Kong Limited.

The principal activity of the Company is investment holding while the activities of its principal subsidiaries are set out in note 48 to the consolidated financial statements.

The consolidated financial statements are presented in Hong Kong dollar, which is the same as the functional currency of the Company. The consolidated financial statements have been approved for issue by the Board of Directors on 25 June 2021.

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

#### (a) Basis of preparation

The consolidated financial statements of the Company and its subsidiaries (together, the “Group”) have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). These financial statements also complied with the disclosure requirements of the Hong Kong Companies Ordinance (Cap. 622) and the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The consolidated financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment properties, staff quarters (and related right-of-use assets), investments at fair value through other comprehensive income (“FVOCI”) and financial assets and financial liabilities (including derivative financial instruments) at fair value through profit or loss (“FVPL”).

The outbreak of the Novel Coronavirus (“COVID-19”) since January 2020, followed by declaration by the World Health Organisation as a “Global Pandemic” on 11 March 2020, to a certain extent, brought challenges to the Group’s business performance during the year and ahead. The Group’s businesses are diversified which enabled the Group to have a strong resilience to the impact of economic downturns. The Directors have considered the existing and potential impact arising from the outbreak of COVID-19 in the preparation of the consolidated financial statements. The Directors will remain cautious on the ongoing development of COVID-19 that may cause further volatility and uncertainty in the global financial market and economy, and will take necessary measures to address the impact arising therefrom.

### 1 一般資料

其士國際集團有限公司(「本公司」)為一間公開上市並在百慕達註冊成立之有限公司。本公司註冊辦事處及主要營業地點之地址分別為Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM10, Bermuda及香港九龍灣宏開道8號其士商業中心22樓。其股份於香港聯合交易所有限公司上市。

本公司之主要業務為投資控股，而其主要附屬公司之業務載於綜合財務報表附註48。

此等綜合財務報表以港幣呈列，與本公司之功能貨幣相同。本綜合財務報表已於二零二一年六月二十五日經董事會批准發佈。

### 2 重大會計政策概要

編製本綜合財務報表所採用之主要會計政策載列如下。除另有說明外，此等政策已持續應用於報表呈列之各年度。

#### (a) 編製基準

本公司及其附屬公司(統稱「本集團」)之綜合財務報表乃根據香港會計師公會(「香港會計師公會」)所頒佈之香港財務報告準則(「香港財務報告準則」)編製。此等財務報表亦符合香港《公司條例》(第622章)之披露規定及香港聯合交易所有限公司證券上市規則之適用披露規定。此等綜合財務報表乃按歷史成本慣例編製，並因應投資物業、員工宿舍(及相關使用權資產)、按公允值列入其他全面收益(「按公允值列入其他全面收益」)處理之投資以及按公允值列入損益(「按公允值列入損益」)處理之財務資產及財務負債(包括衍生財務工具)之重估而修訂。

自二零二零年一月起爆發新型冠狀病毒(「2019冠狀病毒病」)以來，隨著世界衛生組織於二零二零年三月十一日宣佈為「全球大流行」後，對本集團於年內及未來之業務表現帶來一定程度挑戰。本集團已將業務多元化，有助本集團應對經濟低迷之影響。董事在編製綜合財務報表時已考慮了2019冠狀病毒病爆發所產生的現在和潛在影響。董事將對2019冠狀病毒病的持續發展情況保持謹慎，這可能會導致全球金融市場和經濟的進一步動盪和不確定性，並將採取必要措施應對由此產生的影響。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (a) Basis of preparation (continued)

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 4 to the consolidated financial statements.

### (i) Amendments to existing standards that are effective for the Group's financial year beginning on 1 April 2020

The HKICPA has issued the following amendments to existing standards, that are relevant to the Group's operation, are also mandatory or early adopted for the financial year of the Group beginning on 1 April 2020:

- HKAS 1 and HKAS 8 (amendments), "Definition of Material"
- HKFRS 3 (amendments), "Definition of a Business"
- HKFRS 9, HKAS 39 and HKFRS 7 (amendments), "Interest Rate Benchmark Reform – Phase 1"
- HKFRS 16 (2020 amendment), "Covid-19-Related Rent Concessions"
- Conceptual Framework for Financial Reporting 2018 – "Revised Conceptual Framework for Financial Reporting"

The adoption of these amendments to existing standards neither have significant impact on the Group's consolidated results and financial position nor any substantial changes in the Group's accounting policies and the presentation of the consolidated financial statements.

## 2 重大會計政策概要(續)

### (a) 編製基準(續)

根據香港財務報告準則編製之綜合財務報表要求使用某些關鍵會計估計，並要求管理層在執行本集團會計政策之過程中運用其判斷。綜合財務報表附註4披露了涉及重大判斷或複雜性之處，或需要對綜合財務報表作出重大假設及估計之處。

### (i) 在本集團於二零二零年四月一日開始之財政年度生效之現有準則之修訂本

香港會計師公會已頒佈下列與本集團營運有關之現有準則之修訂本，且於二零二零年四月一日開始之本集團財政年度強制生效或提前採納：

- 香港會計準則第1號及香港會計準則第8號(修訂本)「重大之定義」
- 香港財務報告準則第3號(修訂本)「業務之定義」
- 香港財務報告準則第9號、香港會計準則第39號及香港財務報告準則第7號(修訂本)「利率基準改革 – 第一階段」
- 香港財務報告準則第16號(二零二零年修訂本)「2019冠狀病毒病疫情相關租金減免」
- 二零一八年財務報告概念框架 – 「經修訂財務報告概念框架」

採納現有準則之該等修訂本對本集團之綜合業績及財務狀況並無重大影響，亦無對本集團之會計政策及綜合財務報表之呈報方式造成重大變動。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (a) Basis of preparation (continued)

##### (ii) New standard, amendments and interpretation to existing standards that have been issued but not yet effective and have not been early adopted by the Group

The following new standard, amendments and interpretation to existing standards, that are relevant to the Group's operation, have been issued but not yet effective for the financial year of the Group beginning on 1 April 2020 and have not been early adopted:

- HKAS 1 (amendments), "Classification of Liabilities as Current or Non-current"<sup>4</sup>
- HKAS 1 (amendments), "Disclosure of Accounting Policies"<sup>4</sup>
- HKAS 8 (amendments), "Definition of Accounting Estimates"<sup>4</sup>
- HKAS 12 (amendments), "Deferred Tax related to Assets and Liabilities arising from a Single Transaction"<sup>4</sup>
- HKFRS 3, HKAS 16 and HKAS 37 (amendments), "Narrow-scope amendments"<sup>3</sup>
- HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 (amendments), "Interest Rate Benchmark Reform – Phase 2"<sup>1</sup>
- HKFRS 10 and HKAS 28 (amendments), "Sale or Contribution of Assets between an Investor and its Associate or Joint Venture"<sup>5</sup>
- HKFRS 16 (2021 amendment), "Covid-19-Related Rent Concessions beyond 30 June 2021"<sup>2</sup>
- HKFRS 17, "Insurance Contracts"<sup>4</sup>
- HK Int 5 (2020), "Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause"<sup>4</sup>
- Annual Improvements Project (amendments) – "Annual Improvements to HKFRSs 2018–2020"<sup>3</sup>

### 2 重大會計政策概要(續)

#### (a) 編製基準(續)

##### (ii) 已頒佈尚未生效且本集團並無提前採納之新訂準則、現有準則之修訂本及詮釋

下列與本集團營運有關之新訂準則、現有準則之修訂本及詮釋已經頒佈，唯在本集團於二零二零年四月一日開始之財政年度尚未生效，亦無提前採納：

- 香港會計準則第1號(修訂本)，「流動或非流動負債分類」<sup>4</sup>
- 香港會計準則第1號(修訂本)，「會計政策披露」<sup>4</sup>
- 香港會計準則第8號(修訂本)，「會計估計之定義」<sup>4</sup>
- 香港會計準則第12號(修訂本)，「單一交易所產生與資產及負債相關之遞延稅項」<sup>4</sup>
- 香港財務報告準則第3號、香港會計準則第16號及香港會計準則第37號(修訂本)，「小範圍修訂」<sup>3</sup>
- 香港財務報告準則第9號、香港會計準則第39號、香港財務報告準則第7號、香港財務報告準則第4號及香港財務報告準則第16號(修訂本)，「利率基準改革—第二階段」<sup>1</sup>
- 香港財務報告準則第10號及香港會計準則第28號(修訂本)，「投資者與其聯營公司或合營企業之間出售或注入資產」<sup>5</sup>
- 香港財務報告準則第16號(二零二一年修訂本)，「於二零二一年六月三十日後之2019冠狀病毒病疫情相關租金減免」<sup>2</sup>
- 香港財務報告準則第17號，「保險合約」<sup>4</sup>
- 香港詮釋第5號(二零二零年)，「財務報表之呈列—借款人對含有按要求還款條款之定期貸款之分類」<sup>4</sup>
- 年度改進項目(修訂本)—「二零一八年至二零二零年香港財務報告準則之年度改進」<sup>3</sup>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (a) Basis of preparation (continued)

#### (ii) New standard, amendments and interpretation to existing standards that have been issued but not yet effective and have not been early adopted by the Group (continued)

- 1 Effective for annual periods beginning on or after 1 January 2021
- 2 Effective for annual periods beginning on or after 1 April 2021
- 3 Effective for annual periods beginning on or after 1 January 2022
- 4 Effective for annual periods beginning on or after 1 January 2023
- 5 Effective for annual periods beginning on or after a date to be determined

#### HKFRS 17, "Insurance Contracts" ("HKFRS 17")

HKFRS 17 will replace the current HKFRS 4, "Insurance Contracts". HKFRS 17 includes some fundamental differences to current accounting in both insurance contract measurement and profit recognition. The general model is based on a discounted cash flow model with a risk adjustment and deferral of unearned profits. A separate approach applies to insurance contracts that are linked to returns on underlying items and meet certain requirements. Additionally, HKFRS 17 requires more granular information and a new presentation format for the consolidated statement of comprehensive income as well as extensive disclosures. The Group is yet to undertake a detailed assessment of the new standard.

Other than the above, the Group anticipates that the application of new standard, amendments and interpretation to existing standards that have been issued but are not yet effective may have no material impact on the results of operations and financial position.

### (b) Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and its subsidiaries made up to 31 March 2021.

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group 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. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

## 2 重大會計政策概要(續)

### (a) 編製基準(續)

#### (ii) 已頒佈尚未生效且本集團並無提前採納之新訂準則、現有準則之修訂本及詮釋(續)

- 1 於二零二一年一月一日或之後開始的年度期間生效
- 2 於二零二一年四月一日或之後開始的年度期間生效
- 3 於二零二二年一月一日或之後開始的年度期間生效
- 4 於二零二三年一月一日或之後開始的年度期間生效
- 5 於待定日期或之後開始的年度期間生效

#### 香港財務報告準則第17號「保險合約」(「香港財務報告準則第17號」)

香港財務報告準則第17號將取代現行的香港財務報告準則第4號「保險合約」。香港財務報告準則第17號包括保險合約計量及溢利確認與現行會計處理的若干基本區別。一般模式乃基於具備風險調整及遞延處理未賺取溢利的貼現現金流量模式。另一項方法適用於與相關項目的回報掛鉤且符合若干規定的保險合約。此外，香港財務報告準則第17號規定綜合全面收益表須載列更多細節的資料，採用新的呈報格式，並擴大披露範圍。本集團尚未對新訂準則進行詳細評估。

除上述事項外，本集團預期應用已頒佈但尚未生效的新訂準則、現有準則之修訂本及詮釋對經營業績及財務狀況可能不會造成重大影響。

### (b) 綜合賬目基礎

綜合財務報表包括本公司及其附屬公司截至二零二一年三月三十一日之財務報表。

附屬公司乃指本集團擁有控制權之所有企業(包括結構實體)。當本集團因參與企業而承擔可變回報的風險或享有可變回報的權益，且有能力透過其對企業之權力影響該等回報時，則本集團控制該企業。附屬公司在控制權轉移至本集團之日綜合入賬。附屬公司在控制權終止之日起停止綜合入賬。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (b) Basis of consolidation (continued)

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary comprises the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share in the recognised amounts of the acquiree's net identifiable assets.

Acquisition-related costs are expensed as incurred.

If the business combination is achieved in stages, the carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date; any gains or losses arising from such re-measurement are recognised in profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with HKFRS 9, "Financial instruments" ("HKFRS 9") with the corresponding gain or loss recognised in profit or loss. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interest recognised and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in profit or loss.

Intra-group transactions, balances and unrealised gains or losses on transactions between group companies are eliminated. Unrealised losses are also eliminated. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

Transactions with non-controlling interests that do not result in a loss of control are accounted for as equity transactions – that is, as transactions with the owners of the subsidiary in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying amount of net assets of the subsidiary is recorded in equity. Gains or losses on disposal to non-controlling interests are also recorded in equity.

### 2 重大會計政策概要(續)

#### (b) 綜合賬目基礎(續)

本集團採用收購法將業務合併入賬。收購一間附屬公司已轉讓的代價包括本集團所轉讓的資產、向被收購方前擁有人所產生的負債及發行的股本權益之公允值。所轉讓的代價包括或然代價安排所產生的任何資產或負債的公允值。在業務合併中所購買可識別的資產以及所承擔的負債及或然負債，首先以彼等於收購日的公允值計量。按逐項收購基準，本集團可按公允值或按非控股權益所佔被收購方可識別資產淨值已確認金額的比例，確認被收購方的非控股權益。

收購相關成本在產生時支銷。

倘業務合併分階段進行，則收購方先前持有之被收購方股權之賬面值乃重新計量為收購日之公允值；該重新計量產生之任何收益或虧損乃於損益內確認。

本集團所轉讓之任何或然代價將在收購日按公允值確認。被視為資產或負債之或然代價日後在公允值上如有任何變動按照香港財務報告準則第9號「財務工具」(「香港財務報告準則第9號」)確認，而相應之收益或虧損於損益內確認。分類為權益之或然代價毋須重新計量，而其後結算於權益入賬。

轉讓之代價、被收購方的任何非控股權益，以及被收購方之先前股權於收購日之公允值，超過所購買可識別資產淨值公允值之數額，列為商譽。就議價購買而言，倘所轉讓之代價、已確認非控股權益及先前持有之權益計量之總額低於所購入附屬公司資產淨值之公允值，該差額直接在損益內確認。

集團內公司間之交易、交易結餘和由集團公司間交易產生之未變現盈虧均作對銷。未變現虧損亦予對銷。附屬公司所呈報金額已按需要作出調整，以確保與本集團會計政策一致。

不會導致失去控制權之與非控股權益的交易入賬列作權益交易—即與附屬公司擁有人以彼等為擁有人之身份進行之交易。所付任何代價公允值與所收購附屬公司之資產淨值賬面值相關部份間之差額於權益中入賬。對於向非控股權益出售所產生之盈虧亦於權益入賬。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (b) Basis of consolidation (continued)

When the Group ceases to have control, any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in the other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in the other comprehensive income are reclassified to the profit or loss.

### (c) Goodwill/discount on acquisitions

Goodwill arising on an acquisition of a subsidiary, an associate or a joint venture, representing the excess of the consideration transferred over the Group's interest in net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree at the date of acquisition. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at the fair value or at the non-controlling interest's proportional share of the recognised amount of acquiree's net identifiable assets. If the Group recognises non-controlling interest in the acquiree at fair value, goodwill includes the portion attributable to the non-controlling interest.

Goodwill arising on an acquisition of a subsidiary is presented separately in the consolidated statement of financial position. Goodwill arising on an acquisition of an associate or a joint venture is included in the cost of the investment of the relevant associate or joint venture.

Separately recognised goodwill is tested for impairment annually or more frequently if there is indication that goodwill might be impaired. Goodwill on acquisitions of associates and joint ventures is included in investments in respective associates and joint ventures and is tested for impairment as part of the overall balance. For the purposes of impairment testing, separately recognised goodwill arising from an acquisition is allocated to each of the relevant cash-generating units ("CGUs"), or groups of CGUs, that is expected to benefit from the synergies of the acquisition. A CGU to which goodwill has been allocated is tested for impairment annually, and whenever there is an indication that the goodwill may be impaired. For goodwill arising on an acquisition in a financial year, the CGU to which goodwill has been allocated is tested for impairment before the end of that financial year. When the recoverable amount of the CGU is less than the carrying amount of the unit, the impairment loss is allocated to reduce the carrying amount of any goodwill allocated to the unit first, and then to the other assets of the unit. Any impairment loss for goodwill is recognised directly in profit or loss and is not reversed in subsequent periods.

## 2 重大會計政策概要(續)

### (b) 綜合賬目基礎(續)

當本集團失去控制權時，於企業之任何保留權益按失去控制權當日之公允價值重新計量，有關賬面值變動在損益內確認。就其後入賬列作聯營公司、合營企業或財務資產之保留權益，其公允價值為初始賬面值。此外，先前於其他全面收益確認與該企業有關之任何金額按猶如本集團已直接出售有關資產或負債之方式入賬。此舉可能意味先前在其他全面收益確認之金額重新分類至損益。

### (c) 收購產生之商譽／折讓

收購附屬公司、聯營公司或合營企業產生之商譽乃指所轉讓代價超出本集團於收購日應佔被收購方之可識別資產、負債及或然負債之公允淨值權益之數額。本集團按逐項收購基準，以公允值或按非控股權益所佔被收購方可識別資產淨值已確認金額之比例確認於被收購方之任何非控股權益。倘本集團按公允值確認於被收購方之非控股權益，商譽包括非控股權益應佔部份。

因收購附屬公司而產生之商譽乃於綜合財務狀況表分開呈列。因收購聯營公司或合營企業而產生之商譽乃列入有關聯營公司或合營企業之投資成本。

獨立確認之商譽會每年進行減值測試，或於有跡象顯示商譽可能出現減值時更頻密地進行減值測試。收購聯營公司及合營企業所產生之商譽計入相關聯營公司及合營企業之投資，並視為結餘總額之一部份進行減值測試。就減值測試而言，收購所產生之獨立確認之商譽乃被分配到預期可受惠於收購協同效應之各有關現金產生單位（「現金產生單位」）或現金產生單位組別。獲分配商譽之現金產生單位會每年及在有跡象顯示商譽可能出現減值時進行減值測試。就於某個財務年度之收購所產生商譽而言，已獲分配商譽之現金產生單位於該財務年度完結前進行減值測試。當現金產生單位之可收回金額少於該單位之賬面值，則減值虧損首先被分配以削減任何被分配到該單位之商譽之賬面值，然後削減該單位內其他資產。商譽之任何減值虧損乃直接於損益內確認，且於其後期間不予回撥。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (c) Goodwill/discount on acquisitions (continued)

On subsequent disposal of a subsidiary, an associate or a joint venture, the attributable amount of goodwill capitalised is included in the determination of the amount of profit or loss on disposal.

A discount on acquisition arising on an acquisition of a subsidiary, an associate or a joint venture represents the excess of the share of net fair value of an acquiree's identifiable assets, liabilities and contingent liabilities over the cost of the business combination and is recognised immediately in profit or loss.

Contingent liabilities of an acquiree are recognised at the date of the acquisition if the fair value of the contingent liabilities can be measured reliably. Contingent liabilities are initially measured at fair value at the date of acquisition.

#### (d) Interests in associates

The results and assets and liabilities of associates are incorporated in the consolidated financial statements using the equity method of accounting. Under the equity method, interests in associates are carried in the consolidated statement of financial position at cost as adjusted for post-acquisition changes in the Group's share of the profit or loss and of changes in the other comprehensive income of the associates, less any identified impairment loss. Upon the acquisition of the ownership interest in an associate, any difference between the cost of the associate and the Group's share of the net fair value of the associate's identifiable assets and liabilities is accounted for as goodwill. When the Group's share of loss of 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 discontinues recognising its share of further losses. An additional share of loss is provided for and a liability is recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

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

### 2 重大會計政策概要(續)

#### (c) 收購產生之商譽／折讓(續)

其後出售附屬公司、聯營公司或合營企業時，須計入被資本化商譽之應佔金額，以釐定出售之損益。

因收購附屬公司、聯營公司或合營企業而產生之收購折讓，乃指被收購方之可識別資產、負債及或然負債之應佔公允淨值超出業務合併成本之差額。收購折讓即時於損益內確認。

當被收購方之或然負債公允值可以被可靠地計量時，該等或然負債乃在收購日被確認。於收購當日，該或然負債按公允值作首次計量。

#### (d) 所佔聯營公司之權益

聯營公司之業績、資產及負債按會計之權益法計入此綜合財務報表內。根據權益法，所佔聯營公司之權益乃按成本值於綜合財務狀況表列賬，並就本集團所佔聯營公司溢利或虧損及其他全面收益於收購後之變動(扣除任何已識別減值虧損)作出調整。在收購聯營公司擁有權益時，聯營公司成本與本集團所佔聯營公司可識別資產與負債公允值淨額之任何差額入賬為商譽。如本集團之所佔聯營公司虧損相等於或超過其於該聯營公司所佔之權益(包括實質上構成本集團於聯營公司淨投資之任何長期權益)，則本集團不再確認其所佔之進一步虧損。額外所佔虧損將計提撥備及確認負債，唯只限於本集團須受法定或推定義務或已代該聯營公司支付款項。

本集團與其聯營公司之間交易之未變現收益會以本集團所佔有關聯營公司之權益為限進行對銷。除非有證據顯示交易中所轉讓資產出現減值，否則未變現虧損亦會對銷。聯營公司之會計政策已按需要作出修訂，確保與本集團所採納之政策一致。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (e) Joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control and over which none of the participating parties has unilateral control.

Under HKFRS 11 “Joint Arrangements”, investments in joint arrangements are classified either as joint operations or joint ventures, depending on the contractual rights and obligations of each investor.

#### Joint operations

Joint operations arise where the investors have rights to the assets and obligations for the liabilities of an arrangement. Investments in joint operations are accounted for such that each joint operator recognises its assets (including its share of any assets jointly held), its liabilities (including its share of any liabilities incurred jointly), its revenue (including its share of revenue from the sale of the output by the joint operation) and its expenses (including its share of any expenses incurred jointly). Each joint operator accounts for the assets and liabilities, as well as revenue and expenses, relating to its interest in the joint operation in accordance with the applicable accounting policies.

#### Joint ventures

A joint venture is a joint arrangement whereby the parties that have rights to the net assets of the arrangement.

Under the equity method of accounting, interests in joint ventures are initially recognised at cost and adjusted thereafter to recognise the Group’s share of the post-acquisition profits or losses and movements in the other comprehensive income. Upon the acquisition of the ownership interest in a joint venture, any difference between the cost of the joint venture and the Group’s share of the net fair value of the joint venture’s identifiable assets and liabilities is accounted for as goodwill. When the Group’s share of losses of 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.

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

## 2 重大會計政策概要(續)

### (e) 合營安排

合營安排指兩名或以上人士擁有共同控制權而任何一方並無單方面控制權之安排。

根據香港財務報告準則第11號「合營安排」，於合營安排之投資的類別，以每位投資者擁有之合約權益與義務分為合營經營或合營企業。

#### 合營經營

合營經營指其投資者對其安排有資產權利與債務責任。合營經營之投資的入賬方法為各合營經營者均確認其資產(包括所佔任何共同持有資產)、其負債(包括所佔任何共同產生負債)、其收入(包括所佔合營經營銷售產品的任何收益)及其支出(包括所佔任何共同產生支出)。各合營經營者根據適用會計政策就其於合營經營中的權益將資產及負債以及收入及支出入賬。

#### 合營企業

合營企業是一種合營安排，據此，各方享有該安排下之資產淨值。

根據權益會計法，所佔合營企業之權益初步按成本值確認，隨後以確認本集團所佔收購後溢利或虧損及其他全面收益之變動作出調整。於收購一間合營企業擁有權益時，合營企業成本與本集團所佔合營企業可識別資產及負債公允值淨額之任何差額入賬為商譽。當本集團所佔一間合營企業之虧損相等或超過所佔該合營企業之權益(包括任何實質上構成本集團在該合營企業淨投資之長期權益)時，本集團不確認進一步虧損，除非本集團已產生義務或已代該合營企業支付款項。

本集團與其合營企業之間交易之未變現收益會以本集團所佔有關合營企業之權益為限進行對銷。除非有證據顯示交易中所轉讓資產出現減值，否則未變現虧損亦會對銷。合營企業之會計政策已按需要作出修訂，確保與本集團所採納之政策一致。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (f) Financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instrument. 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 FVPL) 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 FVPL are recognised immediately in profit or loss.

Financial assets are derecognised when the rights to receive cash flows from the assets expire or, the financial assets are transferred and the Group has transferred substantially all the risks and rewards of ownership of the financial assets. On derecognition of a financial asset, the difference between the asset's carrying amount and the sum of the consideration received or receivable and the cumulative gain or loss that had been recognised directly in equity is recognised in profit or loss.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, is cancelled or expires. The difference between the carrying amount of the financial liability derecognised and the consideration paid or payable is recognised in profit or loss.

#### (i) Financial assets

##### Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at FVOCI;
- those to be measured subsequently at FVPL; or
- those to be measured at amortised cost.

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

For assets measured at fair value, gains and losses will either be recorded in the other comprehensive income or the profit or loss. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investments at FVOCI.

### 2 重大會計政策概要(續)

#### (f) 財務工具

當集團企業成為財務工具合約條文之訂約方，則財務資產及財務負債於綜合財務狀況表內確認。財務資產及財務負債初始按公允值計量。應直接計入收購或發行財務資產及財務負債(按公允值列入損益處理之財務資產及財務負債除外)之交易成本，於首次確認時從財務資產或財務負債之公允值加入或扣減(視適用情況而定)。直接應佔收購按公允值列入損益處理之財務資產或財務負債之交易成本，乃立即於損益內確認。

當從資產收取現金流量之權利屆滿，或財務資產被轉讓而本集團已轉讓該項財務資產擁有權之絕大部份風險及回報時，有關財務資產會被終止確認。於終止確認財務資產時，該項資產賬面值與已收或應收代價和已直接於權益內確認之累計收益或虧損之總和間之差額將於損益內確認。

財務負債於有關合約所訂明責任獲解除或註銷或屆滿時被終止確認。被終止確認之財務負債之賬面值與已付或應付代價間之差額將於損益內確認。

#### (i) 財務資產

##### 分類

本集團將其財務資產分類為以下計量類別：

- 其後按公允值列入其他全面收益計量；
- 其後按公允值列入損益計量；或
- 按攤銷成本計量。

該分類取決於本集團管理財務資產之業務模式及現金流量之合約條款。

就按公允值計量的資產而言，其收益及虧損於其他全面收益或損益列賬。就並非持作買賣之股本工具投資，則取決於本集團是否於初始確認時不可撤銷地選擇就股本投資按公允值列入其他全面收益入賬。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (f) Financial instruments (continued)

#### (i) Financial assets (continued)

##### Classification (continued)

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

##### Recognition and derecognition

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

##### Measurement

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

#### • Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group can classify its debt instruments:

- Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets, impairment losses, foreign exchange gains and losses, and gain or loss arising on derecognition are recognised directly in profit or loss.
- FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through the other comprehensive income, except for the recognition of impairment losses or reversals, interest income and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in the other comprehensive income is reclassified from equity to, and recognised in profit or loss.

## 2 重大會計政策概要(續)

### (f) 財務工具(續)

#### (i) 財務資產(續)

##### 分類(續)

僅當管理該等資產之業務模式發生變動時，本集團方會對債務投資重新分類。

##### 確認及終止確認

財務資產之定期買賣在交易日(即本集團承諾購入或出售該資產之日)確認及終止確認。當從財務資產收取現金流量之權利已經屆滿或轉讓，以及本集團已將擁有權之絕大部分風險和回報轉讓時，便會終止確認有關財務資產。

##### 計量

初始確認時，本集團按財務資產之公允值加(倘並非按公允值列入損益計量之財務資產)收購財務資產直接應佔之交易成本計量財務資產。按公允值列入損益計量之財務資產之交易成本在損益支銷。

#### • 債務工具

債務工具之後續計量取決於本集團管理資產之業務模式及該等資產之現金流量特徵。本集團將其債務工具分類為三種計量類別：

- 按攤銷成本列賬：倘為收取合約現金流量而持有之資產的現金流量純粹為本金及利息之付款，則該等資產按攤銷成本計量。該等財務資產之利息收入、減值虧損、外匯收益及虧損以及終止確認產生的收益或虧損直接於損益確認。
- 按公允值列入其他全面收益：以收取合約現金流量及出售財務資產為目的而持有的資產(有關資產之現金流量純粹為本金及利息之付款)以公允值列入其他全面收益計量。除確認減值虧損或撥回、利息收入及外匯收益及虧損於損益內確認外，賬面值之變動透過其他全面收益計量。當財務資產終止確認時，先前於其他全面收益內確認之累計收益或虧損從權益重新分類至損益並於損益確認。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (f) Financial instruments (continued)

#### (i) Financial assets (continued)

##### Measurement (continued)

- Debt instruments (continued)
  - FVPL: Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss in the period in which it arises.

- Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains or losses on equity investments in the other comprehensive income, there is no subsequent reclassification of fair value gains and losses to the profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss when the Group's rights to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in profit or loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

##### Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with debtors, contract assets, deposits, amounts due from associates, joint ventures and non-controlling interests, debt investments measured at amortised cost and bank balances and cash. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

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

Impairment on financial assets measured at amortised cost other than trade debtors and contract assets is measured as either 12-month expected credit losses or lifetime expected credit losses, depending on whether there has been a significant increase in credit risk since initial recognition. If a significant increase in credit risk of a financial asset has occurred since initial recognition, then impairment is measured as lifetime expected credit loss.

## 2 重大會計政策概要(續)

### (f) 財務工具(續)

#### (i) 財務資產(續)

##### 計量(續)

- 債務工具(續)
  - 按公允值列入損益：不符合按攤銷成本列賬或按公允值列入其他全面收益的準則之資產乃按公允值列入損益計量。其後按公允值列入損益之債務投資之盈虧於其產生期間在損益內確認。

- 股本工具

本集團其後按公允值計量所有股本投資。倘本集團管理層選擇於其他全面收益內呈報股權投資之公允值盈虧，則其後不會於終止確認投資後將公允值收益及虧損重新分類至損益。當本集團收取付款之權利確定後，有關投資之股息繼續於損益確認。

按公允值列入損益之財務資產之公允值變動於損益確認。按公允值列入其他全面收益計量之股本投資之減值虧損(及減值虧損撥回)不會與公允值其他變動分開呈報。

##### 減值

本集團之應收賬款、合約資產、存出訂金、應收聯營公司、合營企業及非控股權益賬款、按攤銷成本計量之債項投資及銀行結存及現金按前瞻性基準作有關的預期信貸虧損評估。應用之減值方法視乎信貸風險有否大幅增加而定。

就貿易應收賬款及合約資產而言，本集團應用香港財務報告準則第9號允許之簡化方法，其要求全期預期虧損須自首次確認貿易應收賬款及合約資產後確認。

除貿易應收賬款及合約資產外，按攤銷成本列賬之財務資產減值按12個月預期信貸虧損或存續期預期信貸虧損計量，視乎信貸風險初始確認後有否大幅升高而定。倘財務資產信貸風險於初始確認後大幅升高，則其減值按存續期預期信貸虧損計量。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (f) Financial instruments (continued)

#### (i) Financial assets (continued)

##### *Impairment (continued)*

When there is a significant increase in credit risk or the financial assets are not settled in accordance with the terms stipulated in the agreements, management considers these financial assets as underperforming or non-performing and impairment is measured as lifetime credit loss.

When management considers that there is no reasonable expectation of recovery, the financial assets measured at amortised cost will be written off.

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

Financial liabilities and equity instruments issued by a group entity are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The Group's financial liabilities are classified into financial liabilities at fair value through profit or loss and other financial liabilities. The accounting policies adopted in respect of financial liabilities and equity instruments are set out below:

Financial liabilities and equity instruments issued by a group entity are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The Group's financial liabilities are classified into financial liabilities at fair value through profit or loss and other financial liabilities. The accounting policies adopted in respect of financial liabilities and equity instruments are set out below:

##### *Financial liabilities at fair value through profit or loss*

Financial liabilities at FVPL are financial liabilities held for trading on initial recognition. At the end of each reporting period subsequent to initial recognition, financial liabilities at FVPL are re-measured at fair value, with changes in fair value recognised directly in profit or loss in the period in which they arise.

## 2 重大會計政策概要(續)

### (f) 財務工具(續)

#### (i) 財務資產(續)

##### *減值(續)*

倘信貸風險大幅升高或財務資產未按合約條款支付，管理層將認為此類財務資產為關注級或不良級，其減值按存續期預期信貸虧損計量。

當管理層合理預計不能收回，按攤銷成本列賬之財務資產將被撇銷。

#### (ii) 財務負債及股本工具

由集團企業發行之財務負債及股本工具按所訂立之合約安排性質，以及財務負債及股本工具之定義而分類。

股本工具為能夠證明本集團資產剩餘權益(經扣除其所有負債)之任何合約。本集團之財務負債分類為按公允值列入損益處理之財務負債及其他財務負債。就財務負債及股本工具而採納之會計政策載列如下：

由集團企業發行之財務負債及股本工具按所訂立之合約安排性質，以及財務負債及股本工具之定義而分類。

股本工具為能夠證明本集團資產剩餘權益(經扣除其所有負債)之任何合約。本集團之財務負債分類為按公允值列入損益處理之財務負債及其他財務負債。就財務負債及股本工具而採納之會計政策載列如下：

##### *按公允值列入損益處理之財務負債*

按公允值列入損益處理之財務負債乃於初始確認時持作買賣之財務負債。於首次確認後之各報告期末，按公允值列入損益處理之財務負債按公允值重新計量，其公允值變動直接於產生期內確認損益。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (f) Financial instruments (continued)

#### (ii) Financial liabilities and equity instruments (continued)

##### *Other financial liabilities*

Other financial liabilities including amounts due to joint ventures and non-controlling interests, creditors and payables, lease liabilities and bank and other borrowings are subsequently measured at amortised cost, using the effective interest method.

##### *Equity instruments*

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

#### (iii) Derivatives and hedging activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value at the end of each reporting period. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Group designates certain derivatives as either:

- fair value hedges, which are hedges of the fair value of recognised assets or liabilities or a firm commitment; or
- cash flow hedges which are hedges of a particular risk associated with the cash flows of recognised assets and liabilities and highly probable forecast transactions.

At the inception of hedging, the Group documents the economic relationship between hedging instruments and hedged items, including whether changes in the cash flows of the hedging instruments are expected to offset changes in the cash flows of hedged items. The Group documents its risk management objective and strategy for undertaking its hedge transactions.

The fair values of various derivative financial instruments designated in hedge relationship are disclosed in note 30 to the consolidated financial statements. Movements in the hedging reserve in shareholders' equity are shown in note 36 to the consolidated financial statements. The full fair value of a hedging derivative is classified as a non-current asset or liability when the remaining maturity of the hedged item is more than 12 months; it is classified as a current asset or liability when the remaining maturity of the hedged item is less than 12 months. Trading derivatives are classified as a current asset or liability.

## 2 重大會計政策概要(續)

### (f) 財務工具(續)

#### (ii) 財務負債及股本工具(續)

##### *其他財務負債*

其他財務負債包括應付合營企業及非控股權益賬款、應付賬款及應付款項、租賃負債以及銀行及其他借款，隨後採用實際利率法按已攤銷成本計算。

##### *股本工具*

本公司發行之股本工具按所收到之款項扣除直接發行成本後入賬。

#### (iii) 衍生工具及對沖活動

衍生工具初步按訂立衍生工具合約當日的公允值確認，其後按各報告期末的公允值重新計量。公允值後續變動的會計處理取決於衍生工具是否被指定為對沖工具，如指定為對沖工具，則其所對沖項目之性質。本集團指定若干衍生工具作為：

- 公允值對沖，對沖已確認資產或負債或一項確定承擔之公允值；或
- 現金流量對沖，對沖已確認資產及負債及極有可能進行之預計交易之現金流相關特定風險。

於訂立對沖時，本集團就對沖工具與對沖項目之經濟關係(包括是否預期對沖工具現金流量之變動抵銷對沖項目現金流量之變動)作檔記錄。本集團亦對其風險管理目標及執行對沖交易之策略作檔記錄。

於對沖關係中指定的各項衍生財務工具之公允值於綜合財務報表附註30中披露。股東權益對沖儲備的變動於綜合財務報表附註36中披露。當對沖項目之餘下年期超過12個月，則對沖衍生工具之全部公允值分類為非流動資產或負債；當對沖項目之餘下年期少於12個月，則分類為流動資產或負債。貿易衍生工具分類為流動資產或負債。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (f) Financial instruments (continued)

#### (iii) Derivatives and hedging activities (continued)

##### (i) Cash flow hedge

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in the hedging reserve within equity. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss.

When option contracts are used to hedge forecast transactions, the Group designates only the intrinsic value of the options as the hedging instruments.

Gains or losses relating to the effective portion of the change in intrinsic value of the options are recognised in the hedging reserve within equity. The changes in the time value of the options that relate to the hedged item ("aligned time value") are recognised within the other comprehensive income in the costs of hedging reserve within equity.

When forward contracts are used to hedge forecast transactions, the Group generally designates only the change in fair value of the forward contract related to the spot component as the hedging instrument. Gains or losses relating to the effective portion of the change in the spot component of the forward contracts are recognised in the hedging reserve within equity. The change in the forward element of the contract that relates to the hedged item ("aligned time value") is recognised within the other comprehensive income in the costs of hedging reserve within equity. In some cases, the entity may designate the full change in fair value of the forward contract (including forward points) as the hedging instrument. In such cases, the gains or losses relating to the effective portion of the change in fair value of the entire forward contract are recognised in the hedging reserve within equity.

Amounts accumulated in equity are reclassified in the periods when the hedged item affects the profit or loss, as follows:

- Where the hedged item subsequently results in the recognition of a non-financial asset (such as inventory), both the deferred hedging gains and losses and the deferred time value of the option contracts or deferred forward points, if any, are included within the initial cost of the asset. The deferred amounts are ultimately recognised in profit or loss as the hedged item affects the profit or loss (for example through cost of sales).

## 2 重大會計政策概要(續)

### (f) 財務工具(續)

#### (iii) 衍生工具及對沖活動(續)

##### (i) 現金流量對沖

被指定並符合資格作為現金流量對沖之衍生工具之公允值變動的有效部份於權益中對沖儲備確認。與無效部份有關的盈虧即時於損益內確認。

當期權合約用於對沖預期交易時，本集團僅指定期權內在價值為對沖工具。

與期權內在價值變動有效部分相關的收益或損失於權益內對沖儲備確認。與對沖項目相關期權的時間價值變動(「一致時間價值」)，於權益內對沖成本儲備的其他全面收益確認。

當遠期合約用於對沖預期交易時，本集團一般僅將與即期部分相關的遠期合約公允值變動指定為對沖工具。與遠期合約即期部分的有效變動相關的收益或損失於權益內對沖儲備確認。與對沖項目相關的合約遠期要素變動(「一致時間價值」)於權益內對沖成本儲備的其他全面收益下確認。於部分情況下，實體或會將遠期合約公允值的全部變動(包括遠期點數)指定為對沖工具。於此情況下，與整份遠期合約公允值變動的有效部分相關的收益或損失於權益內對沖儲備確認。

於權益累計的金額在對沖項目影響損益期間按下文所述重新分類：

- 倘對沖項目其後導致本集團確認非財務資產(如存貨)，則遞延對沖收益及虧損及期權合約或遞延遠期點數(如有)的遞延時間價值均計入資產初始成本。由於對沖項目影響損益(如透過銷售成本)，遞延金額最終於損益確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (f) Financial instruments (continued)

#### (iii) Derivatives and hedging activities (continued)

##### (i) Cash flow hedge (continued)

- The gain or loss relating to the effective portion of the interest rate swaps hedging variable rate borrowings is recognised in profit or loss within finance cost at the same time as the interest expense on the hedged borrowings.

When a hedging instrument expires, or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative deferred gain or loss and deferred costs of hedging in equity at that time remains in equity until the forecast transaction occurs, resulting in the recognition of a non-financial asset such as inventory. When the forecast transaction is no longer expected to occur, the cumulative gain or loss and deferred costs of hedging that were reported in equity are immediately reclassified to the profit or loss.

##### (ii) Derivatives that do not qualify for hedge accounting

Certain derivative instruments do not qualify for hedge accounting. Changes in the fair value of these derivative financial instrument are recognised immediately in profit or loss.

#### (iv) Offsetting financial instrument

Financial assets and liabilities are offset and the net amount reported in the statement of financial position where the Group currently has a legally enforceable right to offset the recognised amounts, and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The Group has also entered into arrangements that do not meet the criteria for offsetting but still allow for the related amounts to be set off in certain circumstances, such as bankruptcy or the termination of a contract.

### (g) Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Group, is classified as investment property.

Investment property comprises land and buildings held under leases. Land held under lease is classified and accounted for as investment property when the rest of the definition of investment property is met.

Investment property is measured initially at its cost, including related transaction costs. After initial recognition, investment property is carried at fair value. Fair value is determined by professional valuation conducted as at the end of the reporting period. Changes in fair value are recognised in profit or loss.

## 2 重大會計政策概要(續)

### (f) 財務工具(續)

#### (iii) 衍生工具及對沖活動(續)

##### (i) 現金流量對沖(續)

- 與利率掉期對沖浮動利率借貸的有效部分有關的收益或虧損，於對沖借貸產生利息開支的同時於財務成本內損益確認。

當一項對沖工具到期、出售或終止，或對沖不再達到對沖會計標準，則當時權益中任何累計遞延收益或虧損及遞延對沖成本仍列為權益，直至發生預期交易令本集團確認非財務資產(如存貨)。當不再預期發生預期交易，於權益中申報的累計收益或虧損及遞延對沖成本當即重新分類至損益。

##### (ii) 不符合對沖會計處理之衍生工具

若干衍生工具不符合對沖會計處理。該等衍生財務工具之公允價值變動即時於損益內確認。

#### (iv) 抵銷財務工具

當本集團現時有可合法強制執行權利抵銷已確認金額，並有意按淨額基準結算或同時變現資產和結算負債時，財務資產與負債可互相抵銷，並在財務狀況表呈報其淨額。本集團亦曾訂立不符合抵銷標準但仍容許相關款項在若干情況下抵銷的安排，例如破產或合約終止。

### (g) 投資物業

持作長期租金收益或資本增值或以上兩項目的，而並非由本集團佔用之物業，均列作投資物業。

投資物業包括土地及根據租賃持有之樓宇。當符合投資物業之其餘定義時，根據營運租賃持有之土地分類及列作投資物業入賬。

投資物業初始時按其成本(包括相關交易成本)計量。於初始確認後，投資物業按公允值入賬。公允值是按報告期末時進行之專業估值釐定。公允值之變動於損益內確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (g) Investment properties (continued)

Subsequent expenditure is capitalised to the carrying amount of the asset only when it is probable that future economic benefits associated with the asset will flow to the Group and the cost of the asset can be measured reliably. All other repairs and maintenance costs are expensed in profit or loss during the financial period in which they are incurred.

Changes in fair values are recognised in profit or loss as part of the other losses, net.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. If an item of property, plant and equipment becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in equity as a revaluation of property, plant and equipment under HKAS 16. Any resulting increase in the carrying amount of the property, plant and equipment is recognised in profit or loss to the extent that it reverses a previous impairment loss, with any remaining increase recognised directly to revaluation surplus within equity. Any resulting decrease in the carrying amount of the property, plant and equipment is charged to the profit or loss. Upon the subsequent disposal of investment property, any revaluation reserve balance of the property, plant and equipment is transferred to retained profits and is shown as a movement in equity.

When an investment property undergoes a change in use, evidenced by commencement of development with a view to sale, the property is transferred to properties for sale at its fair value at the date of change in use.

For a transfer from properties for sale to investment properties that will be carried at fair value, any difference between the fair value of the property at that date and its previous carrying amount shall be recognised in profit or loss.

### (h) Property, plant and equipment

Leases are recognised as right-of-use assets initially measured on a present value basis at the date at which the leased asset is available for use by the Group. These are presented within "Property, plant and equipment" in the consolidated statement of financial position.

Property, plant and equipment (including right-of-use assets) are stated at cost less accumulated depreciation and impairment losses except for staff quarters (and related right-of-use assets).

## 2 重大會計政策概要(續)

### (g) 投資物業(續)

當該資產相關之日後經濟利益很可能會流入本集團，而該項資產之成本可被可靠計量時，方會將其後支出资本化至該項資產之賬面值。在財務期間內產生的所有其他維修及保養成本會在損益內入賬。

公允值變動於損益內確認為其他虧損，淨額之一部份。

若投資物業變成業主自用，會被重新分類為物業、機器及設備，其於重新分類日期的公允值，就會計目的而言變為其成本。根據香港會計準則第16號，若物業、機器及設備的某個項目因其用途改變而成為投資物業，該項目於轉撥日期的賬面值與公允值的任何差額在權益中確認為物業、機器及設備的重估。任何因此而增加物業、機器及設備的賬面值於損益中確認，將以往的減值虧損撥回後，任何剩餘的增加額直接在權益中的重估盈餘內確認。任何因此而減少物業、機器及設備的賬面值在損益中支銷。投資物業若其後售出，該物業、機器及設備的任何重估儲備結餘轉撥至保留溢利，並以權益變動的方式列出。

當投資物業的用途有所改變，有證據顯示物業的發展的啟動以出售為目的，該物業將以物業用途改變當日之公允值被轉撥至待售物業。

由待售物業轉為投資物業將按公允值入賬，有關物業於該日之公允值與其先前之賬面值兩者之間之差額於損益表內確認。

### (h) 物業、廠房及設備

確認為使用權資產之租賃於本集團可使用租賃資產當日按現值初始計量。其於綜合財務狀況表「物業、廠房及設備」內呈列。

物業、廠房及設備(包括使用權資產)乃按成本值減去累計折舊及減值虧損列賬，唯員工宿舍(及相關使用權資產)除外。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (h) Property, plant and equipment (continued)

Staff quarters (and related right-of-use assets) are measured at fair value less accumulated depreciation and impairment losses recognised at the date of revaluation. Revaluation are performed with sufficient frequency to ensure that the carrying amount does not differ materially from the fair value of a revalued asset at the end of the reporting period.

Changes in fair value are recognised in the other comprehensive income. However, to the extent that it reverses a revaluation deficit of the same asset previously recognised in profit or loss, the increase is recognised in profit or loss. A revaluation deficit is recognised in profit or loss, except to the extent that it offsets an existing surplus on the same asset recognised in equity.

An annual transfer from the asset revaluation reserve to the retained profits is made for the difference between depreciation based on the revalued carrying amount of the asset and original cost. Additionally, accumulated depreciation as at the revaluation date is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Upon disposal, any revaluation reserve relating to the particular asset being sold is transferred to retained profits.

Leasehold land commences depreciation from the time when the land interest becomes available for its intended use. Depreciation is calculated using the straight-line method to allocate their costs or fair values less their residual values over their estimated useful lives at the following rates per annum:

	Annual charge
Building	Over the shorter of 20 to 50 years or the remaining lease term
Leasehold land	Over the remaining lease term
Leasehold improvements	Over the remaining lease term
Right-of-use assets	Over the remaining lease term
Machinery	10%
Furniture, fixtures, office equipment and motor vehicles	10%–33 $\frac{1}{3}$ %
Others	10%–20%

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

The gain or loss arising from disposal or retirement of an asset is determined as the difference between the net sale proceeds and the carrying amount of the asset and is recognised in profit or loss.

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

### 2 重大會計政策概要(續)

#### (h) 物業、廠房及設備(續)

員工宿舍(及相關使用權資產)按重估當日公允價值減累計折舊及減值虧損計量。重估乃適時作出，以確保賬面值與重估資產於報告期末之公允價值並無重大差異。

公允價值變動乃於其他全面收益內確認。然而，倘撥回相關資產先前於損益內確認之重估虧損，則有關增加於損益內確認。重估虧損於損益內確認，唯倘其抵銷權益內確認之有關資產之現有盈餘則除外。

自資產重估儲備至保留溢利之年度轉撥乃就基於資產重估賬面值之折舊與初始成本之差額而作出。此外，於重估日期之累計折舊於資產賬面值總額抵銷，而淨額重列至資產之重估金額。於出售時，有關正在出售之特定資產之任何重估儲備將會轉撥至保留溢利。

租賃土地自該土地權益可作其擬定用途之時開始折舊。折舊乃按其以下估計可使用年期以直線法計算，將其成本或公允價值減去其剩餘價值按下列比率每年分配：

	每年折舊
樓宇	按介乎20年至50年或其剩餘之租賃年期的較短者
租賃土地	按剩餘之租賃年期
租賃物業裝修	按剩餘之租賃年期
使用權資產	按剩餘之租賃年期
機器	10%
傢俬、裝置、辦公室設備及汽車	10%–33 $\frac{1}{3}$ %
其他	10%–20%

倘資產之賬面值高於其估計可收回金額，會即時將資產之賬面值撇減至其可收回金額。

出售或報廢資產之收益或虧損乃由出售所得款項淨額與其賬面值間之差額釐定，並在損益內確認。

於各報告期末，資產之剩餘價值及可使用年期已予審閱，並予以調整(如適用)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (i) Other intangible assets

On initial recognition, intangible assets acquired separately and from business combinations are recognised at cost and at fair value respectively. After initial recognition, intangible assets with finite useful lives are carried at costs less accumulated amortisation and accumulated impairment losses. Amortisation for intangible assets with finite useful lives is provided on a straight-line basis over their estimated useful lives. Intangible assets with indefinite useful lives are carried at cost less accumulated impairment losses.

Gain or loss arising from derecognition of an intangible asset is measured as the difference between the net disposal proceed and the carrying amount of the asset and are recognised in profit or loss when the asset is derecognised.

### (j) Properties under development

Properties under development are stated at the lower of cost and net realisable value. Development cost of properties comprise prepaid lease payments, development expenditure and borrowing costs capitalised.

The net realisable value is the estimated selling price in the ordinary course of business less selling expenses and costs to completion.

### (k) Impairment of investments in associates and joint ventures

Management regularly reviews whether there are any indications of impairment of the Group's investments in associates and joint ventures primarily based on value-in-use calculations.

In determining the value in use, management assesses the present value of estimated future cash flows expected to arise from their businesses. Estimates and judgements are applied in determining these future cash flows and discount rate. Management estimates the future cash flows based on certain assumptions, such as revenue growth.

### (l) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is calculated using the first-in-first-out or weighted average method. Net realisable value is determined on the basis of anticipated sales proceeds in the ordinary course of business less applicable selling expenses.

### (m) Properties for sale

Properties for sale, which comprise prepaid lease payments and buildings held for sale or resale, are stated at the lower of cost and net realisable value. The costs of properties for sale comprise cost of acquisition of properties and related development costs.

## 2 重大會計政策概要(續)

### (i) 其他無形資產

初始確認時，獨立收購及來自業務合併之無形資產乃分別按成本值及公允價值確認。初始確認後，有限可使用年期之無形資產乃按成本值減累計攤銷及累計減值虧損入賬。有限可使用年期之無形資產之攤銷乃以直線法就其估計可使用年期計提。無限可使用年期之無形資產則按成本值減累計減值虧損入賬。

終止確認無形資產所產生收益或虧損按出售所得款項淨額與資產賬面值間之差額計算，於終止確認資產時在損益內確認。

### (j) 發展中物業

發展中物業乃按成本與可變現淨值兩者間較低者呈列。物業開發成本包括預付租賃款項、開發費用及作資本化處理之借款成本。

可變現淨值指日常業務過程中扣減銷售支出以及完成成本的估計售價。

### (k) 於聯營公司及合營企業之投資減值

管理層定期按使用中價值計算以檢討是否有任何跡象顯示本集團於聯營公司及合營企業之投資已經減值。

於確定使用中價值時，管理層評估從業務預期產生之估計未來現金流量的現值。確定未來現金流量和貼現率的過程中已作出估計和判斷。管理層基於一定的假設(例如收入增長)估計未來之現金流量。

### (l) 存貨

存貨乃按成本與可變現淨值兩者之較低值入賬。成本按先進先出或加權平均法計算。可變現淨值乃按日常業務過程中預計銷售所得款項減適用銷售支出之基準釐定。

### (m) 待售物業

待售物業(包括持作出售或重售之預付租賃款項及樓宇)乃按成本及可變現淨值之較低者列賬。待售物業之成本包括收購物業成本及相關發展成本。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Upon entering into a contract with a customer, the Group obtains rights to receive consideration from the customer and assumes performance obligations to transfer goods or provide services to the customer.

The combination of those rights and performance obligations gives rise to a net contract asset or a net contract liability depending on the relationship between the remaining rights and the performance obligations. An item of assets is recognised as contract assets if a contract's cumulative revenue recognised in profit or loss exceeds cumulative payments made by customers. Conversely, an item of liabilities is recognised as contract liabilities if a contract's cumulative payments made by customers exceeds the revenue recognised in profit or loss.

Contract assets are assessed for impairment under the same approach adopted for impairment assessment of trade debtors. Contract liabilities are recognised as revenue when the Group transfers the goods or services to the customers and therefore satisfied its performance obligation.

The incremental costs of obtaining a contract with a customer are capitalised and presented as contract related assets, if the Group expects to recover those costs, and are subsequently amortised on a systematic basis that is consistent with the transfer to the customers of the goods or services to which the assets relate. The Group recognises an impairment loss in profit or loss to the extent that carrying amount of the contract related assets recognised exceeds the remaining amounts of consideration that the Group expects to receive less the costs that relate directly to providing those goods or services that have not been recognised as expenses.

#### (o) Assets held-for-sale

Non-current assets are classified as assets held-for-sale when their carrying amount is to be recovered principally through a sale transaction and a sale is considered highly probable. They are stated at the lower of carrying amount and fair value less costs to sell if their carrying amount is to be recovered principally through a sale transaction rather than through continuing use, except for investment properties that are carried at fair value.

#### (p) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks with original maturities of three months or less and bank overdrafts.

Pledged bank deposits are not included in cash and cash equivalents.

#### (q) Trade creditors

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

### 2 重大會計政策概要(續)

#### (n) 合約資產及合約負債

與客戶訂立合約後，本集團取得從客戶收取代價的權利，並承擔將貨物轉讓予客戶或向客戶提供服務的履約義務。

該等權利及履約義務結合導致淨合約資產或淨合約負債，視乎餘下權利與履約義務之間的關係而定。倘合約已確認於損益的累計收入超過客戶已作出的累計付款，資產項目確認為合約資產。相反，倘客戶已作出的累計付款超出已確認於損益的收入，負債項目則確認為合約負債。

合約資產乃按與貿易應收賬款減值評估所採納的相同方法進行減值評估。合約負債於本集團將貨物或服務轉讓予客戶因而完成履約義務時確認為收入。

倘本集團預期可收回為獲取與客戶訂立合約的增量成本及其後按與轉讓資產相關的貨物或服務予客戶一致的系統性基準攤銷成本，有關成本則作資本化且呈報為合約相關資產。因應已確認與合約有關資產賬面值超過本集團預期收取代價餘下金額減直接與提供該等貨物或服務但尚未確認為開支的成本，本集團於損益確認減值虧損。

#### (o) 持作出售資產

當非流動資產之賬面值之回收主要透過一項出售交易，而該出售被視為高度可能時，該非流動資產分類為持作出售資產。倘其賬面值主要透過出售交易收回而非通過持續使用，則以賬面值及公允值減銷售成本之較低者列賬，唯按公允值入賬的投資物業除外。

#### (p) 現金及現金等價物

現金及現金等價物包括手頭現金、原有到期期限為三個月或以內之銀行通知存款及銀行透支。

現金及現金等價物並不包括已抵押銀行存款。

#### (q) 貿易應付賬款

貿易應付賬款初始按公允值確認，其後採用實際利率法按已攤銷成本計量。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (r) Provisions and contingencies

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be made. Provisions are not recognised for future operating losses. Where the Group expects a provision to be reimbursed, the reimbursement is recognised as a separate asset when the reimbursement is virtually certain.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that an outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the consolidated financial statements. When a change in the probability of an outflow occurs so that the outflow is probable, it will then be recognised as a provision.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group.

A contingent asset is not recognised but is disclosed in the notes to the consolidated financial statements when an inflow of economic benefits is probable. When inflow is virtually certain, an asset is recognised.

The Group regards its financial guarantee contracts in respect of mortgage facilities provided by banks to certain property buyers, and credit facilities provided by financial institutions to its subsidiaries, associates and joint ventures as insurance contracts.

## 2 重大會計政策概要(續)

### (r) 撥備及或然事項

如本集團因過往事件須承擔現時法定或推定責任，而承擔該責任可能須動用資源及該責任所涉及之金額能可靠地估計時，則須確認撥備。並無就未來經營虧損確認撥備。倘本集團預期撥備將獲償付，則償付額於實際可確定將獲償付之時作為單獨資產確認。

如有多項類似責任，其需要在償付中流出資源的可能性，根據責任的類別整體考慮而釐定。即使在同一責任類別中所包含的任何一個項目，其相關的資源流出的可能性極低，仍須確認撥備。

撥備反映目前市場評估資金之時間價值及責任之特定風險的除稅前利率，以預計須用作履行責任之開支所得現值作為計量。由於時間流逝導致的撥備增加，會確認為利息支出。

或然負債乃指由於過去事件產生之可能債務，而該事件之存在只有通過發生或未發生一項或多項不可由本集團完全控制之不確定日後事件而被確認。或然負債亦可指由過去發生之事件而導致之當前債務，唯由於經濟資源可能不會流出或債務之金額無法可靠計量而未被確認。

或然負債毋須確認，唯須於綜合財務報表附註內披露。倘資源流出之可能性改變而導致資源可能流出時，或然負債將會被確認為撥備。

或然資產乃因過往事件而產生之可能資產，其存在僅憑發生或未發生一件或多件本集團不能完全控制之未來不確定事件確認。

或然資產不予確認，唯於極可能流入經濟利益時在綜合財務報表附註內予以披露。倘實際可確定將發生流入，則確認資產。

本集團將其就銀行提供按揭貸款予若干物業買家，及金融機構提供信貸融資予其附屬公司、聯營公司及合營企業之有關財務擔保合約視為保險合約。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (s) Unearned insurance premiums and unexpired risk reserves

Unearned insurance premiums represent the estimated portions of the premiums written which relate to periods of insurance subsequent to the end of the reporting period and are deferred to subsequent accounting periods. Unearned premiums are computed on the basis of net premiums written for all classes of insurance. Net premium written represents gross premiums received or receivable after deducting reinsurance premiums.

Provision is made for unexpired risks arising from the expected value of claims and expenses attributable to the unexpired periods of policies in force which, at the end of the reporting period, exceeds the unearned premiums provision in relation to such policies.

#### (t) Insurance claims

Claims paid and outstanding comprise claims paid, claims reported but not yet paid and an estimate of claims incurred but not reported ("IBNR") as at the end of the reporting period which is calculated with reference to foreseeable events, past experiences and trends.

Insurance claims are recognised when they are incurred and reported. Incurred claims include the losses, related costs and expenses paid during the year and the change in the reserve for outstanding claims during the year. Reserves for outstanding claims are reported on an undiscounted basis which include reserves for reported claims and reserves for IBNR claims.

Every notified claim is assessed on a case-by-case basis. The reserve of a reported claim is made by the claims handler based on his experience and based on the information, documents and the claim amount submitted by the claimant and is checked by the officer before updating the information into the claims system. The reserve is reviewed and revised regularly to reflect the development of the claim and the change of the market practice.

At the end of each reporting period, the Group performs a liability adequacy test to ensure the adequacy of the insurance claim liabilities. In performing these tests, current best estimates of all future contractual cash flows are made. Any deficiency is immediately charged to the profit or loss.

#### (u) Share capital

Ordinary shares are classified as equity.

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

### 2 重大會計政策概要(續)

#### (s) 遞延保險費及未過期風險儲備

遞延保險費是指投保期跨越至報告期末後及於其後會計期間遞延處理之承保保險費的估計部份。遞延保險費是根據所有保險類別之淨承保保險費計算。淨承保保險費指扣除再保險費後之已收或應收保險費總額。

本集團會就因報告期末未到期之有效保單應佔索償及開支的預期價值超過就相關保單作出之遞延保險費撥備而產生的未過期風險計提撥備。

#### (t) 保險索償

已支付及未決之保險索償包括於報告期末已支付之索償、已申報但未支付之索償以及已產生但仍未申報(「已產生但未申報」)之索償估計。此估計是參考可預見之事件、過往經驗及趨勢而計算。

保險索償於發生及申報時確認。已產生之索償包括虧損、於年內所付相關費用及支出以及於年內未決索償儲備之變動。未決索償儲備乃按未貼現基準呈報，當中包括已申報索償之儲備以及已產生但未申報索償之儲備。

每宗已知會索償因應個案評估。已申報索償之儲備按理賠人員的經驗及索償人所提交的資料、文件及索償金額處理，並於索償系統更新有關資料前經相關人員查核。儲備會定期審閱及修訂，以反映索償發展及市場慣例變動。

於各報告期末，本集團進行負債充足率測試以確保保險申索負債充足。在進行該等測試時，對所有日後合約現金流量作出當前最佳估計。任何虧損隨即於損益扣除。

#### (u) 股本

普通股分類為權益。

可直接歸因於發行新股份或購股權之增量成本作為所得款項扣減額(扣除稅項)於權益內列示。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (v) Revenue and income recognition

HKFRS 15, "Revenue from Contracts with Customers" ("HKFRS 15") establishes a comprehensive framework for determining when to recognise revenue and how much revenue to recognise through a 5-step approach: (i) identify the contract(s) with a customer; (ii) identify separate performance obligations in the contract; (iii) determine the transaction price; (iv) allocate the transaction price to the performance obligations; and (v) recognise revenue when a performance obligation is satisfied. The core principle is that a company should recognise revenue when control of a good or service transfers to a customer.

Revenues are recognised when or as the control of the goods or service is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the goods or service may be transferred over time or at a point in time.

Control of the goods or service is transferred over time if the Group's performance:

- provides all of the benefits received and consumed simultaneously by the customer;
- creates or enhances an asset that the customer controls as the Group performs; or
- does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

If control of the goods or service transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the goods or service.

Incremental costs incurred to obtain a contract, if recoverable, are capitalised as contract assets and subsequently amortised when the related revenue is recognised.

The progress towards complete satisfaction of the performance obligation of a construction contract is measured based on one of the following methods that best depict the Group's performance in satisfying the performance obligation:

- direct measurements of the value transferred by the Group to the customer; or
- the Group's efforts or inputs to the satisfaction of the performance obligation relative to the total expected efforts or inputs.

## 2 重大會計政策概要(續)

### (v) 收入及收益確認

香港財務報告準則第15號「客戶合約之收入」(「香港財務報告準則第15號」)利用五個步驟，確立釐定確認收入時間及金額之全面框架：(i)辨別客戶合約；(ii)辨別合約中之個別履約責任；(iii)釐定交易價格；(iv)將交易價格分配至履約責任；及(v)於完成履約責任時確認收入。核心原則是當貨品或服務的控制權轉移至客戶時公司確認收入。

收入於貨品或服務之控制權轉移至客戶時確認。視乎合約之條款與適用於合約之法例規定，貨品或服務之控制權可在一段時間或在某一時點轉移。

倘本集團在履約過程中符合下列條件，貨品或服務之控制權可在一段時間轉移：

- 提供客戶收到且同時消耗之所有利益；
- 本集團履約時創造及提升客戶所控制之資產；或
- 並無創造對本集團而言有其他用途之資產，而本集團有強制執行權利收取至今已完履約部分的款項。

倘貨品或服務之控制權可在一段時間轉移，則收入乃於整個合約期間經參考完成履行履約責任之進度確認。否則，收入於客戶獲得貨品或服務控制權之某一時點確認。

因獲得合約而增加之成本(倘可收回)會資本化為合約資產，隨後於確認相關收入時予以攤銷。

已完成建造合約履約責任之進度乃按以下能夠最佳描述本集團完成履約責任表現之其中一種方法計量：

- 直接計量本集團已向客戶轉移之價值；或
- 本集團為完成履約責任而作出之努力或投入(相對於預期工作或投入總額)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Income from sale of properties is recognised when the legal assignment is completed or the property is accepted by the customer, which is the point in time when the customer has the ability to direct the use of the property and obtain substantially all of the remaining benefits of the property.

Income from sale of goods such as information technology equipment, motor vehicles and food and beverage are recognised when goods are delivered and title to the goods has passed to the customers. Revenue is arrived at after deduction of any sales return, discount and relevant local tax.

Income from rendering of services such as provision of maintenance and property management, warehouse and logistics services and hotel and senior housing operations are recognised over time when services are rendered. Receipt in advance of provision of services are accounted for as contract liabilities.

Premiums for direct insurance business and reinsurance are recognised as income when an insurance policy is accepted and the relevant debit note is issued.

Interest income from a financial asset is accrued on a time basis, with reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to its net carrying amount.

Dividend income from investments is recognised when the Group's rights to receive payment have been established.

Rental income under operating leases is recognised on a straight-line basis over the terms of the respective leases.

#### Financing components

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year, except for retention receivables which may not be fully settled within 12 months after the end of the reporting period. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

### 2 重大會計政策概要(續)

#### (v) 收入及收益確認(續)

物業銷售之收入於法定轉讓完成時或客戶接收物業時，即客戶有能力指示使用物業及獲得該物業的大部分所有剩餘利益之時確認。

銷售貨品(如資訊科技設備、汽車及餐飲)之收入乃於貨品送出後或貨品擁有權轉予客戶後入賬。收入已減除所有銷售退回、折扣及相關地方稅項。

提供服務(如提供保養及物業管理、倉庫及物流服務、酒店及安老院舍營運)之收入乃於完成提供服務時在一段時間內確認。提供服務前之收入乃按合約負債入賬。

直接保險業務及再保險之保險費乃於保單被客戶接納及公司發出相關之付款通知書時確認為收入。

來自財務資產之利息收入乃按時間比例入賬，並根據尚未償還本金及適用實際利率作出計算，實際利率為將財務資產之預計使用年期的估計未來現金收入貼現至資產之賬面淨值之比率。

來自投資之股息收入乃於本集團收取款項之權利確立時確認。

營運租賃之租金收入乃按直線法按其相應租賃年期入賬。

#### 融資部分

本集團預期不會簽訂由轉移承諾貨品或服務予客戶與客戶付款之期間超過一年的任何合約，於報告期末後12個月內可能無法完全結算的應收保留金除外。因此，本集團並無就貨幣時間價值調整任何交易價格。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (w) Leases

#### The Group as lessor

Amounts due from lessees under finance leases are recorded as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the terms of the relevant leases. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

#### The Group as lessee

The Group assesses whether a contract is or contains a lease, at inception of the contract. The Group recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee at the date when the leased asset is available for use by the Group, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets (defined as leases with a lease asset of US\$5,000 or below, equivalent to approximately HK\$39,000). For short-term leases and low value leases, the Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

#### Lease liabilities

At the commencement date, the Group measures lease liability at the present value of the lease payments. The lease payments are discounted by using the interest rate implicit in the lease. If this rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms, security and conditions.

Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate;
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

## 2 重大會計政策概要(續)

### (w) 租賃

#### 本集團作為出租人

融資租賃下應收承租人之款項乃入賬列作應收款項，數額為本集團於租賃之淨投資。融資租賃收入乃分配至各會計期間，以反映本集團於租賃尚未收回淨投資之固定定期回報率。

營運租賃產生之租金收入按有關租賃之租期以直線法於損益內確認。商談及安排營運租賃所產生之首次直接成本計入該項租賃資產之賬面值內，並於租期內以直線法確認為支出。

#### 本集團作為承租人

本集團於合約開始時評估合約是否屬租賃或包含租賃。本集團於可用租賃資產當日就其屬於承租人之所有租賃安排確認使用權資產及相應租賃負債，除短期租賃(定義為租期為12個月或以下之租賃)及低價值資產租賃(定義為租賃資產為5,000美元(相當於約港幣39,000元)或以下之租賃)外。就短期租賃及低價值租賃而言，本集團於租賃期內以直線法將租賃付款確認為經營開支，除非另有系統基準更能代表所耗用租賃資產產生經濟利益之時間模式。

#### 租賃負債

於開始日期，本集團按租賃付款之現值計量租賃負債。租賃付款採用租賃所隱含的利率貼現。倘無法釐定該利率，則使用承租人之增量借款利率，即承租人在類似經濟環境中以類似條款、抵押及條件借入獲得相近價值資產所需資金而必須支付之利率。

租賃負債包括以下租賃付款之淨現值：

- 固定款項(包括實質固定款項)減任何應收租賃優惠；
- 基於指數或利率之可變租賃款項；
- 承租人根據剩餘價值擔保預期應付之金額；
- 購買權之行使價格(倘承租人合理確定行使該選擇權)；及
- 終止租賃之罰金付款(倘租賃期反映承租人已行使該選擇權)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (w) Leases (continued)

#### The Group as lessee (continued)

##### Lease liabilities (continued)

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

##### Right-of-use assets

Right-of-use assets are initially measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are subsequently measured at cost less accumulated depreciation and impairment losses. They are depreciated over the remaining lease term on a straight-line basis. The depreciation starts at the commencement date of the lease.

The Group presents right-of-use assets in "Property, plant and equipment".

##### Lease modifications

Changes in considerations of lease contracts that were not part of the original terms and conditions are accounted for as lease modifications.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

## 2 重大會計政策概要(續)

### (w) 租賃(續)

#### 本集團作為承租人(續)

##### 租賃負債(續)

根據可合理確定之延續選擇權而作出之租賃付款亦於計量負債時計入。

租賃負債隨後藉調高賬面值以反映租賃負債利息(使用實際利率法)及降低賬面值以反映作出之租賃付款計量。

租賃付款於本金及融資成本之間作出分配。融資成本在租賃期間計入損益表內，藉此制定各期間負債餘額之穩定定期利率。

##### 使用權資產

按成本初始計量之使用權資產包括以下各項：

- 初始計量租賃負債之金額；
- 於租賃開始日或之前所支付之任何租賃付款，已扣除所收取之任何租賃優惠；
- 任何初始直接成本；及
- 復原成本。

使用權資產隨後按成本減累計折舊及減值虧損計量。其於剩餘租期按直線法折舊。折舊在租賃開始日開始計算。

本集團於「物業、廠房及設備」呈列使用權資產。

##### 租賃條訂

不屬於初始條款及條件之租賃合約代價變動入賬為租賃修訂。

本集團透過對相關使用權資產作出相應調整，將租賃負債之重新計量入賬。當經修訂合約包含一項租賃組成部分及一項或多項額外租賃或非租賃組成部分，本集團根據租賃組成部分之相對單獨價格及非租賃組成部分之單獨價格總和，將經修訂合約代價分配至各個租賃組成部分。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (x) Employee benefits

#### (i) Employee leave entitlements

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual 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) Bonus plans

Provision for bonus plans is recognised when the Group has a present legal or constructive obligation as a result of services rendered by employees and a reliable estimate of the obligation can be made.

#### (iii) Defined contribution plans

Payments to defined contribution retirement benefit plans including the Mandatory Provident Fund Schemes are charged as an expense as they fall due.

### (y) Borrowings and borrowing costs

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss or capitalised over the period of the borrowings using 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 end of the reporting year.

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

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

## 2 重大會計政策概要(續)

### (x) 僱員福利

#### (i) 僱員應享假期

僱員年假於僱員享有應得假期時確認。因僱員於截至報告期末提供之服務而產生之估計年假負債會計提撥備。僱員病假及產假直至僱員正式休假前不予確認。

#### (ii) 花紅計劃

本集團因僱員提供之服務而負有當前法定或推定義務且相關義務能夠可靠估計時會計提花紅計劃撥備。

#### (iii) 界定供款計劃

就包括強制性公積金計劃在內之界定供款退休福利計劃支付之款項於到期時列賬為支出。

### (y) 借款及借款成本

借款首先按公允值減已產生之交易成本確認。借款其後按攤銷成本列賬，而所得款項(扣除交易成本)與贖回價值之差額於借款期間按實際利息法在損益表確認或撥充資本。

除非本集團有無條件權利將負債之結算遞延至報告年度末後最少12個月，否則借款均列為流動負債。

於收購、建造或生產需要長時間方能達致擬定用途或銷售之符合規定的資產之借款成本，須資本化為該等資產成本之一部份，直至該等資產大致上已可供作擬定用途或出售為止。特別為符合規定的資產而取得之借款在其尚未用於有關用途時作為暫時投資而賺取之投資收入，乃於可作資本化之借款成本中扣除。

所有其他借款成本，乃於費用產生期間於損益內確認。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (z) Taxation

Taxation represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit as reported in profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes the profit or loss 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 financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the liability method. 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 future taxable profits will be available against which deductible temporary differences 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.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries, and interests in associates and joint ventures, 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 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 future 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.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred tax liabilities or deferred tax assets arising from investment properties located in Hong Kong and Singapore are determined based on the presumption that the carrying amount of such investment properties will be recovered through sale with the corresponding tax rate applied.

### 2 重大會計政策概要(續)

#### (z) 稅項

稅項指當期應付稅項及遞延稅項之總和。

當期應付稅項乃根據期內之應課稅溢利計算。應課稅溢利與於損益內呈報之溢利有所不同，原因在於應課稅溢利並不包括於其他年度應課稅或可扣稅之收入或支出項目，亦不包括從來毋須課稅或不可扣稅之損益項目。本集團之當期稅項負債乃按報告期末已頒佈或實質頒佈之稅率計算。

遞延稅項乃根據財務報表內資產及負債賬面值與計算應課稅溢利所採用相應稅基之差額而確認，並採用負債法入賬。遞延稅項負債一般就所有應課稅暫時性差異確認，遞延稅項資產則於可扣減暫時性差異有可能用以抵銷未來應課稅溢利時予以確認。倘暫時性差異由商譽或(不包括業務合併)一項不影響應課稅溢利或會計溢利之交易之其他資產及負債之初始確認所產生，有關資產及負債不予以確認。

遞延稅項負債乃按於附屬公司之投資、所佔聯營公司及合營企業之權益所產生應課稅暫時性差異而確認，除非本集團可控制暫時性差異之回撥及暫時性差異在可預見將來可能不會回撥。

遞延稅項資產之賬面值乃於各報告期末進行審閱，並在不可能有足夠日後應課稅溢利以收回全部或部份資產價值時作調減。

遞延稅項按預期於清償負債或變現資產期間之適用稅率計算。

具有將當期稅項資產與負債相抵銷的依法強制執行權，且遞延稅項結餘與同一稅務機構有關時，將遞延稅項資產與負債相抵銷。當實體擁有依法強制執行權可抵銷且有意以淨額方式結算，或同時變現資產及結算負債時，當期稅項資產與稅項負債予以抵銷。

釐定因位於香港及新加坡之投資物業產生之遞延稅項負債或遞延稅項資產時乃假設相關投資物業之賬面值將以所應用之相應稅率透過銷售收回。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (z) Taxation (continued)

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 Income Taxes 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.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in the other comprehensive income or directly in equity. In this case, the tax is also recognised in the other comprehensive income or directly in equity, respectively.

### (aa) Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in its functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the exchange rates prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are translated at the rates prevailing at the end of the reporting period. Non-monetary items carried at fair value that are denominated in foreign currencies are translated at the rates prevailing on the date when the fair value has determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the translation of monetary items, are recognised in profit or loss in the period in which they arise, except for exchange differences arising on a monetary item that forms part of the Group's net investment in a foreign operation, which are recognised in equity in the consolidated financial statements. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in profit or loss for the period except for differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in equity, in which cases, the exchange components of that gain or loss are also recognised directly in equity.

## 2 重大會計政策概要(續)

### (z) 稅項(續)

就計量本集團確認使用權資產及相關租賃負債之租賃交易之遞延稅項而言，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之租賃交易而言，本集團對使用權資產及租賃負債分別應用香港會計準則第12號「所得稅」之規定。與使用權資產與租賃負債相關之臨時差額於初始確認時及於租期內不會確認，原因為應用初始確認豁免。

本年度稅項及遞延稅項於損益確認，但如本年度稅項及遞延稅項與於其他全面收益確認之項目有關或與直接於權益確認之項目有關則除外。於此情況下，有關本年度稅項及遞延稅項亦於其他全面收益確認或直接於權益確認。

### (aa) 外幣

於編製各個別集團企業之財務報表時，以該企業功能貨幣以外之貨幣(外幣)進行之交易均按交易日期之適用匯率換算為其功能貨幣(即該企業經營所在主要經濟地區之貨幣)記賬。於各報告期末，以外幣為單位之貨幣性項目均按報告期末之適用匯率換算。按公允值列賬以外幣為單位之非貨幣性項目乃按公允值釐定當日之適用匯率換算。按過往成本計量以外幣為單位之非貨幣性項目毋須再換算。

於結算及換算貨幣性項目時產生之匯兌差額均於產生期間在損益內確認，唯組成本集團海外業務之淨投資部份之貨幣性項目所產生之匯兌差額除外，該等匯兌差額乃於綜合財務報表權益內確認。按公允值列值之非貨幣性項目經重新換算後所產生之匯兌差額於該期間列入損益內，唯換算有關收益及虧損直接在權益內確認之非貨幣性項目所產生之匯兌差額除外，有關收益或虧損之匯兌部份亦直接在權益內確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### (aa) Foreign currencies (continued)

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Company at the exchange rates prevailing at the end of the reporting period, and their income and expenses are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during the period, in which case, the exchange rates prevailing at the dates of transactions are used. Exchange differences arising, if any, are recognised in the other comprehensive income as a separate component of equity, the exchange fluctuation reserve. Such exchange differences are recognised in profit or loss in the period in which the foreign operation is disposed of.

Goodwill and fair value adjustments on identifiable assets acquired arising on an acquisition of a foreign operation are treated as assets and liabilities of that foreign operation and translated at the exchange rates prevailing at the end of the reporting period. Exchange differences so arising are recognised in the exchange fluctuation reserve.

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

Intangible assets that have an indefinite useful life, for example goodwill, are not subject to amortisation and are tested annually for impairment. Other assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (CGUs). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

#### (ac) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Directors of the Company that make strategic decisions.

Segment assets mainly consist of non-current assets and current assets as disclosed in the consolidated statement of financial position except prepaid tax, unallocated bank balances and cash, deferred tax assets and other unallocated assets.

Segment liabilities mainly consist of current liabilities and non-current liabilities as disclosed in the consolidated statement of financial position except current income tax liabilities, bank and other borrowings, deferred tax liabilities and other unallocated liabilities.

### 2 重大會計政策概要(續)

#### (aa) 外幣(續)

就呈列綜合財務報表而言，本集團海外業務之資產及負債乃按於報告期末之適用匯率換算為本公司之列賬貨幣，而其收入及支出乃按該期間之平均匯率進行換算，除非匯率於該期間內出現大幅波動，於此情況下，則採用於交易當日之適用匯率。所產生之匯兌差額(如有)於其他全面收益內確認作權益之獨立部份(外匯兌換浮動儲備)。該等匯兌差額乃於海外業務被出售之期間內於損益內確認。

因收購海外業務而產生之商譽及可識別資產之公允值調整乃視作該海外業務的資產及負債，及按報告期末之適用匯率換算。所產生之匯兌差額於外匯兌換浮動儲備中確認。

#### (ab) 非財務資產的減值

可使用無限年期的無形資產(例如商譽)毋須攤銷，但每年須進行減值測試。當有事件出現或情況改變顯示賬面值可能無法收回時，則其他資產進行減值檢討。減值虧損按資產之賬面值超出其可收回金額間之差額確認。可收回金額以資產之公允值扣除銷售成本或使用中價值兩者之間較高者為準。於評估減值時，資產按可分開識別現金流量(現金產生單位)之最低層次組合。除商譽外，已蒙受減值之非財務資產在每個報告期末均就減值是否可以回撥進行檢討。

#### (ac) 分類報告

營運分類之報告方式須與主要營運決策者審閱之內部報告之方式一致。主要營運決策者負責分配資源並且評核營運分類之表現，已被確認為作出策略決定的本公司董事。

分類資產主要包括綜合財務狀況表內披露之非流動資產及流動資產，唯預付稅項、未分配銀行結存及現金、遞延稅項資產及其他未分配資產除外。

分類負債主要包括綜合財務狀況表內披露之流動負債及非流動負債，唯當期所得稅負債、銀行及其他借款、遞延稅項負債及其他未分配負債除外。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

## 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### (ad) Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate.

Government grants relate to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

## 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's major financial instruments include investments at FVPL and FVOCI, investments at amortised cost, derivative financial instruments, debtors and receivables, creditors and payables, amounts due from/to related companies and non-controlling interests, bank balances and bank and other borrowings and lease liabilities. Details of these financial instruments are disclosed in respective notes to the consolidated financial statements. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

### 3.1 Financial risk factors

#### (a) Market risk

##### (i) Interest rate risk

The Group's interest rate risk arises from bills payable, amount due from a joint venture, floating rates bank and other borrowings and floating rates bank deposits. Majority of the Group's bank and other borrowings carry interests at floating rates and expose the Group to cash flow interest rate risk. The management monitors interest rate exposure and hedges significant interest rate exposure by using financial instruments such as interest rate swap contracts. Certain instruments are qualified for hedge accounting.

As at 31 March 2021, if interest rates had been increased/decreased by one percentage point and all other variables were held constant, the post-tax profit of the Group, would decrease/increase by HK\$17,307,000 (2020: HK\$18,034,000), resulting mainly from the change in the borrowing costs of bank and other borrowings and interest income of bank deposits.

## 2 重大會計政策概要(續)

### (ad) 政府補助

政府補助將不會確認，直至可合理確定本集團將遵守補助所附帶之條件及收取補助為止。

政府補助於本集團將該補助擬用於補償之相關成本確認為開支之期間內，有系統地於損益中確認。

作為補償已產生之開支或虧損或為了給予本集團即時財務支援且未來並無相關成本之應收之收入有關之政府補助於其成為應收款項期間在損益中確認。

## 3 財務風險管理目標及政策

本集團之主要財務工具包括按公允值列入損益及按公允值列入其他全面收益處理之投資、按攤銷成本列賬之投資、衍生財務工具、應收賬款及應收款項、應付賬款及應付款項、應收／應付關連公司及非控股權益賬款、銀行結存及銀行及其他借款以及租賃負債。該等財務工具之詳情於綜合財務報表相關附註中披露。該等財務工具之相關風險以及減輕該等風險之政策載列如下。管理層管理及監察該等風險，以確保及時有效地施行適當之措施。

### 3.1 財務風險因素

#### (a) 市場風險

##### (i) 利率風險

本集團之利率風險來自應付票據、應收一間合營企業賬款、浮息銀行及其他借款及浮息銀行存款。本集團大部份銀行及其他借款以浮動利率計息，而本集團須面對現金流量利率風險。管理層監察利率風險並利用如利率掉期合約等財務工具對沖重大利率風險。若干工具符合對沖會計準則。

於二零二一年三月三十一日，倘利率增加／減少一個百分點，而所有其他可變因素均維持不變，本集團之稅後溢利會主要因銀行及其他借款的借款成本及銀行存款的利息收入變動而分別減少／增加港幣17,307,000元(二零二零年：港幣18,034,000元)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.1 Financial risk factors (continued)

##### (a) Market risk (continued)

##### (iii) Foreign currency risk

The Group operates internationally and is exposed to foreign currency risk arising from various currency exposures. Foreign currency risk arises when the Group's recognised assets and liabilities are denominated in currencies that are not the entities' functional currency.

The Group's financial assets that are exposed to foreign currency risk mainly comprise of investments in debt and equity securities, accounts receivable balances arising from sales to overseas customers, bank balances and cash and amounts due from related companies and group companies (on entity level). The Group's financial liabilities that are exposed to foreign currency risk mainly comprised of accounts payable balances arising from purchases from overseas suppliers and amounts due to group companies (on entity level). It is the Group's policies to ensure that the net exposure is kept to an acceptable level by buying or selling foreign currencies at spot rates where necessary to address short-term imbalances. The management monitors foreign exchange exposure and hedges significant foreign currency exposure by using financial instruments such as foreign currency forward contracts. Certain instruments are qualified for hedge accounting.

Financial instruments under foreign currencies (other than the functional currencies of the Group's entities) that are exposed to foreign exchange risk are mainly denominated in Australian dollar, Canadian dollar, Euro, Hong Kong dollar, Japanese Yen, Macau Pataca, Renminbi, Singapore dollar, United States dollar ("US dollar") and Vietnam Dong. The carrying amounts of the Group's foreign currency denominated financial assets and financial liabilities at the end of the year are as follows:

		Assets 資產		Liabilities 負債	
		2021 二零二一年	2020 二零二零年	2021 二零二一年	2020 二零二零年
		HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
Australian dollar	澳元	15,022	43,611	-	(29,528)
Canadian dollar	加拿大元	233,613	195,449	-	-
Euro	歐羅	28,442	28,998	-	-
Hong Kong dollar	港幣	44,073	125,613	(19,981)	(38,265)
Japanese Yen	日圓	8,919	20,169	(662)	(618)
Macau Pataca	澳門幣	3	3	(661,629)	(487,597)
Renminbi	人民幣	151,126	241,320	(473)	(9,643)
Singapore dollar	新加坡元	76,803	75,884	-	-
US dollar	美元	2,213,800	1,613,387	(1,911)	(1,414)
Vietnam Dong	越南盾	48,182	35,939	-	-
Others	其他	8,189	9,924	(1)	(1)

### 3 財務風險管理目標及政策(續)

#### 3.1 財務風險因素(續)

##### (a) 市場風險(續)

##### (iii) 外匯風險

本集團乃經營國際性業務，須面對多種貨幣風險引致之外匯風險。本集團已確認之資產及負債以非企業之功能貨幣為單位時，將產生外匯風險。

本集團面對外匯風險之財務資產主要包括債務及股本證券投資、向海外顧客作出銷售而產生之應收賬款結餘、銀行結存及現金及應收關連公司及集團公司賬款(企業層面)。本集團面對外匯風險之財務負債主要包括向海外供應商作出採購而產生之應付賬款結餘及應付集團公司賬款(企業層面)。本集團之政策乃確保將淨風險保持於可接受之水平，並透過以即期匯率買賣外幣(如有需要)以處理短期失衡來實現。管理層監控外匯風險並利用如遠期外匯合約等財務工具對沖重大外匯風險。若干工具符合對沖會計準則。

面臨外匯風險之外幣財務工具(不包括本集團企業之功能貨幣)主要以澳元、加拿大元、歐羅、港幣、日圓、澳門幣、人民幣、新加坡元、美元(「美元」)及越南盾為單位。本集團以外幣為單位之財務資產及財務負債於年末之賬面值如下：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.1 Financial risk factors (continued)

##### (a) Market risk (continued)

###### (ii) Foreign currency risk (continued)

The following table details the Group's sensitivity to every percentage point increase and decrease in the functional currency of corresponding group entity against the above foreign currency. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the end of reporting period for every percentage point increase in foreign currency rates. Positive numbers below indicate an increase in profit/investment revaluation reserve where the above foreign currency strengthens every percentage point against the functional currency of corresponding group entity.

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Increase in profit	溢利增加	20,964	17,637
Increase in investment revaluation reserve	投資重估儲備增加	461	337

###### (iii) Price risk

The Group is exposed to listed debt and equity securities price risk because investments held by the Group are classified on the consolidated statement of financial position either as investments at FVOCI or investments at FVPL.

If the prices of the respective quoted debt and equity instruments of the Group had been increased/decreased by one percentage point and all other variables held constant:

- the post-tax profit and investment revaluation reserve of the Group for the year ended 31 March 2021 would increase/decrease by HK\$1,911,000 and HK\$447,000 (2020: HK\$1,888,000 and HK\$337,000) as a result of the changes in fair values of investments at FVPL and investments at FVOCI respectively.

### 3 財務風險管理目標及政策(續)

#### 3.1 財務風險因素(續)

##### (a) 市場風險(續)

###### (ii) 外匯風險(續)

下表詳列本集團之相關集團企業功能貨幣對以上外幣之每增加及減少一個百分點之敏感度。敏感度分析只包括以外幣為單位之尚未結算貨幣性項目，並已於報告期末按匯率每增加一個百分點之換算予以調整。以下正數顯示以上外幣兌換相關集團企業之功能貨幣每升值一個百分點之情況下使溢利／投資重估儲備有所增加。

###### (iii) 價格風險

本集團面臨上市債券及股本證券價格風險，此乃由於本集團所持有之投資於綜合財務狀況表中被歸類為按公允值列入其他全面收益處理之投資或按公允值列入損益處理之投資所致。

倘本集團債券及股本工具各自所報之價格每增加／減少一個百分點，而所有其他可變因素均維持不變，則：

- 本集團截至二零二一年三月三十一日止年度之稅後溢利及投資重估儲備分別將增加／減少港幣1,911,000元及港幣447,000元(二零二零年：港幣1,888,000元及港幣337,000元)，此乃由於按公允值列入損益處理之投資及按公允值列入其他全面收益處理之投資之公允值變動所致。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk

Principal financial assets consist of investments at FVOCI, investments at FVPL, derivative financial instruments, debtors, contract assets and other receivables, amounts due from related companies and non-controlling interests and bank balances. The Group's maximum exposure to credit risk in the event of the counterparties' failure to perform their obligations at the end of the reporting period in relation to each class of recognised financial assets is the carrying amount of those assets as stated in the consolidated statement of financial position.

Debtors of the Group may be affected by the unfavourable economic conditions and the lower liquidity situation which could in turn impact their ability to repay the amounts owed. Deteriorating operating conditions for debtors may also have an impact on management's cash flow forecasts and assessment of the impairment of receivables. To the extent that information is available, management has properly reflected revised estimates of expected future cash flows in their impairment assessments.

The Group has established different credit policies for customers in each of its core businesses. The average credit period granted to trade debtors is 60 days, except for insurance business where credit period granted to certain debtors is over 60 days.

The Group has three types of financial assets that are subject to the expected credit loss model, including trade debtors and contract assets, other debtors and amounts due from associates, joint ventures and non-controlling interests, and debt investments carried at amortised cost. While bank balances and cash are also subject to the impairment requirements of HKFRS 9, the identified impairment loss was immaterial.

##### (i) Trade debtors and contract assets

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade debtors and contract assets.

To measure the expected credit losses, trade debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due. The Group used expected loss rates based on the ageing for classes with different credit risk characteristics and exposures. The expected credit loss rates are estimated based on the historical credit losses experienced over the expected life of the debtors and are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

### 3 財務風險管理目標及政策(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險

主要財務資產包括按公允值列入其他全面收益處理之投資、按公允值列入損益處理之投資、衍生財務工具、應收賬款、合約資產及其他應收款、應收關連公司及非控股權益賬款及銀行結存。倘交易對手無法履行彼等之責任，本集團於報告期末就各類已確認財務資產所承受之最大信貸風險為綜合財務狀況表內所列示該等資產之賬面值。

本集團之債務人或會受到不利經濟環境及資金流動性較低情況影響，因而影響其償還欠款能力。債務人經營狀況惡化亦可能影響管理層對現金流量之預測及對應收款項減值之評估。管理層已根據可得之資料，在其減值評估適當反映經修訂之預期未來現金流量估計。

本集團對各項核心業務客戶已確立不同之信貸政策。除給予保險業務之若干債務人的信貸期超過60天，給予貿易債務人之平均信貸期為60天。

本集團有三類財務資產須遵行預期信貸虧損模式，包括貿易應收賬款及合約資產、其他應收賬款及應收聯營公司、合營企業及非控股權益賬款，以及按攤銷成本列賬之債項投資。銀行結存及現金亦需遵循香港財務報告準則第9號之減值要求，但已識辨之減值虧損並不重大。

##### (i) 貿易應收賬款及合約資產

就貿易應收賬款及合約資產而言，本集團應用香港財務報告準則第9號之簡化處理方法，使用全期預期信貸虧損撥備計量預期信貸虧損。

為計量預期信貸虧損，貿易應收賬款及合約資產已根據共同信貸風險特點及逾期日數分類。本集團所使用之預期虧損率根據具有不同信貸風險特徵及風險承擔情況之類別之賬齡而決定。預期信貸虧損率乃根據應收賬款之預期期限內之過往信貸虧損經驗而估計，並作出調整以反映影響客戶結清應收款項能力之宏觀經濟因素之現時及具有前瞻性之資料。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk (continued)

###### (i) Trade debtors and contract assets (continued)

On that basis, the loss allowance as at 31 March 2021 and 31 March 2020 was determined as follows for trade debtors based on the days past due:

		Up to 60 days 60天內 HK\$'000 港幣千元	61-90 days 61-90天 HK\$'000 港幣千元	Over 90 days 超過90天 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>31 March 2021</b>	二零二一年三月三十一日				
Gross carrying amount	賬面值總額	682,973	24,129	57,405	764,507
Loss allowance	虧損撥備	(1,369)	(357)	(33,695)	(35,421)
Expected loss rate	預期虧損率	0.20%	1.48%	58.69%	

		Up to 60 days 60天內 HK\$'000 港幣千元	61-90 days 61-90天 HK\$'000 港幣千元	Over 90 days 超過90天 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>31 March 2020</b>	二零二零年三月三十一日				
Gross carrying amount	賬面值總額	552,902	11,293	47,108	611,303
Loss allowance	虧損撥備	(726)	(355)	(27,881)	(28,962)
Expected loss rate	預期虧損率	0.13%	3.14%	59.18%	

Trade debtors are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group, and a failure to make contractual payments for a period of greater than 90 days past due.

###### (ii) Other debtors and amounts due from associates, joint ventures and non-controlling interests

The loss allowance for other debtors and amounts due from associates, joint ventures and non-controlling interests as a result of applying the expected credit risk model was immaterial as they have a low risk of default.

### 3 財務風險管理目標及政策(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險(續)

###### (i) 貿易應收賬款及合約資產(續)

根據該基準，就貿易應收賬款而言，於二零二一年三月三十一日及二零二零年三月三十一日根據逾期日數分類之虧損撥備釐定如下：

當沒有合理預期可收回款項時，應註銷貿易應收賬款。沒有合理預期可收回款項之指標包括(其中包括)債務人未能與本集團訂立還款計劃，以及未能對逾期超過90天的合約付款。

###### (ii) 其他應收賬款及應收聯營公司、合營企業及非控股權益賬款

應用預期信貸風險模型導致其他應收賬款及應收聯營公司、合營企業及非控股權益賬款之虧損撥備並不重大，由於其違約風險較低。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.1 Financial risk factors (continued)

##### (b) Credit risk (continued)

###### (iii) Debt investments carried at amortised cost

All of the Group's debt investments at amortised cost are considered to have low credit risk, and the loss allowance recognised during the year was therefore limited to 12 months expected losses. Management consider "low credit risk" for debt investments when they have a low risk of default and the issuers have strong capability to meet its contractual cash flow obligations in the near term.

The Group has assessed the credit risk arising from guarantees given to financial institutions for credit facilities granted to certain property buyers and associates taking into consideration the realisable value of the underlying projects/assets. The Group does not expect any significant credit risk arising from these guarantees.

The Group does not have any significant exposure to any individual debtors or counterparties.

##### (c) Liquidity risk

The Group aims to maintain prudent liquidity risk management and flexibility in funding by keeping sufficient cash and cash equivalents, readily realisable marketable securities and to have committed short term and medium term credit lines available.

The Directors believe that the Group has obtained sufficient committed and uncommitted general credit facilities from banks for working capital purposes.

The Group's liquidity position and compliance with loan covenants are monitored closely by the management of the Company. The following table details the Group's contractual maturity for its financial liabilities at the end of the reporting period. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The table includes both interest and principal cash flows.

### 3 財務風險管理目標及政策(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸風險(續)

###### (iii) 按攤銷成本列賬之債務投資

本集團按攤銷成本列賬之所有債務投資均被視為低信貸風險，故此於年內確認之虧損撥備僅限於12個月預期虧損。當債務投資違約風險低且發行人具備短期內履行其合約現金流責任之強勁能力，則管理層認為債務投資之「低信貸風險」。

本集團已評估就授予若干物業買家及聯營公司之信貸融資而向金融機構提供擔保所產生之信貸風險，當中考慮到相關項目／資產的可變現價值。本集團預期此等擔保不會產生任何重大信貸風險。

本集團並無於任何個別債務人或交易對手存有任何重大風險。

##### (c) 資金流動風險

本集團致力維持審慎之資金流動風險管理及透過保留足夠現金及現金等價物、可隨時變現之有價證券及已承諾短期及中期信貸額度以保持資金靈活性。

董事相信，本集團獲銀行批授之已承諾及未承諾一般信貸融資，足以應付營運資金所需。

本公司管理層密切監察本集團之流動資金狀況及遵守貸款契諾情況。下表詳列本集團於報告期末財務負債之合約到期情況。表格乃根據本集團可能被要求支付之最早日期之財務負債之未貼現現金流量編製。表格包括利息及本金之現金流量。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.1 Financial risk factors (continued)

##### (c) Liquidity risk (continued)

		Less than 1 year	1-2 years	2-5 years	More than 5 years	Total undiscounted cash flows 未貼現現金 流量總額	Carrying amounts
		少於一年 HK\$'000 港幣千元	一至二年 HK\$'000 港幣千元	二至五年 HK\$'000 港幣千元	超過五年 HK\$'000 港幣千元	HK\$'000 港幣千元	賬面值 HK\$'000 港幣千元
<b>2021</b>	<b>二零二一年</b>						
Amounts due to joint ventures	應付合營企業賬款	6,581	-	-	-	6,581	6,581
Amounts due to non-controlling interests	應付非控股權益賬款	258,585	206,751	-	-	465,336	465,336
Creditors and payables	應付賬款及應付款項	518,687	156,911	-	-	675,598	675,598
Derivative financial instruments (gross settled)	衍生財務工具 (總額結算)						
- outflow	- 流出	2,729	-	-	-	2,729	2,729
- inflow	- 流入	(2,623)	-	-	-	(2,623)	(2,623)
Bank and other borrowings	銀行及其他借款	1,645,383	1,459,606	102,118	712,132	3,919,239	3,498,824
Lease liabilities	租賃負債	23,058	11,500	28,811	28,212	91,581	80,492
Financial guarantees in contingent liabilities	或然負債內之財務擔保	89,320	87,715	15,565	-	192,600	192,600
<b>2020</b>	<b>二零二零年</b>						
Amounts due to joint ventures	應付合營企業賬款	6,050	-	-	-	6,050	6,050
Amounts due to non-controlling interests	應付非控股權益賬款	257,900	169,880	-	-	427,780	427,780
Creditors and payables	應付賬款及應付款項	704,255	115,384	-	-	819,639	819,639
Derivative financial instruments (gross settled) - outflow	衍生財務工具 (總額結算) - 流出	415	248	68	-	731	731
Bank and other borrowings	銀行及其他借款	861,890	890,502	1,481,405	688,112	3,921,909	3,368,067
Lease liabilities	租賃負債	19,813	17,291	16,259	18,483	71,846	62,823
Financial guarantees in contingent liabilities	或然負債內之財務擔保	84,611	133,808	331,709	-	550,128	550,128

#### 3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern while maximising the returns to shareholders through the optimisation of the debt and equity balances.

The Group regularly and closely reviews and manages its capital structure to provide cost efficient funding to the Group and its companies and make adjustments to the capital structure in light of changes of economic conditions or corporate needs.

The Group monitors the capital on the basis of net debt to equity ratio, which is expressed as a percentage of net debt (comprises total debt less bank balances and cash) over total equity. Total debt represents bank and other borrowings.

### 3 財務風險管理目標及政策(續)

#### 3.1 財務風險因素(續)

##### (c) 資金流動風險(續)

#### 3.2 資本風險管理

本集團管理資本之目標為保障本集團持續經營之能力，同時透過最理想債務及權益比例為股東帶來最大回報。

本集團定期及密切檢討及管理其資本結構，以向本集團及其旗下集團公司提供符合成本效益之資金，並就經濟狀況或企業需求之變化對資本結構作出調整。

本集團按淨債務與權益比率之基準監察資本，該基準為淨債務(包括總債務減銀行結存及現金)對總權益之百分比。總債務指銀行及其他借款。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.2 Capital risk management (continued)

The net debt to equity ratio of the Group is as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Total debt (note 34)	總債務(附註34)	3,498,824	3,368,067
Bank balances and cash (note 31)	銀行結存及現金(附註31)	(2,782,183)	(2,824,666)
Net debt	淨債務	716,641	543,401
Total equity	總權益	10,569,225	9,683,071
Net debt to equity ratio	淨債務與權益比率	6.8%	5.6%

Net debt to equity ratio increased from 5.6% as at 31 March 2020 to 6.8% as at 31 March 2021 mainly representing the increase of the Group's bank and other borrowings for financing the acquisition of new properties and projects during the year.

Pursuant to Chapter 41 of The Hong Kong Insurance Companies Ordinance, all authorised insurance companies are required to maintain an excess of assets over liabilities of not less than a required solvency margin. For the years ended 31 March 2021 and 2020, the Group's relevant subsidiaries complied with the solvency margin requirements as set out by the relevant authorities in Hong Kong.

#### 3.3 Fair value estimation

The table below analyses the Group's financial instruments carried at fair values by level of inputs to valuation techniques to measure fair values. Such inputs are categorised into three levels within a fair value hierarchy as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included in level 1 that are observable for the asset or liability either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

### 3 財務風險管理目標及政策(續)

#### 3.2 資本風險管理(續)

本集團之淨債務與權益比率如下：

淨債務與權益比率由二零二零年三月三十一日的5.6%增長至二零二一年三月三十一日的6.8%，主要為本集團銀行及其他借款因年內收購新物業及項目的增幅所致。

根據香港保險公司條例第41章，所有獲授權保險公司均須保持資產超出負債之額度不少於規定之償付準備金。截至二零二一年及二零二零年三月三十一日止年度，本集團相關附屬公司遵守香港相關機關頒佈之償付準備金規定。

#### 3.3 公允價值估計

下表按用於計量公允價值之估值方法所用輸入數據的層級，分析本集團按公允價值列賬之財務工具。有關輸入數據乃分類為公允價值架構內之下列三個層級：

- 有關相同資產或負債在活躍市場之報價(未調整)(第一級)。
- 有關資產或負債之輸入數據不包括於第一級內之報價，唯可直接(即價格)或間接地(即自價格引伸)觀察(第二級)。
- 有關資產或負債之輸入數據並非依據可觀察之市場數據(不可觀察之輸入數據)(第三級)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.3 Fair value estimation (continued)

The following table presents the Group's financial assets and financial liabilities that are measured at fair values as at 31 March 2021 and 2020:

		Level 1 第一級 HK\$'000 港幣千元	Level 2 第二級 HK\$'000 港幣千元	Level 3 第三級 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>2021</b>	<b>二零二一年</b>				
<b>Assets</b>	<b>資產</b>				
Financial assets at FVPL	按公允值列入損益處理之財務資產				
– debt securities	– 債務證券	116,763	137,672	644,689	899,124
– equity securities	– 股本證券	95,098	–	–	95,098
Financial assets at FVOCI	按公允值列入其他全面收益處理之財務資產				
– equity securities	– 股本證券	44,727	–	1,370	46,097
		<u>256,588</u>	<u>137,672</u>	<u>646,059</u>	<u>1,040,319</u>
<b>Liability</b>	<b>負債</b>				
Derivative financial instruments	衍生財務工具	–	(106)	–	(106)

		Level 1 第一級 HK\$'000 港幣千元	Level 2 第二級 HK\$'000 港幣千元	Level 3 第三級 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>2020</b>	<b>二零二零年</b>				
<b>Assets</b>	<b>資產</b>				
Financial assets at FVPL	按公允值列入損益處理之財務資產				
– debt securities	– 債務證券	165,578	42,411	489,098	697,087
– equity securities	– 股本證券	41,282	–	14,944	56,226
Derivative financial instruments	衍生財務工具	–	242	–	242
Financial assets at FVOCI	按公允值列入其他全面收益處理之財務資產				
– equity securities	– 股本證券	25,731	–	8,586	34,317
		<u>232,591</u>	<u>42,653</u>	<u>512,628</u>	<u>787,872</u>
<b>Liability</b>	<b>負債</b>				
Derivative financial instruments	衍生財務工具	–	(399)	–	(399)

The Group uses quoted market prices for financial assets included in level 1. The quoted price which is used, is the price within the bid-ask spread that is most representative of the fair value.

### 3 財務風險管理目標及政策(續)

#### 3.3 公允值估計(續)

下表載列於二零二一年及二零二零年三月三十一日按公允值計量之本集團財務資產及財務負債：

就第一級內之財務資產而言，本集團採用市場報價。所用的報價為買賣差價中最能代表公允值之價格。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.3 Fair value estimation (continued)

The fair values of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) are determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

Specific valuation techniques used to value financial instruments include:

- Quoted market prices or dealer quotes for similar instruments;
- The fair value of interest rate swap contracts is calculated as the present value of the estimated future cash flows based on observable yield curves;
- The fair value of forward foreign exchange contracts is determined using forward exchange rates at the end of the reporting period with the resulting value discounted back to present value;
- For unlisted securities or financial assets without an active market, the Group establishes the fair value by using valuation techniques including the use of recent arm's length transactions, reference to other instruments that are substantially the same, reference to net asset value of investee and discounted cash flow analysis, making maximum use of market inputs and relying as little as possible on entity-specific inputs; and
- Other techniques, such as discounted cash flow analysis, are used to determine fair value for the remaining financial instruments.
- Debt securities classified as financial assets at FVPL comprised a debt instrument with fair value of approximately HK\$490 million (2020: HK\$343 million). The debt instrument relates to the financing (up to HK\$800 million) of the development project of a church and a senior housing facility in Hong Kong. The fair value was derived by an independent external valuer based on discounted cash flow method. The estimated cash flows used in the assessment are based on assumptions, such as estimated cash proceeds generated from the senior housing facility, estimated development cost and discount rate. The assumptions used in the fair value assessment determination involves estimates and judgements, any deviation from the estimates may result in increase or decrease in fair value. For example, any increase in the discount rate, any increase in the development costs or any decrease in the estimated cash proceeds with other variables remain constant, if adopted, would result in a lower fair value.

### 3 財務風險管理目標及政策(續)

#### 3.3 公允價值估計(續)

並無在活躍市場上買賣之財務工具(如場外衍生工具)之公允價值採用估值方法釐定。該等估值方法盡量採用可觀察之市場數據(如可得到),並盡量少倚賴企業特定估計。倘計量工具公允價值所需之所有重大輸入數據可觀察,則該工具將計入第二級。

倘一項或多項重大輸入數據並非來自可觀察市場數據,則該工具將計入第三級。

用以進行財務工具估值之特定估值方法包括:

- 類似工具之市場報價或交易商報價;
- 利率掉期合約之公允價值根據可觀察孳息曲線按估計未來現金流量之現值計算;
- 遠期外匯合約之公允價值利用於報告期末之遠期匯率釐定,並按結果值貼現至現值;
- 就並無活躍市場之非上市證券或財務資產而言,本集團採用估值方法設定其公允價值,當中包括利用近期公平交易、參照其他大致相同之工具、參照被投資公司之資產淨值及貼現現金流量分析,充分利用市場信息及盡量少依賴企業特定信息;及
- 其餘財務工具之公允價值以其他方法(例如貼現現金流量分析)釐定。
- 分類為按公允價值列入損益處理之財務資產之債務證券包括公允價值約港幣4.90億元(二零二零年:港幣3.43億元)之債券工具。債券工具與於香港一間教堂及一間安老院舍設施開發項目之融資(不超過港幣8.00億元)有關。獨立外部估值師按貼現現金流量法估算公允價值。於評估內所用之估計現金流量乃基於多項假設,例如安老院舍設施所產生之估計現金所得款項、估計開發成本及貼現率。於釐定公允價值評估所用之假設包含估計及判斷,任何來自估計之偏離可導致公允價值增加或減少。例如,任何貼現率增加、任何發展成本增加或任何估計現金所得款項減少(其他變量保持不變)(如採納),將導致較低公允價值。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 3 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

#### 3.3 Fair value estimation (continued)

There were no transfers of financial instruments between levels in the hierarchy for the years ended 31 March 2021 and 2020.

The following table presents the changes in level 3 fair value hierarchy of financial instruments for the years ended 31 March 2021 and 2020:

		Debt securities 債務證券 HK\$'000 港幣千元	Equity securities 股本證券 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
At 1 April 2020	於二零二零年四月一日	489,098	23,530	512,628
Additions	添置	163,957	443	164,400
Receipt for capital returns	收回資本	(5,250)	-	(5,250)
Fair value loss recognised in other comprehensive income	於其他全面收益確認之 公允值虧損	-	(7,750)	(7,750)
Fair value loss recognised in profit or loss	於損益確認之公允值虧損	(8,107)	-	(8,107)
Disposals	出售	-	(14,944)	(14,944)
Exchange realignment	匯兌調整	4,991	91	5,082
At 31 March 2021	於二零二一年三月三十一日	644,689	1,370	646,059

		Debt securities 債務證券 HK\$'000 港幣千元	Equity securities 股本證券 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
At 1 April 2019	於二零一九年四月一日	363,335	41,669	405,004
Additions	添置	141,739	635	142,374
Receipt for capital returns	收回資本	(4,892)	-	(4,892)
Fair value loss recognised in other comprehensive income	於其他全面收益確認之 公允值虧損	-	(116)	(116)
Fair value loss recognised in profit or loss	於損益確認之公允值虧損	(4,093)	(2,969)	(7,062)
Disposals	出售	(3,352)	(15,398)	(18,750)
Exchange realignment	匯兌調整	(3,639)	(291)	(3,930)
At 31 March 2020	於二零二零年三月三十一日	489,098	23,530	512,628

### 3 財務風險管理目標及政策(續)

#### 3.3 公允值估計(續)

截至二零二一年及二零二零年三月三十一日止年度，各級別公允值架構之間概無財務工具轉移。

下表載列第三級公允值架構的財務工具截至二零二一年及二零二零年三月三十一日止年度之變動：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal to the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

#### (a) Fair values of investment properties and staff quarters (and related right-of-use assets)

The valuations of investment properties and staff quarters (and related right-of-use assets) held directly by the Group are made on the basis of the "Market Value" adopted by the Hong Kong Institute of Surveyors ("HKIS") and/or the International Valuation Standards Council ("IVSC"). They are performed in accordance with the HKIS Valuation Standards on Properties published by the HKIS and/or the International Valuation Standards published by the IVSC. The valuations are reviewed annually by qualified valuers by considering the information from a variety of sources including (i) current prices in an active market for properties of different nature, condition or location, adjusted to reflect those differences; (ii) recent prices of similar properties in less active market, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and (iii) rental income derived from existing tenancies with due provision for reversionary income potential based on market conditions existing at the end of the reporting period.

These methodologies are based upon estimates of future results and a set of assumptions specific to each property to reflect its tenancy and cashflow profile. The fair value of each investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in light of current market conditions including open market rents, appropriate capitalisation rates and reversionary income potential. For the year ended 31 March 2021, discount rate in the range of 2% to 13.25% (2020: 2% to 6%) were used in the discounted cash flow analysis. The fair value also reflects on a similar basis, any cash outflows that could be expected in respect of the property.

As at 31 March 2021, if the market values of investment properties and staff quarters (and related right-of-use assets) had been 10% (2020: 10%) higher/lower with all other variables held constant, the carrying values of the Group's investment properties and staff quarters would have been HK\$366,140,000 and HK\$572,000 (2020: HK\$343,189,000 and HK\$541,000) higher/lower respectively.

### 4 關鍵會計估計及判斷

本公司按過往經驗及其他因素(包括於有關情況下相信為對未來事件之合理預測)持續檢討估計及判斷。

本集團會對未來作出估計及假設。顧名思義，該等會計估計甚少與有關實際結果相同。具有重大風險致使資產及負債之賬面值於下一個財政年度內作出重大調整之估計及假設討論如下：

#### (a) 投資物業及員工宿舍(及相關使用權資產)之公允值

本集團直接持有之投資物業及員工宿舍(及相關使用權資產)之估值乃根據香港測量師學會(「香港測量師學會」)及/或國際估值準則理事會(「國際估值準則理事會」)所採納之「市值」基準，按香港測量師學會頒佈之香港測量師學會物業估值準則及/或國際估值準則理事會頒佈之國際估值準則進行。估值由合資格評估師每年檢討並考慮來自多種來源的資料，包括(i)不同性質、狀況或地點之物業於活躍市場之現行價格，並作出調整以反映有關差異；(ii)類似物業於較不活躍市場之近期價格，並作出調整以反映自該等交易成交日期以來該等價格之任何經濟狀況變動；及(iii)現有租約之租金收入，並計入根據報告期末當時之市況對收入變化潛力而作出之適當撥備。

該等方法乃根據未來業績估計及各項物業之一系列特定假設以反映其租約及現金流量狀況。各項投資物業之公允值反映(其中包括)來自現有租賃之租金收入以及根據當前市況(包括公開市場租金、適用之資本化率及收入變化潛力)對來自未來租賃之租金收入的假設。截至二零二一年三月三十一日止年度，貼現現金流量分析採用介乎2%至13.25%(二零二零年：2%至6%)之貼現率。公允值亦按類似基準反映就該物業可預期之任何現金流出。

於二零二一年三月三十一日，在所有其他可變因素保持不變之情況下，倘投資物業及員工宿舍(及相關使用權資產)之市值上升/下降10%(二零二零年：10%)，本集團投資物業及員工宿舍之賬面值分別上升/下降港幣366,140,000元及港幣572,000元(二零二零年：港幣343,189,000元及港幣541,000元)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

#### (a) Fair values of investment properties and staff quarters (and related right-of-use assets) (continued)

The valuations of investment properties were based on the economic, market and other conditions as they exist on, and information available to management as of 31 March 2021. Given the outbreak of COVID-19 has caused significant disruption to economic activities around the world, this disruption has increased the uncertainty of the assumptions used in the valuations being achieved and materialised. Consequently, the ongoing development of COVID-19 may cause unexpected volatility in the future fair value of the investment properties subsequent at 31 March 2021.

#### (b) Impairment assessment for property, plant and equipment

Property, plant and equipment are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable. The recoverable amounts of property, plant and equipment have been determined based on the higher of their fair values less costs to sell and value in use, taking into account the latest market information and past experience.

#### (c) Impairment assessment for goodwill and other intangible assets

The Group tests whether goodwill and other intangible assets have suffered any impairment in accordance with accounting policies stated in note 2(ab) to the consolidated financial statements. The recoverable amounts of CGUs have been determined based on value-in-use calculations or their fair values less cost to sell, whichever are higher. Where discounted cashflow forecast is used to estimate the recoverable amount, it requires the Group to estimate the future cash flows expected to arise from CGUs and a suitable discount rate in order to calculate the present value. Where the actual future cash flows or estimated transaction price, which applicable, are less than expected, a material impairment loss may arise. The Group expects that any reasonable change in the key assumptions on which the recoverable amounts are based would not cause the carrying amounts of goodwill and other intangible assets to exceed their recoverable amounts. Please refer to notes 16, 17 and 39 to the consolidated financial statements for details.

#### (d) Fair values of unlisted investments at FVOCI and FVPL and derivative financial instruments

The fair values of unlisted investments at FVOCI and FVPL and derivative financial instruments that are not traded in an active market are determined by using valuation techniques as detailed in note 3.3. The Group uses its judgement to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period, including the purchase price paid by the Group, the investees' financial position and results, risk profile, prospects, including trend and other factors. Any change in any of the key assumptions used would result in increase or decrease in fair values.

### 4 關鍵會計估計及判斷(續)

#### (a) 投資物業及員工宿舍(及相關使用權資產)之公允值(續)

投資物業估值乃根據於二零二一年三月三十一日存在之經濟、市場及其他狀況以及截至當日管理層所能獲得之資料而作出。鑒於2019冠狀病毒病之爆發對世界各地經濟活動造成重大干擾，導致用於實現及具體化估值之不確定性已因為有關干擾而增加。因此，2019冠狀病毒病之持續進展可能導致投資物業於二零二一年三月三十一日後之未來公允值出現超出預期之波動。

#### (b) 物業、廠房及設備之減值評估

當有跡象顯示物業、廠房及設備之賬面值可能無法收回之事件或變動發生時，均對其進行減值檢討。物業、廠房及設備之可收回金額乃按其公允值減銷售成本與使用中價值兩者之間較高者，並計及最新市場資料及過往經驗釐定。

#### (c) 商譽及其他無形資產之減值評估

根據綜合財務報表附註2(ab)所述之會計政策，本集團就商譽及其他無形資產是否出現任何減值進行測試。現金產生單位之可收回金額乃按使用中價值計算法或將其公允值扣除銷售成本(以較高者為準)釐定。倘估計可收回金額使用貼現現金流量預測，則須本集團估計該現金產生單位之預期未來現金流量，並以適當貼現率計算現值。倘實際未來現金流量或估計交易價格(倘適用)少於預期，將可產生大額減值虧損。本集團預期可收回金額依據之主要假設之任何合理變動將不會導致商譽及其他無形資產之賬面值超過其可收回金額。詳情請參閱綜合財務報表附註16、17及39。

#### (d) 按公允值列入其他全面收益處理及按公允值列入損益處理之非上市投資及衍生財務工具之公允值

並非於活躍市場交易的按公允值列入其他全面收益處理及按公允值列入損益處理之非上市投資及衍生財務工具之公允值採用附註3.3中詳述的估值方法確定。本集團運用判斷選取多種方法，並主要根據各報告期末當時之市況作出假設，包括本集團支付的購買價、被投資方的財務狀況及業績、風險狀況、前景，包括趨勢及其他因素。所使用的任何關鍵假設的任何變化將導致公允值增加或減少。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

#### (e) Net realisable values of properties under development and properties for sale

The Group writes down properties under development and properties for sale to net realisable value based on assessment of the realisability of properties under development and properties for sale which takes into account cost to completion based on past experience and net sales value based on prevailing market conditions. If there is an increase in cost to completion or a decrease in net sales value, the net realisable value will decrease which may result in writing down properties under development and properties for sale to net realisable value. Write-downs are recorded where events or changes in circumstances indicate that the balances may not be realised. The identification of write-downs requires the use of judgement and estimates. Where the expectation is different from the original estimate, the carrying value of properties under development and properties for sale is adjusted in the period in which such estimate is changed.

#### (f) Determination of insurance liabilities

The Group's insurance liabilities mainly comprise provision for outstanding claims. The Group determines these estimates on the basis of historical information, actuarial analysis, financing modelling and other analytical techniques. The estimated insurance liabilities are affected by assessed net loss ratio. As at 31 March 2021, assessed net loss ratio was 50% (2020: 16%). Differences resulting from reassessment of insurance liabilities are recognised in subsequent consolidated financial statements. The Group continually reviews the estimates and makes adjustments as necessary, but actual results could differ from what is envisioned when these estimates are made.

#### (g) Construction contract

Revenue from construction works is recognised over time, and is dependent on management's estimation of the total outcome of the construction contract, as well as the work done to date. The Group reviews and revises the estimates of contract sum, contract costs, variation orders and contract claims prepared for each construction contract as the contract progresses. Revenue from construction works is measured in accordance with progress towards complete satisfaction of the performance obligations. Budgeted construction costs are prepared by the management on the basis of correspondence between the Group and its major contractors, suppliers or vendors involved and the experience of the management. In order to keep the budget accurate and up-to-date, the management conducts periodic reviews of the management budgets by comparing the budgeted amounts to the actual amounts incurred. A considerable amount of judgement is required in estimating the contract sum, contract costs, variation works and contract claims which may have an impact in terms of progress towards complete satisfaction of the performance obligations and recognition of profit. Total revenue and costs of sales arising from the construction contract were HK\$2,729 million (2020: HK\$2,259 million) and HK\$2,612 million (2020: HK\$2,261 million) respectively.

### 4 關鍵會計估計及判斷(續)

#### (e) 發展中物業及待售物業之可變現淨值

經計及以往經驗所得之完成成本及根據現行市況所得之銷售淨值，本集團將發展中物業及待售物業撇減至根據評估發展中物業及待售物業之可變現能力估算之可變現淨值。倘完成成本增加或銷售淨值減少，可變現淨值亦將會減少並可能導致發展中物業及待售物業撇減至可變現淨值。倘發生有跡象顯示結餘可能不獲變現之事件或變動，則撇減須予記錄。辨別撇減須運用判斷及估計。倘預期異於原有之估計，則於該等估計變動之期間內對發展中物業及待售物業之賬面值作出調整。

#### (f) 釐定保險負債

本集團之保險負債主要包括未決索償撥備。本集團按過往資料、精算分析、財務模型及其他分析方法釐定該等估計。估計保險負債受評估淨賠款比率影響。於二零二一年三月三十一日，評估淨賠款比率為50%（二零二零年：16%）。重新評估保險負債後所導致之差額將於其後之綜合財務報表確認。本集團持續檢討估計，並在有需要時作出調整，唯實際結果或會與作出估計時所推算者有異。

#### (g) 建築合約

建築工程的收入隨著時間的推移而確認，並取決於管理層對建築合約總成果的估計，以及至今完成的工程。隨著合約的進行，本集團檢討及修訂合約金額、合約成本、變更訂單及為每份建築合約編製的合約索償的估計。建築工程的收入按照完成履行履約義務的進度計量。管理層根據本集團與其重要承建商、供應商或參與賣方之間的通信以及管理層的經驗編製預算建築成本。為了保持預算準確及最新，管理層通過將預算金額與實際產生金額進行比較，對管理預算進行定期審查。在估算合約金額、合約成本、變更工程及合約索償時需要作出大量判斷，此可能對完成履行履約義務及確認溢利的進展產生影響。建築合約產生的總收入及銷售成本分別為港幣27.29億元（二零二零年：港幣22.59億元）及港幣26.12億元（二零二零年：港幣22.61億元）。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

#### (h) Income taxes

As at 31 March 2021, deferred tax asset of HK\$65,854,000 (2020: HK\$63,488,000) in relation to unused tax losses had been recognised in the consolidated statement of financial position. The realisability of the deferred tax asset mainly depends on whether sufficient future taxable profits or taxable temporary differences will be available in the future. In cases where the actual taxable profits generated are more or less than expected, additional deferred tax assets or reversal of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such an addition or a reversal takes place.

Also, the Group, including associates and joint ventures, is subject to income taxes in several jurisdictions, mainly in Hong Kong, Mainland China and overseas. Significant judgement is 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. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. 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.

#### (i) Control over investees accounted for as subsidiaries

Certain investees are considered to be subsidiaries of the Company despite the equity interest therein are not more than 50% of the relevant investees. Based on the contractual power pursuant to the relevant shareholders' agreement between the Group and the other shareholder, the Group has the majority voting power in the board of directors in the respective investees, by which the relevant activities that significantly affect the return of the investees are determined, and hence has control over these investees. Accordingly, those investees are accounted for as subsidiaries of the Company.

#### (j) Consolidation of senior housing business in the United States of America ("the US")

The Group's senior housing business in the US is operated by different professional senior housing operators. Significant judgement is required in determining whether Group is a principal and similarly, whether the operator is an agent in this business. Management considered the Group has exposure to the risks and return associated with rendering of services and therefore regarded the Group as the principal. Accordingly, the financial results and operations of this business is consolidated in the Group's financial statements.

### 4 關鍵會計估計及判斷(續)

#### (h) 所得稅

於二零二一年三月三十一日，與未動用之稅務虧損有關的遞延稅項資產港幣65,854,000元(二零二零年：港幣63,488,000元)已於綜合財務狀況表中確認。遞延稅項資產能否變現，主要視乎日後是否有足夠未來應課稅溢利或應課稅暫時性差異而定。倘實際產生之應課稅溢利多於或少於預期，則或會出現遞延稅項資產之增加或撥回，並於該增加或撥回出現期間於損益內確認。

而且，本集團(包括聯營公司及合營企業)須繳納多個主要於香港、中國內地及海外的司法管轄區之所得稅。釐定所得稅撥備時，本集團須作出重大判斷。在日常業務過程中，有多宗交易及計算未能釐定最終稅項。本集團須估計未來會否繳納額外稅項，從而確認對預期稅務審核事宜之負債。倘該等事宜之最終稅務結果有異於最初入賬之金額，該等差異將影響稅務釐定期內之所得稅及遞延稅項撥備。

#### (i) 對入賬列為附屬公司之被投資方之控制

若干被投資方被視為本公司附屬公司，即使本集團於當中之股權不超過有關被投資方之50%。基於本集團與其他股東之間訂立之有關股東協議所規定之合約權力，本集團於相關被投資方董事會擁有多數投票權，據此確定對被投資方之回報有重大影響的相關活動，因此，對該等被投資方有控制權。因此，該等被投資方列為本公司之附屬公司。

#### (j) 將於美利堅合眾國(「美國」)的安老院舍業務綜合入賬

本集團於美國的安老院舍業務由不同專業的安老院舍營運商經營。在釐定本集團是否為委託人及同樣，該營運商是否為該業務的代理人時需要作出重大判斷。管理層認為本集團面臨與提供服務有關的風險及回報，因此將本集團視為委託人。因此，該業務的財務業績及營運已於本集團的財務報表中綜合入賬。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONTINUED)

#### (k) Determination of lease term and discount rate for lease liabilities

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

In determining the lease term, the following factors are normally the most relevant:

- if there are significant penalties to terminate (or not extend), the Group is typically reasonably certain to extend (or not terminate);
- if any leasehold improvements are expected to have a significant remaining value, the Group is typically reasonably certain to extend (or not terminate);
- otherwise, the Group considers other factors including historical lease durations and the costs and business disruption required to replace the leased asset.

In determining the discount rate, the Group is required to exercise considerable judgement in relation to determining the discount rate taking into account the nature and location of the underlying assets, and the terms and conditions of the leases at the commencement date.

### 4 關鍵會計估計及判斷(續)

#### (k) 釐定租期及租賃負債之貼現率

於釐定租期時，管理層會考慮能夠引發行使續租選擇權或不行使終止選擇權之經濟動機的所有相關事實及情況。續租選擇權(或終止選擇權後之期間)僅會於合理確定租賃獲續租(或未終止)時涵蓋在租期內。

於釐定租期時，以下因素一般最為相關：

- 倘因終止(或不續租)而導致重大罰款，則本集團一般會合理確定續租(或不終止)；
- 倘任何租賃物業裝修預期將產生重大剩餘價值，則本集團一般會合理確定續租(或不終止)；
- 否則，本集團會考慮包括過往租賃期限以及因替換租賃資產所需之成本及業務中斷等其他因素。

於釐定貼現率時，本集團須考慮相關資產之性質及位置以及租賃於開始日期之條款及條件，就釐定貼現率作出重大判斷。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the Directors, the chief operating decision-maker, that are used to make strategic decisions. The Directors consider the business from a product/service perspective.

Principal activities of the segments are as follows:

**Construction and engineering:** Construction and engineering work for aluminium window and curtain walls, building construction, building supplies, electrical and mechanical and environmental engineering, lift and escalator and pipe technology.

**Property investment:** Properties rental business.

**Property development and operations:** Property development and management, cold storage and logistics and hotel operations.

**Healthcare investment:** Senior housing business and medical office building investment.

**Car dealership:** Retailing, trading and servicing of motor vehicles.

**Others:** Sale and servicing of information technology equipment and business machines, food trading, general insurance business (except aircraft, aircraft liabilities and credit insurance), investment in securities and restaurant and bar.

Segment revenue is measured in a manner consistent with that in the consolidated income statement, except that it also includes the Group's share of revenue of associates and joint ventures on a proportionate consolidated basis. The sales from associates and joint ventures to the Group and sales between individual associates and joint ventures are not eliminated.

The Directors assess the performance of the operating segments based on a measure of segment results. This measurement includes the Group's share of results of associates and joint ventures on a proportionate consolidated basis. Unallocated corporate expenses, unallocated finance income and costs and taxation are not included in segment results.

Segment assets mainly consist of current assets and non-current assets as disclosed in the consolidated statement of financial position except prepaid tax, unallocated bank balances and cash, deferred tax assets and other unallocated assets.

Segment liabilities mainly consist of current liabilities and non-current liabilities as disclosed in the consolidated statement of financial position except current income tax liabilities, bank and other borrowings, deferred tax liabilities and other unallocated liabilities.

### 5 分類資料

管理層根據董事(主要營運決策者)已審閱以作出策略決定之報告釐定經營分類。董事以產品/服務角度考慮業務。

該等分類之主要業務如下:

**建築及機械工程:** 承辦鋁窗及幕牆、樓宇建築、建材供應、機電及環保工程、升降機及電扶梯及管道技術。

**物業投資:** 物業租賃業務。

**物業發展及營運:** 物業發展及管理、冷藏倉庫及物流及酒店營運。

**保健護理投資:** 安老院舍業務及醫療辦公大樓投資。

**汽車代理:** 汽車零售、貿易及服務。

**其他:** 資訊科技設備及商用機器之銷售及服務、食品貿易、一般保險業務(不包括飛機、飛機責任及信用保險)、證券投資及餐廳及酒吧。

分類收入之計量方式與綜合收益表之計量方式一致, 除此以外亦包括來自本集團所佔聯營公司及合營企業按比例綜合基準之收入。聯營公司及合營企業銷售予本集團以及個別聯營公司及合營企業間之銷售並未對銷。

董事根據各分類業績之計量評估經營分類之表現。此計量包括本集團所佔聯營公司及合營企業按比例綜合基準之業績。未分配企業支出、未分配財務收入及費用與稅項並不包括於分類業績。

分類資產主要包括綜合財務狀況表內披露之流動資產及非流動資產, 唯預付稅項、未分配銀行結存及現金、遞延稅項資產及其他未分配資產除外。

分類負債主要包括綜合財務狀況表內披露之流動負債及非流動負債, 唯當期所得稅負債、銀行及其他借款、遞延稅項負債及其他未分配負債除外。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

### 5 分類資料(續)

#### (a) Revenue and results

#### (a) 收入及業績

		Construction and engineering 建築及機械工程 HK\$'000 港幣千元	Property investment 物業投資 HK\$'000 港幣千元	Property development and operations 物業發展及營運 HK\$'000 港幣千元	Healthcare investment 保健護理投資 HK\$'000 港幣千元	Car dealership 汽車代理 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>For the year ended 31 March 2021</b>	<b>截至二零二一年三月三十一日止年度</b>							
<b>REVENUE</b>	<b>收入</b>							
Total revenue	總收入	3,019,669	141,608	463,376	964,785	2,125,422	883,442	7,598,302
Inter-segment revenue	分類之間收入	(138,036)	(2,332)	(44,239)	-	-	(60,840)	(245,447)
Group revenue	集團收入	2,881,633	139,276	419,137	964,785	2,125,422	822,602	7,352,855
Share of revenue of associates and joint ventures	所佔聯營公司及合營企業收入	1,753,256	-	52,927	117,695	526,982	65,716	2,516,576
Proportionate revenue from a joint venture eliminated	已對銷來自一間合營企業之按比例收入	(18,960)	-	-	-	-	-	(18,960)
<b>Segment revenue</b>	<b>分類收入</b>	<b>4,615,929</b>	<b>139,276</b>	<b>472,064</b>	<b>1,082,480</b>	<b>2,652,404</b>	<b>888,318</b>	<b>9,850,471</b>
Revenue from contracts with customers:	客戶合約之收入:							
- recognised at a point in time	- 在某一時點確認	23,998	-	243,675	-	2,107,277	401,806	2,776,756
- recognised over time	- 在一段時間確認	2,857,635	-	172,470	964,785	6,883	55,242	4,057,015
Revenue from other sources	其他來源產生之收入	-	139,276	2,992	-	11,262	365,554	519,084
Group revenue	集團收入	2,881,633	139,276	419,137	964,785	2,125,422	822,602	7,352,855
<b>RESULTS</b>	<b>業績</b>							
<b>Segment profit before finance cost, net</b>	<b>扣除財務費用前的分類溢利，淨額</b>	<b>468,065</b>	<b>110,573</b>	<b>39,697</b>	<b>158,145</b>	<b>12,931</b>	<b>98,582</b>	<b>887,993</b>
Finance income	財務收入	1,362	411	7,056	49	853	3,747	13,478
Finance costs	財務費用	(440)	(617)	(412)	(62,882)	(4,867)	(756)	(69,974)
Segment profit after finance cost, net	扣除財務費用後的分類溢利，淨額	468,987	110,367	46,341	95,312	8,917	101,573	831,497
Included in segment profit are:	分類溢利包括:							
Share of results of associates	所佔聯營公司業績	242,817	-	(4)	-	-	(2,749)	240,064
Share of results of joint ventures	所佔合營企業業績	375	-	(5,020)	95,322	8,787	-	99,464
Depreciation and amortisation, net of amounts allocated to contract work	折舊及攤銷，扣除分配至合約工程之金額	(7,690)	(583)	(63,256)	(84,595)	(32,261)	(13,444)	(201,829)
Impairment loss on properties for sale	待售物業之減值虧損	-	-	(2,185)	-	-	-	(2,185)
Impairment loss on property, plant and equipment	物業、廠房及設備之減值虧損	-	-	(1,550)	-	-	-	(1,550)
Impairment loss on goodwill	商譽之減值虧損	-	-	-	(1,738)	-	-	(1,738)
Increase in fair value of investment properties	投資物業之公允值增加	-	11,424	-	-	-	-	11,424
Unrealised gain on investments at fair value through profit or loss	按公允值列入損益處理之投資的未變現收益	-	-	-	-	1,767	3,985	5,752
Provision written back/(recognised) for inventories to net realisable value, net	撥回/(已確認)存貨撥備至可變現淨值，淨額	19	-	-	-	(2,562)	2,177	(366)
Provision written back/(recognised) on trade and other debtors, net	撥回/(已確認)貿易及其他應收賬款之撥備，淨額	181	-	6	(10,066)	-	2,039	(7,840)
Provision recognised for properties under development to net realisable value	已確認發展中物業撥備至可變現淨值	-	-	(30,000)	-	-	-	(30,000)

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

#### (a) Revenue and results (continued)

### 5 分類資料(續)

#### (a) 收入及業績(續)

	Construction and engineering 建築及機械工程 HK\$'000 港幣千元	Property investment 物業投資 HK\$'000 港幣千元	Property development and operations 物業發展及營運 HK\$'000 港幣千元	Healthcare investment 保健護理投資 HK\$'000 港幣千元	Car dealership 汽車代理 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>For the year ended 31 March 2020</b>	<b>截至二零二零年三月三十一日止年度</b>						
<b>REVENUE</b>	<b>收入</b>						
Total revenue	2,431,222	142,463	587,136	844,970	1,833,846	621,591	6,461,228
Inter-segment revenue	-	-	(44,545)	-	-	(35,421)	(79,966)
Group revenue	2,431,222	142,463	542,591	844,970	1,833,846	586,170	6,381,262
Share of revenue of associates and joint ventures	1,758,262	-	156,545	119,360	469,090	107,246	2,610,503
Proportionate revenue from a joint venture eliminated	(84,791)	-	-	-	-	-	(84,791)
<b>Segment revenue</b>	<b>4,104,693</b>	<b>142,463</b>	<b>699,136</b>	<b>964,330</b>	<b>2,302,936</b>	<b>693,416</b>	<b>8,906,974</b>
Revenue from contracts with customers:	客戶合約之收入:						
- recognised at a point in time	20,802	-	211,451	-	1,816,448	368,543	2,417,244
- recognised over time	2,410,385	-	326,994	844,970	-	36,198	3,618,547
Revenue from other sources	35	142,463	4,146	-	17,398	181,429	345,471
Group revenue	2,431,222	142,463	542,591	844,970	1,833,846	586,170	6,381,262
<b>RESULTS</b>	<b>業績</b>						
<b>Segment profit/(loss) before finance cost, net</b>	<b>扣除財務費用前的分類溢利/(虧損), 淨額</b>						
Finance income	317,997	219,806	314,826	(104,599)	3,431	(4,871)	746,590
Finance costs	2,462	735	12,334	57	2,467	4,713	22,768
Finance costs	(1,945)	(1,504)	(1,088)	(76,112)	(4,905)	(885)	(86,439)
Segment profit/(loss) after finance cost, net	318,514	219,037	326,072	(180,654)	993	(1,043)	682,919
Included in segment profit/(loss) are:	分類溢利/(虧損)包括:						
Share of results of associates	169,732	-	(15)	-	-	(18,752)	150,965
Share of results of joint ventures	949	-	(2,997)	(4,069)	6,957	-	840
Decrease in fair value of investment properties	-	(24,937)	-	-	-	-	(24,937)
Depreciation and amortisation, net of amounts allocated to contract work	(10,860)	(564)	(57,907)	(83,692)	(26,607)	(11,111)	(190,741)
Impairment loss on properties for sale	-	-	(10,304)	-	-	-	(10,304)
Impairment loss on goodwill	-	-	-	(4,381)	-	-	(4,381)
Unrealised gain on derivative financial instruments	-	-	-	-	-	242	242
Unrealised loss on investments at fair value through profit or loss	-	-	-	-	(4,220)	(24,936)	(29,156)
Provision (recognised)/written back for inventories to net realisable value, net	(4)	-	-	-	1,106	(3,744)	(2,642)
Provision recognised on trade and other debtors, net	(311)	(40)	(87)	(5,832)	-	(2,885)	(9,155)

Inter-segment revenue is charged at prices determined by management with reference to market prices.

分類之間收入之交易價格由管理層依據市場價格釐定。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

#### (a) Revenue and results (continued)

Total segment revenue are reconciled to the Group's revenue in the consolidated income statement as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Total segment revenue	總分類收入	9,850,471	8,906,974
Add: Proportionate revenue from a joint venture eliminated	加：已對銷來自一間合營企業之按比例收入	18,960	84,791
Less: Share of revenue of associates and joint ventures	減：所佔聯營公司及合營企業收入		
Construction and installation contracts	建築及安裝合約	1,098,858	1,149,497
Sales of motor vehicles and others	汽車及其他之銷售	526,982	469,090
Maintenance and other services	保養及其他服務	654,398	608,765
Food and beverage	餐飲	65,716	107,246
Hotel operations	酒店營運	23,721	28,273
Sales and leasing of properties	物業銷售及租賃	146,901	247,632
		<u>2,516,576</u>	<u>2,610,503</u>
Total revenue in the consolidated income statement (note 6)	於綜合收益表之總收入(附註6)	<u>7,352,855</u>	<u>6,381,262</u>

Reconciliation of segment profit to profit before taxation is provided as follows:

### 5 分類資料(續)

#### (a) 收入及業績(續)

總分類收入與本集團於綜合收益表內之收入對賬如下：

分類溢利與除稅前溢利之對賬如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Segment profit	分類溢利	831,497	682,919
Unallocated corporate expenses	未分配企業支出	(44,570)	(50,271)
Unallocated finance income	未分配財務收入	20,944	37,399
Unallocated finance costs	未分配財務費用	(17,061)	(26,906)
Profit before taxation	除稅前溢利	<u>790,810</u>	<u>643,141</u>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

#### (b) Assets and liabilities

### 5 分類資料(續)

#### (b) 資產及負債

		Construction and engineering 建築及機械工程 HK\$'000 港幣千元	Property investment 物業投資 HK\$'000 港幣千元	Property development and operations 物業發展及營運 HK\$'000 港幣千元	Healthcare investment 保健護理投資 HK\$'000 港幣千元	Car dealership 汽車代理 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>At 31 March 2021</b>	於二零二一年三月三十一日							
<b>ASSETS</b>	資產							
<b>Segment assets</b>	分類資產	<u>1,755,370</u>	<u>4,019,187</u>	<u>5,387,486</u>	<u>2,930,281</u>	<u>1,167,264</u>	<u>2,085,114</u>	<u>17,344,702</u>
Included in segment assets are:	分類資產包括：							
Interests in associates	聯營公司之權益	626,301	-	-	-	-	17,174	643,475
Interests in joint ventures	合營企業之權益	13,830	-	349,290	681,776	86,505	-	1,131,401
Amounts due from associates	應收聯營公司賬款	24,091	-	-	-	-	5,128	29,219
Amounts due from joint ventures	應收合營企業賬款	299	-	118,568	-	-	-	118,867
Additions to non-current assets (note)	添置非流動資產(附註)	4,189	19,874	298,679	176,986	203,275	21,273	724,276
<b>LIABILITIES</b>	負債							
<b>Segment liabilities</b>	分類負債	<u>1,763,353</u>	<u>42,980</u>	<u>701,422</u>	<u>372,410</u>	<u>425,578</u>	<u>806,197</u>	<u>4,111,940</u>
Included in segment liabilities are:	分類負債包括：							
Amounts due to joint ventures	應付合營企業賬款	-	-	6,407	-	174	-	6,581
<b>At 31 March 2020</b>	於二零二零年三月三十一日							
<b>ASSETS</b>	資產							
<b>Segment assets</b>	分類資產	<u>1,570,790</u>	<u>3,758,183</u>	<u>4,952,662</u>	<u>2,687,648</u>	<u>987,132</u>	<u>1,554,749</u>	<u>15,511,164</u>
Included in segment assets are:	分類資產包括：							
Interests in associates	聯營公司之權益	475,744	-	-	-	-	22,008	497,752
Interests in joint ventures	合營企業之權益	13,455	-	334,801	608,849	76,693	-	1,033,798
Amounts due from associates	應收聯營公司賬款	19,584	-	-	-	-	1,387	20,971
Amount due from a joint venture	應收一間合營企業賬款	-	-	46,694	-	-	-	46,694
Additions to non-current assets (note)	添置非流動資產(附註)	4,939	769	47,564	43,681	128,759	2,851	228,563
<b>LIABILITIES</b>	負債							
<b>Segment liabilities</b>	分類負債	<u>1,714,398</u>	<u>37,594</u>	<u>420,305</u>	<u>405,145</u>	<u>419,563</u>	<u>545,206</u>	<u>3,542,211</u>
Included in segment liabilities are:	分類負債包括：							
Amounts due to joint ventures	應付合營企業賬款	-	-	5,869	-	181	-	6,050

Note:

In this analysis, the non-current assets exclude financial instruments (including interests in associates and joint ventures) and deferred tax assets.

附註：

在本分析中，非流動資產不包括財務工具(包括所佔聯營公司及合營企業之權益)及遞延稅項資產。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

#### (b) Assets and liabilities (continued)

Note: (continued)

Reconciliation of segment assets and liabilities to total assets and liabilities is provided as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Segment assets	分類資產	17,344,702	15,511,164
Prepaid tax	預付稅項	28,402	31,221
Unallocated bank balances and cash	未分配銀行結存及現金	1,176,731	1,442,401
Deferred tax assets	遞延稅項資產	49,184	45,102
Other unallocated assets	其他未分配資產	13,970	9,330
<b>Total assets</b>	<b>總資產</b>	<b>18,612,989</b>	<b>17,039,218</b>
Segment liabilities	分類負債	4,111,940	3,542,211
Current income tax liabilities	當期所得稅負債	46,743	54,980
Bank and other borrowings	銀行及其他借款	3,498,824	3,368,067
Deferred tax liabilities	遞延稅項負債	386,257	340,885
Other unallocated liabilities	其他未分配負債	-	50,004
<b>Total liabilities</b>	<b>總負債</b>	<b>8,043,764</b>	<b>7,356,147</b>

#### (c) Geographical information

The Group's operations in construction and engineering businesses are mainly carried out in Hong Kong, Mainland China, Macau and Australia. Property investment businesses are mainly carried out in Hong Kong, Mainland China, Canada and Singapore. Property development and operations businesses are mainly carried out in Hong Kong, Mainland China and Canada. Healthcare investment businesses are carried out in Hong Kong and the US. Car dealership businesses are carried out in Mainland China and Canada. Other businesses are mainly carried out in Hong Kong, the US and Thailand.

The associates' and joint ventures' operations in construction and engineering business are mainly carried out in Hong Kong, Mainland China, Singapore and Macau. Property development and operations businesses are mainly carried out in Hong Kong and Mainland China. Healthcare investment businesses are carried out in the US. Car dealership businesses are carried out in Mainland China. Other businesses are mainly carried out in Hong Kong and Australia.

### 5 分類資料(續)

#### (b) 資產及負債(續)

附註：(續)

分類資產及負債與總資產及負債之對賬如下：

#### (c) 地區資料

本集團建築及機械工程業務主要在香港、中國內地、澳門及澳洲運作。物業投資業務主要在香港、中國內地、加拿大及新加坡運作。物業發展及營運業務主要在香港、中國內地及加拿大運作。保健護理投資業務在香港及美國運作。汽車代理業務在中國內地及加拿大運作。其他業務則主要在香港、美國及泰國運作。

聯營公司及合營企業之建築及機械工程業務主要在香港、中國內地、新加坡及澳門運作。物業發展及營運業務主要在香港及中國內地運作。保健護理投資業務在美國運作。汽車代理業務在中國內地運作。其他業務則主要在香港及澳洲運作。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

#### (c) Geographical information (continued)

### 5 分類資料(續)

#### (c) 地區資料(續)

		Segment revenue by geographical areas 按地區劃分之分類收入							
		Company and subsidiaries	Associates and joint ventures	2021 Total		Company and subsidiaries	Associates and joint ventures	2020 Total	
		本公司及 附屬公司	聯營公司及 合營企業	二零二一年 總額	%	本公司及 附屬公司	聯營公司及 合營企業	二零二零年 總額	%
		HK\$'000	HK\$'000	HK\$'000	%	HK\$'000	HK\$'000	HK\$'000	%
		港幣千元	港幣千元	港幣千元	%	港幣千元	港幣千元	港幣千元	%
Hong Kong	香港	2,952,933	640,104 <sup>1</sup>	3,593,037	36	2,370,541	673,503 <sup>1</sup>	3,044,044	34
Mainland China	中國內地	1,942,341	1,460,742	3,403,083	35	1,678,613	1,330,830	3,009,443	34
The US	美國	1,237,803	117,695	1,355,498	14	1,089,123	119,360	1,208,483	14
Macau and others	澳門及其他	707,745	26,834	734,579	7	746,771	33,764	780,535	8
Canada	加拿大	317,744	-	317,744	3	386,442	-	386,442	4
Singapore	新加坡	12,563	234,243	246,806	3	12,370	342,341	354,711	4
Australia	澳洲	123,963	17,998	141,961	1	40,111	25,914	66,025	1
Thailand	泰國	57,763	-	57,763	1	57,291	-	57,291	1
		<b>7,352,855</b>	<b>2,497,616</b>	<b>9,850,471</b>	<b>100</b>	<b>6,381,262</b>	<b>2,525,712</b>	<b>8,906,974</b>	<b>100</b>

<sup>1</sup> The proportionate revenue from a joint venture is eliminated.

The Group maintains a healthy and balanced portfolio of customers. No customer is accounted for 10% or more of the total revenue of the Group for the years ended 31 March 2021 and 2020.

The following is an analysis of the carrying amounts of non-current assets other than financial instruments (including interests in associates and joint ventures) and deferred tax assets analysed by geographical areas:

<sup>1</sup> 來自一間合營企業之按比例收入已對銷。

本集團保持穩健及平衡之客戶組合。並無客戶佔本集團截至二零二一年及二零二零年三月三十一日止年度總收入10%或以上。

以下為除財務工具(包括所佔聯營公司及合營企業之權益)及遞延稅項資產以外按地區劃分之非流動資產賬面值分析：

		Non-current assets 非流動資產	
		2021 二零二一年	2020 二零二零年
		HK\$'000	HK\$'000
		港幣千元	港幣千元
Hong Kong	香港	3,205,304	3,191,789
Mainland China	中國內地	2,296,534	2,065,937
The US	美國	1,880,230	1,743,642
Singapore	新加坡	449,402	424,834
Canada	加拿大	228,865	207,085
Macau	澳門	45,816	48,067
Thailand	泰國	7,854	8,019
Others	其他	126	122
		<b>8,114,131</b>	<b>7,689,495</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

#### (d) Assets and liabilities related to contracts with customers

The Group has recognised the following assets and liabilities related to contracts with customers:

		31 March 2021 二零二一年 三月三十一日 HK\$'000 港幣千元	31 March 2020 二零二零年 三月三十一日 HK\$'000 港幣千元
Contract assets	合約資產		
- construction and engineering	- 建築及機械工程	165,267	79,635
Contract liabilities	合約負債		
- construction and engineering	- 建築及機械工程	6,195	33,310
- property development and operations	- 物業發展及營運	415,372	156,351
- healthcare investment	- 保健護理投資	6,847	5,699
- car dealership	- 汽車代理	21,526	26,040
- others	- 其他	15,590	11,994
		465,530	233,394

Contract assets have increased as the Group has performed more construction and engineering works ahead of the certified progress by customers and/or their consultants.

Contract liabilities from property development and operations have increased due to more pre-sale of residential properties in Changchun and Hong Kong.

### 5 分類資料(續)

#### (d) 與客戶合約有關的資產及負債

本集團確認以下與客戶合約有關的資產及負債：

合約資產增加是由於本集團於客戶及／或彼等顧問的認證進度前執行較多建築及機械工程。

來自物業發展及營運之合約負債增加是由於長春及香港的住宅物業預售較多。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 5 SEGMENT INFORMATION (CONTINUED)

#### (e) Revenue recognised in relation to contract liabilities

The following table shows the amount of the revenue recognised in the current reporting period relates to contract liability balance at the beginning of the year and the amount relates to performance obligations that were satisfied in previous period:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue recognised that was included in the contract liability balance at the beginning of the year	計入年初合約負債餘額之已確認收入		
- construction and engineering	- 建築及機械工程	9,455	4,063
- property development and operations	- 物業發展及營運	-	36,479
- healthcare investment	- 保健護理投資	5,027	5,012
- car dealership	- 汽車代理	26,040	24,804
- others	- 其他	-	17,318
		<u>40,522</u>	<u>87,676</u>
Revenue recognised from performance obligations satisfied/partially satisfied in previous period	來自於過往期間履行/部分履行的履約責任之已確認收入		
- construction and engineering	- 建築及機械工程	44,311	175,346

#### (f) Unsatisfied performance obligations

The following table shows the amount unsatisfied performance obligations resulting from construction and engineering for contracts with an original expected duration of one year or more:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Expected to be recognised within one year	預期於一年內確認	3,790,108	3,540,139
Expected to be recognised after one year	預期於一年後確認	3,705,476	915,221
		<u>7,495,584</u>	<u>4,455,360</u>

For all other contracts with an original expected duration of one year or less or are billed based on time incurred, as permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

#### (g) Assets recognised from costs to fulfil a contract

As at 31 March 2021 and 31 March 2020, there is no asset recognised from costs to fulfil a contract.

### 5 分類資料(續)

#### (e) 就合約負債之已確認收入

下表載列於本報告期內已確認收入與年初合約負債餘額相關的金額及與於過往期間履行的履約責任相關的金額：

#### (f) 尚未履行的履約責任

下表載列原預期期限為一年期或以上的合約中建築及機械工程產生的尚未履行履約責任的金額：

原預期期限為一年期或一年以內的所有其他合約或根據發生時間收取的款項，根據香港財務報告準則第15號，分配至該類未完成合約的交易價格可不作披露。

#### (g) 為完成合約而將成本確認為資產

於二零二一年三月三十一日及二零二零年三月三十一日，並無為完成合約而將成本確認為資產。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 6 REVENUE

### 6 收入

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue represents amounts received and receivable from:	收入指來自以下各項之已收及應收款項：		
Construction and installation contracts	建築及安裝合約	2,729,316	2,258,602
Sale of information technology equipment, motor vehicles and others	資訊科技設備、汽車及其他之銷售	2,243,907	1,970,771
Senior housing operations	安老院舍營運	964,785	844,970
Sales and leasing of properties	物業銷售及租賃	196,346	284,748
Warehouse and logistics services	倉庫及物流服務	391,420	377,819
Maintenance and property management services	保養及物業管理服務	444,539	401,017
Hotel operations	酒店營運	4,708	50,485
Insurance premium	保險費	347,062	159,535
Interest income from investments	來自投資之利息收入	11,577	16,633
Dividend income from investments	來自投資之股息收入	6,303	4,720
Leasing of vehicles and equipment	汽車及設備租賃	12,892	11,962
		<u>7,352,855</u>	<u>6,381,262</u>
Total revenue (note 5)	總收入(附註5)		

### 7 OTHER INCOME, NET

### 7 其他收入，淨額

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Gain/(loss) on investments at fair value through profit or loss	按公允值列入損益處理之投資的 收益／(虧損)	16,490	(32,357)
(Loss)/gain on derivative financial instruments	衍生財務工具之(虧損)／收益	(242)	224
Sales and marketing services income from an associate (note 45)	來自一間聯營公司之銷售及 市場推廣服務收入(附註45)	35,177	33,922
Management fee income from an associate and joint ventures (note 45)	來自一間聯營公司及合營企業 之管理費收入(附註45)	22,455	21,308
Service fee income from associates (note 45)	來自聯營公司之服務費收入 (附註45)	460	-
Government grants	政府補助	119,578	-
Others	其他	1,482	22,770
		<u>195,400</u>	<u>45,867</u>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 8 OTHER LOSSES, NET

### 8 其他虧損，淨額

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Increase/(decrease) in fair value of investment properties (note 14)	投資物業之公允價值增加／(減少) (附註14)	11,424	(24,937)
Gain/(loss) on disposal of property, plant and equipment	出售物業、廠房及設備之 收益／(虧損)	3,204	(6,654)
Loss on disposal of investment property	出售投資物業之虧損	-	(320)
Provision recognised for trade and other debtors, net	已確認貿易及其他應收賬款之撥備， 淨額	(7,840)	(9,155)
Loss on disposal of an associate	出售一間聯營公司之虧損	-	(1,119)
Impairment loss on property, plant and equipment (note 15)	物業、廠房及設備之減值虧損 (附註15)	(1,550)	-
Impairment loss on properties for sale	待售物業之減值虧損	(2,185)	(10,304)
Provision recognised for properties under development to net realisable value (note 24)	已確認發展中物業撥備至可變現 淨值(附註24)	(30,000)	-
Impairment loss on goodwill (note 16)	商譽之減值虧損(附註16)	(1,738)	(4,381)
Exchange gain	匯兌收益	3,249	8,885
		<b>(25,436)</b>	<b>(47,985)</b>

#### Gain on disposals of subsidiaries

#### 出售附屬公司收益

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Gain on disposals of	出售下列各項之收益		
- Moon Colour Group (note 38(b)(iii))	- Moon Colour集團(附註38(b)(iii))	-	166,747
- New Rise (note 38(b)(iii))	- 新升(附註38(b)(iii))	-	38,680
- Jumbo Rainbow Group (note 38(b)(iv))	- Jumbo Rainbow集團 (附註38(b)(iv))	-	74,251
		<b>-</b>	<b>279,678</b>

### 9 FINANCE COSTS, NET

### 9 財務費用，淨額

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Interest expenses on lease liabilities, bank overdrafts and bank and other borrowings	租賃負債、銀行透支及銀行及 其他借款的利息支出	102,481	153,900
Less: Amounts capitalised to properties under development (note)	減：撥作發展中物業之金額(附註)	(15,446)	(40,555)
		<b>87,035</b>	113,345
Less: Interest income from bank deposits and a joint venture	減：來自銀行存款及一間合營企業的 利息收入	(34,422)	(60,167)
		<b>52,613</b>	<b>53,178</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 9 FINANCE COSTS, NET (CONTINUED)

Note:

The capitalisation rate applied to funds borrowed and used for the development of properties was between 1.05% and 2.79% per annum (2020: between 2.58% and 3.72% per annum).

### 10 PROFIT BEFORE TAXATION

### 9 財務費用，淨額(續)

附註：

應用於從借款得來並用作物業發展之資金的資本化年率介乎1.05%至2.79% (二零二零年：年率介乎2.58%至3.72%)。

### 10 除稅前溢利

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Profit before taxation has been arrived at after charging/(crediting) the following:	除稅前溢利已扣除/(計入)下列項目：		
Depreciation of property, plant and equipment (note 15)	物業、廠房及設備之折舊(附註15)	178,207	166,869
Less: Amounts allocated to contract work	減：分配至合約工程之金額	(2,565)	(3,026)
		175,642	163,843
Staff costs (note a)	員工開支(附註a)	1,326,044	1,258,343
Less: Amounts allocated to contract work	減：分配至合約工程之金額	(207,512)	(206,070)
		1,118,532	1,052,273
Short term lease payments in respect of leasing of	租賃以下項目之短期租賃款項		
– premises (note b)	– 樓宇(附註b)	7,821	7,010
– equipment	– 設備	2,753	2,354
		10,574	9,364
Auditors' remuneration	核數師酬金		
– audit services	– 核數服務	15,540	15,384
– non-audit services	– 非核數服務	2,514	2,617
– under-provision in prior years	– 過往年度撥備不足	400	728
		18,454	18,729
Amortisation of other intangible assets (note 17)	其他無形資產攤銷(附註17)	26,187	26,898
Provision recognised for inventories to net realisable value, net	已確認存貨撥備至可變現淨值，淨額	366	2,642
Provision recognised for trade and other debtors, net	已確認貿易及其他應收賬款之撥備，淨額	7,840	9,155
Provision recognised for properties under development to net realisable value	已確認發展中物業撥備至可變現淨值	30,000	–
Gross rental income of HK\$151,393,000 (2020: HK\$155,448,000) from properties less direct operating expenses (note c)	物業租金總收入港幣151,393,000元(二零二零年：港幣155,448,000元)減直接經營支出(附註c)	(116,037)	(130,854)

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 10 PROFIT BEFORE TAXATION (CONTINUED)

Notes:

- (a) Details of Directors' emoluments included in staff costs are disclosed in note 40 to the consolidated financial statements.

Included in staff costs are amounts of HK\$979,000 (2020: HK\$836,000) in respect of termination benefits made to staff and HK\$29,520,000 (2020: HK\$29,671,000) in respect of contributions to defined contribution retirement benefit schemes.

- (b) For the year ended 31 March 2021, no contingent rental is included in operating lease payments in respect of leasing of premises.

- (c) Included in rental income is an amount of HK\$5,487,000 (2020: HK\$6,249,000) less outgoings of HK\$1,328,000 (2020: HK\$967,000) from a joint operation. Included in rental income is a gross amount of HK\$143,926,000 (2020: HK\$147,710,000) derived from investment properties less direct operating expenses of HK\$35,136,000 (2020: HK\$24,349,000).

### 11 TAXATION

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Current tax	本年度稅項		
Hong Kong	香港	48,595	49,885
Mainland China	中國內地	13,675	25,205
Overseas	海外	17,423	23,342
Under/(over) provision in prior years	過往年度撥備不足/(超額撥備)	2,355	(1,129)
		<b>82,048</b>	97,303
Deferred tax	遞延稅項		
Origination and reversal of temporary differences (note 37)	暫時性差異之產生及回撥 (附註37)	23,858	(21,602)
		<b>105,906</b>	75,701

Hong Kong profits tax is calculated at the rate of 16.5% (2020: 16.5%) on the estimated assessable profits. Taxation on Mainland China and overseas profits has been calculated on the estimated assessable profits for the year at the rates of taxation prevailing in the countries in which the Group operates.

Details of deferred taxation are disclosed in note 37 to the consolidated financial statements.

### 10 除稅前溢利(續)

附註：

- (a) 董事酬金已包括在員工開支內，其詳情在綜合財務報表附註40中披露。

員工開支包括向員工作出之僱用終止福利港幣979,000元(二零二零年：港幣836,000元)及界定供款退休福利計劃供款港幣29,520,000元(二零二零年：港幣29,671,000元)。

- (b) 截至二零二一年三月三十一日止年度，租賃樓宇之營運租賃費用不包括或然租金。

- (c) 租金收入包括從一間合營經營收取之租金港幣5,487,000元(二零二零年：港幣6,249,000元)減支出港幣1,328,000元(二零二零年：港幣967,000元)。租金收入包括來自投資物業之總租金收入港幣143,926,000元(二零二零年：港幣147,710,000元)減直接經營支出港幣35,136,000元(二零二零年：港幣24,349,000元)。

### 11 稅項

香港利得稅乃就估計應課稅溢利按稅率16.5% (二零二零年：16.5%) 計算。中國內地及海外溢利課稅乃按年內估計應課稅溢利依本集團經營業務所在國家之現行稅率計算。

遞延稅項之詳情於綜合財務報表附註37內披露。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 11 TAXATION (CONTINUED)

Taxation for the year can be reconciled to the profit before taxation per consolidated income statement as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Profit before taxation	除稅前溢利	790,810	643,141
Adjusted for:	調整：		
Share of results of associates	所佔聯營公司業績	(240,064)	(150,965)
Share of results of joint ventures	所佔合營企業業績	(99,464)	(840)
		<u>451,282</u>	<u>491,336</u>
Tax at the domestic income tax rate of 16.5% (2020: 16.5%)	按本地所得稅稅率16.5% (二零二零年：16.5%)計算之稅項	74,461	81,070
Effect of different tax rates on subsidiaries operating in other jurisdictions	在其他司法管轄區經營之附屬公司因使用不同稅率之影響	(242)	(13,218)
Changes in applicable tax rates	相關稅率變更	3	(1,003)
Tax effect of non-deductible expenses	不可抵扣支出之稅項影響	46,446	7,154
Tax effect of non-taxable income	毋須課稅收入之稅項影響	(47,647)	(54,530)
Tax effect of tax losses not recognised	未予確認稅務虧損之稅項影響	31,615	34,834
Tax effect of deductible temporary difference not recognised	未予確認可扣減暫時性差異之稅項影響	14,773	19,865
Tax effect of utilisation of tax losses and deductible temporary difference not previously recognised	動用過往未予確認之稅務虧損及可扣減暫時性差異之稅項影響	(18,265)	(8,876)
Over-provision in prior years	過往年度超額撥備	(1,960)	(1,082)
Others	其他	6,722	11,487
		<u>105,906</u>	<u>75,701</u>
Taxation for the year	年度稅項		

### 11 稅項(續)

綜合收益表內除稅前溢利與本年度稅項之對銷如下：

### 12 EARNINGS PER SHARE

The earnings per share is calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the year ended 31 March 2021.

### 12 每股盈利

每股盈利乃根據本公司股東應佔溢利除以截至二零二一年三月三十一日止年度已發行普通股之加權平均數計算。

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Profit attributable to shareholders of the Company	本公司股東應佔溢利	640,552	533,081

		2021 二零二一年	2020 二零二零年
Weighted average number of ordinary shares in issue ('000 shares)	已發行普通股之加權平均數 (千股)	301,928	301,928
Basic and diluted earnings per share (HK\$)	每股基本及攤薄盈利(港幣)	2.12	1.77

There were no potential diluted ordinary shares in existence for the years ended 31 March 2021 and 2020.

截至二零二一年及二零二零年三月三十一日止年度概無潛在攤薄普通股。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 13 DIVIDENDS

### 13 股息

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Interim dividend of HK\$0.16 (2020: HK\$0.20) per share paid	已派中期股息每股港幣0.16元 (二零二零年：港幣0.20元)	48,309	60,386
Final dividend of HK\$0.39 (2020: HK\$0.32) per share proposed	擬派末期股息每股港幣0.39元 (二零二零年：港幣0.32元)	117,752	96,617
		<b>166,061</b>	<b>157,003</b>

Final dividend of HK\$0.39 per share totalling HK\$117,752,000 has been proposed by the Directors and is subject to approval by the shareholders in the forthcoming annual general meeting. The amount will be reflected as an appropriation of retained profits for the year ending 31 March 2022.

董事擬派末期股息每股港幣0.39元，合共港幣117,752,000元，其須待即將召開之股東週年大會上獲股東批准後，方可作實。金額將於截至二零二二年三月三十一日止年度列作保留溢利之分派。

### 14 INVESTMENT PROPERTIES

### 14 投資物業

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
At beginning of the year	年初	3,431,894	3,769,835
Exchange realignment	匯兌調整	130,954	(107,863)
Disposal of a subsidiary	出售一間附屬公司	-	(205,000)
Disposal	出售	-	(611)
Addition	添置	19,157	470
Transfer from property, plant and equipment	轉撥自物業、廠房及設備	67,972	-
Increase/(decrease) in fair value (note 8)	公允價值增加／(減少)(附註8)	11,424	(24,937)
At end of the year	年末	<b>3,661,401</b>	<b>3,431,894</b>

The Group's investment properties at their carrying values are analysed as follows:

本集團之投資物業按賬面值之分析如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Hong Kong	香港		
On long-term leases (over 50 years)	長期租約(五十年以上)	8,320	-
On medium-term leases (10 to 50 years)	中期租約(十至五十年)	1,855,524	1,864,476
Mainland China and overseas	中國內地及海外		
Freehold	永久業權	549,359	505,747
On long-term leases (over 50 years)	長期租約(五十年以上)	39,015	969,337
On medium-term leases (10 to 50 years)	中期租約(十至五十年)	1,209,183	92,334
		<b>3,661,401</b>	<b>3,431,894</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 14 INVESTMENT PROPERTIES (CONTINUED)

Notes:

- (a) The fair value of the Group's investment properties in Hong Kong, Mainland China and overseas as at 31 March 2021 had been arrived at on the basis of valuation carried out on that date mainly by CHFT Advisory and Appraisal Limited, which is an independent firm of qualified valuers having appropriate qualifications and experience in the valuation of properties in the relevant locations. The valuation, which conforms to the HKIS Valuation Standards on Properties published by the HKIS and/or the International Valuation Standards published by the IVSC, was arrived at with reference to market evidence of transaction prices of similar properties or calculated on the net income allowing for reversionary potential. For all investment properties, their current use equates to the highest and best use.
- (b) Investment properties in Hong Kong with a total carrying value of HK\$74,333,000 (2020: HK\$67,667,000) represented the Group's share of interest in a joint operation.
- (c) Charges were created on the investment properties with a total carrying value of HK\$275,439,000 (2020: HK\$1,293,580,000) for the purpose of securing banking facilities granted to the Group.
- (d) Valuation of investment properties

The following table presents the changes in level 3 fair value hierarchy of investment properties for the years ended 31 March 2021 and 2020:

		Commercial properties			Residential properties		Industrial properties		Total
		商用物業			住宅物業		工業物業		
		Mainland			Mainland				
		Hong Kong	China	Overseas	Hong Kong	China	Hong Kong	Overseas	
香港	中國內地	海外	香港	中國內地	香港	海外			
HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	
At 1 April 2020	於二零二零年四月一日	463,117	66,948	34,161	244,315	957,935	1,157,046	508,372	3,431,894
Reclassifications	重新分類	8,200	-	-	(207,415)	-	199,215	-	-
Restated at 1 April 2020	於二零二零年四月一日 經重列	471,317	66,948	34,161	36,900	957,935	1,356,261	508,372	3,431,894
Exchange realignment	匯兌調整	-	6,230	4,252	-	88,951	-	31,521	130,954
Addition	添置	-	-	-	-	-	19,157	-	19,157
Transfer from property, plant and equipment (note 15)	轉撥自物業、廠房及設備(附註15)	-	55,930	-	-	-	12,042	-	67,972
(Decrease)/increase in fair value (note 8)	公允值(減少)/增加(附註8)	(52,073)	2,530	707	1,230	30,659	19,012	9,359	11,424
At 31 March 2021	於二零二一年 三月三十一日	419,244	131,638	39,120	38,130	1,077,545	1,406,472	549,252	3,661,401

### 14 投資物業(續)

附註：

- (a) 本集團位於香港、中國內地及海外之投資物業於二零二一年三月三十一日之公允值乃根據主要由華坊諮詢評估有限公司(此為獨立合資格評估師行，並於有關地區擁有進行物業估值之合適資格及經驗)按該天進行之估值為基準而得出。該估值乃遵守香港測量師學會所頒佈之香港測量師學會物業估值準則及/或國際估值準則理事會頒佈之國際估值準則並已參照市場上類似物業之交易價得出，或按收入淨額計算，並計及發展變化潛力。就所有投資物業而言，其目前用途等於其最高和最佳用途。
- (b) 位於香港之投資物業之賬面總值港幣74,333,000元(二零二零年：港幣67,667,000元)為本集團所佔一間合營經營之權益。
- (c) 賬面總值港幣275,439,000元(二零二零年：港幣1,293,580,000元)之投資物業已作抵押，作為授予本集團銀行信貸之擔保。
- (d) 投資物業之估值

下表載列第三級公允值架構的投資物業截至二零二一年及二零二零年三月三十一日止年度之變動：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 14 INVESTMENT PROPERTIES (CONTINUED)

Notes: (continued)

(d) Valuation of investment properties (continued)

		Commercial properties			Residential properties		Industrial properties		Total 總計
		商用物業			住宅物業		工業物業		
		Mainland			Mainland				
		Hong Kong	China	Overseas	Hong Kong	China	Hong Kong	Overseas	
香港	中國內地	海外	香港	中國內地	香港	海外			
HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	
At 1 April 2019	於二零一九年四月一日	463,117	71,861	36,455	244,315	1,028,242	1,362,046	563,799	3,769,835
Exchange realignment	匯兌調整	-	(4,913)	(2,294)	-	(70,307)	-	(30,349)	(107,863)
Disposal of a subsidiary	出售一間附屬公司	-	-	-	-	-	(205,000)	-	(205,000)
Disposal	出售	-	-	-	-	-	-	(611)	(611)
Addition	添置	-	-	-	-	-	-	470	470
Decrease in fair value (note 8)	公允價值減少(附註8)	-	-	-	-	-	-	(24,937)	(24,937)
At 31 March 2020	於二零二零年 三月三十一日	463,117	66,948	34,161	244,315	957,935	1,157,046	508,372	3,431,894

The Group includes a team that reviews the valuations performed by the independent valuer for financial reporting purposes and reports directly to the senior management. Discussions of valuation processes and results are held between the senior management and valuers at least once every six months, in line with the Group's interim and annual reporting dates.

At the end of each reporting period, the Group:

- verifies all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior year valuation reports; and
- holds discussions with the independent valuers.

Fair values of commercial, residential and industrial properties in Hong Kong, Mainland China and overseas are generally derived using the direct comparison method and wherever appropriate, by the income capitalisation method. Direct comparison method is based on comparing the property to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration. Income capitalisation method is based on the capitalisation of the net income and reversionary income potential by adopting appropriate capitalisation rates, which are derived from analysis of sale transactions and valuers' interpretation of prevailing investor requirements or expectations. The prevailing market rents adopted in the valuation have reference to recent lettings, within the subject properties and other comparable properties.

There were no changes to the valuation techniques during the year.

### 14 投資物業(續)

附註：(續)

(d) 投資物業之估值(續)

本集團包含審閱由獨立評估師就財務報告目的所作估值之團隊，且該團隊直接向高級管理人員報告。高級管理人員至少每六個月(與本集團中期及年度報告日期一致)與評估師進行一次估值過程及結果討論。

於各報告期末，本集團：

- 核實對獨立估值報告的所有重大輸入數據；
- 評估物業估值與上年度估值報告比較下的變動；及
- 與獨立評估師進行討論。

香港、中國內地及海外商用、住宅及工業物業之公允價值一般採用直接比較法，及於適時採用收益資本化方法計算得出。直接比較法乃基於將要估值之物業與最近曾交易之其他可供比較物業作直接比較。然而，鑑於房地產物業之多樣化性質，通常須就任何可能影響在審議中的物業所達之價格的質素差異作出適當調整。收益資本化法乃基於通過採用適當之資本化率，將收入淨額及收入變化潛力予以資本化，而資本化率乃通過對銷售交易之分析和評估師對當時投資者之要求或期望的理解而得出。在估值中採用之現行市場租金乃根據對該物業及其他可供比較物業之近期出租情況而釐定。

估值方法於年內並無變動。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 14 INVESTMENT PROPERTIES (CONTINUED)

Notes: (continued)

(d) Valuation of investment properties (continued)

#### Significant unobservable inputs used to determine fair values

Prevailing market rents are estimated based on recent lettings for investment properties, within the subject properties and other comparable properties. The lower the rents, the lower the fair values.

Prevailing market rents used in the income capitalisation method:

		2021 二零二一年	2020 二零二零年
Residential properties	住宅物業		
- Mainland China (per square metre ("sq. m.") per month)	- 中國內地(每月每平方米(「平方米」))	HK\$180 to HK\$995 港幣180元 至港幣995元	HK\$148 to HK\$872 港幣148元 至港幣872元
Commercial properties	商用物業		
- Mainland China (per square metre ("sq. m.") per month)	- 中國內地(每月每平方米(「平方米」))	HK\$16 to HK\$40 港幣16元 至港幣40元	N/A 不適用

Capitalisation rates are estimated by valuers based on the risk profile of the investment properties being valued. The higher the rates, the lower the fair values.

Capitalisation rates used in the income capitalisation method:

		2021 二零二一年	2020 二零二零年
Residential properties	住宅物業		
- Mainland China	- 中國內地	2% to 6.5% 2%至6.5%	2% to 6% 2%至6%
Commercial properties	商用物業		
- Mainland China	- 中國內地	7% to 13.25% 7%至13.25%	N/A 不適用

Comparing price per sq. ft. or per sq. m. with other recently transacted comparable properties formed the inputs under direct comparison method, which is in average of approximately amounted to HK\$7,200 per sq. ft., HK\$18,800 per sq. m., HK\$11,800 per sq. ft. and HK\$5,100 per sq. ft. (2020: HK\$10,100 per sq. ft., HK\$18,800 per sq. m., HK\$15,000 per sq. ft. and HK\$6,100 per sq. ft.) for commercial properties in Hong Kong and Mainland China, residential properties in Hong Kong and industrial properties in Hong Kong respectively as at 31 March 2021.

### 14 投資物業(續)

附註：(續)

(d) 投資物業之估值(續)

釐定公允價值所用之重大不可觀察輸入數據  
現行市場租金乃基於投資物業，於接受估值的物業及其他可供比較物業內之最近期出租情況估計。租金越低，則公允價值越低。

收益資本化方法所用現行市場租金：

資本化率乃由評估師基於所估值之投資物業之風險狀況估計。比率越高，則公允價值越低。

收益資本化方法所用資本化率：

對比其他可比較物業的每平方呎或每平方米近期交易價格構成直接比較法下的輸入數據，於二零二一年三月三十一日香港及中國內地商用物業、香港住宅物業及香港工業物業之價格平均值分別約為每平方呎港幣7,200元、每平方米港幣18,800元、每平方呎港幣11,800元及每平方呎港幣5,100元(二零二零年：每平方呎港幣10,100元、每平方米港幣18,800元、每平方呎港幣15,000元及每平方呎港幣6,100元)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 15 PROPERTY, PLANT AND EQUIPMENT

### 15 物業、廠房及設備

		Cold storage warehouse	Hotel properties	Other properties	Staff quarters	Plant, machinery and equipment	Furniture, fixtures, office equipment and motor vehicles	Right-of-use assets	Total
		冷藏貨倉	酒店物業	其他物業	員工宿舍	廠房、機器 及設備	傢俬、裝置、 辦公室設備 及汽車	使用權資產	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
<b>Cost or valuation</b>	<b>成本或估值</b>				(note c) (附註c)				
At 31 March 2019	於二零一九年三月三十一日	239,038	143,791	3,126,474	5,460	112,252	445,153	-	4,072,168
Impact on initial adoption of HKFRS16	首次採納香港財務報告準則第16號之影響	(176,889)	(7,927)	(1,425,910)	(5,460)	(243)	(2,717)	1,679,025	59,879
Restated at 1 April 2019	於二零一九年四月一日								
	經重列	62,149	135,864	1,700,564	-	112,009	442,436	1,679,025	4,132,047
Exchange realignment	匯兌調整	-	(7,884)	(30,390)	-	(7,781)	(3,250)	(23,585)	(72,890)
Disposal of subsidiaries	出售附屬公司	-	-	-	-	-	(54)	-	(54)
Acquisition of a subsidiary	收購一間附屬公司	-	-	-	-	1,322	-	-	1,322
Additions	添置	-	72	15,883	-	13,361	91,578	56,758	177,652
Disposals	出售	-	-	(26,462)	-	(19,190)	(29,873)	-	(75,525)
Reclassifications	重新分類	-	-	-	-	(10,267)	10,267	-	-
Transfer to assets held-for-sale (note 46)	轉撥至持作出售資產 (附註46)	-	-	(135,485)	-	77	(37,740)	-	(173,148)
Change in fair value	公允價值變動	-	-	-	-	-	-	(50)	(50)
At 31 March 2020	於二零二零年三月三十一日	62,149	128,052	1,524,110	-	89,531	473,364	1,712,148	3,989,354
Exchange realignment	匯兌調整	-	14,488	41,648	-	18,308	(958)	38,779	112,265
Acquisition of a senior housing property (note 38(b)(i))	收購一間安老院舍物業 (附註38(b)(i))	-	-	126,147	-	-	2,627	-	128,774
Additions	添置	-	-	26,897	-	17,196	34,490	123,488	202,071
Disposals	出售	-	-	-	-	(16,107)	(20,420)	-	(36,527)
Transfer from assets held-for-sale (note 46)	轉撥自持作出售資產 (附註46)	-	-	33,234	-	120	11,915	-	45,269
Transfer to investment properties (note 14)	轉撥至投資物業 (附註14)	-	-	(2,709)	-	-	-	(68,270)	(70,979)
Lease modification	租賃修訂	-	-	-	-	-	-	250	250
Lease expiration/termination	租賃屆滿/終止	-	-	-	-	-	-	(3,989)	(3,989)
Change in fair value	公允價值變動	-	-	-	-	-	-	540	540
Transfer from other non-current assets	轉撥自其它非流動資產	-	-	-	-	-	-	54,777	54,777
At 31 March 2021	於二零二一年三月三十一日	62,149	142,540	1,749,327	-	109,048	501,018	1,857,723	4,421,805

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 15 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

### 15 物業、廠房及設備(續)

		Cold storage warehouse	Hotel properties	Other properties	Staff quarters	Plant, machinery and equipment	Furniture, fixtures, office equipment and motor vehicles	Right-of-use assets	Total
		冷藏貨倉	酒店物業	其他物業	員工宿舍	廠房、機器 及設備	傢俬、裝置、 辦公室設備 及汽車	使用權資產	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
					(note c) (附註c)				
<b>Accumulated depreciation and impairment</b>	<b>累計折舊及減值</b>								
At 31 March 2019	於二零一九年三月三十一日	105,145	65,798	372,827	-	61,654	305,419	-	910,843
Impact on initial adoption of HKFRS16	首次採納香港財務報告準則第16號之影響	(77,807)	(7,564)	(183,988)	-	(191)	(1,030)	254,072	(16,508)
Restated at 1 April 2019	於二零一九年四月一日								
	經重列	27,338	58,234	188,839	-	61,463	304,389	254,072	894,335
Exchange realignment	匯兌調整	-	(3,356)	(4,267)	-	(4,845)	(6,170)	(2,567)	(21,205)
Charged for the year (note 10)	年度折舊(附註10)	3,238	1,796	49,134	-	10,005	40,726	61,970	166,869
Disposal of subsidiaries	出售附屬公司	-	-	-	-	-	(8)	-	(8)
Disposals	出售	-	-	(996)	-	(10,414)	(24,332)	-	(35,742)
Transfer to assets held-for-sale (note 46)	轉撥至持作出售資產(附註46)	-	-	(22,138)	-	-	(27,018)	-	(49,156)
Reclassifications	重新分類	-	-	-	-	(6,010)	6,010	-	-
Change in fair value	公允值變動	-	-	-	-	-	-	(193)	(193)
At 31 March 2020	於二零二零年三月三十一日	<b>30,576</b>	<b>56,674</b>	<b>210,572</b>	<b>-</b>	<b>50,199</b>	<b>293,597</b>	<b>313,282</b>	<b>954,900</b>
Exchange realignment	匯兌調整	-	5,934	30,055	-	14,683	(2,567)	4,566	52,671
Charged for the year (note 10)	年度折舊(附註10)	3,238	2,723	53,464	-	8,996	43,007	66,779	178,207
Disposals	出售	-	-	-	-	(6,411)	(19,331)	-	(25,742)
Transfer from assets held-for-sale (note 46)	轉撥自持作出售資產(附註46)	-	-	5,760	-	34	8,445	-	14,239
Transfer to investment properties (note 14)	轉撥至持作投資物業(附註14)	-	-	(605)	-	-	-	(2,402)	(3,007)
Impairment loss (note 8)	減值虧損(附註8)	-	-	279	-	-	-	1,271	1,550
Lease expiration/termination	租賃屆滿/終止	-	-	-	-	-	-	(3,641)	(3,641)
Change in fair value	公允值變動	-	-	-	-	-	-	(1,656)	(1,656)
At 31 March 2021	於二零二一年三月三十一日	<b>33,814</b>	<b>65,331</b>	<b>299,525</b>	<b>-</b>	<b>67,501</b>	<b>323,151</b>	<b>378,199</b>	<b>1,167,521</b>
<b>Carrying value</b>	<b>賬面值</b>								
At 31 March 2021	於二零二一年三月三十一日	<b>28,335</b>	<b>77,209</b>	<b>1,449,802</b>	<b>-</b>	<b>41,547</b>	<b>177,867</b>	<b>1,479,524</b>	<b>3,254,284</b>
At 31 March 2020	於二零二零年三月三十一日	<b>31,573</b>	<b>71,378</b>	<b>1,313,538</b>	<b>-</b>	<b>39,332</b>	<b>179,767</b>	<b>1,398,866</b>	<b>3,034,454</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 15 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Notes:

(a) The carrying value of properties comprise:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Freehold land and buildings thereon	永久業權土地及建於其上之樓宇	1,296,876	1,164,135
Leasehold land and buildings thereon	租賃土地及建於其上之樓宇	1,737,994	1,651,220
		<b>3,034,870</b>	<b>2,815,355</b>

(b) Charges were created on the properties, plant and equipment with a total carrying value of HK\$1,344,472,000 (2020: HK\$1,319,599,000) for the purpose of securing banking facilities granted to the Group.

(c) Revaluation of staff quarters (and related right-of-use assets)

The Group had measured the staff quarters (and related right-of-use assets) under the revaluation model. The fair value of staff quarters (and related right-of-use assets) as at 31 March 2021 had been arrived at on the basis of valuation carried out on that date by CHFT Advisory and Appraisal Limited, which is an independent firm of qualified valuers having appropriate qualifications and experience in the valuation of properties in the relevant locations. The valuation, which conforms to the HKIS Valuation Standards on Properties published by HKIS, was arrived at with reference to market evidence of transaction prices of similar properties.

Fair value of staff quarters (and related right-of-use assets) are generally derived using the direct comparison method. Direct comparison method is based on comparing the property to be valued directly with other comparable properties, which have recently transacted. However, given the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative differences that may affect the price likely to be achieved by the property under consideration.

If the staff quarters (and related right-of-use assets) were measured under the cost model, the carrying value would be as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Cost	成本	165	165
Accumulated depreciation	累計折舊	(165)	(154)
Carrying value	賬面值	-	11

### 15 物業、廠房及設備(續)

附註:

(a) 物業之賬面值包括:

(b) 賬面總值港幣1,344,472,000元(二零二零年:港幣1,319,599,000元)之物業、廠房及設備已作抵押,作為授予本集團銀行信貸之擔保。

(c) 重估員工宿舍(及相關使用權資產)

本集團已按重估模式計量員工宿舍(及相關使用權資產)。員工宿舍(及相關使用權資產)於二零二一年三月三十一日之公允值乃根據華坊諮詢評估有限公司(此為獨立合資格評估師行,並於有關地區擁有進行物業估值之合適資格及經驗)於該天進行之估值而得出。該估值乃遵守香港測量師學會所頒佈之香港測量師學會物業估值準則並已參照市場上類似物業之交易價得出。

員工宿舍(及相關使用權資產)之公允值一般採用直接比較法計算得出。直接比較法乃基於將要估值之物業與最近曾交易之其他可供比較物業作直接比較。然而,鑑於房地產物業之多樣化性質,通常須就任何可能影響在審議中的物業所達之價格的質素差異作出適當調整。

倘使用成本模式計量員工宿舍(及相關使用權資產),則賬面值如下:



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 16 GOODWILL

### 16 商譽

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
At beginning of the year	年初	643,979	684,138
Exchange realignment	匯兌調整	1,644	(7,766)
Acquisition of a subsidiary	收購一間附屬公司	-	1,427
Impairment loss (note 8)	減值虧損(附註8)	(1,738)	(4,381)
Reallocation to assets held-for-sale (note 46)	重新分配至持作出售資產(附註46)	(14,089)	(29,439)
At end of the year	年末	<u>629,796</u>	<u>643,979</u>

Details of the impairment assessment of goodwill are disclosed in note 39 to the consolidated financial statements.

商譽之減值評估詳情披露於綜合財務報表附註39。

### 17 OTHER INTANGIBLE ASSETS

### 17 其他無形資產

		Roads, drainage and waterworks licence 道路、渠務 及水務 工程牌照 HK\$'000 港幣千元	Cold storage and public bonded warehouse licences 冷藏倉庫 及公眾 保稅倉牌照 HK\$'000 港幣千元	Lease-in- place 現存租賃 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>Cost</b>	<b>成本</b>					
At 31 March 2019	於二零一九年三月三十一日	26,534	3,000	85,829	15,740	131,103
Exchange realignment	匯兌調整	-	-	(1,093)	(257)	(1,350)
Acquisition of a subsidiary	收購一間附屬公司	-	-	-	123	123
Additions	添置	-	-	-	20	20
At 31 March 2020	於二零二零年三月三十一日	<u>26,534</u>	<u>3,000</u>	<u>84,736</u>	<u>15,626</u>	<u>129,896</u>
Exchange realignment	匯兌調整	-	-	276	471	747
Additions	添置	-	-	-	5,392	5,392
Acquisition of a senior housing property (note 38(b)(ii))	收購一間安老院舍物業(附註38(b)(ii))	-	-	22,351	-	22,351
At 31 March 2021	於二零二一年三月三十一日	<u>26,534</u>	<u>3,000</u>	<u>107,363</u>	<u>21,489</u>	<u>158,386</u>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 17 OTHER INTANGIBLE ASSETS (CONTINUED)

### 17 其他無形資產(續)

		Roads, drainage and waterworks licence 道路、渠務 及水務 工程牌照 HK\$'000 港幣千元	Cold storage and public bonded warehouse licences 冷藏倉庫 及公眾 保稅倉牌照 HK\$'000 港幣千元	Lease-in- place 現存租賃 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>Accumulated amortisation and impairment</b>	<b>累計攤銷及減值</b>					
At 31 March 2019	於二零一九年三月三十一日	26,534	3,000	31,963	6,085	67,582
Exchange realignment	匯兌調整	-	-	(612)	(246)	(858)
Charged for the year (note 10)	年度折舊(附註10)	-	-	26,732	166	26,898
Disposal	出售	-	-	(12)	-	(12)
		<u>26,534</u>	<u>3,000</u>	<u>58,071</u>	<u>6,005</u>	<u>93,610</u>
At 31 March 2020	於二零二零年三月三十一日	26,534	3,000	58,071	6,005	93,610
Exchange realignment	匯兌調整	-	-	216	454	670
Charged for the year (note 10)	年度折舊(附註10)	-	-	25,647	540	26,187
		<u>26,534</u>	<u>3,000</u>	<u>83,934</u>	<u>6,999</u>	<u>120,467</u>
At 31 March 2021	於二零二一年三月三十一日	<u>26,534</u>	<u>3,000</u>	<u>83,934</u>	<u>6,999</u>	<u>120,467</u>
<b>Carrying value</b>	<b>賬面值</b>					
At 31 March 2021	於二零二一年三月三十一日	-	-	23,429	14,490	37,919
		<u>-</u>	<u>-</u>	<u>23,429</u>	<u>14,490</u>	<u>37,919</u>
At 31 March 2020	於二零二零年三月三十一日	-	-	26,665	9,621	36,286
		<u>-</u>	<u>-</u>	<u>26,665</u>	<u>9,621</u>	<u>36,286</u>

Other intangible assets (other than roads, drainage and waterworks licence ("Licence")) are amortised on a straight-line basis over the shorter of following estimated useful lives or licence period:

Cold storage and public bonded warehouse licences	10 years
Lease-in-place	3 years

The Directors are of the opinion that the upkeep of this Licence is at minimal cost and the Group would renew this Licence continuously. This Licence is considered by the management of the Group as having an indefinite useful life and will not be amortised until its useful life is determined to be finite upon reassessment of its useful life annually by the management of the Group. The amount was fully provided in prior year.

The lease-in-place of senior housing business was purchased as part of business combination. The lease-in-place is considered by the management of the Group as having finite lives of 3 years. The lease-in-place will be tested for impairment whenever there is an indication that it may be impaired particulars of impairment testing are set out in note 39 to the consolidated financial statements.

其他無形資產(除道路、渠務及水務工程牌照(「牌照」)外)乃以直線法按下列估計可使用年期或牌照期兩者中之較短者進行攤銷:

冷藏倉庫及公眾保稅倉牌照	十年
現存租賃	三年

董事認為，重續此牌照費用較低，故本集團亦會將此牌照不斷更新。本集團管理層認為此牌照具有無限可使用年期，故此不會被攤銷，直至在本集團管理層就其可使用年期每年重新評估後，斷定其可使用年期有限為止。金額已於過往年度全部計提。

安老院舍業務之現存租賃乃作為業務合併一部份而購入。本集團管理層認為現存租賃之有限可使用年期為三年。現存租賃將於有跡象表明可能出現減值時進行減值測試，減值測試詳情載於綜合財務報表附註39。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 18 INTERESTS IN ASSOCIATES

### 18 聯營公司之權益

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Non-current:	非流動：		
Interests in associates, including goodwill	聯營公司之權益，包括商譽	643,475	495,671
Amount due from an associate (note b)	應收一間聯營公司賬款(附註b)	-	2,081
		<u>643,475</u>	<u>497,752</u>
Current:	流動：		
Amounts due from associates (note b)	應收聯營公司賬款(附註b)	29,219	20,971

The movements in the Group's interests in associates during the year are analysed as follows:

本集團於年內所佔聯營公司之權益變動之分析如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
At beginning of the year	年初	495,671	471,732
Exchange realignment	匯兌調整	19,664	(14,096)
Disposals	出售	-	(1,322)
Share of results	所佔業績	240,064	150,965
Dividends	股息	(111,924)	(111,608)
At end of the year	年末	<u>643,475</u>	<u>495,671</u>

Notes:

附註：

(a) Particulars regarding the principal associates as at 31 March 2021 were set out in note 49 to the consolidated financial statements.

(a) 於二零二一年三月三十一日各主要聯營公司之資料已載於綜合財務報表附註49。

(b) Amounts due from associates are unsecured, interest-free and repayable on demand, except for the balance of HK\$3,128,000 and HK\$2,000,000 (2020: HK\$3,469,000) which bear interest at 8% and 4% per annum respectively (2020: 8% per annum).

(b) 應收聯營公司賬款為無抵押、免息及須按要價還，唯港幣3,128,000元及港幣2,000,000元(二零二零年：港幣3,469,000元)之款項除外，該款項分別按每年8%及4%計息(二零二零年：每年8%)。

The carrying amounts of amounts due from associates under current assets approximate their fair values and are denominated in Hong Kong dollar.

流動資產項下應收聯營公司賬款之賬面值與其公允值相若及以港幣計值。

(c) Chevalier (HK) Limited and its subsidiaries (together, "CHK Group"), Toshiba Elevator (China) Co., Ltd. ("TCE") and Toshiba Elevator (Shenyang) Co., Ltd. ("STE") which have a similar risk profile, are engaged in similar business activities and related to each other which, in the opinion of the Directors, are material to the Group. Set out below is the summarised financial information for CHK Group, TCE and STE. CHK Group, TCE and STE are engaged in the manufacturing, marketing, installation, repair and maintenance of the lift and escalator business and are accounted for using equity method.

(c) 其士(香港)有限公司及其附屬公司(統稱「其士香港集團」)、東芝電梯(中國)有限公司(「東芝電梯(中國)」)及東芝電梯(瀋陽)有限公司(「東芝電梯(瀋陽)」)具類似風險狀況，從事相似業務活動及彼此之間相互關聯，董事認為，對本集團而言屬重大。以下載列其士香港集團、東芝電梯(中國)及東芝電梯(瀋陽)之財務資料概要。其士香港集團、東芝電梯(中國)及東芝電梯(瀋陽)從事升降機及電扶梯製造、營銷、安裝、維修及保養業務，以權益法入賬。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 18 INTERESTS IN ASSOCIATES (CONTINUED)

Notes: (continued)

(c) (continued)

#### Summarised consolidated statement of financial position

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Non-current assets</b>	非流動資產	<b>303,955</b>	227,964
<b>Current</b>	流動		
Assets	資產	<b>4,127,973</b>	3,493,756
Liabilities	負債	<b>(2,791,068)</b>	(2,582,569)
Net current assets	流動資產淨值	<b>1,336,905</b>	911,187
<b>Non-current liabilities</b>	非流動負債	<b>(9,636)</b>	(4,745)
<b>Net assets</b>	資產淨值	<b>1,631,224</b>	1,134,406

### 18 聯營公司之權益(續)

附註：(續)

(c) (續)

#### 綜合財務狀況表概要

#### Summarised consolidated statement of comprehensive income

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue	收入	<b>6,135,741</b>	5,791,780
Profit before taxation	除稅前溢利	<b>696,567</b>	444,399
Taxation	稅項	<b>(35,062)</b>	(37,936)
<b>Profit for the year</b>	年度溢利	<b>661,505</b>	406,463
Other comprehensive income/(expenses) for the year	年度其他全面收益/(支出)	<b>23,858</b>	(20,996)
<b>Total comprehensive income for the year</b>	年度全面收益總額	<b>685,363</b>	385,467
Dividends received from associates	已收聯營公司股息	<b>111,924</b>	111,608

#### 綜合全面收益表概要

The information above reflects the aggregated amounts as presented in the consolidated financial statements of the associates, adjusted for differences in accounting policies between the Group and the associates. The information above is the amount before inter-company eliminations.

上述資料反映聯營公司綜合財務報表內呈列的總額，乃就本集團與聯營公司會計政策不同而作出調整。上述資料乃於公司間對銷前之金額。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 18 INTERESTS IN ASSOCIATES (CONTINUED)

Notes: (continued)

(c) (continued)

#### Reconciliation of summarised financial information

Reconciliation of the summarised financial information presented to the carrying amount of the interests in associates is provided as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Net assets at beginning of the year</b>	年初之資產淨值	<b>1,134,406</b>	996,334
Exchange realignment	匯兌調整	<b>39,870</b>	(19,623)
Profit attributable to shareholders	股東應佔溢利	<b>661,505</b>	406,463
Other comprehensive income/(expenses) attributable to shareholders	股東應佔其他全面收益／(支出)	<b>23,858</b>	(20,996)
Dividends	股息	<b>(228,416)</b>	(227,772)
<b>Net assets at end of the year</b>	年末之資產淨值	<b>1,631,223</b>	1,134,406
Interests in associates <sup>#</sup>	聯營公司之權益 <sup>#</sup>	<b>611,607</b>	461,050
Goodwill, net of impairment loss	商譽，扣除減值虧損	<b>14,694</b>	14,694
<b>At end of the year</b>	年末	<b>626,301</b>	475,744

<sup>#</sup> As at 31 March 2021, the interests held by the Group in CHK Group, TCE and STE as associates were 49%, 20% and 20% respectively (2020: 49%, 20% and 20% respectively).

(d) The aggregate summarised financial information of Group's associates that are not individually material is set out below:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
The Group's share of total comprehensive expenses	本集團所佔全面支出總額	<b>(2,753)</b>	(18,768)
Aggregate carrying amount of the Group's interests in these associates	本集團所佔此等聯營公司權益之賬面總值	<b>17,174</b>	19,927

### 18 聯營公司之權益(續)

附註：(續)

(c) (續)

#### 財務資料概要之對賬

所呈列財務資料概要與聯營公司之權益賬面值之對賬載列如下：

<sup>#</sup> 於二零二一年三月三十一日，本集團分別持有其士香港集團、東芝電梯(中國)及東芝電梯(瀋陽)(均為聯營公司)之49%、20%及20%(二零二零年：分別持有49%、20%及20%)權益。

(d) 個別不重大之本集團聯營公司總財務資料概要如下：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 19 INTERESTS IN JOINT VENTURES

### 19 合營企業之權益

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Non-current:	非流動：		
Interests in joint ventures, including goodwill	合營企業之權益，包括商譽	867,301	769,707
Amount due from a joint venture (note b)	應收一間合營企業賬款(附註b)	264,100	264,091
		<b>1,131,401</b>	<b>1,033,798</b>
Current:	流動：		
Amounts due from joint ventures (note b)	應收合營企業賬款(附註b)	118,867	46,694
Amounts due to joint ventures (note b)	應付合營企業賬款(附註b)	6,581	6,050

The movements in the Group's interests in joint ventures during the year are analysed as follows:

本集團於年內所佔合營企業之權益變動之分析如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
At beginning of the year	年初	769,707	828,811
Exchange realignment	匯兌調整	28,411	(27,159)
Addition	添置	1,040	-
Share of results	所佔業績	99,464	840
Dividends	股息	(31,321)	(32,785)
At end of the year	年末	<b>867,301</b>	<b>769,707</b>

Notes:

- (a) Particulars regarding the principal joint ventures as at 31 March 2021 were set out in note 50 to the consolidated financial statements.
- (b) Amount due from a joint venture under non-current assets of HK\$264,100,000 (2020: HK\$264,091,000) are considered equity in nature.

Amounts due from joint ventures under current assets are unsecured, repayable on demand or expected to be recovered within a year and bear interest at rates mutually agreed between relevant parties except for the balance of HK\$299,000 (2020: HK\$50,000) is interest-free.

The carrying amounts of amounts due from/(to) joint ventures under current assets/(liabilities) approximate their fair values.

附註：

- (a) 於二零二一年三月三十一日各主要合營企業之資料已載於綜合財務報表附註50。
- (b) 非流動資產項下之應收一間合營企業賬款港幣264,100,000元(二零二零年：港幣264,091,000元)被視為屬權益性質。

流動資產項下之應收合營企業賬款為無抵押，按要求償還或預期將於一年內收回及按有關方共同協定的利率計息，唯結餘港幣299,000元(二零二零年：港幣50,000元)為免息。

流動資產／(負債)項下之應收／(應付)合營企業賬款之賬面值與其公允值相若。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 19 INTERESTS IN JOINT VENTURES (CONTINUED)

Notes: (continued)

(b) (continued)

The carrying amounts of amounts due from/(to) joint ventures are denominated in the following currencies:

		2021	2020
		二零二一年	二零二零年
		HK\$'000	HK\$'000
		港幣千元	港幣千元
Hong Kong dollar	港幣	382,967	310,785
Renminbi	人民幣	(6,581)	(6,050)

(c) Seavest Core Fund I, LLC and its subsidiaries (together, "Seavest Group"), that invest in the three medical office buildings in the US which, in the opinion of the Directors, are material to the Group. Set out below is the summarised financial information for Seavest Group and accounted for using equity method.

### 19 合營企業之權益(續)

附註：(續)

(b) (續)

應收／(應付)合營企業賬款之賬面值乃以下列貨幣為單位：

(c) Seavest Core Fund I, LLC及其附屬公司(統稱「Seavest集團」)投資位於美國的三棟醫療辦公室大樓，董事認為其對本集團而言屬重大。以下載列Seavest集團之財務資料概要，並使用權益法入賬。

#### Summarised consolidated statement of financial position

#### 綜合財務狀況表概要

		2021	2020
		二零二一年	二零二零年
		HK\$'000	HK\$'000
		港幣千元	港幣千元
<b>Non-current assets</b>	<b>非流動資產</b>	<b>1,703,091</b>	1,603,999
<b>Current assets</b>	<b>流動資產</b>		
Cash and cash equivalents	現金及現金等價物	27,292	27,218
Other current assets (excluding cash and cash equivalents)	其他流動資產 (不包括現金及現金等價物)	6,681	5,280
		<b>33,973</b>	32,498
<b>Current liabilities</b>	<b>流動負債</b>		
Other current liabilities	其他流動負債	(10,763)	(9,756)
<b>Net current assets</b>	<b>流動資產淨值</b>	<b>23,210</b>	22,742
<b>Non-current liabilities</b>	<b>非流動負債</b>		
Financial liabilities (excluding creditors, accruals and provisions)	財務負債 (不包括應付賬款、預提費用及撥備)	(912,467)	(936,173)
Other non-current liabilities	其他非流動負債	(83,900)	(44,634)
		<b>(996,367)</b>	(980,807)
<b>Net assets</b>	<b>資產淨值</b>	<b>729,934</b>	645,934

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 19 INTERESTS IN JOINT VENTURES (CONTINUED)

Notes: (continued)

(c) (continued)

#### Summarised consolidated statement of comprehensive income

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue	收入	123,889	125,642
Interest expense	利息支出	(39,379)	(39,809)
Profit/(loss) before taxation	除稅前溢利／(虧損)	146,592	(11,830)
Taxation	稅項	(39,050)	(238)
Profit/(loss) and total comprehensive income/ (expenses) for the year	年度溢利／(虧損)及 全面收益／(支出)總額	107,542	(12,068)
Dividends received from a joint venture	已收一間合營企業之股息	24,149	29,878

The information above reflects the amounts presented in the consolidated financial statements of a joint venture, adjusted for differences in accounting policies between the Group and the joint venture. The information above is the amount before inter-company eliminations.

#### Reconciliation of summarised financial information

Reconciliation of the summarised financial information presented to the carrying amount of the interests in joint ventures is provided as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Net assets at beginning of the year</b>	年初之資產淨值	645,934	698,255
Exchange realignment	匯兌調整	1,944	(8,802)
Profit/(loss) attributable to shareholders	股東應佔溢利／(虧損)	107,542	(12,068)
Dividends	股息	(25,486)	(31,451)
<b>Net assets at end of the year</b>	年末之資產淨值	729,934	645,934
Interest in a joint venture <sup>#</sup>	一間合營企業之權益 <sup>#</sup>	681,776	608,849
<b>At end of the year</b>	年末	681,776	608,849

<sup>#</sup> As at 31 March 2021, the interest held by the Group in Seavest Group as joint ventures was 95% (2020: 95%).

### 19 合營企業之權益(續)

附註：(續)

(c) (續)

#### 綜合全面收益表概要

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue	收入	123,889	125,642
Interest expense	利息支出	(39,379)	(39,809)
Profit/(loss) before taxation	除稅前溢利／(虧損)	146,592	(11,830)
Taxation	稅項	(39,050)	(238)
Profit/(loss) and total comprehensive income/ (expenses) for the year	年度溢利／(虧損)及 全面收益／(支出)總額	107,542	(12,068)
Dividends received from a joint venture	已收一間合營企業之股息	24,149	29,878

以上資料反映一間合營企業綜合財務報表內呈列的金額，乃就本集團與合營企業會計政策不同而作出調整。上述資料乃於公司間對銷前的金額。

#### 財務資料概要之對賬

所呈列財務資料概要與合營企業之權益賬面值之對賬載列如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Net assets at beginning of the year</b>	年初之資產淨值	645,934	698,255
Exchange realignment	匯兌調整	1,944	(8,802)
Profit/(loss) attributable to shareholders	股東應佔溢利／(虧損)	107,542	(12,068)
Dividends	股息	(25,486)	(31,451)
<b>Net assets at end of the year</b>	年末之資產淨值	729,934	645,934
Interest in a joint venture <sup>#</sup>	一間合營企業之權益 <sup>#</sup>	681,776	608,849
<b>At end of the year</b>	年末	681,776	608,849

<sup>#</sup> 於二零二一年三月三十一日，本集團於合營企業Seavest集團所持權益為95% (二零二零年：95%)。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 19 INTERESTS IN JOINT VENTURES (CONTINUED)

Notes: (continued)

(d) The aggregate summarised financial information of Group's joint ventures that are not individually material is set out below:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
The Group's share of total comprehensive income	本集團所佔全面收益總額	4,143	4,897
Aggregate carrying amount of the Group's interests in these joint ventures	本集團所佔此等合營企業權益之賬面總值	185,524	160,858

### 20 AMOUNTS DUE FROM/(TO) NON-CONTROLLING INTERESTS

Amounts due from non-controlling interests under current assets are unsecured, interest-free and repayable on demand.

Amounts due to non-controlling interests as at 31 March 2021 under current liabilities is unsecured, interest-free and repayable on demand.

Amount due to a non-controlling interest as at 31 March 2021 under non-current liabilities is unsecured which bears fixed interest rate at 10% per annum and not repayable within one year from the end of reporting period.

The carrying amounts of amounts due from/(to) non-controlling interests appropriate their fair values.

### 21 INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Listed investment, at fair value: – equity securities listed overseas (note)	上市投資，按公允值： – 海外上市之股本證券(附註)	44,727	25,731
Unlisted investments, at fair values: – equity securities	非上市投資，按公允值： – 股本證券	1,370	8,586
		46,097	34,317

### 19 合營企業之權益(續)

附註：(續)

(d) 個別不重大之本集團合營企業總財務資料概要如下：

### 20 應收／(應付)非控股權益賬款

流動資產之應收非控股權益賬款為無抵押、免息及須按要求償還。

於二零二一年三月三十一日列為流動負債之應付非控股權益賬款為無抵押、免息及須按要求償還。

於二零二一年三月三十一日列為非流動負債之應付一間非控股權益賬款為無抵押，按固定年利率10%計息，並毋須於報告期末起計一年內償還。

應收／(應付)非控股權益賬款之賬面值與其公允值相若。

### 21 按公允值列入其他全面收益處理之投資

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 21 INVESTMENTS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (CONTINUED)

The carrying values of investments at FVOCI are denominated in the following currencies:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
US dollar	美元	-	7,750
Vietnam Dong	越南盾	44,727	25,731
Others	其他	1,370	836
		<b>46,097</b>	<b>34,317</b>

Note:

The fair value of the listed investment of the Group is determined based on the quoted market bid prices available on the relevant exchange.

### 21 按公允價值列入其他全面收益處理之投資(續)

按公允價值列入其他全面收益處理之投資之賬面值乃以下列貨幣為單位：

附註：

本集團上市投資之公允價值乃按有關交易所所報之市場買入價釐定。

### 22 INVESTMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Listed investments:	上市投資：		
- debt securities	- 債務證券	116,763	165,578
- equity securities listed in Hong Kong	- 香港上市之股本證券	63,136	24,800
- equity securities listed overseas	- 海外上市之股本證券	31,962	16,482
		<b>211,861</b>	<b>206,860</b>
Unlisted investments:	非上市投資：		
- debt securities	- 債務證券	782,361	531,509
- equity securities	- 股本證券	-	14,944
		<b>782,361</b>	<b>546,453</b>
		<b>994,222</b>	<b>753,313</b>
Analysed for reporting purposes as:	就報告用途分析為：		
Non-current assets	非流動資產	607,122	465,907
Current assets	流動資產	387,100	287,406
		<b>994,222</b>	<b>753,313</b>

The fair values of the listed investments of the Group are determined based on the quoted market bid prices available on the relevant exchanges and the unlisted investments of the Group are determined based on financial models or with reference to quoted prices from relevant financial institutions.

本集團之上市投資之公允價值乃按有關交易所所報之市場買入價而釐定，而本集團之非上市投資之公允價值乃按財務模式釐定，或參考來自有關財務機構之報價。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

#### 22 INVESTMENTS AT FAIR VALUE THROUGH PROFIT OR LOSS (CONTINUED)

Charges were created on investments at fair value through profit or loss with total carrying value of HK\$35,080,000 (2020: HK\$nil) for the purpose of securing banking facilities granted to the Group.

The carrying amounts of investments at FVPL are denominated in the following currencies:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Euro	歐羅	31,056	25,347
Hong Kong dollar	港幣	553,410	367,378
Japanese Yen	日圓	1,357	1,150
Renminbi	人民幣	59,479	39,574
Swiss Franc	瑞士法郎	5,816	5,855
US dollar	美元	337,326	307,058
Vietnam Dong	越南盾	5,778	6,951
		<b>994,222</b>	<b>753,313</b>

#### 22 按公允值列入損益處理之投資 (續)

賬面總值港幣35,080,000元(二零二零年：港幣零元)之按公允值列入損益處理之投資已作抵押，作為授予本集團銀行信貸之擔保。

按公允值列入損益處理之投資之賬面值乃以下列貨幣為單位：

#### 23 INVESTMENTS AT AMORTISED COST

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Listed corporate bonds:	上市公司債券：		
Non-current	非流動資產	50,534	23,003
Current	流動資產	15,554	7,778
		<b>66,088</b>	<b>30,781</b>

#### 23 按攤銷成本列賬之投資

The carrying amounts of investments at amortised cost are denominated in US dollar.

按攤銷成本列賬之投資之賬面值以美元為單位。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 23 INVESTMENTS AT AMORTISED COST (CONTINUED)

Note:

The fair values below are determined by reference to the published price quotations in an active market.

	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Listed corporate bonds	<b>66,195</b>	31,866

### 23 按攤銷成本列賬之投資(續)

附註：

以下公允值乃參照由活躍市場公開報價釐定。

### 24 PROPERTIES UNDER DEVELOPMENT

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
At beginning of the year	年初	<b>2,324,139</b>	2,213,697
Exchange realignment	匯兌調整	<b>65,690</b>	(44,523)
Additions	添置	<b>282,426</b>	154,965
Provision recognised to net realisable value (note 8)	已確認撥備至可變現淨值(附註8)	<b>(30,000)</b>	-
At end of the year	年末	<b>2,642,255</b>	2,324,139
Analysed for reporting purposes as:	就報告用途分析為：		
Non-current assets	非流動資產	<b>441,289</b>	404,528
Current assets	流動資產	<b>2,200,966</b>	1,919,611
		<b>2,642,255</b>	2,324,139

### 24 發展中物業

As at 31 March 2021, the balances are related to property development projects in Changchun, Mainland China and Hong Kong.

The borrowing costs capitalised to properties under development is disclosed in note 9 to the consolidated financial statements.

Properties under development are classified as current assets unless the construction period of the relevant project is expected to complete beyond normal operating cycle. The amount of properties under development classified as current assets expected to be recovered after one year is HK\$1,726,140,000 (2020: HK\$1,919,611,000). The remaining balance is expected to be recovered within one year.

As at 31 March 2021, no properties under development (2020: HK\$1,209,959,000) was pledged for the purpose of securing banking facilities granted to the Group.

於二零二一年三月三十一日，該結餘與中國內地長春市及香港的物業發展項目有關。

發展中物業資本化之借款成本於綜合財務報表附註9披露。

發展中物業均分類為流動資產，除非有關項目之建設期預計將超出正常經營週期完成。分類為流動資產之發展中物業預期於一年後收回之金額為港幣1,726,140,000元(二零二零年：港幣1,919,611,000元)。餘額預期於一年內收回。

於二零二一年三月三十一日，概無發展中物業(二零二零年：港幣1,209,959,000元)已作抵押，作為授予本集團銀行信貸之擔保。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 25 OTHER NON-CURRENT ASSETS

### 25 其他非流動資產

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Deposits paid for a property development project (note a)	已付一項物業發展項目之按金 (附註a)	33,010	30,237
Deposits paid for acquisition of a land (note b)	已付收購一幅土地之按金 (附註b)	-	50,421
Others	其他	56,432	57,696
		<b>89,442</b>	<b>138,354</b>

Charges were created on the other non-current assets with total carrying value of HK\$16,571,000 (2020: HK\$21,834,000) for the purpose of securing banking facilities granted to the Group.

賬面總值港幣16,571,000元(二零二零年：港幣21,834,000元)之其他非流動資產已作抵押，作為授予本集團銀行信貸之擔保。

Notes:

附註：

(a) The balance represents deposits paid for a property development project in Changchun, Mainland China.

(a) 該結餘為中國內地長春市一項物業發展項目之已付按金。

(b) The balance represents deposits paid for land acquisition in Chengdu, Mainland China.

(b) 該結餘為於中國內地成都市土地收購之已付按金。

### 26 INVENTORIES

### 26 存貨

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Raw materials	原材料	11,558	10,537
Finished goods	製成品	292,256	263,000
Consumables	耗用物料	2,510	1,500
		<b>306,324</b>	<b>275,037</b>

The cost of inventories recognised as an expense and included in cost of sales amounted to HK\$2,165,000,000 (2020: HK\$1,792,000,000).

已確認為支出並列入銷售成本之存貨成本為港幣2,165,000,000元(二零二零年：港幣1,792,000,000元)。

Charges were created on the inventories with total carrying value of HK\$145,280,000 (2020: HK\$30,307,000) for the purpose of securing banking facilities granted to the Group.

賬面總值港幣145,280,000元(二零二零年：港幣30,307,000元)之存貨已作抵押，作為授予本集團銀行信貸之擔保。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 27 PROPERTIES FOR SALE

### 27 待售物業

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Unamortised prepaid land leases	未攤銷預付土地租賃		
– Hong Kong	– 香港	15,882	15,882
– Mainland China	– 中國內地	40,992	65,178
Development costs	發展成本	201,223	186,071
		<b>258,097</b>	<b>267,131</b>

Properties for sale included the Group's share of a joint operation with an aggregate book value of HK\$18,129,000 (2020: HK\$18,129,000).

待售物業包括賬面總值為港幣18,129,000元(二零二零年:港幣18,129,000元)之本集團所佔一間合營經營份額。

The cost of properties sold and included in cost of sales amounted to HK\$28,617,000 (2020: HK\$61,559,000).

已售並列入銷售成本之物業成本為港幣28,617,000元(二零二零年:港幣61,559,000元)。

### 28 DEBTORS, CONTRACT ASSETS, DEPOSITS AND PREPAYMENTS

### 28 應收賬款、合約資產、存出按金及預付款項

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Trade debtors	貿易應收賬款	764,507	611,303
Less: Provision for impairment	減: 減值撥備	(35,421)	(28,962)
Trade debtors, net	貿易應收賬款, 淨額	729,086	582,341
Retention receivables	應收保留款項	231,029	221,142
Less: Provision for impairment	減: 減值撥備	(8,597)	(9,186)
Retention receivables, net	應收保留款項, 淨額	222,432	211,956
Contract assets	合約資產	156,047	79,635
Other debtors, deposits and prepayments	其他應收賬款、存出按金及預付款項	552,448	478,416
		<b>1,660,013</b>	<b>1,352,348</b>

The Group has established different credit policies for customers in each of its core businesses. The average credit period granted to trade debtors is 60 days, except for insurance business where credit period granted to certain debtors is over 60 days.

本集團對各項核心業務客戶已確立不同之信貸政策。除給予保險業務之若干債務人之信貸期超過60天, 給予貿易債務人之平均信貸期為60天。

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

#### 28 DEBTORS, CONTRACT ASSETS, DEPOSITS AND PREPAYMENTS (CONTINUED)

The ageing analysis of trade debtors, net of impairment provision, is presented based on the invoice date as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
0-60 days	0-60天	556,048	485,432
61-90 days	61-90天	49,810	40,774
Over 90 days	逾90天	123,228	56,135
		<b>729,086</b>	<b>582,341</b>

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected credit loss allowance for trade debtors. The movement in the provision for impairment for trade debtors during the year is as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
At beginning of the year	年初	28,962	30,865
Exchange realignment	匯兌調整	90	(307)
Impairment loss recognised	已確認減值虧損	10,819	6,336
Provision written back	已回撥撥備	(3,151)	(611)
Uncollectable amounts written off	撇銷不可收回之金額	(6,979)	(1,712)
Transferred to assets held-for-sale	轉撥至持作出售資產	5,680	(5,609)
At end of the year	年末	<b>35,421</b>	<b>28,962</b>

The carrying amounts of the Group's trade debtors are denominated in the following currencies:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Australian dollar	澳元	23,963	4,896
Hong Kong dollar	港幣	555,803	409,063
Macau Pataca	澳門幣	25,363	43,374
Renminbi	人民幣	54,699	47,057
US dollar	美元	54,354	50,651
Others	其他	14,904	27,300
		<b>729,086</b>	<b>582,341</b>

#### 28 應收賬款、合約資產、存出按金及預付款項(續)

貿易應收賬款，扣除減值撥備，按發票日期呈列之賬齡分析如下：

本集團採納香港財務報告準則第9號的簡化方法計量預期信貸虧損，就貿易應收賬款使用全期預期信貸虧損撥備。於年內貿易應收賬款之減值撥備之變動如下：

本集團貿易應收賬款之賬面值乃以下列貨幣為單位：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 28 DEBTORS, CONTRACT ASSETS, DEPOSITS AND PREPAYMENTS (CONTINUED)

The carrying amounts of retention receivables, contract assets and other debtors as at 31 March 2021 and 2020 were mainly denominated in Hong Kong dollar and Renminbi.

The carrying amounts of debtors and receivables as at 31 March 2021 and 2020 approximated their fair values.

Retention receivables amounted to HK\$25,575,000 (2020: HK\$34,992,000) are expected to be settled within 12 months after the end of the reporting year.

Included in debtors, contract assets, deposits and prepayments was the Group's share of receivables of HK\$23,495,000 (2020: HK\$3,519,000) in relation to joint operations.

Charges were created on the debtors, contract assets, deposits and prepayments with total carrying value of HK\$102,996,000 (2020: HK\$83,096,000) for the purpose of securing banking facilities granted to the Group.

### 28 應收賬款、合約資產、存出按金及預付款項(續)

於二零二一年及二零二零年三月三十一日，應收保留款項、合約資產及其他應收賬款之賬面值主要以港幣及人民幣為單位。

於二零二一年及二零二零年三月三十一日，應收賬款及應收款項之賬面值與其公允值相若。

應收保留款項港幣25,575,000元(二零二零年：港幣34,992,000元)預期於呈報年度末後12個月內結算。

應收賬款、合約資產、存出按金及預付款項包括本集團就有關合營經營所佔之應收賬款，為港幣23,495,000元(二零二零年：港幣3,519,000元)。

賬面總值港幣102,996,000元(二零二零年：港幣83,096,000元)之應收賬款、合約資產、存出按金及預付款項已作抵押，作為授予本集團銀行信貸之擔保。

### 29 RIGHT-OF-USE ASSETS AND LEASE LIABILITIES

#### (a) Right-of-use assets

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Leasehold land	租賃土地	1,403,891	1,338,587
Buildings	樓宇	73,882	59,015
Equipments	設備	1,751	1,264
		<b>1,479,524</b>	<b>1,398,866</b>

Additions to the right-of-use assets for the year ended 31 March 2021 amounted to HK\$123,488,000 (2020: HK\$56,758,000), due to acquisition of new leasehold land and new leases of buildings and equipments.

### 29 使用權資產及租賃負債

#### (a) 使用權資產

由於收購新租賃土地及新租賃樓宇及設備，截至二零二一年三月三十一日止年度之添置使用權資產為港幣123,488,000元(二零二零年：港幣56,758,000元)。

#### (b) Lease liabilities

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Non-current	非流動	61,241	45,664
Current	流動	19,251	17,159
		<b>80,492</b>	<b>62,823</b>

#### (b) 租賃負債



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

### 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

#### 29 RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (CONTINUED)

##### (c) Amounts recognised in the consolidated income statement

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Depreciation expense on right-of-use assets	使用權資產之折舊開支	66,779	61,970
Less: Amounts allocated to contract work	減：分配至合約工程之金額	(1,412)	(1,862)
		<b>65,367</b>	60,108
Interest expense on lease liabilities	租賃負債的利息支出	2,717	2,860
Less: Amounts allocated to contract work	減：分配至合約工程之金額	(24)	(92)
		<b>2,693</b>	2,768
Expense relating to short-term leases	有關短期租賃的支出	<b>10,574</b>	9,364

The total cash outflow for lease liabilities during the year ended 31 March 2021 amounted to HK\$18,822,000 (2020: HK\$16,800,000).

於截至二零二一年三月三十一日止年度，租賃負債之現金流出總額為港幣18,822,000元(二零二零年：港幣16,800,000元)。

##### (d) The Group's leasing activities

The Group leases various offices, warehouses, retail stores, equipment and vehicles. Rental contracts are typically made for fixed periods of 2 years to 10 years.

##### (d) 本集團之租賃活動

本集團租賃多項辦公室、倉庫、零售店舖、設備及汽車。租賃合約一般按二至十年之固定期限訂立。

#### 30 DERIVATIVE FINANCIAL INSTRUMENTS

#### 30 衍生財務工具

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Financial (liabilities)/assets in respect of derivative financial instruments	衍生財務工具之財務(負債)/資產		
- foreign currency forward contracts (note a)	- 遠期外匯合約(附註a)	(55)	242
- cross currency swap	- 交叉貨幣掉期	(51)	(399)
		<b>(106)</b>	(157)
Analysed for reporting purposes as:	就報告用途分析為：		
Current assets	流動資產	-	242
Current liabilities	流動負債	(106)	(399)
		<b>(106)</b>	(157)

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 30 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

The derivatives are measured at fair value at the end of each reporting period. Their fair values are determined with reference to fair values of comparable instruments in the market or quoted prices from counterparties. The net carrying amounts of derivatives are denominated in the following currencies:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
US dollar	美元	(51)	(399)
Others	其他	(55)	242
		<b>(106)</b>	<b>(157)</b>

Note:

Foreign currency forward contracts of the Group with a total notional amount up to HK\$2,620,000 (2020: HK\$19,000,000) were entered to swap various foreign currencies to other cross currencies. These contracts matured within in the period from 6 May 2021 to 20 May 2021 (2020: these contracts matured on 17 April 2020).

### 31 BANK BALANCES AND CASH

Bank balances and cash comprise cash held, short-term bank deposits with an original maturity period over three months, short-term bank deposits with an original maturity of three months or less and cash placed with financial institutions. The carrying amounts of these assets approximate their fair values.

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Bank balances and cash	銀行結存及現金	2,554,580	2,774,918
Pledged bank deposits	已抵押銀行存款	227,603	49,748
		<b>2,782,183</b>	<b>2,824,666</b>

### 30 衍生財務工具(續)

衍生工具按各報告期末之公允值計量。衍生工具之公允值乃根據可供比較工具之市場公允值或對方報價而計算。衍生工具之賬面淨值乃以下列貨幣為單位：

附註：

本集團為將不同外幣掉期為其他交叉貨幣而訂立遠期外匯合約，其總名義金額為港幣2,620,000元(二零二零年：港幣19,000,000元)。此等合約已於二零二一年五月六日至二零二一年五月二十日期間內到期(二零二零年：於二零二零年四月十七日到期)。

### 31 銀行結存及現金

銀行結存及現金包括所持現金、原有到期期限超過三個月之短期銀行存款、原有到期期限為三個月或以內之短期銀行存款及存入財務機構之現金。此等資產之賬面值與其公允值相若。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 31 BANK BALANCES AND CASH (CONTINUED)

The carrying amounts of bank balances and cash are denominated in the following currencies:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Australian dollar	澳元	4,817	62,505
Canadian dollar	加拿大元	59,270	44,706
Euro	歐羅	5,642	3,651
Hong Kong dollar	港幣	1,705,576	1,735,992
Macau Pataca	澳門幣	27,660	29,795
Renminbi	人民幣	499,331	533,744
Singapore dollar	新加坡元	5,987	3,298
US dollar	美元	420,554	350,446
Others	其他	53,346	60,529
		<b>2,782,183</b>	<b>2,824,666</b>

As at 31 March 2021, the Group's bank balances of HK\$227,603,000 (2020: HK\$49,748,000) were pledged to banks for the purpose of securing banking facilities granted to the Group.

As at 31 March 2021, the effective interest rates on short-term bank deposits of the Group were 0.4% (2020: 2.8%) per annum; and these deposits had an average maturity of 42 days (2020: 40 days).

As at 31 March 2021, bank balances and cash of HK\$487,235,000 (2020: HK\$518,694,000) were held in Mainland China and are subject to local exchange control regulations, under which the balances could not be exported freely out of Mainland China. The repatriation of funds out of Mainland China is possibly conducted by way of dividends or other means as complied to the regulations.

### 32 CREDITORS, BILLS PAYABLE, DEPOSITS, CONTRACT LIABILITIES AND ACCRUALS

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Trade creditors and bills payable	貿易應付賬款及應付票據	287,718	292,561
Retention payables	應付保留款項	191,464	166,542
Deposits received	已收存入按金	49,839	44,216
Contract liabilities	合約負債	465,530	233,394
Accrued contract costs	預提合約成本	1,245,984	1,309,658
Other creditors and accruals	其他應付賬款及預提費用	612,284	484,403
		<b>2,852,819</b>	<b>2,530,774</b>

### 31 銀行結存及現金(續)

銀行結存及現金之賬面值乃以下列貨幣為單位：

於二零二一年三月三十一日，本集團之銀行結存港幣227,603,000元(二零二零年：港幣49,748,000元)已抵押予銀行，作為授予本集團銀行信貸之擔保。

於二零二一年三月三十一日，本集團之短期銀行存款之實際年利率為0.4%(二零二零年：2.8%)，此等存款之平均到期日為42天(二零二零年：40天)。

於二零二一年三月三十一日，持有於中國內地之銀行結存及現金港幣487,235,000元(二零二零年：港幣518,694,000元)須遵循當地外匯管制規定，據此，此等結存不得自由匯出中國內地。資金可透過股息或其他遵守規定之方式調離中國內地。

### 32 應付賬款、應付票據、存入按金、合約負債及預提費用

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 32 CREDITORS, BILLS PAYABLE, DEPOSITS, CONTRACT LIABILITIES AND ACCRUALS (CONTINUED)

The ageing analysis of trade creditors and bills payable is as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
0-60 days	0-60天	221,551	257,043
61-90 days	61-90天	2,488	7,878
Over 90 days	逾90天	63,679	27,640
		<b>287,718</b>	<b>292,561</b>

The carrying amounts of the Group's trade creditors and bills payable are denominated in the following currencies:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Hong Kong dollar	港幣	191,112	197,973
Macau Pataca	澳門幣	20,680	9,113
Renminbi	人民幣	41,939	54,712
US dollar	美元	27,045	22,890
Others	其他	6,942	7,873
		<b>287,718</b>	<b>292,561</b>

The carrying amounts of retention payables, contract liabilities and other creditors as at 31 March 2021 and 2020 were denominated in Hong Kong dollar, US dollar, Macau Pataca and Renminbi.

The carrying amounts of creditors and payables as at 31 March 2021 and 2020 approximated their fair values.

Retention payables amounted to HK\$34,553,000 (2020: HK\$26,747,000) are expected to be settled within twelve months after the end of the reporting year.

Included in creditors, bills payable, deposits, contract liabilities and accruals are the Group's share of payables of HK\$43,438,000 (2020: HK\$53,077,000) in relation to joint operations.

### 32 應付賬款、應付票據、存入按金、合約負債及預提費用(續)

貿易應付賬款及應付票據之賬齡分析如下：

本集團貿易應付賬款及應付票據之賬面值乃以下列貨幣為單位：

於二零二一年及二零二零年三月三十一日，應付保留款項、合約負債及其他應付賬款之賬面值以港幣、美元、澳門幣及人民幣為單位。

於二零二一年及二零二零年三月三十一日，應付賬款及應付款項之賬面值與其公允值相若。

應付保留款項為港幣34,553,000元(二零二零年：港幣26,747,000元)預期於呈報年度末後12個月內結算。

應付賬款、應付票據、存入按金、合約負債及預提費用內已包括本集團就合營經營所佔之應付賬款為港幣43,438,000元(二零二零年：港幣53,077,000元)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 33 OUTSTANDING INSURANCE CLAIMS

Insurance claims of the following business classes are not usually settled within one year:

- Employee compensation
- Motor third party liability
- Public liability

The claims development, net of reinsurance, are disclosed as follows:

### 33 未決保險索償

下列業務類別之保險索償一般不在一年內結清：

- 僱員賠償
- 汽車第三者責任
- 公眾責任

賠償發展(扣除再保險)披露如下：

	2011 and before 二零一一年	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
	及以前 HK\$'000 港幣千元	二零一二年 HK\$'000 港幣千元	二零一三年 HK\$'000 港幣千元	二零一四年 HK\$'000 港幣千元	二零一五年 HK\$'000 港幣千元	二零一六年 HK\$'000 港幣千元	二零一七年 HK\$'000 港幣千元	二零一八年 HK\$'000 港幣千元	二零一九年 HK\$'000 港幣千元	二零二零年 HK\$'000 港幣千元	二零二一年 HK\$'000 港幣千元	總額 HK\$'000 港幣千元
Estimate of cumulative claims	估計累計索償											
At end of accident year	意外年度終結時	87,099	131,582	155,800	175,730	161,549	140,112	122,198	86,471	90,284	82,062	177,211
One year later	一年後	54,009	105,091	122,921	139,004	109,443	109,851	84,489	78,493	74,845	65,677	-
Two years later	兩年後	67,192	113,384	137,053	152,912	114,523	114,990	79,651	68,713	48,164	-	-
Three years later	三年後	63,648	91,456	120,451	122,227	96,156	89,178	53,025	47,031	-	-	-
Four years later	四年後	62,724	87,170	112,573	113,887	90,229	77,251	41,918	-	-	-	-
Five years later	五年後	60,170	86,145	111,218	111,349	85,399	75,494	-	-	-	-	-
Six years later	六年後	60,086	85,231	110,058	111,935	81,090	-	-	-	-	-	-
Seven years later	七年後	59,886	85,231	109,064	111,298	-	-	-	-	-	-	-
Eight years later	八年後	59,888	85,231	108,870	-	-	-	-	-	-	-	-
Nine years later	九年後	59,888	85,231	-	-	-	-	-	-	-	-	-
Ten years later	十年後	59,888	-	-	-	-	-	-	-	-	-	-
Cumulative claims	累計索償	59,888	85,231	108,870	111,298	81,090	75,494	41,918	47,031	48,164	65,677	177,211
Less: Cumulative payments	減：累計已付款項	59,888	85,231	108,776	109,156	81,001	69,734	37,141	33,655	21,754	17,105	11,332
Claims outstanding at 31 March 2021	於二零二一年 三月三十一日 之未決索償	-	-	94	2,142	89	5,760	4,777	13,376	26,410	48,572	165,879
Claims outstanding at 31 March 2020	於二零二零年 三月三十一日 之未決索償	389	-	-	515	2,566	5,172	9,480	20,590	39,243	58,914	72,575
												209,444

The risk under an insurance contract is the risk that an insured event will occur including the uncertainty of the amount and timing of any resulting claim. The principal risk the Group faces under such contracts is that the actual claims and benefit payments exceed the carrying amount of insurance liabilities. This is influenced by the frequency of claims, severity of claims, actual benefits paid which are greater than originally estimated and subsequent development of long tail claims.

The Group manages its insurance risk through underwriting limits, approval procedures for transactions that involve new products or that exceed set limits, pricing guidelines, centralised management of reinsurance and monitoring of emerging issues.

The Group manages the variability of risks by careful selection and the implementation of underwriting strategies, arrangements of reinsurance, strict claim review policies to assess all new and ongoing claims as well as the investigation of possible fraudulent claims. The Group also enforces a policy of actively managing and promptly pursuing of claims, in order to reduce its exposure to unpredictable future developments that can negatively impact the Group.

保險合約項下之風險乃發生已承保事件之風險，包括金額之不確定因素及任何由此產生之索償時間。本集團根據此等合約面臨之主要風險為實際索償及賠付金額超逾保險負債賬面值。此乃受到索償頻率、索償嚴重程度、實際賠付超出原先估計及隨後拖延索償發展等影響。

本集團透過控制承保額度、制定牽涉新產品或超出限額交易之審批程序、訂立定價指引、集中管理再保險安排及適時監控問題以管理其保險風險。

本集團藉以下方式管理風險之變動性：仔細選擇及實施承保策略、安排分保、嚴格檢討索賠政策以評估所有全新及持續發生之索賠以及調查有欺詐嫌疑之索賠。本集團亦實行積極管理及即時處理索賠之政策，以減少可能對本集團造成不利影響之不可預期未來發展之風險。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 33 OUTSTANDING INSURANCE CLAIMS (CONTINUED)

The Group's underwriting strategy seeks diversity to ensure a balanced portfolio and is based on a large portfolio of similar risks over a number of years and, as such, reduces the variability of the outcome.

### 33 未決保險索償(續)

本集團之承保策略為尋求一個分散而平衡的組合及藉著多年來所維持的一個由眾多類似風險組成的龐大組合以減低出現不穩定性。

### 34 BANK AND OTHER BORROWINGS

### 34 銀行及其他借款

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Bank and other borrowings are repayable as follows:	銀行及其他借款償還期如下：		
Within one year	一年內	1,567,701	885,078
More than 1 year but not exceeding 2 years	一年以上但不超過兩年	1,421,314	692,043
More than 2 years but not exceeding 5 years	兩年以上但不超過五年	43,780	1,345,565
Exceeding 5 years	超過五年	466,029	445,381
		<b>3,498,824</b>	3,368,067
Less: Amount due within one year disclosed under current liabilities	減：在流動負債內披露並於一年內到期之金額	<b>(1,567,701)</b>	(885,078)
		<b>1,931,123</b>	2,482,989
Represented by:	呈列為：		
Secured	有抵押	1,596,731	1,690,007
Unsecured	無抵押	1,902,093	1,678,060
		<b>3,498,824</b>	3,368,067

As at 31 March 2021, the Group had secured bank loans for certain US senior housing businesses with a carrying amount of HK\$1,192 million (2020: HK\$1,120 million), of which HK\$1,114 million (2020: HK\$1,050 million) was without recourse to the Group. These loans are subjected to covenant clauses.

於二零二一年三月三十一日，本集團已就若干美國安老院舍業務申請有抵押銀行貸款，賬面值為港幣11.92億元(二零二零年：港幣11.20億元)，其中港幣11.14億元(二零二零年：港幣10.50億元)無向本集團追索的權利。該等貸款須遵守契約條款。

The Group did not fulfil certain required financial ratios associated with these secured bank loans. The outstanding loan balances with a carrying amount of HK\$664 million (2020: HK\$nil), of which HK\$349 million (2020: HK\$nil) was reclassified from non-current liabilities to current liabilities as at 31 March 2021.

本集團未達成若干與該等有抵押銀行貸款相關的規定財務比率。於二零二一年三月三十一日，未償還貸款結餘賬面值為港幣6.64億元(二零二零年：港幣零元)，其中港幣3.49億元(二零二零年：港幣零元)由非流動負債重新分類至流動負債。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 34 BANK AND OTHER BORROWINGS (CONTINUED)

The carrying value of the bank and other borrowings approximate their fair values as majority of the borrowings carried interest at floating rate. The bank and other borrowings are denominated in the following currencies:

### 34 銀行及其他借款(續)

因大部份借款乃以浮動利率計息，銀行及其他借款之賬面值與其公允值相若。銀行及其他借款乃以下列貨幣為單位：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Canadian dollar	加拿大元	12,337	31,061
Hong Kong dollar	港幣	2,102,013	2,129,860
Renminbi	人民幣	185,422	87,059
US dollar	美元	1,199,052	1,120,087
		<b>3,498,824</b>	<b>3,368,067</b>

The effective interest rates per annum of the bank and other borrowings as at 31 March were as follows:

於三月三十一日，銀行及其他借款之實際年利率如下：

		2021 二零二一年	2020 二零二零年
Canadian dollar	加拿大元	1.9%	3.1%
Hong Kong dollar	港幣	1.4%	3.1%
Renminbi	人民幣	5.0%	4.5%
US dollar	美元	3.4%	4.1%

Bank and other borrowings of HK\$1,596,732,000 (2020: HK\$1,690,007,000) were secured by charges on the assets of the Group as set out in notes 14, 15, 22, 24, 25, 26, 28 and 31 to the consolidated financial statements.

銀行及其他借款港幣1,596,732,000元(二零二零年：港幣1,690,007,000元)乃以本集團資產作抵押，於綜合財務報表附註14、15、22、24、25、26、28及31內披露。

### 35 SHARE CAPITAL

### 35 股本

		Number of shares 股份數目	Share capital 股本 HK\$'000 港幣千元
Ordinary shares of HK\$1.25 each	每股面值港幣1.25元之普通股		
<b>Authorised:</b>	<b>法定股本：</b>		
At 1 April 2019, 31 March 2020 and 31 March 2021	於二零一九年四月一日、 二零二零年三月三十一日及 二零二一年三月三十一日	540,000,000	675,000
<b>Issued and fully paid:</b>	<b>已發行及繳足股本：</b>		
At 1 April 2019, 31 March 2020 and 31 March 2021	於二零一九年四月一日、 二零二零年三月三十一日及 二零二一年三月三十一日	301,928,440	377,411

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 36 RESERVES

### 36 儲備

		Attributable to shareholders of the Company 本公司股東應佔								
		Share premium	Capital reserve	Capital redemption reserve	Investment revaluation reserve	Other assets revaluation reserve	Hedging revaluation reserve	Exchange fluctuation reserve	Retained profits	Total
		股份溢價	資本儲備	資本贖回儲備	重估儲備	其他資產重估儲備	重估儲備	浮動儲備	保留溢利	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
			(note)							
			(附註)							
<b>At 1 April 2020</b>	於二零二零年四月一日	704,087	377,863	8,785	3,952	222,693	(399)	(59,476)	7,437,143	8,694,648
Profit for the year	年度溢利	-	-	-	-	-	-	-	640,552	640,552
Change in fair value of investments at fair value through other comprehensive income	按公允價值列入其他全面收益處理之投資的公允價值變動	-	-	-	15,140	-	-	-	-	15,140
Change in fair value of properties for own use	自用物業的公允價值變動	-	-	-	-	509	-	-	-	509
Fair value surplus of right-of-use assets upon transfer to investment properties	使用權資產轉撥至投資物業時之公允價值盈餘	-	-	-	-	1,746	-	-	-	1,746
Exchange difference on translation of operations of overseas subsidiaries, associates and joint ventures	換算海外附屬公司、聯營公司及合營企業之業務所產生之外匯兌換差額	-	-	-	-	-	-	344,092	-	344,092
Fair value adjustments on the derivative financial instruments designated as cash flow hedge	指定為現金流量對沖的衍生財務工具的公允價值調整	-	-	-	-	-	348	-	-	348
Total comprehensive income for the year	年度全面收益總額	-	-	-	15,140	2,255	348	344,092	640,552	1,002,387
Dividends paid	已付股息	-	-	-	-	-	-	-	(144,926)	(144,926)
<b>At 31 March 2021</b>	於二零二一年三月三十一日	704,087	377,863	8,785	19,092	224,948	(51)	284,616	7,932,769	9,552,109

		Attributable to shareholders of the Company 本公司股東應佔								
		Share premium	Capital reserve	Capital redemption reserve	Investment revaluation reserve	Other assets revaluation reserve	Hedging revaluation reserve	Exchange fluctuation reserve	Retained profits	Total
		股份溢價	資本儲備	資本贖回儲備	重估儲備	其他資產重估儲備	重估儲備	浮動儲備	保留溢利	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
			(note)							
			(附註)							
<b>At 1 April 2019</b>	於二零一九年四月一日	704,087	377,863	8,785	17,657	222,550	378	242,630	7,070,123	8,644,073
Profit for the year	年度溢利	-	-	-	-	-	-	-	533,081	533,081
Change in fair value of investments at fair value through other comprehensive income	按公允價值列入其他全面收益處理之投資的公允價值變動	-	-	-	(13,705)	-	-	-	-	(13,705)
Change in fair value of properties for own use	自用物業的公允價值變動	-	-	-	-	143	-	-	-	143
Exchange difference on translation of operations of overseas subsidiaries, associates and joint ventures	換算海外附屬公司、聯營公司及合營企業之業務所產生之外匯兌換差額	-	-	-	-	-	-	(302,106)	-	(302,106)
Fair value adjustments on the derivative financial instruments designated as cash flow hedge	指定為現金流量對沖的衍生財務工具的公允價值調整	-	-	-	-	-	(777)	-	-	(777)
Total comprehensive (expenses)/income for the year	年度全面(支出)/收益總額	-	-	-	(13,705)	143	(777)	(302,106)	533,081	216,636
Dividends paid	已付股息	-	-	-	-	-	-	-	(166,061)	(166,061)
<b>At 31 March 2020</b>	於二零二零年三月三十一日	704,087	377,863	8,785	3,952	222,693	(399)	(59,476)	7,437,143	8,694,648

Note: The balance arose mainly from various Group reorganisations in the past including redomicile of the Company, spin-offs and privatisation of group entities.

附註：結餘主要來自過去多項集團重組事項，包括本公司遷冊、集團企業之分拆及私有化。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 37 DEFERRED TAXATION

The followings are the major deferred tax liabilities/assets) recognised and movements thereon during the current and prior reporting years:

### 37 遞延稅項

下文所載乃本呈報年度及過往呈報年度確  
認之主要遞延稅項負債/(資產)及其變  
動：

		Accelerated tax depreciation	Amortisation of goodwill and trademarks and franchises	Revaluation of properties	Tax losses	Others	Total
		加速稅項 折舊	攤銷商譽 及商標 及分銷權	重估物業	稅項虧損	其他	總額
		HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
At 1 April 2020	於二零二零年四月一日	34,173	67,996	266,649	(63,488)	(9,547)	295,783
Exchange realignment	匯兌調整	748	(689)	21,928	(73)	121	22,035
Charged/(credited) to consolidated income statement (note 11)	於綜合收益表內扣除/(計入) (附註11)	3,752	9,289	6,664	(1,220)	5,373	23,858
Transfer from assets held-for-sale (note 46)	轉撥自持作出售資產(附註46)	136	-	-	(1,073)	(3,666)	(4,603)
At 31 March 2021	於二零二一年三月三十一日	38,809	76,596	295,241	(65,854)	(7,719)	337,073
At 1 April 2019	於二零一九年四月一日	36,890	59,529	282,573	(44,091)	(1,953)	332,948
Exchange realignment	匯兌調整	(637)	63	(19,108)	(161)	(323)	(20,166)
(Credited)/charged to consolidated income statement (note 11)	於綜合收益表內(計入)/ 扣除(附註11)	(1,944)	8,404	3,184	(20,309)	(10,937)	(21,602)
Transfer to assets held-for-sale (note 46)	轉撥至持作出售資產(附註46)	(136)	-	-	1,073	3,666	4,603
At 31 March 2020	於二零二零年三月三十一日	34,173	67,996	266,649	(63,488)	(9,547)	295,783

For the purposes of consolidated statement of financial position presentation, certain deferred tax assets and liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

為配合綜合財務狀況表之編列方式，若干  
遞延稅項資產及負債經已作抵銷。遞延稅  
項結餘作財務報告用途之分析如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Deferred tax assets	遞延稅項資產	(49,184)	(45,102)
Deferred tax liabilities	遞延稅項負債	386,257	340,885
		337,073	295,783

As at 31 March 2021, the Group had unused tax losses of HK\$2,942,674,000 (2020: HK\$2,887,956,000) available for offset against future taxable profits. Deferred tax assets had been recognised in respect of HK\$243,683,000 (2020: HK\$234,400,000) of such losses. No deferred tax assets had been recognised in respect of the remaining HK\$2,698,991,000 (2020: HK\$2,653,556,000) due to the unpredictability of future profit streams. Included in tax losses were losses of HK\$108,909,000 and HK\$137,863,000 (2020: HK\$119,696,000 and HK\$165,917,000) of subsidiaries in Mainland China and the US that will gradually expire until December 2025 and March 2038 respectively; the remaining tax losses may be carried forward indefinitely.

於二零二一年三月三十一日，本集團未  
動用之稅項虧損為港幣2,942,674,000  
元(二零二零年：港幣2,887,956,000元)，  
可用作抵銷將來之應課稅溢利。其中  
港幣243,683,000元(二零二零年：港幣  
234,400,000元)之稅項虧損已確認為遞延  
稅項資產。因未來溢利難以預測，故並  
無就餘下之稅項虧損港幣2,698,991,000元  
(二零二零年：港幣2,653,556,000元)確  
認為遞延稅項資產。稅項虧損包括中國內地  
及美國附屬公司之虧損港幣108,909,000  
元及港幣137,863,000元(二零二零年：港幣  
119,696,000元及港幣165,917,000元)，其  
使用期分別至二零二五年十二月及二零三  
八年三月，而餘下之稅項虧損將可無限  
期結轉。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 37 DEFERRED TAXATION (CONTINUED)

As at 31 March 2021, deferred tax liabilities of HK\$117,643,000 (2020: HK\$131,658,000) had not been recognised for the withholding tax that would be payable on the unappropriated earnings of certain subsidiaries. Such amounts were expected to be reinvested.

As at 31 March 2021, the Group had unrecognised deductible temporary differences of HK\$285,187,000 (2020: HK\$214,592,000). No deferred tax asset had been recognised in relation to such deductible temporary differences as it is not probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

### 37 遞延稅項(續)

於二零二一年三月三十一日，未有就若干附屬公司未分派盈利而可能支付之預扣稅確認遞延稅項負債港幣117,643,000元(二零二零年：港幣131,658,000元)。預期此等款項會用作再投資。

於二零二一年三月三十一日，本集團之未確認可扣減暫時性差異為港幣285,187,000元(二零二零年：港幣214,592,000元)。預計在未來並無足夠之應課稅溢利以用作抵銷有關之可扣減暫時性差異，故並未確認相關之款額為遞延稅項資產。

### 38 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

#### (a) Cash generated from operations

### 38 綜合現金流量表附註

#### (a) 來自營運之現金

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Profit before taxation	除稅前溢利	790,810	643,141
Adjustments for:	調整：		
Share of results of associates	所佔聯營公司業績	(240,064)	(150,965)
Share of results of joint ventures	所佔合營企業業績	(99,464)	(840)
Interest income from bank deposits and a joint venture	銀行存款及一間合營企業的利息收入	(34,422)	(60,167)
Interest expenses on bank overdrafts and bank and other borrowings	銀行透支及銀行及其他借款的利息支出	84,342	110,577
Interest expenses on lease liabilities	租賃負債的利息支出	2,693	2,768
Depreciation	折舊	175,642	163,843
Amortisation of other intangible assets	其他無形資產攤銷	26,187	26,898
(Increase)/Decrease in fair value of investment properties	投資物業之公允值(增加)/減少	(11,424)	24,937
Loss on disposal of investment property	出售投資物業之虧損	-	320
(Gain)/loss on disposal of property, plant and equipment	出售物業、廠房及設備之(收益)/虧損	(3,204)	6,654
Gain on disposals of	出售以下公司之收益		
- Moon Colour Group (note 38(b)(iii))	- Moon Colour集團(附註38(b)(iii))	-	(166,747)
- New Rise (note 38(b)(iii))	- 新升(附註38(b)(iii))	-	(38,680)
- Jumbo Rainbow Group (note 38(b)(iv))	- Jumbo Rainbow集團(附註38(b)(iv))	-	(74,251)
Loss on disposal of an associate	出售一間聯營公司之虧損	-	1,119
(Gain)/loss on investments at fair value through profit or loss	按公允值列入損益處理之投資的(收益)/虧損	(16,490)	32,357
Loss/(gain) on derivative financial instruments	衍生財務工具之虧損/(收益)	242	(224)
Provision recognised for inventories to net realisable value, net	已確認存貨撥備至可變現淨值，淨額	366	2,642
Provision recognised for trade and other debtors, net	已確認貿易及其他應收賬款之撥備，淨額	7,840	9,155
Impairment loss on goodwill	商譽之減值虧損	1,738	4,381
Impairment loss on properties for sale	待售物業之減值虧損	2,185	10,304
Provision recognised for properties under development to net realisable value	已確認發展中物業撥備至可變現淨值	30,000	-
Impairment loss on property, plant and equipment	物業、廠房及設備之減值虧損	1,550	-
Operating cash flows before movements in working capital	營運資金變動前之經營現金流量	718,527	547,222

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 38 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

### 38 綜合現金流量表附註(續)

#### (a) Cash generated from operations (continued)

#### (a) 來自營運之現金(續)

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Changes in working capital	營運資金變動		
Increase in amounts due from non-controlling interests	應收非控股權益賬款增加	(1,919)	(2,641)
Increase in investments at amortised cost	按攤銷成本列賬之投資增加	(34,644)	-
Increase in investments at fair value through profit or loss, net	按公允價值列入損益處理之投資增加，淨額	(218,513)	(41,961)
(Increase)/decrease in inventories	存貨(增加)／減少	(18,506)	33,208
Decrease in properties for sale	待售物業減少	28,241	67,717
Increase in properties under development	發展中物業增加	(282,426)	(154,964)
Increase in debtors, contract assets, deposits and prepayments	應收賬款、合約資產、存出按金及預付款項增加	(289,610)	(68,025)
Cash received/(paid) upon maturity of derivative financial instruments	衍生財務工具到期之已收／(已付)現金	55	(18)
Increase in amounts due to non-controlling interests	應付非控股權益賬款增加	13,895	66,175
Increase in creditors, bills payable, deposits, contract liabilities and accruals	應付賬款、應付票據、存入按金、合約負債及預提費用增加	279,812	12,402
Increase in unearned insurance premiums and unexpired risk reserves	遞延保險費及未過期風險儲備增加	172,711	90,067
Increase/(decrease) in outstanding insurance claims	未決保險索償增加／(減少)	57,655	(28,469)
Decrease in assets held for sale	持作出售資產減少	16,224	-
Other non-cash items	其他非現金項目	52,703	17,521
Cash generated from operations	來自營運之現金	<u>494,205</u>	<u>538,234</u>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 38 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

### 38 綜合現金流量表附註(續)

#### (b) Acquisitions and disposals

#### (b) 收購及出售

##### (i) Acquisitions of a senior housing property

On 1 May 2020, the Group acquired a senior housing property in the US at the consideration of US\$19,500,000 (equivalent to approximately HK\$151,125,000). The transaction was completed on 1 May 2020.

##### (i) 收購一間安老院舍物業

於二零二零年五月一日，本集團收購於美國的一間安老院舍物業，代價為19,500,000美元(相當於約港幣151,125,000元)。此交易已於二零二零年五月一日完成。

		2021 二零二一年 HK\$'000 港幣千元
Purchase consideration satisfied by:	購買代價之支付方式：	
Cash paid	現金支付	151,125
Fair value of net assets acquired:	所收購資產淨值之公允值：	
Property, plant and equipment (note 15)	物業、廠房及設備(附註15)	128,774
Intangible assets (note 17)	無形資產(附註17)	22,351
		151,125
Acquisition related expenses (included in administrative expenses)	收購相關支出(計入行政支出)	863
Net cash outflow arising from the acquisition:	收購之現金流出淨額：	
Cash consideration paid	已付現金代價	(151,125)

##### (ii) Disposal of Moon Colour Holdings Limited and its subsidiaries ("Moon Colour Group")

On 28 March 2019, the Group entered into an agreement to dispose of its entire interest in Moon Colour Group at a consideration of approximately HK\$540,000,000. The transaction was completed on 1 April 2019.

##### (ii) 出售Moon Colour Holdings Limited及其附屬公司(「Moon Colour集團」)

於二零一九年三月二十八日，本集團訂立協議以出售Moon Colour集團之全部股權，代價約為港幣540,000,000元。此交易已於二零一九年四月一日完成。

		2020 二零二零年 HK\$'000 港幣千元
Cash consideration	現金代價	540,244
Less: professional fees and other expenses	減：專業費用及其他支出	(2,969)
		537,275
Net assets disposed	已出售之資產淨值	(370,528)
Gain on disposal, net (note 8)	出售之收益，淨額(附註8)	166,747
Net cash inflow arising from the disposal:	出售事項產生的現金流入淨額：	
Cash consideration received	已收現金代價	540,244
Professional fees and other expenses	專業費用及其他支出	(2,969)
		537,275

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 38 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

### 38 綜合現金流量表附註(續)

#### (b) Acquisitions and disposals (continued)

#### (b) 收購及出售(續)

##### (iii) Disposal of New Rise Properties Limited (“New Rise”)

In March 2019, the Group entered into an option agreement with an independent third party. Under the option agreement, the counterparty has right to acquire New Rise. In June 2019, the counterparty exercised the option to acquire New Rise at a consideration of HK\$187,000,000. The transaction was completed in the same month.

##### (iii) 出售新升置業有限公司(「新升」)

於二零一九年三月，本集團與一名獨立第三方訂立一份期權協議。根據該期權協議，對方有權收購新升。於二零一九年六月，對方已行使期權以代價港幣187,000,000元收購新升。交易已於同月完成。

		2020 二零二零年 HK\$'000 港幣千元
Cash consideration	現金代價	187,000
Less: professional fees and other expenses	減：專業費用及其他支出	(2,301)
		184,699
Net assets disposed	已出售之資產淨值	(146,019)
Gain on disposal, net (note 8)	出售之收益，淨額(附註8)	38,680
Net cash inflow arising from the disposal:	出售事項產生的現金流入淨額：	
Cash consideration received	已收現金代價	187,000
Professional fees and other expenses	專業費用及其他支出	(2,301)
		184,699

##### (iv) Disposal of Jumbo Rainbow Limited and its subsidiary (“Jumbo Rainbow Group”)

In June 2019, the Group entered into an agreement to dispose of its entire interest in Jumbo Rainbow Group at a consideration of approximately HK\$279,000,000. The transaction was completed in October 2019.

##### (iv) 出售Jumbo Rainbow Limited及其附屬公司(「Jumbo Rainbow集團」)

於二零一九年六月，本集團訂立一份協議以出售於Jumbo Rainbow集團之全部權益，代價約為港幣279,000,000元。交易已於二零一九年十月完成。

		2020 二零二零年 HK\$'000 港幣千元
Cash consideration	現金代價	279,108
Less: professional fees and other expenses	減：專業費用及其他支出	(2,502)
		276,606
Net assets disposed	已出售之資產淨值	(202,355)
Gain on disposal, net (note 8)	出售之收益，淨額(附註8)	74,251
Net cash inflow arising from the disposal:	出售事項產生的現金流入淨額：	
Cash consideration received	已收現金代價	279,108
Professional fees and other expenses	專業費用及其他支出	(2,502)
		276,606

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 38 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

### 38 綜合現金流量表附註(續)

#### (c) Reconciliation of liabilities/(assets) arising from financing activities

#### (c) 融資活動所產生負債/(資產)之對賬

		Bank and other borrowings 銀行及其他借款 HK\$'000 港幣千元	Pledged bank deposits 已抵押銀行存款 HK\$'000 港幣千元	Lease Liabilities 租賃負債 HK\$'000 港幣千元
At 1 April 2020	於二零二零年四月一日	<b>3,368,067</b>	<b>(49,748)</b>	<b>62,823</b>
Cash flows	現金流量	<b>73,275</b>	<b>(177,855)</b>	<b>(18,822)</b>
Transfer from liabilities directly associated with assets held-for-sale	轉撥自與持作出售資產直接相關之負債	<b>39,106</b>	-	-
Exchange realignment	匯兌調整	<b>16,839</b>	-	<b>4,689</b>
New lease arrangements	新租賃安排	-	-	<b>29,437</b>
Others	其他	<b>1,537</b>	-	<b>2,365</b>
At 31 March 2021	於二零二一年三月三十一日	<b>3,498,824</b>	<b>(227,603)</b>	<b>80,492</b>
At April 2019, as previously stated	於二零一九年四月， 先前呈報	3,740,210	(54,913)	-
Impact of change in accounting policy	會計政策變動影響	(277)	-	75,966
Restated at 1 April 2019	於二零一九年四月一日			
Cash flows	經重列 現金流量	3,739,933	(54,913)	75,966
Transfer to liabilities directly associated with assets held-for-sale	轉撥至與持作出售資產直接 相關之負債	(230,318)	5,165	(16,800)
Exchange realignment	匯兌調整	(124,361)	-	-
New lease arrangements	新租賃安排	(25,928)	-	(3,231)
Others	其他	-	-	4,028
		8,741	-	2,860
At 31 March 2020	於二零二零年三月三十一日	<b>3,368,067</b>	<b>(49,748)</b>	<b>62,823</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 39 IMPAIRMENT TESTING OF GOODWILL AND OTHER INTANGIBLE ASSETS

For the purpose of impairment testing, goodwill acquired in business combinations, lease-in-place and others are allocated, at acquisition, to the CGUs that are expected to benefit from such intangible assets. The respective carrying amounts as at 31 March 2021 and 2020 had been allocated as follows:

### 39 商譽及其他無形資產之減值測試

為進行減值測試，於業務合併購入之商譽、現存租賃及其他乃於收購時分配至預期將從該無形資產中受惠之現金產生單位。於二零二一年及二零二零年三月三十一日，各自之賬面值已獲分配如下：

		Goodwill 商譽 HK\$'000 港幣千元	Lease-in-place 現存租賃 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元
<b>Cost</b>	<b>成本</b>			
Construction and engineering	建築及機械工程			
– roads, drainage and waterworks	– 道路、渠務及水務工程	–	–	26,534
Property development and operations	物業發展及營運			
– cold storage and public bonded warehouse (note a)	– 冷藏倉庫及公眾保稅倉 (附註a)	66,027	–	3,000
Senior housing (note b)	安老院舍 (附註b)	562,486	107,363	–
Insurance and investment	保險及投資	–	–	4,520
Others	其他	8,845	–	16,969
		<b>637,358</b>	<b>107,363</b>	<b>51,023</b>
<b>Accumulated amortisation/ impairment loss</b>	<b>累計攤銷／減值虧損</b>			
Construction and engineering	建築及機械工程			
– roads, drainage and waterworks	– 道路、渠務及水務工程	–	–	(26,534)
Property development and operations	物業發展及營運			
– cold storage and public bonded warehouse (note a)	– 冷藏倉庫及公眾保稅倉 (附註a)	(1,461)	–	(3,000)
Senior housing (note b)	安老院舍 (附註b)	(6,101)	(83,934)	–
Insurance and investment	保險及投資	–	–	(4,459)
Others	其他	–	–	(2,540)
		<b>(7,562)</b>	<b>(83,934)</b>	<b>(36,533)</b>
<b>Net book value at 31 March 2021</b>	<b>於二零二一年三月三十一日之 賬面淨值</b>	<b>629,796</b>	<b>23,429</b>	<b>14,490</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 39 IMPAIRMENT TESTING OF GOODWILL AND OTHER INTANGIBLE ASSETS (CONTINUED)

### 39 商譽及其他無形資產之減值測試(續)

		Goodwill 商譽 HK\$'000 港幣千元	Lease-in-place 現存租賃 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元
<b>Cost</b>	<b>成本</b>			
Construction and engineering	建築及機械工程			
– roads, drainage and waterworks	– 道路、渠務及水務工程	–	–	26,534
Property development and operations	物業發展及營運			
– cold storage and public bonded warehouse (note a)	– 冷藏倉庫及公眾保稅倉(附註a)	66,027	–	3,000
Senior housing (note b)	安老院舍(附註b)	575,091	84,736	–
Insurance and investment	保險及投資	–	–	4,006
Others	其他	8,670	–	11,620
		<u>649,788</u>	<u>84,736</u>	<u>45,160</u>
<b>Accumulated amortisation/ impairment loss</b>	<b>累計攤銷／減值虧損</b>			
Construction and engineering	建築及機械工程			
– roads, drainage and waterworks	– 道路、渠務及水務工程	–	–	(26,534)
Property development and operations	物業發展及營運			
– cold storage and public bonded warehouse (note a)	– 冷藏倉庫及公眾保稅倉(附註a)	(1,461)	–	(3,000)
Senior housing (note b)	安老院舍(附註b)	(4,348)	(58,071)	–
Insurance and investment	保險及投資	–	–	(3,986)
Others	其他	–	–	(2,019)
		<u>(5,809)</u>	<u>(58,071)</u>	<u>(35,539)</u>
<b>Net book value at 31 March 2020</b>	<b>於二零二零年三月三十一日之 賬面淨值</b>	<u>643,979</u>	<u>26,665</u>	<u>9,621</u>

The Group tests goodwill annually for impairment, or more frequently if there are indications that they might be impaired.

本集團每年均會測試商譽是否出現減值，或當有減值跡象時，會更頻密進行測試。

The Group tests other intangible assets for impairment whenever there is an indication that they might be impaired.

本集團於其他無形資產出現有可能減值跡象時進行減值測試。

Determining whether goodwill and other intangible assets are impaired require estimations of the higher of the value in use or fair value less cost to sell. Where discounted cashflow forecast is used to estimate recoverable amount, it requires the entity to estimate the future cash flows expected to arise from CGUs and suitable discount rates in order to calculate present value.

釐定商譽及其他無形資產有否減值需估計使用中價值或公允值扣除銷售成本之較高者。倘使用貼現現金流量預測估計可收回金額，則該企業需估計該現金產生單位產生之未來現金流量及適當貼現率，以計算其現值。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 39 IMPAIRMENT TESTING OF GOODWILL AND OTHER INTANGIBLE ASSETS (CONTINUED)

Notes:

#### (a) Cold storage and public bonded warehouse business

Changes in selling prices and direct costs are based on past practices and expectations of future changes in the market. Management determined budgeted growth rates and gross margins based on past performance and market expectation. The discount rates reflect specific risks relating to the relevant CGUs.

Goodwill, after impairment, of HK\$64,566,000 (2020: HK\$64,566,000) is allocated to the Group's cold storage and public bonded warehouse business. The estimated recoverable amount is determined based on value-in-use approach. The calculation uses post-tax cash flow projections based on financial budgets approved by management covering a one-year period. Cash flows beyond the period are extrapolated using a 2% (2020: 2%) terminal growth rate per annum and a 9% (2020: 9%) discount rate per annum.

#### (b) Senior housing business

The key assumptions require the entity to estimate the discount rates and net operating income. Management estimates appropriate discount rates that reflect current market assessments of the time value of money and the risks specific to the CGUs.

Goodwill, after impairment, of HK\$556,385,000 (2020: HK\$570,743,000) and lease-in-place, after amortisation, of HK\$23,430,000 (2020: HK\$26,665,000) are allocated to the Group's senior housing business. The estimated recoverable amounts are determined based on value-in-use approach. The calculation uses pre-tax cash flow projections based on financial budgets approved by management covering one to four-year period. Cash flows beyond the period are extrapolated using a 2.75%–4.0% (2020: 3%–4%) terminal growth rate per annum and a 7.9%–12.4% (2020: 9.2%–12.5%) discount rate per annum.

An impairment loss of HK\$1,738,000 arose in relation to a senior housing property located at Michigan, the US in view of lower-than-expected occupancy.

The senior housing business operate in a heavily regulated environment which are subject to numerous laws and regulations of federal, state, and local government. These laws and regulations relate to, among other things, such as government healthcare programme participation requirements, regulations regarding reimbursement for patient services and related billing, fraud and abuse. Violation of certain laws and regulations could result in the expulsion from government healthcare programme. Management was not aware of any actions or potential actions against the Group as at 31 March 2021.

### 39 商譽及其他無形資產之減值測試(續)

附註:

#### (a) 冷藏倉庫及公眾保稅倉業務

售價及直接成本之變化根據過往慣例及對市場未來轉變之預期而定，管理層根據過往表現及市場預期釐定預算增長率及毛利率。貼現率反映與相關現金產生單位所涉及之特定風險。

減值後商譽港幣64,566,000元(二零二零年: 港幣64,566,000元)被分配至本集團之冷藏倉庫及公眾保稅倉業務。估計可收回金額乃按使用中價值法釐定。有關計算使用根據管理層批核之一年期財務預算之除稅後現金流量預測。超過期限之現金流量根據每年2%(二零二零年: 2%)終端增長率及9%(二零二零年: 9%)貼現年率推算。

#### (b) 安老院舍業務

主要假設需要企業估計貼現率及淨營運收入。管理層估計能反映目前市場對貨幣之時間價值及現金產生單位特有風險之合適貼現率。

減值後商譽港幣556,385,000元(二零二零年: 港幣570,743,000元)及攤銷後現存租賃港幣23,430,000元(二零二零年: 港幣26,665,000元)被分配至本集團之安老院舍業務。估計可收回金額乃按使用中價值法釐定。有關計算使用根據管理層批核之一至四年期財務預算之除稅前現金流量預測。超過期限之現金流量根據每年2.75%至4.0%(二零二零年: 3%至4%)終端增長率及7.9%至12.4%(二零二零年: 9.2%至12.5%)貼現年率推算。

鑑於位於美國密歇根州的一間安老院舍物業入住率低於預期，因此產生減值虧損港幣1,738,000元。

安老院舍業務處於嚴格受規管的營商環境中，當中面臨多項聯邦、州立及地方政府的法律及法規。相關法律及法規涉及(其中包括)政府保健護理計劃參與規定、彌償病患者服務及相關賬單、欺詐及濫用的規例。違反若干法律及規例可能被逐出政府保健護理計劃。管理層於二零二一年三月三十一日並無知悉針對本集團的任何行動或潛在行動。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 40 BENEFITS AND INTERESTS OF DIRECTORS AND EMPLOYEES

### 40 董事及僱員之福利及權益

#### (a) Directors' emoluments

Emoluments paid and payable to the Directors are as follows:

#### (a) 董事酬金

已付及應付董事酬金如下：

	Directors' Fee 董事酬金 HK\$'000 港幣千元	Salaries and other benefits 薪金及其他福利 HK\$'000 港幣千元	Retirement scheme contribution 退休計劃之供款 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>2021</b>				
<b>Executive Directors</b>				
Kuok Hoi Sang (Chairman and Managing Director)	—	18,500	788	19,288
Tam Kwok Wing (Deputy Managing Director)	—	13,500	544	14,044
Ho Chung Leung	—	4,100	259	4,359
Ma Chi Wing	—	7,800	382	8,182
Lily Chow	—	2,300	172	2,472
<b>Non-Executive Directors</b>				
Yang Chuen Liang, Charles <sup>#</sup>	400	—	—	400
Poon Chung Kwong <sup>#</sup>	350	—	—	350
Irons Sze <sup>#</sup>	300	—	—	300
Sun Leland Li Hsun <sup>#</sup>	300	—	—	300
Chow Vee Tsung, Oscar	400	—	—	400
Ko Chan Gock, William	100	—	—	100
	<b>1,850</b>	<b>46,200</b>	<b>2,145</b>	<b>50,195</b>

	Directors' Fee 董事酬金 HK\$'000 港幣千元	Salaries and other benefits 薪金及其他福利 HK\$'000 港幣千元	Retirement scheme contribution 退休計劃之供款 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
<b>2020</b>				
<b>Executive Directors</b>				
Kuok Hoi Sang (Chairman and Managing Director)	—	17,080	756	17,836
Tam Kwok Wing (Deputy Managing Director)	—	12,600	525	13,125
Ho Chung Leung	—	3,950	251	4,201
Ma Chi Wing	—	7,400	360	7,760
Lily Chow	—	2,200	165	2,365
<b>Non-Executive Directors</b>				
Yang Chuen Liang, Charles <sup>#</sup>	400	—	—	400
Poon Chung Kwong <sup>#</sup>	350	—	—	350
Irons Sze <sup>#</sup>	300	—	—	300
Sun Leland Li Hsun <sup>#</sup>	300	—	—	300
Chow Vee Tsung, Oscar	400	—	—	400
Ko Chan Gock, William	100	—	—	100
	<b>1,850</b>	<b>43,230</b>	<b>2,057</b>	<b>47,137</b>

<sup>#</sup> Independent Non-Executive Director

<sup>#</sup> 獨立非執行董事

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 40 BENEFITS AND INTERESTS OF DIRECTORS AND EMPLOYEES (CONTINUED)

#### (b) Employees' emoluments

The five highest paid individuals include four (2020: three) Directors, details of whose emoluments are set out above. The total emoluments paid to the remaining one (2020: two) highest paid individuals is as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Salaries, allowances and benefits in kind	薪金、津貼及其他福利	4,674	7,237
Performance-based bonus	按表現發放之花紅	-	2,649
Contributions to retirement scheme	退休計劃之供款	18	18
		<u>4,692</u>	<u>9,904</u>

The emoluments of the remaining one (2020: two) highest paid individuals fall within the following band.

		2021 二零二一年	2020 二零二零年
HK\$4,500,001 – HK\$5,000,000	港幣4,500,001元 – 港幣5,000,000元	1	1
HK\$5,000,001 – HK\$5,500,000	港幣5,000,001元 – 港幣5,500,000元	-	1

The above emoluments paid and payable to Directors and employee also represent only benefits paid to the Group's key management during the years ended 31 March 2021 and 2020.

#### Directors' material interests in transactions, arrangements or contracts

No transaction, arrangement or contract of significance in relation to the Group's business to which the Company or its subsidiaries was a party or were parties and in which a Director or any entities connected with a Director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

### 41 CONTINGENT LIABILITIES

The Group had contingent liabilities in respect of guarantees issued for utilised borrowings in relation to:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Banking facilities granted to associates	授予聯營公司之銀行信貸	1,462	1,368
Guarantees given to banks and housing provident fund management centres for mortgage facilities granted to certain buyers of properties	給予銀行及住房公積金中心就授予若干物業買家之按揭信貸的擔保	191,138	548,760
		<u>192,600</u>	<u>550,128</u>

### 40 董事及僱員之福利及權益(續)

#### (b) 僱員酬金

五名最高薪酬人士包括四名(二零二零年:三名)董事,彼等之酬金詳情已載列如上。支付予其餘一名(二零二零年:兩名)最高薪酬人士之總薪酬為:

其餘一名(二零二零年:兩名)最高薪酬人士之酬金可按金額劃分為下列組別。

上述向董事及僱員已付及應付之酬金亦即於截至二零二一年及二零二零年三月三十一日止年度內向本集團主要管理層支付之唯一福利。

#### 董事於交易、安排或合約中之重大權益

本公司或其附屬公司概無訂立任何於年結日或年內任何時間仍然存在,而董事或任何與該董事有關連的實體於當中直接或間接擁有重大權益且有關於本集團業務的重大交易、安排或合約。

### 41 或然負債

本集團因已動用借款而作出之擔保之或然負債為:

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 41 CONTINGENT LIABILITIES (CONTINUED)

The Group's share of contingent liabilities of its joint ventures was as follows:

	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Guarantees given to banks for mortgage facilities granted to certain buyers of the joint ventures' properties	292	268

In respect of a completed engineering contract, the Group has contingent liabilities arising from the claims lodged by a subcontractor for an unprovided amount of approximately HK\$27 million. The ultimate outflow, if any, to settle this possible obligation is subject to the final outcome of the legal proceedings and is uncertain.

### 41 或然負債(續)

本集團所佔其合營企業之或然負債如下：

就已完成的工程合約而言，本集團因一名分包商就一筆未確定金額約港幣2,700萬元提出索償而產生或然負債，有關結清該可能責任的最終支出(如有)視乎法律訴訟的最終結果而定，而其尚未能確定。

### 42 COMMITMENT

The Group had commitment as follows:

	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Contracted but not provided for in the consolidated financial statements in respect of		
- property development projects	450,993	474,492
- acquisition of property, plant and equipment	33,838	3,018
- acquisition of a senior housing property	-	151,125
	<b>484,831</b>	<b>628,635</b>

The Group's share of commitment of its joint ventures was as follows:

	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Contracted but not provided for	8,745	8,215

本集團所佔其合營企業之承擔如下：

### 43 OPERATING LEASES

#### The Group as lessee

Operating lease commitments for short-term and low value asset leases which were due within one year amounted to HK\$3,705,000 (2020: HK\$2,680,000).

### 43 營運租賃

#### 本集團作為承租人

於一年內到期的短期及低價值資產租賃的經營租賃承諾為港幣3,705,000元(二零二零年：港幣2,680,000元)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 43 OPERATING LEASES (CONTINUED)

#### The Group as lessor

As at 31 March 2021, investment properties and properties for sale with carrying values of HK\$2,989,219,000 and HK\$34,698,000 (2020: HK\$2,974,182,000 and HK\$33,306,000) respectively were rented out under operating leases. These properties have committed tenants up to thirteen years.

Undiscounted lease payments under non-cancellable operating leases in place at the reporting date will be receivable by the Group in future periods as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Within one year	一年內	141,618	115,028
After 1 year but within 2 years	超過一年但兩年內	89,216	91,781
After 2 years but within 3 years	超過兩年但三年內	67,046	74,205
After 3 years but within 4 years	超過三年但四年內	9,452	62,326
After 4 years but within 5 years	超過四年但五年內	9,593	3,934
After five years	超過五年	56,753	22,552
		<b>373,678</b>	<b>369,826</b>

### 44 RETIREMENT BENEFITS

The Group has established various retirement benefit schemes for the benefit of its staff in Hong Kong and overseas.

In Hong Kong, the Group participates in both defined contribution schemes which are registered under the Occupational Retirement Schemes Ordinance (the "ORSO Schemes") and Mandatory Provident Fund Schemes (the "MPF Schemes") established under the Mandatory Provident Fund Schemes Ordinance in December 2000. The assets of the schemes are held separately from those of the Group and in funds under the control of trustees. The ORSO Schemes are funded by monthly contributions from both employees and the Group at rates ranging from 5% to 7.5% of the employee's basic salary, depending on the length of service with the Group. For members of the MPF Schemes, the Group contributes 5% of the relevant payroll costs per employee, at a maximum of HK\$1,500 per month during the year ended 31 March 2021, to the mandatory contribution of the MPF Schemes.

The Group also participates in the employee pension schemes in countries or locations where the Group operates. The Group is required to make defined contributions at rates calculated as a certain percentage or sum of the monthly payroll.

### 43 營運租賃(續)

#### 本集團作為出租人

於二零二一年三月三十一日，以營運租賃出租之投資物業及待售物業之賬面值分別為港幣2,989,219,000元及港幣34,698,000元(二零二零年：港幣2,974,182,000元及港幣33,306,000元)。此等物業獲租客承諾於十三年內租用。

本集團於報告日期根據不可撤銷之營運租賃而於未來期間應收之未貼現租賃款項如下：

### 44 退休福利

本集團為香港及海外僱員之福利設立多項退休福利計劃。

於香港，本集團參與按《職業退休計劃條例》註冊之界定供款計劃(「職業退休計劃」)及於二零二零年十二月按《強制性公積金計劃條例》設立之強制性公積金計劃(「強積金計劃」)。該等計劃之資產乃由信託人控制之基金持有，與本集團資產分開處理。就職業退休計劃，僱員及本集團每月按僱員底薪之5%至7.5%為供款額，視乎僱員於本集團之年資而定。本集團為強積金計劃之成員，按相關僱員薪酬之5%計算(截至二零二一年三月三十一日止年度內每月最多為港幣1,500元)就強積金計劃作出強制性供款。

本集團亦參與本集團經營業務之國家或地區之僱員退休金計劃。本集團須按以每月薪酬之若干百分比或數目計算之比率作界定供款。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 44 RETIREMENT BENEFITS (CONTINUED)

Where there are employees who leave the ORSO Schemes prior to vesting fully in the contributions, the contributions payable by the Group are reduced by the amount of forfeited contributions. As at 31 March 2021 and 2020, there were no forfeited contributions, which arose upon employees leaving the ORSO Schemes and which would be available to reduce the contributions payable in future years. No forfeited contributions utilised in this manner during the year ended 31 March 2021 (2020: HK\$nil). As at 31 March 2021, contributions of HK\$3,529,000 (2020: HK\$3,414,000) due in respect of the reporting period were paid over to various schemes in April 2021.

### 44 退休福利(續)

倘僱員於供款全數歸屬前退出職業退休計劃，已沒收供款可作為本集團扣減應付供款之用。於二零二一年及二零二零年三月三十一日，並無因僱員退出職業退休計劃而可於未來年度扣減應付供款之已沒收供款。截至二零二一年三月三十一日止年度內並無以此形式動用之已沒收供款(二零二零年：港幣零元)。於二零二一年三月三十一日，就報告期間應付之各計劃供款港幣3,529,000元(二零二零年：港幣3,414,000元)已於二零二一年四月支付。

### 45 RELATED PARTY TRANSACTIONS

Details of the material transactions entered into during the year with related parties are as follows:

### 45 關聯方交易

於年內與關聯方重要交易詳情如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Contract income from a joint venture	來自一間合營企業之合約收入	37,941	171,668
Contract fee to an associate	給予一間聯營公司之合約費用	(8,011)	(1,053)
Management fee income from an associate (note 7)	來自一間聯營公司之管理費收入(附註7)	19,800	19,800
Management fee income from joint ventures (note 7)	來自合營企業之管理費收入(附註7)	2,655	1,508
Maintenance fee to an associate	給予一間聯營公司之保養費用	(8,410)	(7,461)
Management fee to an associate	給予一間聯營公司之管理費用	(341)	(341)
Building management fee income from an associate	來自一間聯營公司之樓宇管理費	845	763
Rental income from an associate	來自一間聯營公司之租金收入	22,159	21,466
Rental expenses to an associate	給予一間聯營公司之租金支出	(145)	(141)
Sales and marketing services income from an associate (note 7)	來自一間聯營公司之銷售及市場推廣服務收入(附註7)	35,177	33,922
Secondment fee income from an associate	來自一間聯營公司之借調費收入	1,696	1,670
Service fee income from associates (note 7)	來自聯營公司之服務費收入(附註7)	460	-
Interest income from an associate	來自一間聯營公司之利息收入	-	205
Interest income from a joint venture	來自一間合營企業之利息收入	1,861	6,265
Insurance premium from associates	來自聯營公司之保險費	10,992	600
Insurance premium from a joint venture	來自一間合營企業之保險費	152	700

The above transactions were entered at terms mutually agreed between all parties involved.

上述交易乃按所有有關各方共同議定之條款訂立。

The emoluments of the Directors, who are also considered to be key management of the Group, during the year is set out in note 40 to the consolidated financial statements.

於年內董事(彼等亦被視為本集團主要管理層成員)之薪酬載於綜合財務報表附註40。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 46 ASSETS HELD-FOR-SALE/LIABILITIES DIRECTLY ASSOCIATED WITH ASSETS HELD-FOR-SALE

In January 2020, the Group entered into a sale and purchase agreement (the "Agreement") with an independent third party to dispose of the Group's entire interest in eight companies (the "Disposal Group", which owned seven senior housing properties and related assets and liabilities located in North Carolina, the US). The assets and liabilities of the Disposal Group as at 31 March 2020 was classified as assets held-for-sale and liabilities directly associated with assets held-for-sale respectively. Subsequent to the Agreement, there were further negotiations between the Group and the purchaser to extend the completion of the Disposal due to changes in market environment caused by the enduring impact of COVID-19 pandemic.

On 31 May 2021, the Group and the purchaser, after further considering the adverse impacts of COVID-19 pandemic on the US economy, entered into an amendment agreement to further amend the terms of the Agreement. The major amendment include (i) the number of target companies subject to disposal reduced from eight to six (the "Revised Disposal Group"), with the corresponding reduction in the number of senior housing properties from seven to five; (ii) the consideration for the disposal being US\$22.5 million (equivalent to approximately HK\$175.5 million), subject to (a) downward adjustment for an amount equal to outstanding loan balance and accrued interest which shall remain with a target company (which is expected to be around US\$5.1 million (equivalent to approximately HK\$39.78 million)) and (b) upward adjustment reflecting the capital expenditures which may be incurred on the five properties between the date of the agreement and the revised completion date. The transaction is expected to complete in the financial year 2021/22. The assets and liabilities of the Revised Disposal Group as at 31 March 2021 was classified as assets held-for-sale and liabilities directly associated with assets held-for-sale respectively.

### 46 持作出售資產／與持作出售資產直接相關之負債

於二零二零年一月，本集團與一名獨立第三方訂立一份買賣協議（「協議」），以出售本集團於八間公司（「出售組別」，其擁有位於美國北卡羅來納州的七間安老院舍物業以及相關資產及負債）之全部權益。出售組別於二零二零年三月三十一日之資產及負債分別分類為持作出售資產及與持作出售資產直接相關之負債。於訂立協議後，由於2019冠狀病毒病疫情的持續影響導致市場環境變動，本集團與買方進一步磋商以延期完成出售事項。

於二零二一年五月三十一日，本集團與買方於進一步考慮2019冠狀病毒病疫情對美國經濟的不利影響後，訂立一份修訂協議以進一步修訂協議的條款。主要修訂包括 (i) 予以出售的目標公司數目由八間調減至六間（「經修訂出售組別」），而安老院舍物業數目則由七間相應調減至五間；(ii) 出售事項的代價為2,250萬美元（相當於約港幣1.755億元），可(a)下調至相當於一間目標公司之未償還貸款結餘及應計利息（預期約為510萬美元（相當於約港幣3,978萬元））；及(b)上調金額以反映五間物業於協議日期及經修訂完成日期期間可能產生的資本支出。該交易預期將於二零二一／二二財政年度完成。經修訂出售組別於二零二一年三月三十一日之資產及負債分別分類為持作出售資產及與持作出售資產直接相關之負債。

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Assets	資產		
Property, plant and equipment (note 15)	物業、廠房及設備(附註15)	93,881	123,992
Goodwill (note 16)	商譽(附註16)	43,604	29,439
Other non-current assets	其他非流動資產	-	4,198
Inventories	存貨	-	82
Deferred tax assets (note 37)	遞延稅項資產(附註37)	-	4,603
Debtors, deposits and prepayments	應收賬款、存出按金及預付款項	-	12,640
Bank balances and cash	銀行結存及現金	-	535
Assets of subsidiaries reclassified as held-for-sale	重新分類為持作出售之附屬公司之資產	137,485	175,489
Liabilities of subsidiaries reclassified as held-for-sale	重新分類為持作出售之附屬公司之負債		
Creditors, borrowings, amount due to a non-controlling interest, deposits and accruals	應付賬款、借款、應付一間非控股權益賬款、存入按金及預提費用	40,201	128,350

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 47 STATEMENT OF FINANCIAL POSITION AND RESERVES MOVEMENT OF THE COMPANY

### 47 本公司財務狀況及儲備變動表

#### Company statement of financial position

#### 公司財務狀況表

As at 31 March 2021

於二零二一年三月三十一日

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Non-current assets</b>	<b>非流動資產</b>		
Interests in subsidiaries	附屬公司之權益	2,650,061	2,711,955
Interests in associates	聯營公司之權益	89,594	89,594
Other intangible assets	其他無形資產	599	599
Investments at fair value through profit or loss	按公允值列入損益處理之投資	57,369	85,936
Investments at amortised cost	按攤銷成本列賬之投資	50,534	23,003
		<u>2,848,157</u>	<u>2,911,087</u>
<b>Current assets</b>	<b>流動資產</b>		
Amounts due from subsidiaries	應收附屬公司賬款	5,062,138	4,201,978
Amounts due from associates	應收聯營公司賬款	24,091	19,584
Investments at fair value through profit or loss	按公允值列入損益處理之投資	66,535	15,141
Investments at amortised cost	按攤銷成本列賬之投資	15,554	7,778
Debtors, deposits and prepayments	應收賬款、存出按金及預付款項	7,663	5,815
Derivative financial instruments	衍生財務工具	-	242
Bank balances and cash	銀行結存及現金	1,174,555	1,466,420
		<u>6,350,536</u>	<u>5,716,958</u>
<b>Current liabilities</b>	<b>流動負債</b>		
Amounts due to subsidiaries	應付附屬公司賬款	4,641,302	4,445,032
Creditors, deposits and accruals	應付賬款、存入按金及預提費用	8,415	7,664
Bank borrowings	銀行借款	497,000	-
		<u>5,146,717</u>	<u>4,452,696</u>
<b>Net current assets</b>	<b>流動資產淨值</b>	<u>1,203,819</u>	<u>1,264,262</u>
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>	<u>4,051,976</u>	<u>4,175,349</u>



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 47 STATEMENT OF FINANCIAL POSITION AND RESERVES MOVEMENT OF THE COMPANY (CONTINUED)

#### Company statement of financial position (continued)

As at 31 March 2021

### 47 本公司財務狀況及儲備變動表 (續)

#### 公司財務狀況表(續)

於二零二一年三月三十一日

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
<b>Capital and reserves</b>	<b>股本及儲備</b>		
Share capital	股本	377,411	377,411
Reserves (note a)	儲備(附註a)	2,277,565	2,206,938
<b>Total equity</b>	<b>總權益</b>	<b>2,654,976</b>	2,584,349
<b>Non-current liability</b>	<b>非流動負債</b>		
Bank borrowings	銀行借款	1,397,000	1,591,000
<b>Total equity and non-current liability</b>	<b>總權益及非流動負債</b>	<b>4,051,976</b>	4,175,349

Approved by the Board of Directors on 25 June 2021 and signed on its behalf  
by:

經董事會於二零二一年六月二十五日批准，  
並由下列董事代表簽署：

**KUOK Hoi Sang**  
郭海生  
Director  
董事

**HO Chung Leung**  
何宗樑  
Director  
董事

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 47 STATEMENT OF FINANCIAL POSITION AND RESERVES MOVEMENT OF THE COMPANY (CONTINUED)

#### Company statement of financial position (continued)

Notes:

(a) Reserves movement of the Company

		Share premium	Contributed surplus	Capital redemption reserve	Retained profits	Total
		股份溢價	繳入盈餘	資本贖回儲備	保留溢利	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
			(note b)			
			(附註b)			
At 1 April 2020	於二零二零年四月一日	704,087	95,413	8,799	1,398,639	2,206,938
Unclaimed dividends written back	未領股息撥回	-	637	-	-	637
Profit and total comprehensive income for the year	年度溢利及全面收益總額	-	-	-	214,916	214,916
Dividends paid	已付股息	-	-	-	(144,926)	(144,926)
At 31 March 2021	於二零二一年三月三十一日	704,087	96,050	8,799	1,468,629	2,277,565
At 1 April 2019	於二零一九年四月一日	704,087	95,413	8,799	1,437,765	2,246,064
Profit and total comprehensive income for the year	年度溢利及全面收益總額	-	-	-	126,935	126,935
Dividends paid	已付股息	-	-	-	(166,061)	(166,061)
At 31 March 2020	於二零二零年三月三十一日	704,087	95,413	8,799	1,398,639	2,206,938

(b) Contributed surplus represents the difference between the value of net assets of subsidiaries acquired and the nominal amount of the Company's shares issued for their acquisition. Under the Companies Act of 1981 of Bermuda, the contributed surplus of the Company is available for distribution to shareholders.

### 47 本公司財務狀況及儲備變動表 (續)

#### 公司財務狀況表 (續)

附註：

(a) 本公司儲備變動

(b) 繳入盈餘乃代表所收購附屬公司之資產淨值與收購時所發行本公司股份之面值間之差額。根據百慕達《一九八一年公司法》，本公司之繳入盈餘乃可供分派予股東。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 48 PRINCIPAL SUBSIDIARIES

### 48 主要附屬公司

Name of company 公司名稱	Place or country of incorporation or registration/ operation 成立或註冊/ 營業地點或國家	Class of shares held 所持股份類別	Issued and paid up share capital/ registered capital 已發行及繳足 股本/註冊股本	Number of shares 股份數目	Effective percentage of issued share capital/ registered capital held by the Company 本公司持有已發行股本/註冊股本之 實際百分比		Percentage of issued share capital/ registered capital held by non-controlling interests 非控股權益持有 已發行股本/ 註冊股本之百分比	Principal activities 主要業務
					Directly 直接 %	Indirectly 間接 %		
Ample Trade Limited 質鉅有限公司	Hong Kong 香港	Ordinary 普通	HK\$1 港幣1元	1	-	100	-	Property development 物業發展
Changchun New Star Universe Sheng Chi Real Estate Development Co., Ltd. (note a) 長春新星宇聖馳房地產開發有限公司(附註a)	Mainland China 中國內地	N/A 不適用	RMB675,000,000 人民幣675,000,000元	N/A 不適用	-	96	4	Property development 物業發展
Chevalier (Aluminium Engineering) Hong Kong Limited 其士(鋁工程)香港有限公司	Hong Kong 香港	Ordinary 普通	HK\$2 港幣2元	2	-	100	-	Supply and installation of aluminium windows and curtain walls 供應及安裝鋁窗及幕牆
Chevalier (Aluminium Engineering) Limited (note b) 其士(鋁工程)有限公司(附註b)	Hong Kong 香港	Ordinary 普通 Deferred 遞延	HK\$100 港幣100元 HK\$2 港幣2元	100 2	-	100	-	Supply and installation of aluminium windows and curtain walls 供應及安裝鋁窗及幕牆
Chevalier Automobiles Inc. 其士(汽車)有限公司	Canada 加拿大	Common 普通	CAD101 101加拿大元	200	-	100	-	Sale and servicing of automobiles 汽車銷售及維修服務
Chevalier (Building Supplies & Engineering) Limited (note b) 其士(建材工程)有限公司(附註b)	Hong Kong 香港	Ordinary 普通 Deferred 遞延	HK\$20,000,100 港幣20,000,100元 HK\$2 港幣2元	20,000,100 2	-	100	-	Supply and installation of building materials 供應及安裝建築材料
Chevalier Cali Holding (Cal) Inc. 其士(加州)有限公司	US 美國	Common 普通	US\$4,012,000 4,012,000美元	4,012,000	-	100	-	Grocery trading 雜貨貿易
Chevalier (Chengdu) Investment Management Limited (note c) 其士(成都)投資管理有限公司(附註c)	Mainland China 中國內地	N/A 不適用	RMB250,000,000 人民幣250,000,000元	N/A 不適用	-	100	-	Investment holding and provision of management service 投資控股及提供管理服務
Chevalier Chrysler Inc. 其士(克萊斯勒)有限公司	Canada 加拿大	Common 普通	CAD101 101加拿大元	200	-	100	-	Sale and servicing of automobiles 汽車銷售及維修服務
Chevalier Cold Storage and Logistics Limited 其士冷藏物流有限公司	Hong Kong 香港	Ordinary 普通	HK\$2 港幣2元	2	-	75	25	Operation of a cold storage warehouse and logistic business 經營冷藏倉庫及物流業務

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 48 PRINCIPAL SUBSIDIARIES (CONTINUED)

### 48 主要附屬公司(續)

Name of company 公司名稱	Place or country of incorporation or registration/ operation 成立或註冊/ 營業地點或國家	Class of shares held 所持股份類別	Issued and paid up share capital/ registered capital 已發行及繳足股本/註冊股本	Number of shares 股份數目	Effective percentage of issued share capital/ registered capital held by the Company 本公司持有已發行股本/註冊股本之實際百分比		Percentage of issued share capital/ registered capital held by non-controlling interests 非控股權益持有已發行股本/註冊股本之百分比	Principal activities 主要業務
					Directly 直接 %	Indirectly 間接 %		
Chevalier (Construction) Company Limited 其士(建築)有限公司	Hong Kong 香港	Ordinary 普通	HK\$60,500,000 港幣60,500,000元	60,500,000	-	99.67	0.33	Building construction and maintenance 樓宇建築及保養
Chevalier Construction (Hong Kong) Limited (note b) 其士建築(香港)有限公司(附註b)	Hong Kong 香港	Ordinary 普通	HK\$409,990,000 港幣409,990,000元	40,999,000	-	100	-	Building construction 樓宇建築
		Deferred 遞延	HK\$10,000 港幣10,000元	1,000	-	100	-	
Chevalier (Corporate Management) Limited 其士(企業管理)有限公司	Hong Kong 香港	Ordinary 普通	HK\$2 港幣2元	2	-	100	-	Provision of corporate management services 提供企業管理服務
Chevalier Development (S) Pte Ltd	Singapore 新加坡	Ordinary 普通	S\$2,500,000 2,500,000新加坡元	2,500,000	-	100	-	Property investment 物業投資
Chevalier (E & M Contracting) Limited 其士(機電工程)有限公司	Hong Kong 香港	Ordinary 普通	HK\$69,200,000 港幣69,200,000元	69,200,000	-	100	-	Installation of electrical and mechanical equipment and provision of project management service 安裝機電設備及提供項目管理服務
Chevalier (Envirotech) Limited 其士(環境技術)有限公司	Hong Kong 香港	Ordinary 普通	HK\$256,780,000 港幣256,780,000元	256,780,000	-	100	-	Environmental engineering 環保工程
Chevalier (Insurance Brokers) Limited 其士(保險顧問)有限公司	Hong Kong 香港	Ordinary 普通	HK\$1,000,000 港幣1,000,000元	1,000,000	100	-	-	Insurance brokerage 保險顧問
Chevalier Insurance Company Limited 其士保險有限公司	Hong Kong 香港	Ordinary 普通	HK\$200,000,000 港幣200,000,000元	200,000,000	100	-	-	Insurance underwriting 保險業務
Chevalier iTech Services Limited 其士科技工程有限公司	Hong Kong 香港	Ordinary 普通	HK\$2 港幣2元	2	-	100	-	Trading and servicing of computers and business machines 電腦及商業機器貿易及維修
Chevalier iTech Thai Limited (note d) (附註d)	Thailand 泰國	Ordinary 普通	BAHT18,980,000 18,980,000泰銖	189,800	-	100	-	Trading of computers and business machines 電腦及商業機器貿易
		Preference 優先	BAHT1,020,000 1,020,000泰銖	10,200	-	100	-	

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 48 PRINCIPAL SUBSIDIARIES (CONTINUED)

### 48 主要附屬公司(續)

Name of company 公司名稱	Place or country of incorporation or registration/ operation 成立或註冊/ 營業地點或國家	Class of shares held 所持股份類別	Issued and paid up share capital/ registered capital 已發行及繳足股本/註冊股本	Number of shares 股份數目	Effective percentage of issued share capital/ registered capital held by the Company 本公司持有已發行股本/註冊股本之實際百分比		Percentage of issued share capital/ registered capital held by non-controlling interests 非控股權益持有已發行股本/註冊股本之百分比	Principal activities 主要業務
					Directly 直接 %	Indirectly 間接 %		
Chevalier (Macau) Limited 其士(澳門)有限公司	Macau 澳門	Ordinary 普通	MOP100,000 澳門幣100,000元	4	-	100	-	Building construction and installation of air-conditioning systems, aluminium windows and curtain walls 樓宇建築與安裝冷氣系統、鋁窗及幕牆
Chevalier (Network Solutions) Limited 其士(網絡科技)有限公司	Hong Kong 香港	Ordinary 普通	HK\$2 港幣2元	2	-	100	-	Network systems and solution services 網絡系統及科技服務
Chevalier Network Solutions Thai Limited	Thailand 泰國	Ordinary 普通	BAHT15,000,000 15,000,000泰銖	150,000	-	100	-	Trading of telecommunication equipment 電訊設備貿易
Chevalier Pacific Limited 其士泛亞有限公司	Hong Kong 香港	Ordinary 普通	HK\$200,000,000 港幣200,000,000元	200,000,000	-	100	-	Property development 物業發展
Chevalier Property Development Limited (note b) 其士物業發展有限公司 (附註b)	Hong Kong 香港	Ordinary 普通	HK\$360,000,000 港幣360,000,000元	360,000,000	-	100	-	Property development and investment
		Deferred 遞延	HK\$51 港幣51元	51	-	100	-	物業發展及投資
Chevalier Property Management Limited (note b) 其士富居物業管理有限公司 (附註b)	Hong Kong 香港	Ordinary 普通	HK\$100 港幣100元	100	-	100	-	Property management and security services
		Deferred 遞延	HK\$1,002 港幣1,002元	1,002	-	100	-	物業管理及保安服務
CPC Construction Hong Kong Limited (note b) 其士基建香港有限公司 (附註b)	Hong Kong 香港	Ordinary 普通	HK\$415,284,200 港幣415,284,200元	4,152,842	-	100	-	General construction and trading business
		Deferred 遞延	HK\$25,936,200 港幣25,936,200元	259,362	-	-	100	一般建築及貿易業務
Full Ascent Development Limited 騰昇發展有限公司	Hong Kong 香港	Ordinary 普通	HK\$2 港幣2元	2	-	75	25	Property investment 物業投資

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 48 PRINCIPAL SUBSIDIARIES (CONTINUED)

### 48 主要附屬公司(續)

Name of company 公司名稱	Place or country of incorporation or registration/ operation 成立或註冊/ 營業地點或國家	Class of shares held 所持股份類別	Issued and paid up share capital/ registered capital 已發行及繳足股本/註冊股本	Number of shares 股份數目	Effective percentage of issued share capital/ registered capital held by the Company 本公司持有已發行股本/註冊股本之實際百分比		Percentage of issued share capital/ registered capital held by non-controlling interests 非控股權益持有已發行股本/註冊股本之百分比	Principal activities 主要業務
					Directly 直接 %	Indirectly 間接 %		
Goldyork Investment Limited 金瑞投資有限公司	Hong Kong 香港	Ordinary 普通	HK\$100 港幣100元	100	49	51	-	Property investment 物業投資
Keysford 1 Limited	Hong Kong 香港	Ordinary 普通	HK\$100,000 港幣100,000元	100,000	-	100	-	Property development 物業發展
Kwai Hei Investments No.1 Limited	Hong Kong 香港	Ordinary 普通	HK\$1 港幣1元	1	-	75	25	Property investment 物業投資
Lac Kar Investment Company Limited 力加置業有限公司	Hong Kong 香港	Ordinary 普通	HK\$3,600,000 港幣3,600,000元	3,600,000	-	100	-	Property investment 物業投資
Macleh (Chevalier) Limited	Canada 加拿大	Common 普通	CAD10,100 10,100加拿大元	10,100	-	100	-	Investment holding of property investment and hotel operation 物業投資及酒店營運之投資控股
Macont Developments Inc.	Canada 加拿大	Common 普通	CAD1,000 1,000加拿大元	1,000	-	100	-	Property investment 物業投資
Matterhorn Properties Limited	British Virgin Islands/ Hong Kong 英屬維爾京群島/ 香港	Ordinary 普通	US\$1 1美元	1	-	100	-	Property investment 物業投資
MI4 Ashford, LLC	US 美國	N/A 不適用	US\$6,980,000 6,980,000美元	N/A 不適用	-	100	-	Operation of senior housing 經營安老院舍
NV4 Cheyenne, LLC	US 美國	N/A 不適用	US\$4,256,000 4,256,000美元	N/A 不適用	-	100	-	Operation of senior housing 經營安老院舍
NC4 Albemarle, LLC	US 美國	N/A 不適用	US\$10,041,476 10,041,476美元	N/A 不適用	-	98.6	1.4	Operation of senior housing 經營安老院舍
NC4 Covington, LLC	US 美國	N/A 不適用	US\$5,087,122 5,087,122美元	N/A 不適用	-	98.6	1.4	Operation of senior housing 經營安老院舍
NC4 Kingsbridge, LLC	US 美國	N/A 不適用	US\$6,056,405 6,056,405美元	N/A 不適用	-	98.6	1.4	Operation of senior housing 經營安老院舍

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021

截至二零二一年三月三十一日止年度

### 48 PRINCIPAL SUBSIDIARIES (CONTINUED)

### 48 主要附屬公司(續)

Name of company 公司名稱	Place or country of incorporation or registration/ operation 成立或註冊/ 營業地點或國家	Class of shares held 所持股份類別	Issued and paid up share capital/ registered capital 已發行及繳足 股本/註冊股本	Number of shares 股份數目	Effective percentage of issued share capital/ registered capital held by the Company 本公司持有已發行 股本/註冊股本之 實際百分比		Percentage of issued share capital/ registered capital held by non- controlling interests 非控股權益持有 已發行股本/ 註冊股本之百分比	Principal activities 主要業務
					Directly 直接 %	Indirectly 間接 %		
NC4 Magcreek, LLC	US 美國	N/A 不適用	US\$3,464,273 3,464,273美元	N/A 不適用	-	98.6	1.4	Operation of senior housing 經營安老院舍
NC4 Magnolia, LLC	US 美國	N/A 不適用	US\$4,464,085 4,464,085美元	N/A 不適用	-	98.6	1.4	Operation of senior housing 經營安老院舍
NC4 Oliver, LLC	US 美國	N/A 不適用	US\$2,794,319 2,794,319美元	N/A 不適用	-	98.6	1.4	Operation of senior housing 經營安老院舍
NC4 Wellington, LLC	US 美國	N/A 不適用	US\$3,674,901 3,674,901美元	N/A 不適用	-	98.6	1.4	Operation of senior housing 經營安老院舍
上海其士物業管理有限公司 (note c) (附註c)	Mainland China 中國內地	N/A 不適用	US\$3,650,000 3,650,000美元	N/A 不適用	-	100	-	Property management and provision of property management consultation 物業管理及提供物業 管理諮詢
Shanghai Chevalier Trading Co., Ltd. (note c) 上海其士貿易有限公司 (附註c)	Mainland China 中國內地	N/A 不適用	US\$3,500,000 3,500,000美元	N/A 不適用	-	100	-	Trading of lifts, escalators, electrical and mechanical equipment 升降機、電扶梯及機電設備 貿易
Shanghai Chonmain Real Estate Development Co., Ltd. (note a) 上海創名房地產發展有限 公司(附註a)	Mainland China 中國內地	N/A 不適用	US\$3,000,000 3,000,000美元	N/A 不適用	-	80	20	Property development and investment 物業發展及投資
Tai Tung Industrial Equipment Limited 大同工業設備有限公司	Hong Kong 香港	Ordinary 普通	HK\$30,000,000 港幣30,000,000元	30,000,000	-	87.5	12.5	Logistics services 物流服務
Winfield Development Limited 威方發展有限公司	Hong Kong 香港	Ordinary 普通	HK\$2 港幣2元	2	-	100	-	Property investment 物業投資

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 48 PRINCIPAL SUBSIDIARIES (CONTINUED)

### 48 主要附屬公司(續)

Name of company 公司名稱	Place or country of incorporation or registration/ operation 成立或註冊/ 營業地點或國家	Class of shares held 所持股份類別	Issued and paid up share capital/ registered capital 已發行及繳足 股本/註冊股本	Number of shares 股份數目	Effective percentage of issued share capital/ registered capital held by the Company 本公司持有已發行 股本/註冊股本之 實際百分比		Percentage of issued share capital/ registered capital held by non-controlling interests 非控股權益持有 已發行股本/ 註冊股本之百分比	Principal activities 主要業務
					Directly 直接 %	Indirectly 間接 %		
Xinyang Chevalier Hotel Co., Ltd.(note a) 信陽其士大酒店有限公司 (附註a)	Mainland China 中國內地	N/A 不適用	RMB55,000,000 人民幣55,000,000元	N/A 不適用	-	70	30	Hotel operation 酒店營運
757040 Ontario Limited	Canada 加拿大	Common 普通	CAD10 10加拿大元	10	-	100	-	Property investment 物業投資
四川啓陽汽車貿易有限公司	Mainland China 中國內地	N/A 不適用	RMB15,000,000 人民幣15,000,000元	N/A 不適用	-	40	60	Trading of motor vehicles and provision of maintenance services 汽車貿易及提供保養服務
成都啓陽領航汽車銷售服務有限公司	Mainland China 中國內地	N/A 不適用	RMB30,000,000 人民幣30,000,000元	N/A 不適用	-	40	60	Trading of motor vehicles and provision of maintenance services 汽車貿易及提供保養服務
成都啓陽嘉航汽車銷售服務有限公司	Mainland China 中國內地	N/A 不適用	RMB10,000,000 人民幣10,000,000元	N/A 不適用	-	40	60	Trading of motor vehicles and provision of maintenance services 汽車貿易及提供保養服務
成都啓陽錦悅汽車銷售服務有限公司	Mainland China 中國內地	N/A 不適用	RMB10,000,000 人民幣10,000,000元	N/A 不適用	-	40	60	Trading of motor vehicles and provision of maintenance services 汽車貿易及提供保養服務
成都啓陽潤航汽車銷售服務有限公司	Mainland China 中國內地	N/A 不適用	RMB15,000,000 人民幣15,000,000元	N/A 不適用	-	40	60	Trading of motor vehicles and provision of maintenance services 汽車貿易及提供保養服務

Notes:

- Established in Mainland China as sino-foreign owned equity joint ventures.
- All deferred shares are non-voting and practically have no rights to participate in any distribution upon winding up.
- Established in Mainland China as wholly-foreign owned enterprises.
- Preference shares are 10% non-cumulative and every four preference shares of this company carry one vote.

附註:

- 於中國內地成立之中外合營企業。
- 所有遞延股份皆無投票權，而實際上亦無權在公司清盤時獲得任何分派。
- 於中國內地成立之外商獨資企業。
- 優先股為非累計10%，而該公司之每四股優先股帶有一投票權。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021  
截至二零二一年三月三十一日止年度

### 49 PRINCIPAL ASSOCIATES

### 49 主要聯營公司

Name of associate	Place or country of incorporation or registration/ operation	Class of shares held	Effective percentage of issued share capital/registered capital held by the Company 本公司持有已發行股本/註冊股本之實際百分比	Principal activities	Measurement method
聯營公司名稱	成立或註冊/營業地點或國家	所持股份類別		主要業務	計量方法
Cafe Deco Holdings Limited	British Virgin Islands/ Hong Kong 英屬維爾京群島/ 香港	Ordinary 普通	25.28	Investment holding 投資控股	Equity 權益
Chevalier (HK) Limited 其士(香港)有限公司	Hong Kong 香港	Ordinary 普通	49	Marketing, installation and maintenance of lifts and escalators and security devices 營銷、安裝及保養升降機、電扶梯及保安裝置	Equity 權益
東芝電梯(中國)有限公司	Mainland China 中國內地	N/A 不適用	20	Manufacturing, sales, installation, repair and maintenance of lifts and escalators 製造、銷售、安裝、維修及保養升降機及電扶梯	Equity 權益
Toshiba Elevator (Shenyang) Co., Ltd. 東芝電梯(瀋陽)有限公司	Mainland China 中國內地	N/A 不適用	20	Manufacturing, sales, installation, repair and maintenance of lifts and escalators 製造、銷售、安裝、維修及保養升降機及電扶梯	Equity 權益

Note: The Group's entitlement to share of the profit or loss in these associates is in proportion to its ownership interest.

附註：本集團按其擁有權益之比例計算其所佔該等聯營公司之溢利或虧損。

### 50 PRINCIPAL JOINT VENTURES

### 50 主要合營企業

Name of joint venture	Place or country of incorporation or registration/ operation	Class of shares held	Effective percentage of issued share capital/registered capital held by the Company 本公司持有已發行股本/註冊股本之實際百分比	Principal activities	Measurement method
合營企業名稱	成立或註冊/營業地點或國家	所持股份類別		主要業務	計量方法
Lam Woo & Company Limited 聯益建造有限公司	Hong Kong 香港	Ordinary 普通	50	Civil engineering 土木工程	Equity 權益
Rosy Value Limited 達實有限公司	Hong Kong 香港	Ordinary 普通	50	Property development 物業發展	Equity 權益
Seavest Core Fund I, LLC	US 美國	N/A 不適用	95	Medical office building investment 醫療辦公室大樓投資	Equity 權益
北京鳳桐祥瑞房地產開發有限公司	Mainland China 中國內地	N/A 不適用	44	Property development 物業發展	Equity 權益
成都啓陽華通豐田汽車銷售服務有限公司	Mainland China 中國內地	N/A 不適用	21.33	Trading of motor vehicles and provision of maintenance services 汽車貿易及提供保養服務	Equity 權益

Note: The Group's entitlement to share of the profit or loss in these joint ventures is in proportion to its ownership interest.

附註：本集團按其擁有權益之比例計算其所佔該等合營企業之溢利或虧損。



MIX  
Paper from  
responsible sources  
FSC™ C127090