



# AP RENTALS HOLDINGS LIMITED 亞積邦租賃控股有限公司\*

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

Stock Code 股份代號：1496



# 2021

Annual Report 年報



\* For identification purposes only 僅供識別





# CONTENTS 目錄

Corporate Information	公司資料	4
Chairman's Statement	主席報告	8
Management Discussion and Analysis	管理層討論與分析	12
Five Year Financial Summary	五年財務概要	24
Directors' Report	董事會報告	27
Corporate Governance Report	企業管治報告	50
Directors and Senior Management	董事及高級管理層	66
Independent Auditor's Report	獨立核數師報告	77
Consolidated Statement of Profit or Loss and Other Comprehensive Income	綜合損益及其他全面收益表	85
Consolidated Statement of Financial Position	綜合財務狀況表	86
Consolidated Statement of Changes in Equity	綜合權益變動表	88
Consolidated Statement of Cash Flows	綜合現金流量表	89
Notes to Consolidated Financial Statements	綜合財務報表附註	91



# ABOUT AP RENTALS

## 關於亞積邦租賃

We are a leading equipment rental service company in Hong Kong with the capability of providing a wide range of construction, E&M engineering and event and entertainment equipment, equipment rental-related solutions and value-added services to our customers. We serve a diverse range of customers including leading construction and E&M engineering companies and large scale event and entertainment companies. Our rental equipment principally covers power and energy equipment, high-reach equipment, material handling equipment and other equipment (include lifting, earth moving, foundation, road and transportation, tunneling, demolition and small equipment).

亞積邦租賃是香港的領先設備出租服務公司，有能力向客戶提供各式各樣建築、機電工程及節目及娛樂設備、設備出租相關解決方案及增值服務。我們為各大建築及機電工程公司以及大型節目及娛樂公司等不同範疇的客戶提供服務。出租設備主要包括動力能源設備、高空工作設備、物料處理設備及其他設備(包括起重、土方工程、地基、道路及交通、隧道、拆卸及小型設備)。





# CORPORATE INFORMATION

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors:

Lau Pong Sing (*Chairman*)  
Chan Kit Mui, Lina

#### Non-executive Director:

Nakazawa Tomokatsu

#### Independent Non-executive Directors:

Ho Chung Tai, Raymond  
Siu Chak Yu  
Li Ping Chi

### AUDIT COMMITTEE

Li Ping Chi (*Chairman*)  
Ho Chung Tai, Raymond  
Siu Chak Yu

### REMUNERATION COMMITTEE

Siu Chak Yu (*Chairman*)  
Li Ping Chi  
Lau Pong Sing

### NOMINATION COMMITTEE

Lau Pong Sing (*Chairman*)  
Siu Chak Yu  
Li Ping Chi

### RISK MANAGEMENT COMMITTEE

Lau Pong Sing (*Chairman*)  
Chan Kit Mui, Lina  
Wong Cheuk Man

### AUTHORISED REPRESENTATIVES

Lau Pong Sing  
Wong Cheuk Man

### COMPANY SECRETARY

Wong Cheuk Man (HKICPA, ACCA)

### AUDITOR

Deloitte Touche Tohmatsu  
*Certified Public Accountants*  
*Registered Public Interest Entity Auditor*  
35th Floor, One Pacific Place  
88 Queensway  
Hong Kong

### 董事會

#### 執行董事：

劉邦成 (*主席*)  
陳潔梅

#### 非執行董事：

中澤友克

#### 獨立非執行董事：

何鍾泰  
蕭澤宇  
李炳志

### 審核委員會

李炳志 (*主席*)  
何鍾泰  
蕭澤宇

### 薪酬委員會

蕭澤宇 (*主席*)  
李炳志  
劉邦成

### 提名委員會

劉邦成 (*主席*)  
蕭澤宇  
李炳志

### 風險管理委員會

劉邦成 (*主席*)  
陳潔梅  
王卓敏

### 授權代表

劉邦成  
王卓敏

### 公司秘書

王卓敏 (HKICPA、ACCA)

### 核數師

德勤·關黃陳方會計師行  
*執業會計師*  
*註冊公眾利益實體核數師*  
香港  
金鐘道88號  
太古廣場一座35樓

# CORPORATE INFORMATION

## 公司資料

### LEGAL ADVISER

#### As to Hong Kong Law

Deacons  
5th Floor, Alexandra House  
18 Chater Road, Central  
Hong Kong

### PRINCIPAL BANKER

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

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

### HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited  
Shops 1712-1716, 17th Floor, Hopewell Centre  
183 Queen's Road East, Wanchai  
Hong Kong

### REGISTERED OFFICE

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

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

Unit 806A, 8th Floor,  
Tower II, South Seas Centre,  
No. 75 Mody Road,  
Kowloon  
Hong Kong

### STOCK CODE

1496

### COMPANY WEBSITE

[www.aprentalshk.com](http://www.aprentalshk.com)

### 法律顧問

有關香港法律  
的近律師行  
香港  
中環遮打道18號  
歷山大廈5樓

### 主要往來銀行

中國銀行(香港)有限公司  
香港上海滙豐銀行有限公司

### 股份過戶登記總處

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

### 香港股份過戶登記分處

香港中央證券登記有限公司  
香港  
灣仔皇后大道東183號  
合和中心17樓1712至1716號舖

### 註冊辦事處

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

### 總辦事處及香港主要營業地點

香港  
九龍  
麼地道75號  
南洋中心第二座  
8樓806A室

### 股份代號

1496

### 公司網址

[www.aprentalshk.com](http://www.aprentalshk.com)





GigaSports

上水商場  
L6

AP RENTALS  
2170 8638

Y6642

AP RENTALS  
2170 8638

3241

RW 8028







# CHAIRMAN'S STATEMENT

## 主席報告



*Chairman; Chief Executive Officer  
and Executive Director*

**Mr. Lau Pong Sing**

劉邦成先生

主席、行政總裁兼執行董事



# CHAIRMAN'S STATEMENT

## 主席報告

Dear Shareholders,

On behalf of the board of Directors (the “**Board**”) of AP Rentals Holdings Limited (“**AP Rentals**” or the “**Company**”), I hereby present the audited consolidated annual results of the Company and its subsidiaries (collectively the “**Group**”) for the year ended 31 March 2021 (the “**Year**” or “**FY2021**”).

For FY2021, the Group had a total revenue of approximately HK\$148.5 million, representing an increase of approximately 1.8% as compared to that of approximately HK\$145.8 million for the year ended 31 March 2020 (“**FY2020**”). The Group’s loss for the Year decreased from approximately HK\$19.7 million in FY2020 to loss for the Year of approximately HK\$5.7 million in FY2021. Please refer to the section headed “Management Discussion and Analysis” (“**MD&A**”) for details of the Group’s business performance for FY2021. The Environmental, Social and Governance Report, which summarizes our effort and performance in promoting and strengthening corporate social responsibility among the Group during the Year, will be published separately within three months after the publication of the annual report of the Company.

It has been another challenging year for the Group as market sentiments were still poor due to the outbreak of COVID-19. In FY2021, the overall market sentiment of the construction industry in Hong Kong was still poor and price competition was keen for the construction and its related businesses. Due to the outbreak of COVID-19, the operating days of the work sites of the customers in Singapore and Hong Kong were decreased. For the trading business and disposal of leasing machines, the Group still maintained the revenues by selling and disposing more of its machines in Hong Kong than overseas due to the global lockdowns, especially in Asia region. However, the Group is ready to increase its sales and disposals of its machines overseas once the lockdowns are uplifted.

各位股東：

本人謹代表亞積邦租賃控股有限公司（「**亞積邦租賃控股**」或「**本公司**」）董事會（「**董事會**」）提呈本公司及其附屬公司（統稱「**本集團**」）截至2021年3月31日止年度（「**本年度**」或「**2021年財政年度**」）的經審核綜合年度業績。

於2021年財政年度，本集團的總收益約為148.5百萬港元，較截至2020年3月31日止年度（「**2020年財政年度**」）約145.8百萬港元增加約1.8%。本集團本年度的虧損由2020年財政年度的約19.7百萬港元減少至2021年財政年度約5.7百萬港元。有關本集團2021年財政年度業務表現詳情，請參閱「管理層討論與分析」（「**管理層討論與分析**」）一節。環境、社會及管治報告概述本集團於本年度在促進及加強企業社會責任上付出的努力及表現，將於本公司年報刊發後三個月內另行刊發。

因爆發COVID-19，市場氣氛仍屬低迷，本年度對本集團而言仍是充滿挑戰的一年。於2021年財政年度，香港建造業的整體市場氣氛仍屬疲弱，建築及其相關業務的價格競爭激烈。由於爆發COVID-19，新加坡及香港客戶的工地經營日數減少。就貿易業務及出售租賃機械而言，由於全球（尤其是亞洲地區）封城，本集團透過於香港銷售及出售比海外更多機械以維持收益。然而，本集團已做好準備，一旦解封便會增加於海外銷售及出售其機械。

# CHAIRMAN'S STATEMENT

## 主席報告

Even in such a challenging year, the Group still recorded an increase in revenue of approximately HK\$2.7 million or 1.8% as compared to that of approximately HK\$145.8 million for FY2020.

However, the Group still made investment in advanced and specific machines in FY2021, including the generators for our newly introduced Automatic Power System ("APS") in the Smart System in Mobile Electricity ("SSME"), in FY2021 (approximately HK\$24.8 million). The Group expected to continue its invest in SSME and global positioning system (the "GPS") equipment monitoring system in the year ending 31 March 2022 ("FY2022") so as to avoid intensive price competition, which will further jeopardize our gross profit. For details, please refer to the MD&A section. In FY2021, the Group is still focusing on the key projects in Hong Kong, namely the third runway and the improvement works of the Hong Kong International Airport (the "Third Runway & Improvements"), the Kai Tak Sports Park (the "KTS Park") and the Central Kowloon Route (a highway project under constructing that runs through the Kowloon Peninsula, which is largely underground) (the "Central Kowloon Route").

For the Group businesses in PRC, the construction industry is still affected by acute shortage of labour and disruption of upstream material supplier as a result of the outbreak of the COVID-19. The demands on leasing machines declined and the Group is facing keen price competition. However, the Group is expected to improve its performance in FY2022 as the economy growth of PRC is expected and with more construction investments are to be made for 5G networks and data centres, and the development of the Guangdong-Hong Kong-Macao Greater Bay Area (the "Greater Bay").

For the Group business in Singapore, leasing demand has improved in second half of FY2021 due to the relief from the COVID-19 pandemic. The Group will try its best to improve the leasing and machinery trading businesses in FY2022.

儘管本年困難重重，本集團的收益仍錄得較2020年財政年度的約145.8百萬港元增加約2.7百萬港元或1.8%。

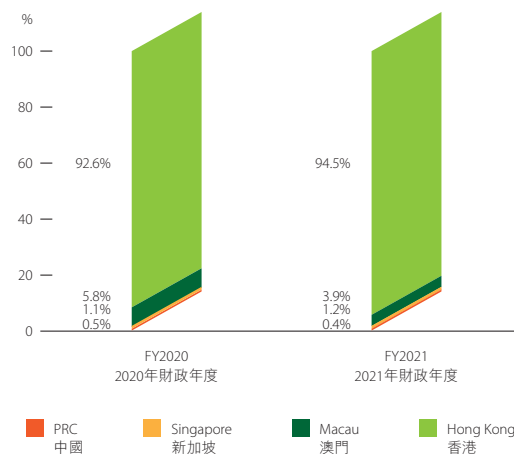
然而，於2021年財政年度，本集團仍投資於先進和特定的機械，包括2021年財政年度投資移動電源智能系統（「移動電源智能系統」）新引進自動電源系統（「自動電源系統」）的發電機（約24.8百萬港元）。於截至2022年3月31日止年度（「2022年財政年度」），本集團預計將繼續對移動電源智能系統及全球衛星定位系統（「全球衛星定位系統」）設備監察系統進行投資，以避免激烈價格競爭進一步危害我們的毛利。詳情請參閱「管理層討論與分析」一節。於2021年財政年度，本集團仍將繼續專注於香港的主要項目（即香港國際機場第三條跑道及裝修工程（「三跑及裝修」）、啟德體育園（「啟德體育園」）及中九龍幹線（該幹線為貫穿九龍半島的在建公路項目，主要為地下工程）（「中九龍幹線」）。

就本集團於中國的業務而言，COVID-19爆發導致勞工緊缺及中斷上游材料供應商的營運，故建築業仍受到影響。由於對租賃機械的需求下降，本集團面臨激烈的價格競爭。然而，預期本集團於2022年財政年度的業績將會提升，原因為預期中國經濟增長，且更多投資將投放於5G網絡及數據中心建設，以及粵港澳大灣區（「大灣區」）的發展。

就本集團於新加坡的業務而言，由於COVID-19疫情有所緩和，2021年財政年度下半年對租賃需求有所提高。於2022年財政年度，本集團將竭力提高租賃及機械貿易業務。

### GEOGRAPHICAL BREAKDOWN OF GROUP'S REVENUE

#### 本集團收益之地域細分





# CHAIRMAN'S STATEMENT

## 主席報告

Looking ahead, the Group would continue its investment in advanced machines to alleviate the effect of price competition and will be continuously disposing of our aged machines so as to maintain the competitiveness and profitability of the Group in FY2022. More importantly, the Group is ready to make quick and right responses to any change in the economy globally caused by the pandemic, either on the positive or negative side.

Last but not least, I would like to express my gratitude to the board for its brilliant leadership, the entire staff for their untiring efforts during the Year, as well as the strong support from our shareholders (the **"Shareholders"**). I would also like to thank our investors, customers, suppliers and business partners for their backing. We will continue to fortify AP Rental's leadership in the equipment rental industry, realize sustainable growth and generate satisfactory returns for Shareholders.

The board does not recommend the payment of a final dividend for the year ended 31 March 2021.

展望未來，本集團將繼續投資先進機械以減輕價格競爭的影響，並將繼續出售我們的舊機械，以維持於2022年財政年度本集團的競爭力和盈利能力。更重要的是，本集團為對疫情於全球範圍內造成的積極或消極的經濟變化，作好迅速及正確的應對準備。

最後，於本年度承蒙董事會英明領導、全體員工努力不懈及股東（「股東」）鼎力支持，本人謹此致謝。本人亦藉此機會感謝我們的投資者、客戶、供應商及業務夥伴給予支持。我們將繼續鞏固亞積邦租賃於設備出租行業的領導地位，實現可持續增長，並為股東帶來豐厚回報。

董事會不建議就截至2021年3月31日止年度派付末期股息。

By Order of the Board  
**Mr. Lau Pong Sing**  
*Chairman and Executive Director*  
29 June 2021

承董事會命  
**劉邦成先生**  
主席兼執行董事  
2021年6月29日

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### GROUP OVERVIEW

The Group strives to serve our valuable customers better with the provision of the equipment rental-related solutions and value-added services. For FY2021, the Group recorded a loss of approximately HK\$5.7 million when comparing to the loss amounting to approximately HK\$19.7 million for FY2020. The reduction in loss was mainly due to the net effect of:

1. impairment loss recognised on property, plant and equipment in the wholly-owned subsidiary of the Company, 亞積邦建設工程機械(上海)有限公司 AP Rentals (Shanghai) Limited\*, (“**AP Shanghai**”), since the leasing prices of leasing machines in the People’s Republic of China (excluding Hong Kong, the Macao Special Administrative Region of the PRC (“**Macau**”) and Taiwan for the purpose of this report) (“**PRC**”) declined due to the outbreak of the COVID-19. As such, an impairment amounting to the equivalent of approximately HK\$3.8 million was made;
2. reversal of impairment losses under expected credit loss model recognised on receivables for the Group in FY2021 amounting to approximately HK\$1.5 million was recorded, when comparing to the addition of impairment losses under expected credit loss model recognised on receivables for the Group in FY2020 amounting to approximately HK\$5.6 million because the expected credit loss of the Group decreased;
3. reduction in administrative expenses amounting to approximately HK\$3.4 million due to stringent control on expenses within the Group;
4. increase in gross profit in FY2021 amounting to approximately HK\$2.4 million was recorded when comparing with the gross profit in FY2020 amounting to approximately HK\$16.1 million, which was mainly due to the significant decrease in machinery hiring expenses in FY2021; and
5. the receiving of government subsidies amounting to the equivalent of approximately HK\$5.7 million, which represent the wage subsidies provided by the governments of Hong Kong, Macau and Singapore, for supporting the employment and helping business tide over financial difficulties due to the COVID-19 pandemic.

### 集團概覽

本集團致力透過提供設備出租相關解決方案及增值服務，為寶貴客戶提供更優質服務。於2021年財政年度，本集團錄得虧損約5.7百萬港元，而於2020年財政年度的虧損則約為19.7百萬港元。虧損減少乃由於以下的淨影響所致：

1. 本公司的全資附屬公司亞積邦建設工程機械(上海)有限公司(「**亞積邦上海**」)確認物業、機械及設備減值虧損，此乃由於中華人民共和國(於本報告而言，不包括香港、中國澳門特別行政區(「**澳門**」)及台灣)(「**中國**」)租賃機械的租賃價格因COVID-19爆發而下跌，因此產生相等於約3.8百萬港元的減值；
2. 於2021年財政年度就本集團根據預期信貸虧損模式已確認的應收款項減值虧損撥回為約1.5百萬港元，乃由於本集團的預期信貸虧損有所減少，而於2020年財政年度就本集團根據預期信貸虧損模式已確認的應收款項減值虧損則增加約5.6百萬港元；
3. 行政開支縮減約3.4百萬港元，此乃由於本集團內嚴格控制開支所致；
4. 與2020年財政年度的毛利約16.1百萬港元相比較，2021年財政年度的毛利錄得增加約2.4百萬港元，此乃主要由於2021年財政年度的機械租賃開支大幅減少所致；及
5. 獲取相等於約5.7百萬港元的政府補助，該補助指由香港政府、澳門政府及新加坡政府提供的工資補助，以支持就業及協助企業渡過由於COVID-19疫情而面臨的財務難關。

\* For identification purposes only



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### GROUP OVERVIEW (Continued)

For FY2021, the Group recorded revenue of approximately HK\$148.5 million, representing an increase of approximately 1.8% as compared to that of approximately HK\$145.8 million for FY2020. For FY2021, the Group recorded gross profit of approximately HK\$18.5 million, representing an increase of approximately 14.9% as compared to that of approximately HK\$16.1 million for FY2020. The gross profit margin for FY2021 increased to approximately 12.5% (FY2020: approximately 11.0%). Please refer to the section headed "Financial Review" of this report for further details of the Group's performance in FY2021.

Loss attributable to owners of the Company was approximately HK\$5.7 million in FY2021 (FY2020: approximately HK\$19.7 million).

Basic loss per share attributable to owners of the Company for FY2021 was HK(0.66) cent (FY2020: HK(2.28) cents).

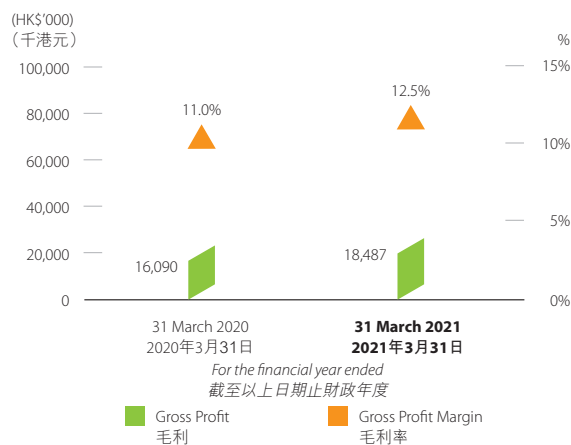
### 集團概覽(續)

於2021年財政年度，本集團錄得收益約148.5百萬港元，較2020年財政年度的收益約145.8百萬港元增加約1.8%。於2021年財政年度，本集團錄得毛利約18.5百萬港元，較2020年財政年度的毛利約16.1百萬港元增加約14.9%。2021年財政年度的毛利率增加至約12.5%（2020年財政年度：約11.0%）。有關本集團於2021年財政年度表現的進一步詳情，請參閱本報告「財務回顧」一節。

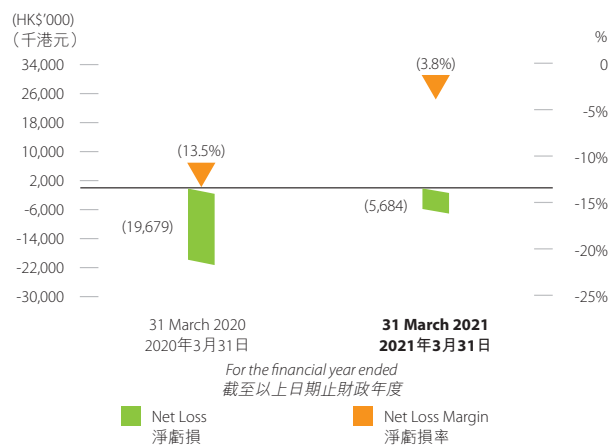
於2021年財政年度，本公司擁有人應佔虧損約為5.7百萬港元（2020年財政年度：約19.7百萬港元）。

2021年財政年度的本公司擁有人應佔每股基本虧損為(0.66)港仙（2020年財政年度：(2.28)港仙）。

### GROSS PROFIT 毛利



### NET LOSS 淨虧損



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### BUSINESS OVERVIEW

During FY2021, the demands from the Third Runway & Improvements and the KTS Park were the main sources of leasing income. However, the overall market sentiment of the construction industry in Hong Kong was still poor, especially on those construction work related to private sector, which led to continuous price competition in construction and its related businesses, especially after the outbreak of COVID-19. The COVID-19 pandemic has also affected the operating days of the work sites of our customers, which had inevitably affected our leasing income in FY2021. Other than our main market, namely the construction industry, the Group also lost its leasing revenue in a minor market, namely the event business, due to the COVID-19 pandemic. Nevertheless, the Group has tried its best to sidestep such difficulties by increasing our leasing income from markets other than the construction industry and the event business although its financial effect was not material in FY2021. For the generator business with APS in SSME, it has continuously contributed to more revenues and profit to the Group in FY2021. For the operating service income, the Group has provided more operators so as to promote the leasing of the products, namely, the spider crane, excavator and crane, which led to great increase in the income generated from equipment operating service in FY2021.

For the trading business and disposal of leasing machines, the Group still maintained the revenues by selling and disposing more of its machines in Hong Kong than overseas because of the global lockdowns, especially in Asia region.

For Macau, the COVID-19 pandemic has also hit its economy seriously and so the revenue of AP Equipment Leasing and Engineering Limited (“**AP Macau**”) decreased a lot when compared to that of FY2020.

### 業務概覽

於2021年財政年度期間，三跑及裝修以及啟德體育園的需求為我們租賃收入的主要來源。然而，香港建築行業的整體市場氣氛仍然欠佳，尤其有關私營市場的建築工程，導致建築及其相關業務的價格競爭持續，尤其於COVID-19爆發之後。COVID-19疫情亦影響我們客戶的工地運作日程，無可避免影響我們於2021年財政年度的租賃收入。除我們的主要市場——建築行業之外，本集團亦因COVID-19疫情而失去次要市場——節目業務的租賃收益。儘管如此，雖然其於2021年財政年度的財務影響並不重大，但本集團已盡力透過增加來自建築行業及節目業務以外的市場的租賃收入以避免該等困難。就移動電源智能系統內的自動電源系統的發電機業務而言，其於2021年財政年度持續為本集團貢獻更多收益及盈利。就操作服務收入而言，本集團提供更多操作員，以推廣蜘蛛式起重機、挖掘機及起重機產品的租賃，導致2021年財政年度設備操作服務產生的收入大幅增加。

就貿易業務及出售出租機械而言，由於全球（尤其亞洲地區）封城，本集團仍透過於香港銷售及出售比海外更多機械以維持收益。

就澳門而言，COVID-19疫情亦嚴重打擊其經濟，因此亞積邦建機租賃及工程有限公司（「**亞積邦澳門**」）的收益與2020年財政年度相比大幅下跌。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### BUSINESS OVERVIEW (Continued)

For Singapore, due to the COVID-19, there was lockdown from April 2020 and the lockdown related to the construction industry has been uplifted on 1st August 2020 but the shortage of labour in most construction sites in Singapore (due to the COVID-19 pandemic) has led to the closure of most of the construction sites in August 2020. As such, AP Equipment Rentals (Singapore) Pte. Limited (“**AP Singapore**”) recorded no income from July 2020 up to August 2020. However, the demands started to pick up from September 2020 and reached its peak in March 2021.

For the PRC, despite the fact that its economy seemed to have gradually recovered from the COVID-19 pandemic in FY2021, the demand on leasing of construction machines was still weak and there was keen price competition. The COVID-19 led to the acute shortage of labour and disruption of upstream material supplier in the construction industry. Most of the construction projects were delayed and the cost in the construction soared up. As a result, the demands on leasing machines declined and the rental price of construction machines declined. As such, AP Shanghai had to lower the leasing prices of its leasing machines so as to increase its competitiveness in the market.

For details, please refer to the section headed “Financial Review” of this report.

### PROSPECT

Currently, the economy recovery is quite slow in Asian countries, such as India and Malaysia. The COVID-19 pandemic will still affect our machinery trading and disposal activities in Asian countries in FY2022. Nevertheless, the Group expects that our leasing related services would be gradually improved in FY2022. Obviously, the Group would devote more effort in developing the application of advanced technology into our business model in the coming months so as to improve our competitiveness and profitability.

### 業務概覽(續)

就新加坡而言，由於COVID-19，新加坡自2020年4月起封城，並於2020年8月1日解除與建築行業有關的限制，但由於COVID-19疫情關係，新加坡大部分建築工地的勞動力短缺，導致大部分建築工地於2020年8月關閉。因此，AP Equipment Rentals (Singapore) Pte. Limited (「**AP Singapore**」) 自2020年7月至2020年8月並無錄得收入。然而，需求自2020年9月起回升，並於2021年3月達到最高值。

就中國而言，儘管其經濟似乎已於2021年財政年度從COVID-19疫情中逐漸復甦，但對建築機械租賃的需求仍然疲弱，且價格競爭激烈。COVID-19導致勞動力嚴重短缺並中斷建築行業上游材料供應商的營運。大部分建築項目延遲，建築成本大增。因此，租賃機械的需求下降，建築機械的出租價格下降。因此，亞積邦上海必須降低其出租機械的租賃價格，以提高其於市場上的競爭力。

詳情請參閱本報告「財務回顧」一節。

### 展望

目前，印度及馬來西亞等亞洲國家的經濟復甦速度較慢。於2022年財政年度，COVID-19疫情仍將會影響我們的機械貿易及出售活動。然而，本集團預期我們的租賃相關服務將於2022年財政年度逐步增加。顯然，本集團於未來數月將在業務模式中投放更多精力開發先進技術應用，以提高我們的競爭力及盈利能力。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### PROSPECT (Continued)

In Hong Kong, our leasing business will still be focusing on our SSME business and the demands in key projects, namely, the Third Runway & Improvements and the KTS Park. The Group expects that there should be a further increase in leasing demand in these two key projects in FY2022. In addition, leasing demands is also expected to increase in the Central Kowloon Route. For machinery sales, there are still orders to be delivered in FY2022 for the Central Kowloon Route and the Group will also increase the machinery sales and disposal of machinery overseas in FY2022 when the lockdown in Asian countries is further uplifted in FY2022.

In Macau, the PRC government has relaxed some of its control over its people in visiting Macau in late September 2020. However, the effect seemed to be limited. The Group expects that the leasing demand in Macau might not have improvement till 30 September 2021.

In the PRC, the COVID-19 pandemic still affected our business, especially in Guangdong province, which has affected our business in the first quarter of FY2022. However, the Group expects that the economy of the PRC will continue to improve in FY2022 and the demand from the construction of new infrastructures such as 5G networks and data centres will create demands for construction machinery. With the reduction of the our leasing price of our rental machines, the Group expects to have some degrees of improvement on the leasing income in AP Shanghai in latter months of FY2022. On the other hand, AP Shanghai will still consider any chance to capitalize on the national policies of the PRC government to develop the Greater Bay, which will bring along macroeconomic momentum and opportunities.

For Singapore, the economy is picking up due to the relief from the COVID-19 pandemic. Leasing demand has improved in second half of FY2021. Therefore, the Group will try its best to increase the leasing and machinery trading revenues in FY2022.

### 展望(續)

香港方面，我們的租賃業務仍將專注於移動電源智能系統業務以及主要項目（即三跑及裝修以及啟德體育園）的需求。本集團預期該兩個主要項目於2022年財政年度的租賃需求將會進一步增加。此外，預期中九龍幹線的租賃需求亦將會增加。就機械銷售而言，中九龍幹線仍將有訂單於2022年財政年度交付，且在亞洲國家於2022年財政年度進一步解封的情況下，本集團於2022年財政年度將增加於海外銷售機械及出售機械。

澳門方面，中國政府於2020年9月底已放寬對澳門入境人士的部分控制措施，然而，影響有限。本集團預期澳門的租賃需求於2021年9月30日前將不會有所改善。

中國方面，COVID-19疫情仍將影響我們的業務（尤其是廣東省），繼而影響我們於2022年財政年度第一季的業務。然而，本集團預期中國經濟於2022年財政年度將繼續向好，且興建5G網絡及數據中心等新基礎設施帶來的需求將增加對建築機械的需求。由於我們出租機械的租賃價格減少，本集團預期於2022年財政年度下半年，亞積邦上海的租賃收入將會有一定程度的增加。另一方面，亞積邦上海仍將考慮把握中國政府發展大灣區的國家政策帶來的任何機會，有關政策將帶來宏觀經濟的發展動力及機遇。

新加坡方面，由於COVID-19疫情緩和，經濟逐步恢復。於2021年財政年度下半年，租賃需求有所增加。因此，本集團將致力增加於2022年財政年度的租賃及機械貿易收益。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### FINANCIAL REVIEW

#### Revenue

For FY2021, the Group recorded an increase in revenue of approximately HK\$2.7 million, with the total revenue amounting to approximately HK\$148.5 million for FY2021, representing an increase of approximately 1.8% as compared to that of approximately HK\$145.8 million for FY2020. The increase in revenue mainly resulted from the increase in revenue in all segments of business of the Group except for the sales of machinery and provision of other services income.

#### (i) Lease of machinery

During the period under review, the Group's leasing income from rental services, which involved the rental of construction, electrical and mechanical engineering and event and entertainment equipment in Hong Kong, Macau, PRC and Singapore, slightly increased to approximately HK\$101.9 million in FY2021 as compared to that of approximately HK\$101.7 million in FY2020.

As mentioned above, the Group's rental business in Hong Kong improved in FY2021 due to the reasons mentioned in the section headed "Business Overview" above.

Rental income of machinery accounted for approximately 68.6% of the Group's total revenue for FY2021 (FY2020: approximately 69.8%). The decrease of the above percentage was due to the increase in the equipment operating services.

#### (ii) Operating service income

The Group offers equipment operating services in Hong Kong by providing equipment operators to operate the equipment at the job sites of its customers. For FY2021, revenue from equipment operating services increased by approximately 52.3% to approximately HK\$12.8 million (FY2020: approximately HK\$8.4 million), and accounted for approximately 8.6% of the Group's total revenue for FY2021 (FY2020: approximately 5.8%). The increase in operating service income for FY2021 was attributable to the fact that the Group needed to increase the leasing income of certain products, namely spider crane, crane and excavator. The provision of operators could help the Group to maintain the leasing income from these products and thus the operating service income increased sharply when compared to that of FY2020.

### 財務回顧

#### 收益

2021年財政年度，本集團的收益增加約2.7百萬港元，2021年財政年度的總收益約為148.5百萬港元，較2020年財政年度約145.8百萬港元上升約1.8%。收益增加的主要因為本集團除機械銷售及提供其他服務收入外的所有業務分部的收益增加所致。

#### (i) 出租機械

於回顧期間，本集團來自出租服務（涉及在香港、澳門、中國及新加坡出租建築、機電工程及節目及娛樂設備）的租賃收入於2021年財政年度輕微增加至約101.9百萬港元，而於2020年財政年度則約為101.7百萬港元。

如上所述，本集團於香港的出租業務於2021年財政年度有所改善，有關原因提述於上文「業務概覽」一節。

機械的租金收入佔本集團2021年財政年度總收益約68.6%（2020年財政年度：約69.8%）。上述百分比減少乃由於設備操作服務增加所致。

#### (ii) 操作服務收入

本集團在香港提供設備操作服務，派遣設備操作員到客戶工地操作設備。2021年財政年度，設備操作服務的收益增加約52.3%至約12.8百萬港元（2020年財政年度：約8.4百萬港元）及佔本集團2021年財政年度總收益約8.6%（2020年財政年度：約5.8%）。2021年財政年度操作服務的收入增加乃由於本集團需要增加出租若干產品（即蜘蛛式起重機、起重機及挖掘機）的收入。提供操作員有助本集團維持該等產品的租賃收入，因此操作服務收入與2020年財政年度相比大幅增加。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### FINANCIAL REVIEW (Continued)

#### Revenue (Continued)

##### (iii) Other service income

The Group's other service income, which arises from rental arrangements including repair, maintenance, transportation and technical support services during the rental period, recorded a decrease amounting to approximately HK\$6.3 million for FY2021 (FY2020: approximately HK\$8.1 million). The Group's other service income accounted for approximately 4.2% of the Group's total revenue for FY2021 (FY2020: approximately 5.6%). The decrease mainly came from the decrease in transportation service of approximately HK\$1.4 million, which was partly caused by the tumbling of demands from event business due to the COVID-19 pandemic.

##### (iv) Sales of machinery and spare parts

The revenue from sales of machinery and spare parts decreased slightly by approximately 0.3% from approximately HK\$27.6 million for FY2020 to approximately HK\$27.5 million for FY2021 due to the net effect of (i) the decrease in sales of machinery due to delay of delivery so as to cope with customer's working schedule (as requested by a customer); (ii) a discount allowance given for machinery sale; and (iii) an increase in sales of spare parts.

#### Cost of Sales and Services

The Group's cost of sales and services amounted to approximately HK\$130.0 million for FY2021, representing a period-on-period increase of approximately 0.2% (FY2020: approximately HK\$129.7 million). Cost of sales and services mainly comprised machinery hiring expenses, staff costs for the Group's equipment operators, technicians and truck drivers, costs for machinery and parts for trading and depreciation.

The cooperation agreement entered among AP Rentals Limited ("APR") (an indirectly wholly-owned subsidiary of the Company), 株式会社力ナモト (Kanamoto Co., Ltd.\*) ("Kanamoto Japan"), a shareholder of the Company and strategic partner of the Group, and Kanamoto (HK) Co., Limited ("Kanamoto HK"), a wholly-owned subsidiary of Kanamoto Japan, on 19 June 2015 has been terminated on 18 June 2020. The Group has invested on machines for leasing purpose and also increased the utilization rate of its machinery for leasing. As a result, in FY2021, approximately 97.3% of the leasing income of the Group was generated by the machines owned by the Group.

\* For identification purposes only

### 財務回顧(續)

#### 收益(續)

##### (iii) 其他服務收入

本集團的其他服務收入(來自出租安排,包括於出租期間的維修、保養、運輸及技術支援服務)錄得減少,於2021年財政年度約為6.3百萬港元(2020年財政年度:約8.1百萬港元)。本集團的其他服務收入佔本集團2021年財政年度總收益約4.2%(2020年財政年度:約5.6%)。該減少主要來自運輸服務減少約1.4百萬港元,此乃部分由於節目業務的需求因COVID-19疫情而大幅減少所致。

##### (iv) 機械及零件銷售

機械及零件銷售的收益由2020年財政年度的約27.6百萬港元輕微下跌約0.3%至2021年財政年度的約27.5百萬港元,此乃由於以下各項的淨影響所致:(i)因應客戶的工程時間表(按客戶要求),延遲交付導致機械銷售下跌;(ii)機械銷售提供折扣優惠;及(iii)零件銷售增加。

#### 銷售及服務成本

本集團於2021年財政年度的銷售及服務成本約為130.0百萬港元,同比上升約0.2%(2020年財政年度:約129.7百萬港元)。銷售及服務成本主要包括機械租用開支、本集團設備操作員、技術人員及卡車司機的員工成本、可供買賣機械及零件成本以及折舊。

亞積邦租賃有限公司(「亞積邦租賃」)(本公司的間接全資附屬公司)、本公司的股東及本集團的策略合作夥伴株式会社力ナモト(Kanamoto Co., Ltd\*)(「金本日本」)及金本(香港)有限公司(「金本香港」)(金本日本的全資附屬公司)於2015年6月19日訂立的合作協議於2020年6月18日終止。本集團已投資機械作出租用途,並已提高出租機械的使用率。因此,於2021年財政年度,本集團約97.3%的租賃收入由本集團擁有的機械產生。

\* 僅供識別

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### FINANCIAL REVIEW (Continued)

#### Cost of Sales and Services (Continued)

As such, the Group recorded a decrease of approximately HK\$16.5 million in machinery hiring expenses during the period under review when compared to that of FY2020. Nevertheless, the Group has also increased its investment on machines and transferred its trading stock of machinery, which would be used for leasing purpose, amounting to approximately HK\$26.2 million in FY2021. So the depreciation cost under the cost of sales and services in FY2021 also increased by approximately HK\$11.0 million. Staff costs under the cost of sales and services increased by approximately HK\$3.2 million due to the promotion of leasing machines, namely crane, spider crane and excavator, which led to the increase in number of operators required. Costs for machinery and parts increased by approximately 12.2% due to the increase of cost of machinery in FY2021.

#### Gross Profit and Gross Profit Margin

The Group's overall gross profit increased by approximately 14.9% from approximately HK\$16.1 million for FY2020 to approximately HK\$18.5 million for FY2021 and the Group's gross profit margin increased to approximately 12.5% for FY2021 (FY2020: approximately 11.0%).

#### Other Income

The Group recorded other income amounting to approximately HK\$6.6 million in FY2021 (FY2020: approximately HK\$2.5 million), which represented an increase of approximately 162.2% from FY2020. The net increase was due to the receiving of government subsidies amounting to the equivalent of approximately HK\$5.7 million, which represent the wage subsidies provided by the governments of Hong Kong, Macau and Singapore for supporting the employment and helping business tide over financial difficulties due to the COVID-19 pandemic. However, the storage income decreased by approximately HK\$1.3 million in FY2021.

#### Other Gains and Losses

Other gains and losses amounted to approximately HK\$6.0 million in FY2021 (FY2020: approximately HK\$5.0 million), representing an increase of approximately 20.2% over FY2020. The Group recorded an exchange gain of approximately HK\$0.6 million in FY2021 while there was an exchange loss of approximately HK\$0.5 million in FY2020.

A gain on disposal of property, plant and equipment of approximately HK\$5.4 million was recorded in FY2021 (FY2020: approximately HK\$5.4 million).

### 財務回顧(續)

#### 銷售及服務成本(續)

因此，本集團於回顧期內的機械租用開支與2020年財政年度相比減少約16.5百萬港元。儘管如此，本集團亦已於2021年財政年度加大投資機械及將機械的待銷存貨轉移作出租機械，約為26.2百萬港元。因此，2021年財政年度銷售及服務成本項下的折舊成本亦增加約11.0百萬港元。銷售及服務成本項下的員工成本增加約3.2百萬港元，此乃由於推廣出租機械，即起重機、蜘蛛式起重機及挖掘機，令所需操作員數目增加。機械及零件成本增加約12.2%，乃由於2021年財政年度的機械成本增加。

#### 毛利及毛利率

本集團的整體毛利從2020年財政年度約16.1百萬港元增加約14.9%至2021年財政年度約18.5百萬港元，而本集團於2021年財政年度的毛利率增加至約12.5%（2020年財政年度：約11.0%）。

#### 其他收入

本集團於2021年財政年度錄得其他收入約6.6百萬港元（2020年財政年度：約2.5百萬港元），較2020年財政年度增加約162.2%。有關增加淨額乃由於獲取相等於約5.7百萬港元的政府補助，該補助指由香港政府、澳門政府及新加坡政府提供的工資補助，以支持就業及協助企業渡過由於COVID-19疫情而面臨的財務難關。然而，倉存收入於2021年財政年度減少約1.3百萬港元。

#### 其他收益及虧損

2021年財政年度的其他收益及虧損約為6.0百萬港元（2020年財政年度：約5.0百萬港元），較2020年財政年度增加約20.2%。本集團於2021年財政年度錄得匯兌收益約0.6百萬港元，而2020年財政年度則錄得匯兌虧損約0.5百萬港元。

於2021年財政年度錄得出售物業、機械及設備的收益約5.4百萬港元（2020年財政年度：約5.4百萬港元）。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### FINANCIAL REVIEW (Continued)

#### Reversal of Impairment Losses under Expected Credit Loss Model Recognised on Lease Receivables and Trade Receivables, Net and the Impairment Loss Recognised on Property, Plant and Equipment

As at 31 March 2020, the Group has made impairment losses under expected credit loss model recognised on lease receivables and trade receivables, net of approximately HK\$5.6 million due to the outbreak of the COVID-19. However, in FY2021, the receivables of the Group has been improved and the expected default risk has decreased materially. As such, reversal of impairment losses under expected credit loss model amounting to approximately HK\$1.5 million were booked in FY2021.

On the other hand, the Group has recognised an impairment loss on property, plant and equipment amounting to approximately HK\$5.4 million, of which approximately HK\$3.8 million was made for AP Shanghai due to the decline of leasing prices of the leasing machines in the PRC. Impairment losses on property, plant and equipment amounting to approximately HK\$0.7 million and approximately HK\$0.9 million were made for AP Singapore and APR respectively, which was caused by the COVID-19 pandemic that led to decrease in the market value of some leasing equipment.

#### Administrative Expenses

For FY2021, administrative expenses amounted to approximately HK\$31.4 million (FY2020: approximately HK\$34.8 million), representing a decrease of approximately 9.9% over FY2020. The decrease in administrative expenses was mainly due to the stringent control on the administrative expenses of the Group, especially in AP Singapore.

#### Selling and Distribution Expenses

For FY2021, selling and distribution expenses amounted to approximately HK\$0.5 million (FY2020: approximately HK\$1.2 million). The decrease was mainly due to (i) decrease in carriage outwards expenses as the Group used its trucks instead of using its vendors' trucks; and (ii) decrease in marketing and promotional expenses.

#### Finance Costs

Finance costs comprised interest on the Group's borrowings and trade payables to Kanamoto HK, which amounted to approximately HK\$1.8 million (FY2020: approximately HK\$1.2 million). The trade payables to Kanamoto HK carried an interest rate of 3.6% per annum and payable by 36 and 32 monthly instalments from 25 March 2020 and 25 June 2020 respectively, which amounted to approximately HK\$0.7 million for FY2021 (FY2020: nil). The increase in interest was mainly due to the interest paid for the trade payables to Kanamoto HK, which was incurred in buying the leasing machines from Kanamoto HK in March and June 2020.

### 財務回顧(續)

根據預期信貸虧損模式已確認應收租賃款項及貿易應收款項減值虧損撥回淨額及已確認物業、機械及設備減值虧損

於2020年3月31日，本集團根據預期信貸虧損模式已確認應收租賃款項及貿易應收款項減值虧損淨額約為5.6百萬港元，此乃由於COVID-19爆發所致。然而，於2021年財政年度，本集團的應收款項情況有所改善，且預期違約風險已大幅減少。因此，預期信貸虧損模式項下的減值虧損撥回約1.5百萬港元已於2021年財政年度入賬。

另一方面，本集團已確認物業、機械及設備減值虧損約5.4百萬港元，其中約3.8百萬港元乃由於中國出租機械的租賃價格下跌而就亞積邦上海計提撥備。本集團就AP Singapore及亞積邦租賃計提物業、機械及設備減值虧損分別約0.7百萬港元及約0.9百萬港元，其乃由於COVID-19疫情導致部分出租設備的市場價值減少所致。

#### 行政開支

於2021年財政年度，行政開支約為31.4百萬港元（2020年財政年度：約34.8百萬港元），較2020年財政年度減少約9.9%。行政開支減少乃主要由於本集團（尤其AP Singapore）嚴格控制行政開支。

#### 銷售及分銷開支

於2021年財政年度，銷售及分銷開支約為0.5百萬港元（2020年財政年度：約1.2百萬港元）。該減少主要由於(i)本集團使用自身的貨車而非賣家的貨車，令外運開支減少；及(ii)營銷及推廣開支減少。

#### 融資成本

融資成本包括本集團借款的利息及應付金本香港之貿易款項的利息，其約為1.8百萬港元（2020年財政年度：約1.2百萬港元）。應付金本香港的貿易款項按年利率3.6%計息，並須自2020年3月25日及2020年6月25日起分別分36及32個月付款，於2021年財政年度約為0.7百萬港元（2020年財政年度：無）。該利息增加乃主要由於繳付應付金本香港之貿易款項的利息所致，而該款項於2020年3月及6月向金本香港購買出租機械時產生。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### FINANCIAL REVIEW (Continued)

#### Loss and Total Comprehensive Expenses for FY2021

The Group recorded loss attributable to owners of the Company of approximately HK\$5.7 million for FY2021 (FY2020: approximately HK\$19.7 million), representing a loss margin of approximately 3.8% (FY2020: approximately 13.5%). The loss attributable to owners of the Company in FY2021 was mainly due to the recognition of the impairment loss on property, plant and equipment as explained above. The total comprehensive expenses for FY2021 was approximately HK\$4.6 million (FY2020: approximately HK\$19.8 million). The exchange differences arising from translation of foreign operations was approximately HK\$1.1 million in FY2021 (FY2020: approximately HK\$(0.1) million). The increase was due to the appreciation of Chinese Yuan.

#### Capital Expenditure

The Group's capital expenditures in FY2021 primarily comprised expenditures on machinery, vehicle, leasehold improvement and office equipment, amounting to a total of approximately HK\$24.8 million (for the year ended 31 March 2020: approximately HK\$69.6 million). The vast majority of the capital expenditures were used to fund the expansion of the Group's owned leasing fleet, which accounted for approximately 94.5% of the total capital expenditure for FY2021.

#### Liquidity and Financial Resources Review

The Group financed its operations through a combination of cash flow from operations and borrowings. As at 31 March 2021, the Group had bank balances and cash equivalents of approximately HK\$38.4 million (as at 31 March 2020: approximately HK\$30.0 million) that were mainly denominated in Hong Kong Dollars, Japanese Yen, Macau Pataca ("MOP"), Singapore Dollars, United States Dollars and Chinese Yuan, and had borrowings of approximately HK\$9.6 million (as at 31 March 2020: approximately HK\$23.2 million) that were mainly denominated in Hong Kong Dollars and in United States Dollars.

As at 31 March 2021, the Group had banking facilities of approximately HK\$43.9 million (as at 31 March 2020: approximately HK\$55.7 million), of which approximately HK\$23.4 million (as at 31 March 2020: approximately HK\$35.0 million) had been drawn down, and approximately HK\$20.5 million (as at 31 March 2020: approximately HK\$20.7 million) were unutilised.

### 財務回顧(續)

#### 2021年財政年度虧損及全面開支總額

本集團於2021年財政年度錄得本公司擁有人應佔虧損約為5.7百萬港元(2020年財政年度:約19.7百萬港元),虧損率約為3.8%(2020年財政年度:約為13.5%)。2021年財政年度本公司擁有人應佔虧損乃主要由於如上文所述確認物業、機械及設備減值虧損。於2021年財政年度的全面開支總額約為4.6百萬港元(2020年財政年度:約19.8百萬港元)。於2021年財政年度海外營運產生的匯兌差額約為1.1百萬港元(2020年財政年度:約(0.1)百萬港元)。該上升乃由於人民幣升值。

#### 資本開支

本集團於2021年財政年度的資本開支主要包括機械、車輛、租賃物業裝修及辦公室設備的開支,合共約為24.8百萬港元(截至2020年3月31日止年度:約69.6百萬港元)。資本開支大部份用於撥付本集團自置出租機械機組的擴張,佔2021年財政年度總資本開支約94.5%。

#### 流動資金及財務資源回顧

本集團透過來自經營活動的現金流量及借款撥付其營運。於2021年3月31日,本集團有銀行結餘及現金等價物約38.4百萬港元(於2020年3月31日:約30.0百萬港元)主要以港元、日圓、澳門元(「澳門元」)、新加坡元、美元及人民幣計值,以及有借款約9.6百萬港元(於2020年3月31日:約23.2百萬港元)主要以港元及美元計值。

於2021年3月31日,本集團有銀行融資約43.9百萬港元(於2020年3月31日:約55.7百萬港元),其中約23.4百萬港元(於2020年3月31日:約35.0百萬港元)已提取,約20.5百萬港元(於2020年3月31日:約20.7百萬港元)未動用。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### FINANCIAL REVIEW (Continued)

#### Liquidity and Financial Resources Review (Continued)

As at 31 March 2021, the gearing ratio of the Group was nil (as at 31 March 2020: approximately 10.6%), which was calculated based on the net debt divided by total equity. Net debt is defined as the sum of the interest bearing liabilities, which include borrowings, loan from a related company, bank overdraft, lease liabilities and trade payables carrying on an interest rate of 3.6% per annum, minus the cash and cash equivalents.

Going forward, the Group expects to fund its future operations and expansion plans primarily with cash generated from operations and borrowings.

#### Foreign Exchange Risk

Certain transactions of the Group are denominated in currencies which are different from the functional currencies of the Group, namely, Hong Kong Dollars, and therefore the Group is exposed to foreign exchange risk. Payments made by the Group for the settlement of its purchases from suppliers are generally denominated in Hong Kong Dollars, Japanese Yen, Singapore Dollars, Chinese Yuan and United States Dollars. Payments received by the Group from its customers are mainly denominated in Hong Kong Dollars, MOP, Singapore Dollars, Chinese Yuan and United States Dollars.

The Group does not have a foreign currency hedging policy. However, the Group will continue to monitor closely its exposure to currency movement and take proactive measures.

#### Contingent Liabilities

As at 31 March 2021, the Group had no material contingent liabilities.

#### Material Acquisitions and Disposals of Subsidiaries and Associated Companies and Joint Ventures

There were no material acquisitions or disposals of subsidiaries, associated companies and joint ventures during FY2021.

#### Significant Investments

As at 31 March 2021, the Group did not have any significant investments.

#### Capital Commitments and Future Plans for Material Investments or Capital Assets

As at 31 March 2021, the Group had capital commitments of approximately HK\$1.8 million (as at 31 March 2020: approximately HK\$1.0 million) to acquire leasing equipment for the Group.

The acquisition of leasing equipment will be funded by the Group's internal resources and the banking facilities.

### 財務回顧(續)

#### 流動資金及財務資源回顧(續)

於2021年3月31日，本集團的資本負債比率為零（於2020年3月31日：約10.6%），乃按債務淨額除以總權益計算得出。債務淨額定義為計息負債的總和（其中包括借款、來自一間關聯公司之貸款、銀行透支、租賃負債及年利率為3.6%的貿易應付款項）減現金及現金等價物。

展望未來，本集團預期主要以來自經營活動的現金及借款撥付其未來營運及擴展計劃。

#### 外匯風險

本集團若干交易用以計值的貨幣有別於本集團的功能貨幣（即港元），因此，本集團面臨外匯風險。本集團用以結算其向供應商購貨的付款一般以港元、日圓、新加坡元、人民幣及美元計值。本集團自客戶收取的付款主要以港元、澳門元、新加坡元、人民幣及美元計值。

本集團並無外匯對沖政策。然而，本集團將繼續密切監察其面對的貨幣變動風險及採取積極措施。

#### 或然負債

於2021年3月31日，本集團並無重大或然負債。

#### 附屬公司及聯營公司以及合營企業的重大收購及出售

於2021年財政年度，附屬公司、聯營公司及合營企業概無重大收購或出售。

#### 重大投資

於2021年3月31日，本集團概無任何重大投資。

#### 資本承擔及重大投資或資本資產的未來計劃

於2021年3月31日，本集團的資本承擔約為1.8百萬港元（於2020年3月31日：約1.0百萬港元）以為本集團收購出租設備。

本集團將透過內部資源及銀行融資為購買出租設備提供資金。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論與分析

### FINANCIAL REVIEW (Continued)

#### Pledge of Assets

As at 31 March 2021, deposit placed for a life insurance policy of approximately HK\$2.8 million (as at 31 March 2020: approximately HK\$2.8 million), leasing machinery of approximately HK\$8.6 million as at 31 March 2021 (as at 31 March 2020: approximately HK\$10.3 million), and bank deposits of approximately HK\$0.4 million (as at 31 March 2020: approximately HK\$0.4 million) have been pledged to secure the Group's borrowings of approximately HK\$9.6 million (as at 31 March 2020: approximately HK\$23.1 million).

#### Segmental Information

Segmental information is presented for the Group as disclosed in note 5(a) and 5(b) of this report.

#### Human Resources and Employees' Remuneration

As at 31 March 2021, the Group had 116 employees (as at 31 March 2020: 120 employees), of which 106 employees were in Hong Kong (as at 31 March 2020: 112 employees), 4 employees were in Macau (as at 31 March 2020: 4 employees), 3 employees were in Singapore (as at 31 March 2020: 4 employees) and 3 employees were in PRC (as at 31 March 2020: nil). Employees' remuneration packages are determined with reference to the market information and individual performance and will be reviewed on a regular basis. The remuneration policy will be reviewed by the Board from time to time. In addition to basic remuneration, the Group also provides medical insurance, makes contributions to provident funds and provides other benefits to the employees. The total staff cost including remuneration, other benefits and contributions to retirement schemes for the directors of the Company and other staff of the Group for FY2021 amounted to approximately HK\$45.9 million (FY2020: approximately HK\$41.4 million). The increase in staff cost was mainly due to the increase in headcount of operators, as explained in the section headed "Financial Review" above, and annual salary review.

The Group's technical staff attend seminars jointly conducted by manufacturers and the Group to acquire product knowledge to ensure that they are equipped with the necessary skills and knowledge to perform their duties. Such seminars include training regarding the equipment structures, operational features, operator safety training and equipment repair. In addition to the training jointly conducted by manufacturers and the Group, the Group's technical staff also attend external training courses and obtain relevant certificates.

### 財務回顧(續)

#### 資產質押

於2021年3月31日，壽險保單存款約2.8百萬港元(於2020年3月31日：約2.8百萬港元)、於2021年3月31日約8.6百萬港元(於2020年3月31日：約10.3百萬港元)的出租機械及約0.4百萬港元(於2020年3月31日：約0.4百萬港元)的銀行存款已抵押用作本集團借款約9.6百萬港元(於2020年3月31日：約23.1百萬港元)的擔保。

#### 分部資料

本集團呈列的分部資料於本報告附註5(a)及5(b)披露。

#### 人力資源及僱員薪酬

於2021年3月31日，本集團有116名僱員(於2020年3月31日：120名僱員)，其中106名僱員位於香港(於2020年3月31日：112名僱員)、4名僱員位於澳門(於2020年3月31日：4名僱員)、3名僱員位於新加坡(於2020年3月31日：4名僱員)及3名僱員位於中國(於2020年3月31日：無)。僱員薪酬待遇是參考市場資料及個人表現而釐定，將定期檢討。董事會不時檢討薪酬政策。在基本薪酬之外，本集團亦提供醫療保險、向公積金供款及為僱員提供其他福利。2021年財政年度的總員工成本(包括薪酬、其他福利及為本公司董事及本集團其他員工的退休計劃供款)約為45.9百萬港元(2020年財政年度：約41.4百萬港元)。員工成本增加主要由於如上文「財務回顧」一節所述操作員人手增加及進行年度薪金審閱。

本集團的技術員工參加由生產商及本集團聯合舉辦的研討會，以獲得產品知識，確保彼等具備必要技能及知識履行職責。有關研討會包括設備結構的培訓、操作特點、操作員安全培訓及設備維修。除生產商與本集團聯合舉辦的培訓外，本集團的技術員工亦參加外部培訓課程，取得相關證書。



# FIVE YEAR FINANCIAL SUMMARY

## 五年財務概要

### FIVE YEAR FINANCIAL SUMMARY

### 五年財務概要

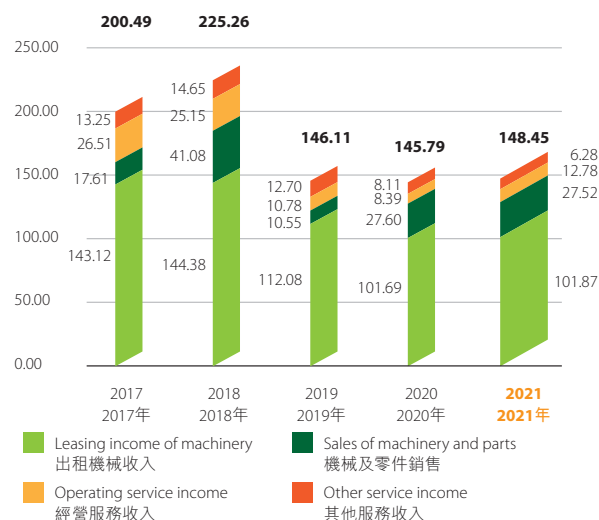
		For the year ended 31 March 截至3月31日止年度				
		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元	2019 2019年 HK\$'000 千港元	2018 2018年 HK\$'000 千港元	2017 2017年 HK\$'000 千港元
Revenue	收益					
Leasing income of machinery	出租機械收入	101,873	101,691	112,086	144,383	143,121
Sales of machinery and parts	機械及零件銷售	27,523	27,594	10,549	41,081	17,612
Operating service income	經營服務收入	12,777	8,388	10,777	25,153	26,512
Other service income	其他服務收入	6,277	8,114	12,698	14,644	13,246
		148,450	145,787	146,110	225,261	200,491
Gross profit	毛利	18,487	16,090	26,164	57,246	46,391
Other income	其他收入	6,576	2,508	4,193	3,863	4,768
Other gains and (losses)	其他收益及(虧損)	5,966	4,965	5,250	8,363	1,956
Impairment loss recognised on property, plant and equipment	已確認物業、機械及設備減值虧損	(5,363)	(2,525)	-	-	-
Reversal of (Impairment losses) recognised on lease receivables and trade receivables, net	已確認應收租賃款項及貿易應收款項(減值虧損)撥回淨額	1,516	(5,600)	(1,181)	(1,210)	N/A 不適用
(Loss) profit before tax	除稅前(虧損)溢利	(6,536)	(21,806)	(2,382)	26,297	15,283
Income tax credit/(expense)	所得稅抵免/(開支)	852	2,127	(141)	(5,216)	(3,312)
(Loss) profit for the year	本年度(虧損)溢利	(5,684)	(19,679)	(2,523)	21,081	11,971
<b>Per share data</b>	<b>每股資料</b>					
(Loss) earnings per share — basic (HK cents)	每股(虧損)盈利 — 基本(港仙)	(0.66)	(2.28)	(0.29)	2.44	1.41
<b>Financial ratios</b>	<b>財務比率</b>					
Gross profit margin	毛利率	12.5%	11.0%	17.9%	25.4%	23.1%
Net (loss) profit margin	(淨虧損率)純利率	(3.8%)	(13.5%)	(1.7%)	9.4%	6.0%
Return on total assets	總資產回報率	(1.8%)	(5.7%)	(0.8%)	6.3%	3.6%
Return on equity	權益回報率	(2.6%)	(8.9%)	(1.0%)	8.6%	5.1%
Current ratio	流動比率	1.83	1.28	1.67	2.22	1.77
Assets and liabilities	資產及負債					
Total assets	總資產	310,689	344,909	332,056	333,666	334,856
Total liabilities	總負債	(94,556)	(124,154)	(91,511)	(87,492)	(101,424)
Total equity	總權益	216,133	220,755	240,545	246,174	233,432

# FIVE YEAR FINANCIAL SUMMARY

## 五年財務概要

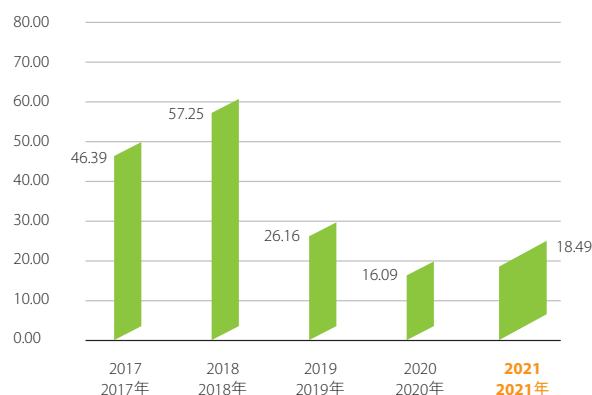
### REVENUE (HK\$ Million)

收益 (百萬港元)



### GROSS PROFIT (HK\$ Million)

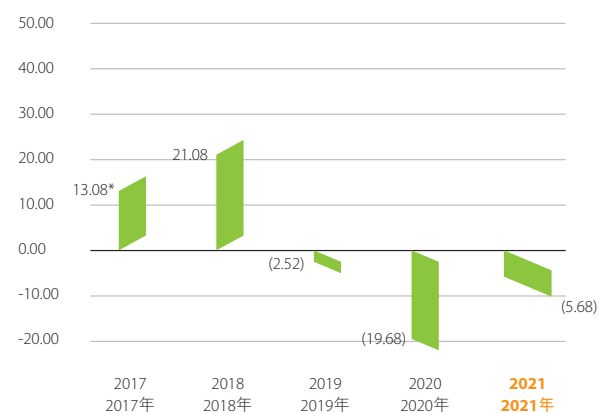
毛利 (百萬港元)



### (LOSS) PROFIT ATTRIBUTABLE TO OWNERS

(HK\$ Million)

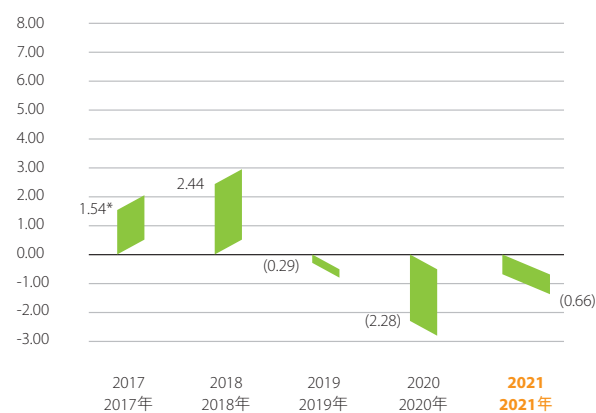
擁有人應佔(虧損)溢利(百萬港元)



### (LOSS) EARNINGS PER SHARE

(HK cents)

每股(虧損)盈利(港仙)



\* Profit attributable to owners for the year ended 31 March 2017 represented reported profit attributable to owners of the Company before deducting one-off listing expenses of approximately HK\$1.11 million for the year ended 31 March 2017 (FY2016: approximately HK\$21.27 million).

\* 截至2017年3月31日止年度擁有人應佔溢利指於扣除截至2017年3月31日止年度一次性上市開支約1.11百萬港元(2016年財政年度：約21.27百萬港元)前的本公司擁有人應佔報告溢利。

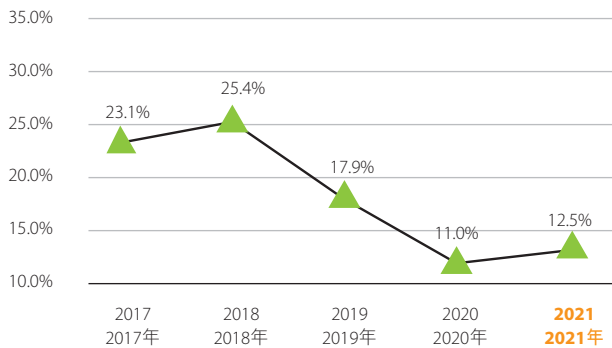
# FIVE YEAR FINANCIAL SUMMARY

## 五年財務概要

### FINANCIAL RATIOS

#### GROSS PROFIT MARGIN (%)

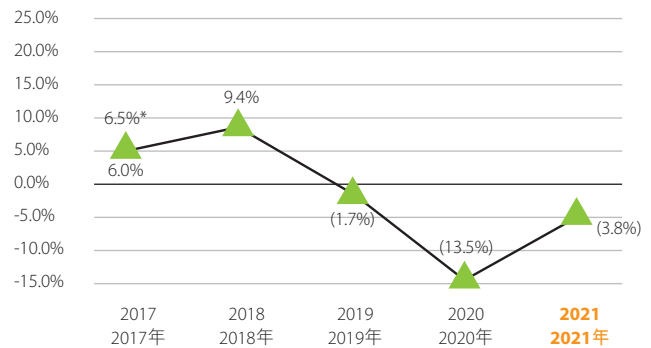
毛利率(%)



### 財務比率

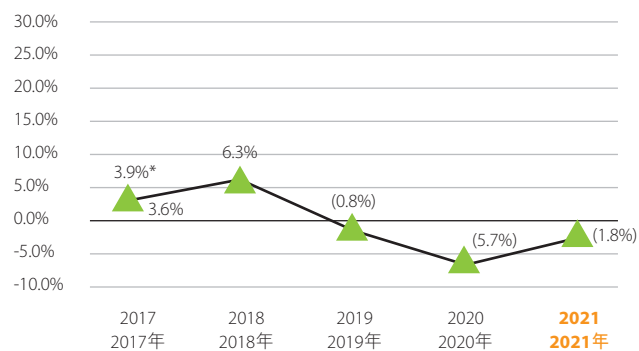
#### NET (LOSS) PROFIT MARGIN (%)

(淨虧損率) 純利率(%)



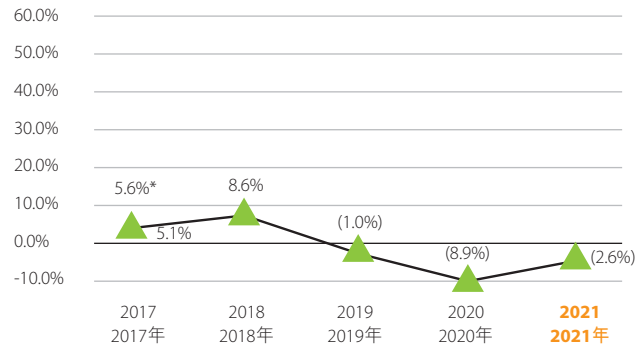
#### RETURN ON TOTAL ASSET (%)

總資產回報率(%)



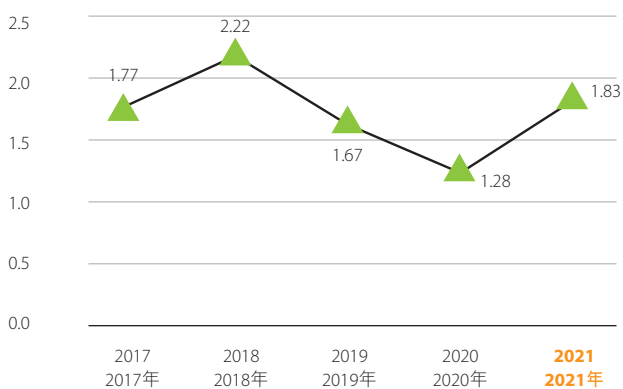
#### RETURN ON EQUITY (%)

權益回報率(%)



#### CURRENT RATIO

流動比率



\* Profit attributable to owners for the FY2017 represented reported profit attributable to owners of the Company before deducting one-off listing expenses of approximately HK\$1.11 million for FY2017 (FY2016: approximately HK\$21.27 million).

\* 2017年財政年度擁有人應佔溢利指於扣除2017年財政年度一次性上市開支約1.11百萬港元(2016年財政年度:約21.27百萬港元)前的本公司擁有人應佔報告溢利。



# DIRECTORS' REPORT

## 董事會報告

The Directors submit herewith their annual report together with the audited consolidated financial statements for the year ended 31 March 2021.

### PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The Group is principally engaged in the provision of equipment rental-related solutions and value-added services to customers. The principal activities of the Company's subsidiaries are set out in note 37 to the consolidated financial statements.

### RESERVES

Details of movement in the reserves of the Group during the year are set out in the consolidated statement of changes in equity on page 88.

### DISTRIBUTABLE RESERVES OF THE COMPANY

As at 31 March 2021, distributable reserves of the Company amounted to approximately HK\$246.3 million (as at 2020: approximately HK\$241.5 million).

### RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 March 2021 and the state of affairs of the Company and the Group as at 31 March 2021 are set out in the consolidated financial statements on pages 85 to 180 of this annual report.

The Board does not recommend the payment of a final dividend for the year ended 31 March 2021 (FY2020: nil).

### BUSINESS REVIEW

A review of the business of the Group during the year and a discussion of the Group's future business development are set out in the "Chairman's Statement" and the "Management Discussion and Analysis" section on pages 8 to 11 and on pages 12 to 23 of this annual report respectively.

董事謹此提呈其截至2021年3月31日止年度的年報及經審核綜合財務報表。

### 主要業務

本公司的主要業務為投資控股。本集團主要從事為客戶提供設備出租相關解決方案及增值服務。本公司附屬公司的主要業務載於綜合財務報表附註37。

### 儲備

本年度本集團儲備變動的詳情載列於第88頁的綜合權益變動表。

### 本公司可供分派儲備

於2021年3月31日，本公司的可供分派儲備約為246.3百萬港元（於2020年：約241.5百萬港元）。

### 業績及分派

本集團截至2021年3月31日止年度的業績以及本公司及本集團於2021年3月31日的事務狀況載於本年報第85至180頁的綜合財務報表。

董事會不建議就截至2021年3月31日止年度派付末期股息（2020年財政年度：無）。

### 業務回顧

本集團於本年度的業務回顧及有關本集團未來業務發展的討論分別載於本年報第8至11頁的「主席報告」及第12至23頁的「管理層討論與分析」各節。

# DIRECTORS' REPORT

## 董事會報告

### RISKS RELATING TO OUR BUSINESS

The equipment rental industry is cyclical in general and its revenues are tied to general economic conditions and to conditions in the construction and electrical and mechanical engineering (“E&M” or “E&M engineering”) industry in particular. Our products and services are used primarily in construction projects which is cyclical and sensitive to changes in general economic conditions. Weakness in our end-markets, such as a decline in construction and E&M engineering activity, may decrease the demand for the Group’s equipment or the rental rates or prices that the Group can charge. Factors that may cause weakness in our end-markets include:

- (i) global economic recession due to the outbreak of COVID-19;
- (ii) increase in the cost of construction materials and labour costs; and
- (iii) adverse changes in the government infrastructure spending.

Further description of possible capital risks and financial risks facing the Group are set out in note 29 and note 30 to the audited consolidated financial statements for the year ended 31 March 2021 and the section headed “**Management Discussion and Analysis — Foreign Exchange Risk**” on page 22 of this annual report.

An analysis of the Group’s performance during the year using financial key performance indicators is set out in the Group’s Five Year Financial Summary and the section headed “**Management Discussion and Analysis — Financial Review**” on pages 24 to 26 and on pages 17 to 23 of this annual report respectively. Particulars of important events affecting the Company that have occurred since the end of the financial year ended 31 March 2021, if any, can also be found in this section and the above sections of this annual report and notes to the consolidated financial statements.

### 與我們業務有關的風險

設備出租一般屬週期性行業，其收益與整體經濟狀況(尤其是建造及電子與機械工程(「機電」或「機電工程」)行業的狀況)息息相關。我們的產品及服務主要用於建設項目，而建設項目有其週期性，亦較易受整體經濟狀況改變的影響。我們的最終市場狀況轉弱，如建造及機電工程活動減少，可能使市場對本集團設備的需求或本集團可收取的出租費或價格下降。可導致我們最終市場狀況轉弱的因素包括：

- (i) 因 COVID-19 引起的環球經濟衰退；
- (ii) 建材及勞工成本上漲；及
- (iii) 政府基建開支的不利變動。

有關本集團可能面臨的資金風險及財務風險的進一步說明載於本年報所載截至 2021 年 3 月 31 日止年度的經審核綜合財務報表附註 29 及附註 30 以及第 22 頁的「**管理層討論與分析 — 外匯風險**」一節。

使用主要財務表現指標對本集團本年度表現所作分析分別載於本年報第 24 至 26 頁的本集團五年財務概要及第 17 至 23 頁的「**管理層討論與分析 — 財務回顧**」一節。自截至 2021 年 3 月 31 日止財政年度結束以來所發生影響本公司的重大事件(如有)詳情，亦可於本年報本節及上文所載章節及綜合財務報表附註查閱。

# DIRECTORS' REPORT

## 董事會報告

### ENVIRONMENTAL PROTECTION AND COMPLIANCE WITH LAWS AND REGULATIONS

The Group is committed to contributing to the sustainability of the environment. In terms of environmental friendliness, we have obtained the Quality Powered Mechanical Equipment (“QPME”) identification for most of our rental equipment to which the QPME system is applicable, and we have filed application for all our equipment which are subject to the Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation (Chapter 311Z of the Laws of Hong Kong) (the “NRMM” Regulation), and have obtained the NRMM label for most of such equipment.

Further details on (i) the Group’s environmental policies and performance; and (ii) the Group’s compliance with laws and regulations that have a significant impact on the Group will be set out in the “**Environmental, Social and Governance Report**”.

### ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The Environmental, Social and Governance Report of the Company prepared in accordance with Appendix 27 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) will be published within three months after the publication of the annual report of the Company.

### RELATIONSHIP WITH KEY STAKEHOLDERS

The Group recognises that employees, customers and suppliers are keys to its sustainable development. The Group is committed to establishing a close and caring relationship with its employees, providing quality services to its customers and enhancing cooperation with its business partners. The Company provides a fair and safe workplace, promotes diversity to our staff, provides competitive remuneration and benefits and career development opportunities based on their merits and performance. The Group also puts ongoing efforts to provide adequate trainings and development resources to the employees so that they can keep abreast of the latest development of the market and the industry and, at the same time, improve their performance and self-fulfillment in their positions.

### 環保及遵守法律及規例

本集團致力為環境的可持續性作出貢獻。在環保方面，我們大部分適用於優質機動設備(「QPME」)制度的出租設備已取得QPME認證，而我們已為所有受香港法例第311Z章《空氣污染管制(非道路移動機械)(排放)規例》(「NRMM」規例)規管的設備遞交申請，當中有關大部分設備已取得NRMM標籤。

有關(i)本集團環境政策及表現；及(ii)本集團遵守對本集團有重大影響的法例及法規的進一步詳情將載於「環境、社會及管治報告」。

### 環境、社會及管治報告

根據香港聯合交易所有限公司證券上市規則(「上市規則」)附錄27編製的本公司環境、社會及管治報告將於本公司年報刊發後三個月內刊發。

### 與主要持份者的關係

本集團認識到僱員、客戶及供應商均為其持續發展的關鍵因素。本集團致力與僱員建立緊密關顧關係，為客戶提供優質服務，並加強與業務夥伴合作。本公司提供公平而安全的工作環境、提倡員工多元化、根據彼等的長處及表現提供具競爭力的薪酬及福利以及職業發展機會。本集團亦竭力為僱員提供充足培訓及發展資源，以使彼等可緊貼市場及行業的最新發展，與此同時改善於其職位上的表現及實現自我價值。



# DIRECTORS' REPORT

## 董事會報告

### RELATIONSHIP WITH KEY STAKEHOLDERS (Continued)

The Group provides a wide range of construction, E&M engineering and event and entertainment equipment, equipment rental-related solutions and value-added services to customers. The Group maintains good working relationships between the Group and the customers. The Group enhances the relationship by continuous interaction with customers to gain insight on the changing market demand for different products so that the Group can respond proactively.

The Group maintains sound business relationship with its suppliers and service providers. In order to have better and close monitoring of suppliers' performance, the Group's management conducts performance review regularly targeting the Group's major suppliers and service providers, and communicates with them for rectification and improvements.

### FINANCIAL SUMMARY

A summary of the results and assets and liabilities of the Group for the last 5 financial years are set out on page 24 of this annual report.

### PROPERTY, PLANT AND EQUIPMENT

Details of the movements in property, plant and equipment of the Group during the year are set out in note 14 to the consolidated financial statements.

### SHARE CAPITAL

Details of the movements in share capital of the Company during the year are set out in note 26 to the consolidated financial statements.

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

In FY2021, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the listed securities of the Company.

### PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's articles of association ("Articles") or the laws of the Cayman Islands, which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

### 與主要持份者的關係(續)

本集團為客戶提供各式各樣建築、機電工程及節目及娛樂設備、設備出租相關解決方案以及增值服務。本集團維持本集團與客戶之間的良好工作關係。本集團透過與客戶持續互動洞悉不同產品日益轉變的市場需求，使本集團能夠積極應對，藉此增強彼此關係。

本集團與其供應商及服務供應商維持穩健業務關係。為更有效及密切監察供應商的表現，本集團管理層定期檢討本集團主要供應商及服務供應商的表現，並與彼等溝通以期作出糾正及改善。

### 財務概要

本集團過去五個財政年度的業績以及資產及負債概要載於本年報第24頁。

### 物業、機械及設備

本集團本年度物業、機械及設備變動詳情載於綜合財務報表附註14。

### 股本

本公司本年度股本變動詳情載於綜合財務報表附註26。

### 購買、出售或贖回本公司的上市證券

於2021年財政年度，本公司或其任何附屬公司概無購買、出售或贖回任何本公司上市證券。

### 優先購買權

本公司組織章程細則(「細則」)或開曼群島法律概無訂明有關優先購買權的條文，規定本公司須按比例向現有股東發售新股份。

# DIRECTORS' REPORT

## 董事會報告

### CHARITABLE DONATIONS

Charitable donation made by the Group during the year was HK\$500.0 (FY2020: Nil).

### SHARE OPTION SCHEME

To attract and retain the most suitable personnel for development of the Group, the Group has adopted the share option scheme (the “**Share Option Scheme**”) on 17 March 2016. Share options may be granted to eligible employees of the Group as a long-term incentive. From the date of the adoption of the Share Option Scheme and up to 31 March 2021, no share option has been granted or agreed to be granted under the Share Option Scheme.

#### 1. Purpose of the Share Option Scheme

- (a) The Share Option Scheme is a share incentive scheme and is established to recognise and acknowledge the contributions that Eligible Participants (as defined below) had made or may make to the Group.
- (b) The Share Option Scheme will provide the Eligible Participants with an opportunity to acquire proprietary interests in the Company with the view to achieving the following principal objectives:
  - (i) motivate the Eligible Participants to optimise their performance and efficiency for the benefit of the Group; and
  - (ii) attract and retain or otherwise maintain ongoing business relationship with the Eligible Participants whose contributions are, will or expected to be beneficial to the Group.
- (c) For the purpose of the Share Option Scheme, “**Eligible Participant**” means any person who satisfies the eligibility criteria in paragraph 2 below.

### 慈善捐款

本集團於本年度作出慈善捐款500.0港元(2020年財政年度：無)。

### 購股權計劃

為本集團發展而吸引及留聘最合適的人員，本集團於2016年3月17日採納購股權計劃(「**購股權計劃**」)。購股權可作為長期激勵授予本集團合資格僱員。自購股權計劃採納日期起至2021年3月31日止，並無根據購股權計劃授出或同意授出購股權。

#### 1. 購股權計劃目的

- (a) 購股權計劃為股份獎勵計劃，設立該計劃旨在嘉許及酬謝曾經或可能會對本集團作出貢獻的合資格參與者(定義見下文)。
- (b) 購股權計劃將為合資格參與者提供機會收購本公司的資本權益，以達致以下主要目標：
  - (i) 鼓勵合資格參與者爭取最佳表現及效率，使本集團受益；及
  - (ii) 吸引及留聘或以其他方式維持與合資格參與者的持續業務關係，而彼等的貢獻有利於、將有利或預期有利於本集團。
- (c) 就購股權計劃而言，「**合資格參與者**」指符合下文第2段所述合資格標準的任何人士。

# DIRECTORS' REPORT

## 董事會報告

### SHARE OPTION SCHEME (Continued)

#### 2. Who may join and basis for determining eligibility

- (a) The Board may at its discretion grant options to: (i) any director, employee, consultant, professional, customer, supplier, agent, partner or adviser of or contractor to the Group or a company in which the Group holds an interest or a subsidiary of such company ("**Affiliate**"); or (ii) the trustee of any trust the beneficiary of which or any discretionary trust the discretionary objects of which include any director, employee, consultant, professional, customer, supplier, agent, partner or adviser of or contractor to the Group or an Affiliate; or (iii) a company beneficially owned by any director, employee, consultant, professional, customer, supplier, agent, partner, adviser of or contractor to the Group or an Affiliate.
- (b) In order for a person to satisfy the Board that he/she/it is qualified to be (or, where applicable, continues to qualify to be) an Eligible Participant, such person shall provide all such information as the Board may request for the purpose of assessing his/her/its eligibility (or continuing eligibility).
- (c) Each grant of options to a connected person (as defined in the Listing Rules) of the Company, or any of his associates (as defined in the Listing Rules), must be approved in accordance with the requirements of the Listing Rules.
- (d) Should the Board resolve that a grantee fails/has failed or otherwise is/has been unable to meet the continuing eligibility criteria under the Share Option Scheme, the Company would (subject to any relevant laws and regulations) be entitled to deem any outstanding option or part thereof, granted to such grantee and to the extent not already exercised, as lapsed, subject to certain requirements (the details of which are set out in the section headed "**Share Option Scheme**" in Appendix IV of the prospectus of the Company dated 24 March 2016 (the "**Prospectus**")).

### 購股權計劃(續)

#### 2. 參加資格及釐定資格的基準

- (a) 董事會可酌情向下列人士授出購股權：(i) 本集團任何董事、僱員、諮詢人、專業人士、客戶、供應商、代理、合夥人或顧問或承包商或本集團擁有權益的公司或該公司的附屬公司（「**聯屬人士**」）；或 (ii) 以本集團任何董事、僱員、諮詢人、專業人士、客戶、供應商、代理、合夥人或顧問或承包商或聯屬人士為受益人的任何信託或以上述各方為全權受益人的任何全權信託的受託人；或 (iii) 本集團任何董事、僱員、諮詢人、專業人士、客戶、供應商、代理、合夥人、顧問或承包商或聯屬人士實益擁有的公司。
- (b) 為使董事會信納某位人士合資格為（或，如適用，繼續合資格為）合資格參與者，該人士須提供董事會可能要求作評估其是否合資格（或是否繼續合資格）用途的所有有關資料。
- (c) 向本公司關連人士（定義見上市規則）或彼等的任何聯繫人（定義見上市規則）授出購股權必須根據上市規則的規定獲批准。
- (d) 倘董事會議決承授人不符合／已經不符合或未能／已未能符合購股權計劃下的持續合資格標準，則本公司（受任何相關法律及法規規限）有權將已授予有關承授人的任何尚未行使購股權或其部份（以尚未行使者為限）視為失效，惟須受若干規定（有關詳情載於本公司日期為2016年3月24日的招股章程（「**招股章程**」）附錄四「**購股權計劃**」一節）規限。

### SHARE OPTION SCHEME (Continued)

#### 3. Maximum number of shares of the Company ("Shares") available for issue

- (a) The maximum number of Shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other schemes must not, in aggregate, exceed 30% of the issued share capital of the Company from time to time. No options may be granted under any schemes of the Company (including the Share Option Scheme) if this will result in the said 30% limit being exceeded.
- (b) The maximum number of Shares in respect of which options may be granted under the Share Option Scheme and any other share option schemes involving the issue or grant of options or similar rights over Shares or other securities by the Company shall not, in aggregate, exceed 10% of the issued share capital of the Company as at 8 April 2016 (the "Listing Date"), and such 10% limit represents 86,400,000 Shares. 86,400,000 Shares represents 10% of the total Shares in issue as at the date of this annual report.

#### 4. The maximum entitlement of each participant under the Share Option Scheme

No option may be granted to any Eligible Participant which, if exercised in full, would result in the total number of Shares issued and to be issued upon exercise of the options already granted or to be granted to such Eligible Participant under the Share Option Scheme (including exercised, cancelled and outstanding share options) in the twelve-month period up to and including the date of such new grant exceeding 1% in aggregate of the issued share capital of the Company as at the date of such grant. Any grant of further share options above this limit shall be subject to certain requirements provided under the Listing Rules.

#### 5. Time of exercise of option

- (a) Subject to certain restrictions contained in the Share Option Scheme, an option may be exercised in accordance with the terms of the Share Option Scheme and the terms of grant thereof at any time during the applicable option period, which is not more than ten years from the date of grant of option.

### 購股權計劃 (續)

#### 3. 可供發行的本公司股份(「股份」)數目上限

- (a) 根據購股權計劃及任何其他計劃授出而尚未行使的全部尚未行使購股權獲行使時可能發行的股份數目上限，合共不可超過本公司不時已發行股本30%。倘授出購股權將導致超過上述30%限額，則不可根據本公司任何計劃(包括購股權計劃)授出任何購股權。
- (b) 本公司根據購股權計劃以及涉及本公司發行或授出購股權或有關股份或其他證券的類似權利的任何其他購股權計劃而可能授出的購股權所涉及股份數目上限，合共不得超過本公司於2016年4月8日(「上市日期」)已發行股本的10%，上述10%限額相當於86,400,000股股份。86,400,000股股份相當於本年報日期已發行股份總數的10%。

#### 4. 購股權計劃各參與者的最高配額

倘全面行使購股權將導致任何合資格參與者於直至該新授出當日(包括當日)止十二個月期間內因根據購股權計劃已獲授出或將獲授出的購股權(包括已行使、已註銷及尚未行使的購股權)獲行使時發行及將予發行的股份總數合共超過本公司於該授出當日的已發行股本的1%，則不得向該合資格參與者授出購股權。授出超出上述限額的任何額外購股權均須符合上市規則項下的若干規定。

#### 5. 購股權行使時間

- (a) 於購股權計劃所載若干限制規限下，可於所適用購股權期間(即不超過授出購股權日期起計十年)隨時根據購股權計劃條款及有關授出購股權的條款行使購股權。



# DIRECTORS' REPORT

## 董事會報告

### SHARE OPTION SCHEME (Continued)

#### 5. Time of exercise of option (Continued)

- (b) There is no general requirement on the minimum period for which an option must be held or the performance targets which must be achieved before an option can be exercised under the terms of the Share Option Scheme. However, at the time of granting any option, the Board may, on a case by case basis, make such grant subject to such conditions, restrictions or limitations including (without limitation) those in relation to the minimum period of the options to be held and/or the performance targets to be achieved as the Board may determine in its absolute discretion.

#### 6. Consideration for share options and the exercise price

On and subject to the terms of the Share Option Scheme, the Board shall be entitled at any time on a business day within ten years commencing on the effective date of the Share Option Scheme to offer the grant of an option to any Eligible Participant as the Board may in its absolute discretion select in accordance with the eligibility criteria set out in the Share Option Scheme. An offer shall be accepted when the Company receives the duly signed offer letter together with a non-refundable payment of HK\$1.00 (or such other sum in any currency as the Board may determine).

The exercise price for any Share under the Share Option Scheme shall be a price determined by the Board and notified to each grantee and shall be not less than the highest of (i) the closing price of a Share as stated in the Stock Exchange's daily quotations sheet on the date of grant of the relevant option, which must be a business day, (ii) an amount equivalent to the average closing price of a Share as stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of grant of the relevant option and (iii) the nominal value of a Share on the date of grant. The exercise price shall also be subject to certain adjustments (the details of which are set out in the section headed "Share Option Scheme" in Appendix IV of the Prospectus).

### 購股權計劃(續)

#### 5. 購股權行使時間(續)

- (b) 並無有關須持有購股權的最短期間或於根據購股權計劃的條款行使購股權前須達致的表現目標的一般規定。然而，董事會可於授出任何購股權時按個別情況授出有關購股權，惟須遵守有關條件、限制或規限(包括(但不限於)該等與董事會可能全權酌情釐定須持有購股權的最短期間及/或須達致的表現目標相關者)。

#### 6. 購股權代價及行使價

根據及遵照購股權計劃條款，董事會將可於購股權計劃生效日期起計十年內的營業日隨時建議向任何合資格參與者(由董事會根據購股權計劃所載合資格條件全權甄選)授出購股權。當本公司接獲正式簽署的要約函件及不可退回款項1.00港元(或董事會可能釐定的任何貨幣數額)時，有關授出要約被視為已獲接納。

購股權計劃項下任何股份的行使價將由董事會釐定及通知各承授人，惟該價格不得低於以下各項的最高者：(i)於授出有關購股權日期(該日必須為營業日)在聯交所每日報價表所報股份收市價；(ii)相等於緊接授出有關購股權日期前五個營業日在聯交所每日報價表所報股份平均收市價的金額；及(iii)股份於授出日期的面值。行使價亦須作出若干調整(其詳情載於招股章程附錄四「購股權計劃」一節)。

# DIRECTORS' REPORT

## 董事會報告

### SHARE OPTION SCHEME (Continued)

#### 7. Remaining life of the Share Option Scheme

Options may be granted to Eligible Participants under the Share Option Scheme during the period of ten years commencing on the effective date of the Share Option Scheme. The remaining life of the Share Option Scheme is approximately four years and eight months as at the date of this annual report.

For further details of the Share Option Scheme, please refer to the section headed "Share Option Scheme" on pages IV-12 to IV-22 in Appendix IV to the Prospectus.

### MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 31 March 2021, the aggregate amount of revenue attributable to the Group's five largest customers are as follows:

The largest customer	19.1%
The five largest customers in aggregate	36.9%

The percentages of total purchases (defined as the sum of (i) the Group's total cost of sales less staff cost and depreciation and (ii) purchases of the Group's owned rental equipment) for the year attributable to the Group's major suppliers are as follows:

The largest supplier	26.6%
The five largest suppliers in aggregate	61.6%

At no time during the year did the Directors, their close associates or any shareholders of the Company, which to the best knowledge of the Directors, owned more than 5% of the Company's issued share capital, have any interest in any of the Group's five largest customers and suppliers except that Kanamoto Japan holds approximately 7.5% of the shares of the Company as at the date of this annual report and Kanamoto HK is a wholly-owned subsidiary of Kanamoto Japan. Kanamoto Japan and Kanamoto HK, contributed in aggregate, to the supply of approximately 10.0% of total purchases of the Group and are two of the Group's five largest suppliers.

### 購股權計劃(續)

#### 7. 購股權計劃的尚餘有效期

自購股權計劃生效當日起計十年期間內，可根據購股權計劃向合資格參與者授出購股權。於本年報日期，購股權計劃的尚餘有效期為約四年及八個月。

有關購股權計劃的進一步詳情，請參閱招股章程附錄四第IV-12至IV-22頁「購股權計劃」一節。

### 主要客戶及供應商

截至2021年3月31日止年度，本集團五大客戶的總收益如下：

最大客戶	19.1%
五大客戶合共	36.9%

本集團主要供應商於本年度所佔總採購額(定義為(i)本集團總銷售成本減員工成本及折舊與(ii)本集團採購自置出租設備的總和)百分比如下：

最大供應商	26.6%
五大供應商合共	61.6%

除金本日本於本年報日期持有本公司股份約7.5%外，於本年度任何時間概無董事、其緊密聯繫人或本公司任何股東(據董事所深知擁有本公司已發行股本5%以上)擁有本集團任何五大客戶及供應商的任何權益，而金本香港為金本日本的全資附屬公司。金本日本與金本香港合共佔本集團總採購量約10.0%，並均為本集團五大供應商之一。

# DIRECTORS' REPORT

## 董事會報告

### DIRECTORS

The Directors during the year under review and up to the date of this annual report were:

#### Executive Directors

Lau Pong Sing (*Chairman*)  
Chan Kit Mui, Lina

#### Non-executive Director

Nakazawa Tomokatsu

#### Independent non-executive Directors

Ho Chung Tai, Raymond  
Siu Chak Yu  
Li Ping Chi

Pursuant to Article 84 of the Articles, at each annual general meeting, one-third of the Directors for the time being shall retire from office by rotation provided that every Director shall be subject to retirement at an annual general meeting at least once every three years.

By virtue of Article 84 of the Articles, 2 Directors, namely Mr. Lau Pong Sing and Mr. Ho Chung Tai, Raymond, will retire from office at the 2021 AGM and, being eligible, will offer themselves for re-election.

### DIRECTORS' AND SENIOR MANAGEMENT'S BIOGRAPHIES

Biographical details of the Directors and the senior management of the Group are set out on pages 66 to 76 of this annual report.

### DIRECTORS' SERVICE CONTRACTS

No director proposed for re-election at the AGM has an unexpired service contract which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

### 董事

於回顧年度及直至本年報日期任職的董事為：

#### 執行董事

劉邦成 (*主席*)  
陳潔梅

#### 非執行董事

中澤友克

#### 獨立非執行董事

何鍾泰  
蕭澤宇  
李炳志

根據細則第84條，在每屆股東週年大會上，當時三分之一董事須輪值退任，惟每位董事須至少每三年於股東週年大會退任一次。

根據細則第84條，兩名董事（即劉邦成先生及何鍾泰先生）將於2021年股東週年大會退任，並符合資格及願意重選連任。

### 董事及高級管理層的簡歷

董事及本集團高級管理層的簡歷詳情載於本年報第66至76頁。

### 董事的服務合約

擬於股東週年大會上重選連任的董事概無任何本公司不可在一年內不予賠償（法定賠償除外）的情況下終止的未到期服務合約。

# DIRECTORS' REPORT

## 董事會報告

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

As at 31 March 2021, the interests or short positions of the Directors in the shares, underlying shares and debentures of the Company and any of its associated corporations (within the meaning of Part XV of the Securities and Future Ordinance (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 the directors and chief executive were deemed or taken to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be recorded in the register therein, or were required to be notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix 10 of the Listing Rules (the "Model Code") are as follows:

### 董事於股份、相關股份及債權證中的權益及淡倉

於2021年3月31日，董事於本公司及其任何相聯法團(定義見證券及期貨條例(「證券及期貨條例」)第XV部)的股份、相關股份及債權證中擁有根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益或淡倉(包括根據證券及期貨條例該等條文視為或當作由董事及最高行政人員擁有的權益及淡倉)，或根據證券及期貨條例第352條須記錄於該條所述登記冊的權益或淡倉，或根據上市規則附錄10所載上市發行人董事進行證券交易的標準守則(「標準守則」)須知會本公司及聯交所的權益或淡倉如下：

Name of Director	Nature of Interest	Number of Shares	Approximate Percentage of Total Issued Shares (%)
董事姓名	權益性質	股份數目	佔已發行股份總數概約百分比(%)
Mr. Lau Pong Sing (Note 1, 2) 劉邦成先生(附註1、2)	Interest in a controlled corporation 受控法團權益	363,528,000 (L)	42.08%
	Interest of spouse 配偶權益	284,471,352 (L)	32.92%
Ms. Chan Kit Mui, Lina (Note 3, 4) 陳潔梅女士(附註3、4)	Interest in a controlled corporation 受控法團權益	284,471,352 (L)	32.92%
	Interest of spouse 配偶權益	363,528,000 (L)	42.08%



# DIRECTORS' REPORT

## 董事會報告

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

(Continued)

Note 1: The Company was directly owned as to 42.08% by New Club House International Holdings Limited ("**New Club House**"). By virtue of his 100% shareholding in New Club House, Mr. Lau Pong Sing ("**Mr. Lau**") is deemed to be interested in the same number of Shares held by New Club House.

Note 2: Mr. Lau is the spouse of Ms. Chan Kit Mui, Lina ("**Ms. Chan**"). Under the SFO, Mr. Lau is deemed to be interested in the same number of Shares in which Ms. Chan is interested.

Note 3: The Company was directly owned as to 32.92% by Great Club House Holdings Limited ("**Great Club House**"). By virtue of her 100% shareholding in Great Club House, Ms. Chan is deemed to be interested in the same number of Shares held by Great Club House.

Note 4: Ms. Chan is the spouse of Mr. Lau. Under the SFO, Ms. Chan is deemed to be interested in the same number of Shares in which Mr. Lau is interested.

Save as disclosed above, to the best knowledge of the Directors, as at 31 March 2021, none of the Directors or chief executives of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company or 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 or short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

### 董事於股份、相關股份及債權證中的權益及淡倉(續)

附註1：本公司由New Club House International Holdings Limited (「**New Club House**」) 直接擁有42.08%權益。劉邦成先生(「**劉先生**」) 因擁有New Club House的100%股權而被視為於New Club House所持相同數目股份中擁有權益。

附註2：劉先生為陳潔梅女士(「**陳女士**」) 的配偶。根據證券及期貨條例，劉先生被視為於陳女士擁有權益的相同數目股份中擁有權益。

附註3：本公司由Great Club House Holdings Limited (「**Great Club House**」) 直接擁有32.92%權益。陳女士因擁有Great Club House的100%股權而被視為於Great Club House所持相同數目股份中擁有權益。

附註4：陳女士為劉先生的配偶。根據證券及期貨條例，陳女士被視為於劉先生擁有權益的相同數目股份中擁有權益。

除上文所披露者外及據董事所盡悉，於2021年3月31日，本公司董事或主要行政人員概無於本公司或其相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中，擁有根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益或淡倉(包括根據證券及期貨條例的該等條文視為或當作擁有的權益或淡倉)，或根據證券及期貨條例第352條須登記於該條所述登記冊或根據標準守則須知會本公司及聯交所的權益或淡倉。

# DIRECTORS' REPORT

## 董事會報告

### SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 31 March 2021, so far as the Directors are aware, the following persons (other than the directors or chief executive of the Company) were, directly or indirectly, interested in 5% or more of the shares or short positions in the shares and the underlying shares of the Company, which are required to be disclosed under provisions of Divisions 2 and 3 of Part XV of the SFO, or which will be required, pursuant to Section 336 of the SFO, to be entered in the register referred to therein, were as follows:

### 主要股東於股份及相關股份中的權益及淡倉

於2021年3月31日，據董事所知，以下人士（本公司董事或最高行政人員除外）直接或間接於本公司股份及相關股份中擁有根據證券及期貨條例第XV部第2及3分部條文須作出披露或根據證券及期貨條例第336條須記入該條所述登記冊的5%或以上的股份權益或淡倉如下：

Name of Shareholders	Nature of Interest	Total Number of Shares Held	Approximate Percentage of the Issued Share Capital 佔已發行股本概約百分比
股東名稱	權益性質	所持股份總數	
New Club House <sup>1</sup> (Note 1)	Beneficial interest	363,528,000 (L)	42.08%
New Club House <sup>1</sup> (附註1)	實益權益		
Great Club House <sup>2</sup> (Note 2)	Beneficial interest	284,471,352 (L)	32.92%
Great Club House <sup>2</sup> (附註2)	實益權益		
Kanamoto Japan <sup>3</sup> (Note 3)	Beneficial interest	64,800,648 (L)	7.50%
金本日本 <sup>3</sup> (附註3)	實益權益		

Note 1: It is directly wholly-owned by Mr. Lau Pong Sing. It is a controlling shareholder holding 363,528,000 shares of the Company.

附註1：其由劉邦成先生直接全資擁有。其為持有本公司363,528,000股股份的控股股東。

Note 2: It is directly wholly-owned by Ms. Chan Kit Mui, Lina. It is a controlling shareholder holding 284,471,352 shares of the Company.

附註2：其由陳潔梅女士直接全資擁有。其為持有本公司284,471,352股股份的控股股東。

Note 3: It is a shareholder holding 64,800,648 shares of the Company.

附註3：其為持有本公司64,800,648股股份的股東。

(L): Long position

(L): 好倉

<sup>1</sup> "New Club House": New Club House International Holdings Limited, a company incorporated in the British Virgin Islands with limited liability on 8 June 2015.

<sup>1</sup> 「New Club House」: New Club House International Holdings Limited, 於2015年6月8日在英屬處女群島註冊成立的有限責任公司。

<sup>2</sup> "Great Club House": Great Club House Holdings Limited, a company incorporated in the British Virgin Islands with limited liability on 8 June 2015.

<sup>2</sup> 「Great Club House」: Great Club House Holdings Limited, 於2015年6月8日在英屬處女群島註冊成立的有限責任公司。

<sup>3</sup> "Kanamoto Japan": Kanamoto Co., Ltd.\* (株式会社力ナモト), a company incorporated in Japan on 24 September 1937.

<sup>3</sup> 「金本日本」: Kanamoto Co., Ltd.\* (株式会社力ナモト), 於1937年9月24日在日本註冊成立的公司。

Save as disclosed above, as at 31 March 2021, the Directors were not aware of any other corporation or individual (other than the Directors or chief executives of the Company) who had an interest or a short position in the Shares or underlying Shares of the Company as recorded in the register of interests required to be kept pursuant to Section 336 of the SFO.

除上文所披露者外，於2021年3月31日，董事並不知悉任何其他公司或個人（本公司董事或行政總裁除外）於本公司股份或相關股份中擁有權益或淡倉而須記錄於根據證券及期貨條例第336條存置的權益登記冊內。

\* For identification purposes only

\* 僅供識別

# DIRECTORS' REPORT

## 董事會報告

### PERMITTED INDEMNITY PROVISION

Article 164 of the Articles of Association of the Company provides, among other things, that the Directors and other officers shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses as a result of any act or failure to act in carrying out his/her functions. The Company has arranged appropriate Directors and officers liability insurance.

### MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the year.

### EQUITY-LINKED AGREEMENTS

Save for the Share Option Scheme as set out in this annual report, no equity-linked agreements were entered into by the Group, or subsisted during the year ended 31 March 2021.

### DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Other than the section headed "Share Option Scheme" disclosed above, at no time during the year, the Company, its holding company or any of its subsidiaries was a party to any arrangements which would enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or its subsidiaries. Save as disclosed in this report, none of the Directors or any of their spouses or children under the age of 18 was granted any right to subscribe for the shares or debentures of the Company or its subsidiaries or had exercised any such right during the year.

### DIRECTORS' INTERESTS IN COMPETING BUSINESS

As at 31 March 2021, the Directors were not aware of any business or interest of the Directors and their respective associates that had competed or might compete with the business of the Group and any other conflicts of interests which any such person had or might have with the Group except those disclosed under the section headed "Non-Competition Undertaking by Controlling Shareholders".

### REMUNERATION POLICY

As at 31 March 2021, the Group employed a total of 116 employees (as at 31 March 2020 : 120 employees). For the year ended 31 March 2021, the staff costs of the Group amounted to approximately HK\$45.9 million (FY2020: approximately HK\$41.4 million).

The remuneration policy of the employees of the Group is set up by the Board on the basis of their performance, qualifications, competence and job nature.

### 獲准彌償條文

本公司組織章程細則第164條規定(其中包括)董事及其他高級職員可就因履行其職務時的作為及不作為招致的所有訴訟、成本、收費、損失、損害及開支從本公司的資產及溢利獲得彌償及獲擔保免受損害。本公司已為董事及高級職員投設適當責任保險。

### 管理層合約

於本年度並無訂立或存在涉及本公司全部或任何重大部分業務的管理及行政的合約。

### 股權掛鈎協議

除本年報所載購股權計劃外，於截至2021年3月31日止年度，本集團並無訂立或存續任何股權掛鈎協議。

### 董事收購股份或債權證的權利

除上文「購股權計劃」一節披露者外，於本年度任何時間，本公司、其控股公司或其任何附屬公司概無訂立任何安排，使董事得以透過收購本公司或其附屬公司的股份或債權證獲利。除本報告披露者外，本年度概無董事或任何彼等的配偶或18歲以下的子女獲授任何權利以認購本公司或其附屬公司股份或債權證或已行使任何該等權利。

### 董事於競爭業務的權益

於2021年3月31日，除「控股股東的不競爭承諾」一節披露者外，董事概不知悉彼等及彼等各自的聯繫人的任何業務或權益對本集團業務造成競爭或可能造成競爭，或任何該等人士與本集團存在或可能存在任何其他利益衝突。

### 薪酬政策

於2021年3月31日，本集團聘用合共116名(於2020年3月31日：120名)僱員。截至2021年3月31日止年度，本集團的員工成本約為45.9百萬港元(2020年財政年度：約41.4百萬港元)。

董事會按本集團僱員的表現、資格、能力及工作性質制定其薪酬政策。

# DIRECTORS' REPORT

## 董事會報告

### REMUNERATION POLICY (Continued)

The remuneration of the Directors are recommended by the Remuneration Committee and are decided by the Board, having regard to the Group's operating results, individual performance and comparing with market conditions. The Company has adopted the Share Option Scheme as an incentive to eligible employees.

### RETIREMENT SCHEME

The Group has established a Mandatory Provident Fund Scheme (the "MPF Scheme") for its Hong Kong employees. The assets of the scheme are held separately in funds which are under the control of independent trustees. The retirement benefit scheme contributions charged to profit or loss represent contributions paid or payable by the Group to the scheme at 5% of each of the employees' monthly relevant income capped at HK\$30,000 per month.

The total costs charged to loss for the year of approximately HK\$1,504,000 (FY2020: approximately HK\$1,474,000), comprised approximately HK\$72,000 and HK\$1,432,000 (FY2020: approximately HK\$72,000 and HK\$1,402,000) in directors' emoluments and other staff costs respectively, and represented contributions paid or payable to the schemes by the Group in respect of the current accounting period. At the end of the reporting period, there were no forfeited contributions available to reduce future obligations.

### SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors as at the date of this annual report, at least 25% of the Company's total issued share capital is held by the public as required under the Listing Rules.

### CONFIRMATION OF INDEPENDENCE

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

### DIRECTORS'/CONTROLLING SHAREHOLDERS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

Save as disclosed in this annual report, no contracts of significance to which the Company or any of its subsidiaries was a party and in which any Director or Controlling Shareholders of the Company had a material interest, whether directly or indirectly, subsisted as at 31 March 2021 or during the year.

### 薪酬政策 (續)

董事薪酬由薪酬委員會提出建議，並由董事會經考慮本集團經營業績、個人表現及與市況比較後決定。本公司已採納購股權計劃，作為對合資格僱員的獎勵。

### 退休計劃

本集團已為其香港僱員設立強制性公積金計劃（「強積金計劃」）。該計劃的資產以獨立受託人監管的基金形式分開持有。於損益扣除的退休福利計劃供款為本集團按各僱員以每月30,000港元為上限的有關每月收入5%已付或應付該計劃的供款。

本年度於虧損扣除的總成本約為1,504,000港元（2020年財政年度：約1,474,000港元），包括董事酬金及其他員工成本分別約72,000港元及1,432,000港元（2020年財政年度：約72,000港元及1,402,000港元），相當於本集團就當前會計期間已付或應付的計劃供款。截至報告期末，並無沒收的供款可供減低未來供款責任。

### 公眾持股量充足

根據本公司可獲取的公開資料及就董事所知悉，於本年報日期，上市規則所規定的本公司已發行股本總額至少25%由公眾人士持有。

### 確認獨立性

本公司已接獲各獨立非執行董事根據上市規則第3.13條就其獨立性所發出的年度確認函，並認為所有獨立非執行董事均屬獨立人士。

### 董事／控股股東於重大合約的權益

除本年報披露者外，於2021年3月31日或於本年度，概無存續任何由本公司或其任何附屬公司訂立且本公司任何董事或控股股東於當中直接或間接擁有重大權益的重大合約。



# DIRECTORS' REPORT

## 董事會報告

### USE OF NET PROCEEDS FROM IPO

The Company's shares have been listed on the Main Board of the Stock Exchange since 8 April 2016. The net proceeds from IPO of the Company (after deducting underwriting fee and relevant expenses) were approximately HK\$81.8 million. The following table sets forth the status of the use of proceeds from IPO as at 31 March 2021 and the expected timeline for utilising the unutilized net proceeds:

### 首次公開發售所得款項淨額用途

本公司股份自2016年4月8日起在聯交所主板上市。本公司首次公開發售所得款項淨額(扣除包銷費及相關開支後)約為81.8百萬港元。下表載列於2021年3月31日的首次公開發售所得款項使用情況及動用未動用所得款項淨額的預期時間表：

		Net proceeds from IPO	Utilised up to 31 March 2021	Unutilised as at 31 March 2021	Expected timeline for utilising the unutilised net proceeds
		首次公開發售 所得款項淨額 HK\$'000 千港元	直至2021年 3月31日止 已動用款項 HK\$'000 千港元	於2021年 3月31日 未動用款項 HK\$'000 千港元	動用未動用 所得款項淨額的 預期時間表
Investment in rental equipment	出租設備投資	58,242	58,242	–	
Development of GPS equipment monitoring system	發展全球衛星 定位設備監察 系統	8,507	7,006	1,501	By the end of 31 March 2022 於2022年3月31日 結束前
Investment in transportation equipment	運輸設備投資	5,808	5,808	–	
Improvement of facility for maintenance of the Group's equipment	就本集團設備 保養改善設施	3,517	1,838	1,679	By the end of 31 March 2022 於2022年3月31日 結束前
General working capital	一般營運資金	5,726	5,726	–	
		81,800	78,620	3,180	

The unutilised amounts of the net proceeds from IPO will be applied in such manner consistent with that mentioned in the Prospectus.

首次公開發售所得款項淨額的未動用款項將按招股章程所述方式應用。

# DIRECTORS' REPORT

## 董事會報告

### CONTINUING CONNECTED TRANSACTIONS

#### 1. Asoem Framework Agreement

The Company entered into a framework agreement with Asoem (Int'l) Investment Company Limited (“Asoem”) on 1 April 2021 (the “Asoem Framework Agreement”) governing the transactions between Asoem and members of the Group in connection with (i) the sales of equipment and vehicles and their peripheral and spare parts and provision of related services from Asoem to the Group (“Asoem Type A Transactions”); and (ii) the sales of equipment and vehicles and their peripheral and spare parts and provision of related services from the Group to Asoem (“Asoem Type B Transactions”). At any time during the term of the Asoem Framework Agreement, the relevant members of the Group and Asoem may from time to time enter into definitive agreement(s) in relation to any Asoem Type A Transactions and Asoem Type B Transactions. All definitive agreements shall:

- (a) be in writing and set out the terms and conditions on which the transactions shall be undertaken;
- (b) be in the ordinary and usual course of business of the Group;
- (c) be on normal commercial terms (as defined in the Listing Rules) or more favorable to the Group;
- (d) (in the case of Asoem Type A Transactions) reflect the then prevailing market rates and no less favorable than the terms and conditions offered by an independent third party;
- (e) (in the case of Asoem Type B Transactions) reflect the then prevailing market rates and no more favorable than the terms and conditions offered to an independent third party;
- (f) have a fixed term period not exceeding three years (or if over three years, must be confirmed by an independent financial adviser (as defined in the Listing Rules) that it is normal business practice for agreements of this type to be of such duration);

### 持續關連交易

#### 1. Asoem 框架協議

本公司於2021年4月1日與Asoem (Int'l) Investment Company Limited (「Asoem」) 訂立框架協議(「Asoem 框架協議」)，規管Asoem與本集團的成員公司有關下列各項的交易：(i)Asoem向本集團銷售機械及汽車以及零部件，並提供相關服務(「Asoem A類交易」)；及(ii)本集團向Asoem銷售機械及汽車以及零部件，並提供相關服務(「Asoem B類交易」)。於Asoem框架協議期限內任何時間，本集團的相關成員公司與Asoem可不時就任何Asoem A類交易及Asoem B類交易訂立最終協議。所有最終協議須符合以下各項：

- (a) 以書面形式作出，並載列進行該等交易的條款及條件；
- (b) 於本集團的一般及日常業務過程中訂立；
- (c) 按對本集團而言屬正常商業條款(定義見上市規則)或更有利條款訂立；
- (d) (就Asoem A類交易而言)反映當時市場費率，且不遜於獨立第三方提供的條款及條件；
- (e) (就Asoem B類交易而言)反映當時市場費率，且不優於向獨立第三方提供的條款及條件；
- (f) 具有固定期限，不超過三年(或倘超過三年，須經獨立財務顧問(定義見上市規則)確認有關該類型協議的期限符合一般市場慣例)；

# DIRECTORS' REPORT

## 董事會報告

### CONTINUING CONNECTED TRANSACTIONS (Continued)

#### 1. Asoem Framework Agreement (Continued)

- (g) set out the basis for calculating the payments to be made (including, without limitation, the sales costs and service fees (where applicable));
- (h) set out the other terms for the individual transactions which shall comply with the terms of the Asoem Framework Agreement;
- (i) be fair and reasonable and in the interests of the Company and its shareholders as a whole; and
- (j) be in compliance with all applicable laws and regulations (including, without limitation, the Listing Rules), all relevant constitutional documents and the Asoem Framework Agreement.

As Asoem is owned as to 100% by Lau Pong Man, the brother of Lau Pong Sing and the brother-in-law of Chan Kit Mui Lina, each being a director and a controlling shareholder of the Company, Asoem is therefore their associate and a connected person of the Company under Chapter 14A of the Listing Rules.

The annual cap amounts for the transactions contemplated under the Asoem Framework Agreement for each of the years ending 31 March 2022, 31 March 2023 and 31 March 2024 shall not exceed HK\$2,990,000.

As all the applicable percentage ratios in respect of annual cap for the transactions contemplated under the Asoem Framework Agreement are less than 5% and the annual cap is less than HK\$3,000,000, the transactions contemplated under the Asoem Framework Agreement are fully exempt from shareholders' approval, annual review and all disclosure requirements under Chapter 14A of the Listing Rules.

### 持續關連交易 (續)

#### 1. Asoem 框架協議 (續)

- (g) 載列計算將作出款項(包括但不限於銷售成本及服務成本(如適用))的基準;
- (h) 載列符合 Asoem 框架協議條款的個別交易的其他條款;
- (i) 屬公平合理及符合本公司及其股東的整體利益; 及
- (j) 符合所有適用法律法規(包括但不限於上市規則)、所有相關章程文件及 Asoem 框架協議。

由於 Asoem 由劉邦成的兄弟及陳潔梅的小叔劉邦民擁有 100% 權益，而劉邦成及陳潔梅各為本公司董事及控股股東，因此根據上市規則第 14A 章，Asoem 為彼等的聯繫人及本公司的關連人士。

截至 2022 年 3 月 31 日、2023 年 3 月 31 日 及 2024 年 3 月 31 日止各個年度，Asoem 框架協議項下擬進行的交易的年度上限金額不得超過 2,990,000 港元。

由於有關 Asoem 框架協議項下擬進行的交易的年度上限的所有適用百分比率低於 5% 及年度上限少於 3,000,000 港元，故 Asoem 框架協議項下擬進行的交易獲全面豁免遵守上市規則第 14A 章項下的股東批准、年度審閱及所有披露規定。

### CONTINUING CONNECTED TRANSACTIONS (Continued)

#### 2. A-One Pong Framework Agreement

The Company entered into a framework agreement with A-One Pong Construction Equipment Limited (“A-One Pong”) on 1 April 2021 (the “A-One Pong Framework Agreement”) governing the transactions between A-One Pong and members of the Group in connection with (i) the sales of equipment and vehicles and their peripheral and spare parts and rental of equipment and vehicles and provision of related services from A-One Pong to the Group (“A-One Pong Type A Transactions”); and (ii) the sales of equipment and vehicles and their peripheral and spare parts and rental of equipment and vehicles and provision of related services from the Group to A-One Pong (“A-One Pong Type B Transactions”). At any time during the term of the A-One-Pong Agreement, the relevant members of the Group and A-One Pong may from time to time enter into definitive agreement(s) in relation to any A-One Pong Type A Transactions and A-One Pong Type B Transactions. All definitive agreements shall:

- (a) be in writing and set out the terms and conditions on which the transactions shall be undertaken;
- (b) be in the ordinary and usual course of business of the Group;
- (c) be on normal commercial terms (as defined in the Listing Rules) or more favorable to the Group;
- (d) (in the case of A-One Pong Type A Transactions) reflect the then prevailing market rates and no less favorable than the terms and conditions offered by an independent third party;
- (e) (in the case of A-One Pong Type B Transactions) reflect the then prevailing market rates and no more favorable than the terms and conditions offered to an independent third party;
- (f) have a fixed term period not exceeding three years (or if over three years, must be confirmed by an independent financial adviser (as defined in the Listing Rules) that it is normal business practice for agreements of this type to be of such duration);
- (g) set out the basis for calculating the payments to be made (including, without limitation, the sales costs and service fees (where applicable));

### 持續關連交易(續)

#### 2. 第一邦框架協議

本公司於2021年4月1日與第一邦建設機械有限公司(「第一邦」)訂立框架協議(「第一邦框架協議」)，規管第一邦與本集團的成員公司有關下列各項的交易：(i)第一邦向本集團銷售機械及汽車以及零部件、租賃機械及汽車，並提供相關服務(「第一邦A類交易」)；及(ii)本集團向第一邦銷售機械及汽車以及零部件、租賃機械及汽車，並提供相關服務(「第一邦B類交易」)。於第一邦框架協議期限內任何時間，本集團的相關成員公司與第一邦可不時就任何第一邦A類交易及第一邦B類交易訂立最終協議。所有最終協議須符合以下各項：

- (a) 以書面形式作出，並載列進行該等交易的條款及條件；
- (b) 於本集團的一般及日常業務過程中訂立；
- (c) 按對本集團而言屬正常商業條款(定義見上市規則)或更有利條款訂立；
- (d) (就第一邦A類交易而言)反映當時市場費率，且不遜於獨立第三方提供的條款及條件；
- (e) (就第一邦B類交易而言)反映當時市場費率，且不優於向獨立第三方提供的條款及條件；
- (f) 具有固定期限，不超過三年(或倘超過三年，須經獨立財務顧問(定義見上市規則)確認有關該類型協議的期限符合一般市場慣例)；
- (g) 載列計算將作出款項(包括但不限於銷售成本及服務成本(如適用))的基準；



# DIRECTORS' REPORT

## 董事會報告

### CONTINUING CONNECTED TRANSACTIONS (Continued)

#### 2. A-One Pong Framework Agreement (Continued)

- (h) set out the other terms for the individual transactions which shall comply with the terms of the A-One-Pong Framework Agreement;
- (i) be fair and reasonable and in the interests of the Company and its shareholders as a whole; and
- (j) be in compliance with all applicable laws and regulations (including, without limitation, the Listing Rules), all relevant constitutional documents and the A-One-Pong Framework Agreement.

As A-One Pong is wholly-owned by Lau Pong Ming, brother of Lau Pong Sing and the brother-in-law of Chan Kit Mui Lina, each being a director and a controlling shareholder of the Company, A-One Pong is therefore their associate and a connected person of the Company under Chapter 14A of the Listing Rules.

The annual cap amounts for the transactions contemplated under the A-One Pong Framework Agreement for each of the years ending 31 March 2022, 31 March 2023 and 31 March 2024 shall not exceed HK\$2,990,000.

As all the applicable percentage ratios in respect of annual cap for the transactions contemplated under the A-One Pong Framework Agreement are less than 5% and the annual cap is less than HK\$3,000,000, the transactions contemplated under the A-One Pong Framework Agreement are fully exempt from shareholders' approval, annual review and all disclosure requirements under Chapter 14A of the Listing Rules.

### EVENTS AFTER THE REPORTING PERIOD

There is no material subsequent event undertaken by the Company or by the Group after 31 March 2021 and up to the date of this annual report.

### RELATED PARTY TRANSACTIONS

A summary of the significant related party transactions which were conducted in the ordinary course of business are set out in Note 35 to the consolidated financial statements.

### 持續關連交易 (續)

#### 2. 第一邦框架協議 (續)

- (h) 載列符合第一邦框架協議條款的個別交易的其他條款；
- (i) 屬公平合理及符合本公司及其股東的整體利益；及
- (j) 符合所有適用法律法規(包括但不限於上市規則)、所有相關章程文件及第一邦框架協議。

由於第一邦由劉邦成的兄弟及陳潔梅的小叔劉邦明全資擁有，而劉邦成及陳潔梅各為本公司董事及控股股東，因此根據上市規則第14A章，第一邦為彼等的聯繫人及本公司的關連人士。

截至2022年3月31日、2023年3月31日及2024年3月31日止各個年度，第一邦框架協議項下擬進行的交易的年度上限金額不得超過2,990,000港元。

由於有關第一邦框架協議項下擬進行的交易的年度上限的所有適用百分比率低於5%及年度上限少於3,000,000港元，故第一邦框架協議項下擬進行的交易獲全面豁免遵守上市規則第14A章項下的股東批准、年度審閱及所有披露規定。

### 報告期後事項

於2021年3月31日後及直至本年報日期，本公司或本集團並無進行重大報告期後事項。

### 關聯方交易

於日常業務過程中進行的重大關聯方交易概要載於綜合財務報表附註35。

# DIRECTORS' REPORT

## 董事會報告

### RELATED PARTY TRANSACTIONS (Continued)

APR entered into an agreement (the “**Subcontract Agreement**”) on 18 March 2017 with Ajax Pong Construction Equipment Limited, a limited liability company incorporated in Hong Kong and indirectly wholly-owned by Mr. Lau Pong Sing, the chairman and the executive director of the Company and the controlling shareholder of the Company, for the two extended residual contracts (the “**Residual Contracts**”), which were entered into with entities which provided public services. The Group encountered difficulties in obtaining consents from these entities for the novation of the Residual Contracts to the Group. The Subcontract Agreement should continue in full force and effect till 31 December 2018 and the aggregate sum being paid or to be paid by Ajax Pong Construction Equipment Limited to APR pursuant to the Subcontract Agreement and the definitive agreements for each of the years ended 31 December 2017 and 2018 shall not exceed HK\$2.2 million. Detail of the Residual Contracts are set out in the prospectus of the Company dated 24 March 2016.

As all the applicable percentage ratios in respect of annual cap for the transactions contemplated under the Subcontract Agreement are less than 5% and the annual cap is less than HK\$3,000,000, the transactions contemplated under the Subcontract Agreement are fully exempt from shareholders' approval, annual review and all disclosure requirements under Chapter 14A of the Listing Rules. The figure amounting to approximately HK\$15,000 for 2020 in Note 35 to consolidated financial statements was related to goods under the Subcontract Agreement delivered in the year ended 31 March 2020.

Save as disclosed above, none of the related party transactions set out in Note 35 to the consolidated financial statements constituted connected transactions/continuing connected transactions, or they constituted connected transactions/continuing connected transactions but were exempted from all disclosure and independent Shareholders' approval requirements under the Listing Rules.

### DIVIDEND

The Board does not recommend the payment of final dividend for the year ended 31 March 2021.

### DIVIDEND POLICY

On 29 January 2019, the dividend policy was approved by the Board with details as set out below.

Provided that the Group is profitable and without affecting the normal operations of the Group, the Company may consider to declare and pay dividends to the Shareholders.

### 關聯方交易 (續)

亞積邦租賃與亞積邦建設機械有限公司(一間於香港註冊成立的有限公司，並由本公司主席及執行董事兼本公司的控股股東劉邦成先生間接全資擁有)於2017年3月18日就兩份經延長餘下合約(「餘下合約」)訂立協議(「分包協議」)，有關餘下合約乃與提供公共服務的實體訂立。本集團難以獲得該等實體同意以更替餘下合約予本集團。分包協議須繼續具有十足效力及作用，直至2018年12月31日為止，截至2017年及2018年12月31日止年度各年，亞積邦建設機械有限公司根據分包協議及最終協議向亞積邦租賃已付或應付的總金額不得超過2.2百萬港元。有關餘下合約的詳情載於本公司日期為2016年3月24日的招股章程。

由於有關分包協議項下擬進行的交易的年度上限的所有適用百分比率低於5%及年度上限少於3,000,000港元，故分包協議項下擬進行的交易獲全面豁免遵守上市規則第14A章項下的股東批准、年度審閱及所有披露規定。於綜合財務報表附註35中的2020年為數約15,000港元的金額乃有關於截至2020年3月31日止年度根據分包協議交付的貨品。

除上文所披露者外，綜合財務報表附註35所載的關聯方交易概無構成關連交易／持續關連交易，或已構成關連交易／持續關連交易但獲豁免遵守上市規則要求的所有披露及獨立股東批准規定。

### 股息

董事會不建議就截至2021年3月31日止年度派付末期股息。

### 股息政策

於2019年1月29日，股息政策已獲董事會批准，詳情載列如下。

在本集團有盈利且不影響本集團的正常營運的前提下，本公司可考慮向股東宣派及派付股息。

# DIRECTORS' REPORT

## 董事會報告

### DIVIDEND POLICY (Continued)

In deciding whether to propose a dividend and in determining the dividend amount, the Board shall take into account various factors including but not limited to, (i) the cashflow of the Group, whether it is adequate for the Group to operate its daily operation; (ii) capital requirements of the Group; (iii) operating results and performance of the Group; (iv) the indebtedness of the Group; (v) the economic outlook; (vi) the compliance of any signed financial covenants of the Group; and (vii) the future prospects of the Group, as well as the interests of the Shareholders.

Declaration and payment of dividend by the Company are also subject to the laws of the Cayman Islands, the memorandum and articles of association of the Company and any applicable laws, rules and regulations (including but not limited to the Listing Rules).

For the avoidance of doubt, there can be no assurance that a dividend will be proposed or declared in any specific period.

### CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the annual general meeting ("AGM") of the Company to be held on 26 August 2021, the register of members of the Company will be closed from 20 August 2021 to 26 August 2021 (both days inclusive), during which period no transfer of shares of the Company will be registered. In order to be eligible to attend and vote at the AGM, all transfer forms accompanied by the relevant share certificates must be lodged with the Company's registrar, Computershare Hong Kong Investor Services Limited, Shops 1712-1716, 17th Floor, Hopewell Centre 183 Queen's Road East, Wan Chai, Hong Kong, for registration no later than 4:30 p.m. on 19 August 2021.

### AUDITORS

The consolidated financial statements for the year ended 31 March 2021 have been audited by Messrs. Deloitte Touche Tohmatsu who will retire and, being eligible, offer themselves for re-appointment. A resolution for the re-appointment of Messrs. Deloitte Touche Tohmatsu as auditors of the Company is to be proposed at the 2021 AGM.

### 股息政策 (續)

在決定是否建議派付股息及釐定股息金額時，董事會應考慮各種因素，包括但不限於(i)本集團的現金流量，是否足以讓本集團經營日常運作；(ii)本集團的資本要求；(iii)本集團的經營業績及表現；(iv)本集團的債務；(v)經濟前景；(vi)本集團任何已簽署金融契約的遵守情況；及(vii)本集團的未來前景以及股東的利益。

本公司宣派及派付股息亦須遵守開曼群島法例、本公司組織章程大綱及細則以及任何適用法律、規則及法規(包括但不限於上市規則)。

為免生疑問，概不能保證於任何特定期間內會建議派付或宣派股息。

### 暫停辦理股份過戶登記手續

為釐定有權出席將於2021年8月26日舉行的本公司股東週年大會(「股東週年大會」)並於會上投票的股東身分，本公司將於2021年8月20日至2021年8月26日(包括首尾兩日)暫停辦理股份過戶登記手續，期間不會進行任何本公司股份過戶登記。為確保有權出席股東週年大會並於會上投票，所有過戶表格連同有關股票，須於2021年8月19日下午四時三十分前送達本公司的股份過戶登記處香港中央證券登記有限公司，地址為香港灣仔皇后大道東183號合和中心17樓1712至1716號舖，以辦理登記手續。

### 核數師

於截至2021年3月31日止年度的綜合財務報表已由德勤·關黃陳方會計師行審核，該核數師將退任，惟符合資格並願意接受續聘。2021年股東週年大會上將提呈決議案，以續聘德勤·關黃陳方會計師行為本公司核數師。

# DIRECTORS' REPORT

## 董事會報告

### TAX RELIEF AND EXEMPTION OF HOLDERS OF LISTED SECURITIES

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

### 對上市證券持有人的稅務寬減及減免

本公司並不知悉任何因持有本公司證券而提供予股東的稅務寬減或減免。

By order of the Board

**LAU Pong Sing**

*Chairman and Executive Director*

Hong Kong, 29 June 2021

承董事會命

**劉邦成**

*主席兼執行董事*

香港，2021年6月29日



# CORPORATE GOVERNANCE REPORT

## 企業管治報告

The Board is pleased to present the corporate governance report of the Company for the year ended 31 March 2021.

### CORPORATE GOVERNANCE PRACTICES

The Company recognises the importance of corporate transparency and accountability. The Company is committed to achieving a high standard of corporate governance and leading the Group to attain better results and improve its corporate image with effective corporate governance procedures.

During the year ended 31 March 2021, the Company has engaged an international consulting firm (the “**Consultant**”) to review and recommend appropriate actions so as to ensure that the Company is complying with the requirement of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) in relation to internal controls assessment, enterprise risk management and corporate governance advising services. A review on the Company’s corporate governance practices was conducted by the Consultant for FY2021, and the Company has been improving its corporate governance practices continuously with reference to the Consultant’s recommendations. Moreover, the Company has adopted its corporate governance practices which are reproduced from the code provisions in the Corporate Governance Code and Corporate Governance Report as set out in Appendix 14 of the Listing Rules.

During the year ended 31 March 2021, the Company has complied with the code provisions of the Corporate Governance Code as set out in Appendix 14 to the Listing Rules (“**CG Code**”), save and except for the deviation from code provision A.2.1.

Code provision A.2.1 of the CG Code stipulates that the roles of chairman and chief executive should be separate and should not be performed by the same individual. The roles of chairman and chief executive officer of the Company are both performed by Mr. Lau Pong Sing. The Board believes that vesting of the roles of both chairman and chief executive officer in the same individual provides the Company with strong and consistent leadership, efficient usage of resources and allows for effective planning, formulation and implementation of the Company’s business strategies which will enable the Company to sustain the development of its business efficiently.

董事會欣然提呈本公司截至2021年3月31日止年度的企業管治報告。

### 企業管治常規

本公司深明企業透明度及問責制度的重要性。本公司於致力達致高水平的企業管治同時，亦透過有效的企業管治程序帶領本集團取得更好的業績及提升企業形象。

於截至2021年3月31日止年度，本公司已委聘國際顧問公司（「顧問」）檢討及建議適當的措施，以確保本公司於內部監控評估、企業風險管理及企業管治顧問服務方面符合香港聯合交易所有限公司證券上市規則（「上市規則」）的規定。顧問已審閱本公司2021年財政年度的企業管治常規，而本公司持續參照顧問的建議改善其企業管治常規。此外，本公司已採納其企業管治常規，該企業管治常規乃取自上市規則附錄14所載的企業管治守則及企業管治報告的守則條文。

截至2021年3月31日止年度，本公司已遵守上市規則附錄14所載的企業管治守則（「企業管治守則」）的守則條文，惟偏離守則條文第A.2.1條之規定除外。

企業管治守則的守則條文第A.2.1條規定，主席及行政總裁的職位應分開及並非由同一人士擔任。本公司主席及行政總裁的角色均由劉邦成先生兼任。董事會相信，由同一人士兼任主席及行政總裁的角色可強勢及貫徹領導本公司，以及有效運用資源，並容許有效地計劃、制訂及推行本公司的業務策略，使本公司能繼續有效率地發展業務。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted The Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) set out in Appendix 10 to the Listing Rules as its own code of conduct regarding securities transactions by the directors of the Company. The Company has made specific enquiries to all directors of the Company regarding any non-compliance with the Model Code. All the directors of the Company confirmed that they have complied with the required standard set out in the Model Code in FY2021.

### RESPONSIBILITIES OF AND DELEGATION BY THE BOARD

The Board provides leadership and guidance to the Group’s activities and is responsible for formulating the overall strategies and determining the direction of future development of the Group. The Board oversees the Group’s operation and financial performance. The Board has delegated its powers to the management for the Group’s daily management and operations.

### BOARD COMPOSITION

Currently, the Board comprises two executive Directors, one non-executive Director and three independent non-executive Directors. Since there are three independent non-executive Directors and at least one of the independent non-executive Directors possesses the appropriate professional accounting qualifications and financial management expertise, the Company has complied with the requirements under Rule 3.10 of the Listing Rules. Furthermore, the Company has complied with Rule 3.10A of the Listing Rules. The number of independent non-executive Directors represents more than one-third of the Board. As such, there exists a strong independent element in the Board, which can effectively exercise independent judgement. The Board comprises the following Directors:

### 遵守證券交易標準守則

本公司已採納上市規則附錄10所載的「上市發行人董事進行證券交易的標準守則」（「標準守則」）作為本公司董事進行證券交易的行為守則。本公司已就有否違反標準守則向本公司全體董事作出具體查詢。本公司全體董事均確認，彼等於2021年財政年度遵守標準守則所訂的標準。

### 董事會的職責及授權職責

董事會負責本集團業務的領導及指引，並負責制定整體策略及釐定本集團未來發展的方向。董事會監督本集團的營運及財務表現。董事會授予管理層處理本集團日常管理及營運事宜的權力。

### 董事會的組成

董事會現時由兩名執行董事、一名非執行董事及三名獨立非執行董事組成。由於共有三名獨立非執行董事及至少一名獨立非執行董事具備合適的專業會計資格及財務管理專業知識，故本公司已符合上市規則第3.10條的規定。此外，本公司已符合上市規則第3.10A條的規定。獨立非執行董事的數目佔董事會三分之一以上，因此，董事會具高度獨立性，能有效作出獨立判斷。董事會由以下董事組成：

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### EXECUTIVE DIRECTORS

Mr. Lau Pong Sing (劉邦成) (Chairman; Chief Executive Officer)

Ms. Chan Kit Mui, Lina (陳潔梅) (Chief Operating Officer)

### NON-EXECUTIVE DIRECTOR

Mr. Nakazawa Tomokatsu (中澤友克)

### INDEPENDENT NON-EXECUTIVE DIRECTORS

Ir Dr. Ho Chung Tai, Raymond (何鍾泰)

Mr. Siu Chak Yu (蕭澤宇)

Mr. Li Ping Chi (李炳志)

The Chairman and executive Director, Mr. Lau Pong Sing, is the spouse of Ms. Chan Kit Mui, Lina, an executive Director. The executive Directors, namely Mr. Lau Pong Sing and Ms. Chan Kit Mui, Lina, are interested in the shares of the Company through their interest in New Club House International Holdings Limited (“**New Club House**”) and Great Club House Holdings Limited (“**Great Club House**”) respectively (for details, please refer to the Prospectus). Instances of actual or potential conflict have been identified and minimised. Please refer to the “**Directors and Senior Management**”, “**Directors’ Report — Directors’ Interests and Short Positions in Shares, Underlying Shares and Debentures**” and “**Directors’ Report — Continuing Connected Transactions, Related Party Transactions**” on pages 66 to 76, pages 37 to 40, pages 43 to 47 in this annual report respectively for more details. Save as disclosed above, the Directors have no other financial, business, family or other material/relevant relationships with one another as at the date of this annual report.

### Non-executive Director and Independent non-executive Directors

Coming from diverse business and professional backgrounds, the non-executive Director and the independent non-executive Directors of the Company have shared their valuable experiences to the Board for promoting the best interests of the Company and its shareholders. The non-executive Director and all of the independent non-executive Directors are appointed under an initial term of three years and are also subject to retirement by rotation in accordance with the articles of association of the Company (the “**Articles**”).

### INDEPENDENCE OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company has received from each independent non-executive Director, a written confirmation of his independence to the Company pursuant to the requirements of the Listing Rules. The Company considers all independent non-executive Directors to be independent in accordance with the relevant guidelines set out in Rule 3.13 of the Listing Rules.

### 執行董事

劉邦成先生(主席；行政總裁)

陳潔梅女士(營運總監)

### 非執行董事

中澤友克先生

### 獨立非執行董事

何鍾泰博士工程師

蕭澤宇先生

李炳志先生

主席兼執行董事劉邦成先生為執行董事陳潔梅女士的配偶。執行董事(即劉邦成先生及陳潔梅女士)透過彼等分別於New Club House International Holdings Limited(「**New Club House**」)及Great Club House Holdings Limited(「**Great Club House**」)的權益於本公司股份中擁有權益(有關詳情，請參閱招股章程)。已識別實際或潛在衝突情況，並已盡量減少有關情況。有關詳情，請參閱分別載於本年報第66至76頁的「**董事及高級管理層**」、第37至40頁的「**董事會報告 — 董事於股份、相關股份及債權證中的權益及淡倉**」以及第43至47頁的「**董事會報告 — 持續關連交易、關聯方交易**」。除上文披露者外，於本年報日期，董事之間並無其他財務、商業、家族或其他重大／相關關係。

### 非執行董事及獨立非執行董事

為促進本公司及其股東的最佳利益，來自不同業務及專業背景之本公司非執行董事及獨立非執行董事已與董事會分享其寶貴經驗。非執行董事及全體獨立非執行董事的初步任期為三年，亦須根據本公司的組織章程細則(「**細則**」)輪值退任。

### 獨立非執行董事的獨立身分

本公司已接獲各獨立非執行董事根據上市規則規定發出的確認函，確認其獨立於本公司。按照上市規則第3.13條所載相關指引，本公司認為全體獨立非執行董事均屬獨立人士。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### DIRECTORS' CONTINUING PROFESSIONAL DEVELOPMENT

Each newly appointed Director was provided with the necessary induction, training and information to ensure that he/she has proper understanding of his/her responsibilities under the Listing Rules and the applicable laws, rules and regulations prior to his/her appointment. The Directors are encouraged to participate in continuous professional development courses and seminars to develop and refresh their knowledge and skills. The Company will continue to arrange and fund suitable training and regular seminars to provide Directors with updates on the latest developments and changes in the Listing Rules and other relevant legal and regulatory requirements from time to time.

During the year ended 31 March 2021, all Directors have attended training in connection with their responsibilities as a director of the Company, and the attendance of each of the Directors is set out in the table below:

### 董事的持續專業發展

各新委任董事均獲提供所需入職簡介、培訓及資料以確保其於委任前正確瞭解其於上市規則及適用法律、規則及規例項下的責任。董事獲鼓勵參與持續專業發展課程及研討會以增進及重溫其知識及技能。本公司將繼續安排及資助合適培訓及定期研討會，為董事提供有關上市規則及其他相關法律及監管規定不時的最新發展及變動的最新资讯。

於截至2021年3月31日止年度，全體董事均已出席有關彼等作為本公司董事所承擔職責的培訓，各董事出席記錄載於下表：

Name of Director 董事姓名	Attendance 出席
<b>EXECUTIVE DIRECTORS</b>	
Mr. Lau Pong Sing (劉邦成) (Chairman; Chief Executive Officer)	執行董事 劉邦成先生 (主席；行政總裁) ✓
Ms. Chan Kit Mui, Lina (陳潔梅) (Chief Operating Officer)	陳潔梅女士 (營運總監) ✓
<b>NON-EXECUTIVE DIRECTOR</b>	
Mr. Nakazawa Tomokatsu (中澤友克)	非執行董事 中澤友克先生 ✓
<b>INDEPENDENT NON-EXECUTIVE DIRECTORS</b>	
Ir Dr. Ho Chung Tai, Raymond (何鍾泰)	獨立非執行董事 何鍾泰博士工程師 ✓
Mr. Siu Chak Yu (蕭澤宇)	蕭澤宇先生 ✓
Mr. Li Ping Chi (李炳志)	李炳志先生 ✓
X Not attended      ✓ Attended	
X 未有出席        ✓ 已出席	



# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### APPOINTMENT, RE-ELECTION AND REMOVAL OF DIRECTORS

Each of the executive Directors has entered into a service agreement with the Company on 17 March 2016 for an initial term of three years commencing from 8 April 2016, and may be terminated pursuant to the respective terms of the service agreements. Mr. Nakazawa Tomokatsu, a non-executive Director, entered into a letter of appointment dated 14 December 2018 with the Company for an initial term of three years, and may be terminated pursuant to the terms of the letter of appointment.

In April 2019, each of the executive Directors has entered into a service agreement with the Company with no fixed term but may be terminated pursuant to the respective terms of the service agreement (including the termination by 3 months' prior notice in writing by either party to the service agreement). The basic directors' emoluments for Mr. Lau Pong Sing and Ms. Chan Kit Mui, Lina are HK\$2,808,000 for 12 months and HK\$2,304,000 for 12 months, respectively. In addition, each of the independent non-executive Directors, namely Mr. Li Ping Chi, Mr. Siu Chak Yu and Mr. Ho Chung Tai, Raymond, has entered into a letter of appointment with the Company for an initial term of three years and may be terminated pursuant to the respective terms of the letters of appointment. Each of Mr. Siu Chak Yu and Mr. Li Ping Chi, is entitled to a remuneration in the sum of HK\$21,000 per month. Mr. Ho Chung Tai, Raymond, is entitled to a remuneration in the sum of HK\$52,500 per month.

The procedures and process of appointment, re-election and removal of the Directors are governed by the Articles. Article 83(3) of the Articles provides that any director appointed by the Board to fill a casual vacancy in the Board shall hold office only until the first general meeting of the Company after his appointment and be subject to re-election at such meeting and any Director appointed by the Board as an addition to the existing Board shall hold office only until the next following annual general meeting of the Company ("**AGM**") and shall then be eligible for re-election.

In accordance with Article 84 of the Articles, at each AGM, one-third of the Directors for the time being (or, if their number is not a multiple of three, the number nearest to, but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement at AGM at least once every three years. A retiring Director shall be eligible for re-election. The Directors to retire by rotation shall include (so far as necessary to ascertain the number of directors to retire by rotation) any Director who wishes to retire and not to offer himself for re-election. Any further Directors so to retire shall be those of the other Directors subject to retirement by rotation who have been longest in office since their last re-election or appointment and so that as between persons who became or were last re-elected Directors on the same day those to retire shall (unless they otherwise agree among themselves) be determined by lot.

### 董事委任、重選及免職

各執行董事已於2016年3月17日與本公司訂立服務協議，任期自2016年4月8日起初步為期三年，可根據服務協議的相應條款終止。非執行董事中澤友克先生於2018年12月14日與本公司簽訂委任函，任期初步為期三年，可根據委任函的條款終止。

於2019年4月，各執行董事與本公司訂立服務協議，該等協議並無固定任期，但可根據服務協議的相應條款終止(包括由服務協議其中一方發出三個月事先書面通知予以終止)。劉邦成先生及陳潔梅女士的基本董事酬金分別為每12個月2,808,000港元及每12個月2,304,000港元。此外，獨立非執行董事李炳志先生、蕭澤宇先生及何鍾泰先生，已各自與本公司訂立委任函，初步任期為期三年，可根據委任函的相應條款終止。蕭澤宇先生及李炳志先生各自有權收取酬金每月21,000港元，而何鍾泰先生有權收取酬金每月52,500港元。

董事委任、重選及免職的程序及過程受細則規管。細則第83(3)條規定，任何獲董事會委任以填補董事會臨時空缺的董事，任期僅直至其獲委任後本公司首次股東大會為止，並須於該大會上重選連任，而任何獲董事會委任以加入現有董事會的董事，任期僅直至本公司下屆股東週年大會(「**股東週年大會**」)為止，屆時將符合資格重選連任。

根據細則第84條，於每屆股東週年大會上，其時三分之一的董事(或倘董事人數並非三的倍數，則為最接近但不少於三分之一的人數)須輪值退任，惟每名董事須至少每三年在股東週年大會上退任一次。退任董事符合資格重選連任。輪值退任的董事須包括(在有需要確定輪值退任董事人數的情況下)有意退任及不願重選連任的任何董事。其餘退任董事應為自上次重選連任或獲委任以來任期最長並須輪值退任的其他董事，惟如有超過一名董事上次乃於同一日重選連任，則會以抽籤方式釐定退任者(除非彼等另行達成協議)。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

At the last AGM held on Wednesday, 26 August 2020, Ms. Chan Kit Mui, Lina and Mr. Li Ping Chi have retired. Both of them have been re-elected as Directors of the Company at the last AGM.

### BOARD MEETING

Pursuant to the CG Code provision A.1.1, the Board should meet regularly and board meetings should be held at least four times a year. The Board meets regularly to discuss and formulate the overall strategies as well as the operation and financial performance of the Group. Directors may participate in Board meetings either in person or through electronic means of communications.

If a director has a conflict of interest in a matter to be considered by the Board which the Board has determined to be material, the Director shall abstain from voting on the relevant resolutions and he/she shall not be counted in the quorum in the Board meeting discussing the matter concerned.

### ATTENDANCE RECORD OF MEETINGS

During the year ended 31 March 2021, 10 Board meetings were held and 1 general meeting of the Company were held. Set out below are details of the attendance record of each Director at the Board meetings, committee meetings and general meetings held during the year ended 31 March 2021:

在本公司於2020年8月26日(星期三)舉行的上屆股東週年大會上，陳潔梅女士及李炳志先生已告退任。彼等均已於上屆股東週年大會上重選連任為本公司董事。

### 董事會會議

根據企業管治守則條文第A.1.1條，董事會應定期會面，而每年應舉行至少四次董事會會議。董事會定期會面以討論及制訂本集團整體策略以及營運及財務表現。董事可親自或透過電子通訊方式參與董事會會議。

倘董事於董事會將予考慮的某項事宜上存有利益衝突，而董事會認為該項利益衝突屬重大，則該名董事須於討論該項事宜的董事會會議上就相關決議案放棄投票，且不得計入法定人數。

### 會議出席記錄

於截至2021年3月31日止年度，董事會曾舉行10次會議及本公司曾舉行一次股東大會。下文載列各董事出席於截至2021年3月31日止年度所舉行董事會會議、委員會會議及股東大會的記錄詳情：

Name of Director	Board Meeting	Meetings attended/Held				General Meeting of the Company
		Audit Committee Meeting	Nomination Committee Meeting	Remuneration Committee Meeting		
董事姓名	董事會會議	審核委員會會議	提名委員會會議	薪酬委員會會議		本公司股東大會
<b>EXECUTIVE DIRECTORS</b>	<b>執行董事</b>					
Mr. Lau Pong Sing (劉邦成) (Chairman)	劉邦成先生(主席)	10/10	N/A 不適用	1/1	1/1	1/1
Ms. Chan Kit Mui, Lina (陳潔梅)	陳潔梅女士	10/10	N/A 不適用	N/A 不適用	N/A 不適用	1/1
<b>NON-EXECUTIVE DIRECTOR</b>	<b>非執行董事</b>					
Mr. Nakazawa Tomokatsu (中澤友克)	中澤友克先生	10/10	N/A 不適用	N/A 不適用	N/A 不適用	1/1
<b>INDEPENDENT NON-EXECUTIVE DIRECTORS</b>	<b>獨立非執行董事</b>					
Ir Dr. Ho Chung Tai, Raymond (何鍾泰)	何鍾泰博士工程師	9/10	10/10	N/A 不適用	N/A 不適用	1/1
Mr. Siu Chak Yu (蕭澤宇)	蕭澤宇先生	10/10	10/10	1/1	1/1	1/1
Mr. Li Ping Chi (李炳志)	李炳志先生	10/10	10/10	1/1	1/1	1/1

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### THE ANNUAL GENERAL MEETING

An AGM is an important forum in which the management of the Company can communicate with the shareholders. The last AGM was held on 26 August 2020 and the upcoming AGM will be held on 26 August 2021.

### BOARD COMMITTEES

The Board has established the Audit Committee, the Nomination Committee and the Remuneration Committee (collectively the “**Board Committees**”). The Audit Committee, the Nomination Committee and the Remuneration Committee perform their distinct roles in accordance with their respective terms of reference which are available to shareholders on the websites of the Company and the Stock Exchange. The Board Committees are provided with sufficient resources to discharge their duties and, upon reasonable request, are able to seek independent professional advice in appropriate circumstances, at the Company's expense.

### AUDIT COMMITTEE

The Audit Committee was established on 17 March 2016, with specific written terms of reference in compliance with Rule 3.22 of the Listing Rules and paragraph C.3 of the CG Code. The Audit Committee comprises three members, all being independent non-executive Directors, namely, Dr. Ho Chung Tai, Raymond, Mr. Siu Chak Yu and Mr. Li Ping Chi (Chairman).

The primary responsibilities of the Audit Committee include, among others, making recommendations to the Board on the appointment and removal of the external auditor, reviewing the financial statements and material advice in respect of financial reporting and overseeing the internal control procedures of the Company.

The Company has complied with Rule 3.21 of the Listing Rules in that the Audit Committee must comprise a minimum of three members, at least one of whom is an independent non-executive Director who possesses appropriate professional qualifications or accounting or related financial management expertise as required in Rule 3.10(2) of the Listing Rules. The Audit Committee must be chaired by an independent non-executive director.

During the year ended 31 March 2021, 10 meetings of the Audit Committee were held to make recommendations to the Board as follows: (i) on the re-appointment of the auditor and to approve the engagement letter of the auditor; (ii) advise the Board to engage the Consultant to provide advisory services about the internal controls assessment, enterprise risk management and corporate governance advising services for FY2021; and (iii) review reports on continuing connected transactions for every six months.

### 股東週年大會

股東週年大會是能讓本公司管理層與股東溝通的重要平台。上屆股東週年大會於2020年8月26日舉行，而應屆股東週年大會將於2021年8月26日舉行。

### 董事委員會

董事會已成立審核委員會、提名委員會及薪酬委員會(統稱「**董事委員會**」)。審核委員會、提名委員會及薪酬委員會按照各自的職權範圍履行其獨有職能，其職權範圍載於本公司網站及聯交所網站供股東查閱。董事委員會獲得充足資源履行職務，並可應合理要求，於適當情況下徵詢獨立專業意見，開支由本公司承擔。

### 審核委員會

審核委員會於2016年3月17日成立，並根據上市規則第3.22條及企業管治守則第C.3段制定其具體書面職權範圍。審核委員會由三名成員組成，彼等均為獨立非執行董事，即何鍾泰博士、蕭澤宇先生及李炳志先生(主席)。

審核委員會的主要職責包括(其中包括)就委任及罷免外聘核數師向董事會作出推薦建議、審閱財務報表及有關財務申報的重要意見，並監察本公司的內部監控程序。

本公司已遵守上市規則第3.21條，審核委員會必須由最少三名成員組成，且其中最少一名必須為擁有上市規則第3.10(2)條所規定的合適專業資格或會計或相關財務管理專業知識的獨立非執行董事。審核委員會的主席必須由獨立非執行董事出任。

於截至2021年3月31日止年度，審核委員會曾舉行10次會議，以就下列事項向董事會作出推薦建議：(i)續聘核數師並批准核數師的聘書；(ii)建議董事會委聘顧問提供有關2021年財政年度的內部監控評估、企業風險管理及企業管治顧問服務的顧問服務；及(iii)每六個月審閱有關持續關連交易的報告。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

On 24 June 2021, a meeting was held to conduct a review of the Company's continuing connected transactions. On 29 June 2021, a meeting was held to review the Group's financial statements for the year ended 31 March 2021. The Audit Committee is of the opinion that the financial statements of the Group for the year ended 31 March 2021 complied with the applicable accounting standards and the Listing Rules.

### CORPORATE GOVERNANCE FUNCTION

The Audit Committee oversees the corporate governance functions of the Company. The responsibilities of the Audit Committee in relation to corporate governance functions are set out in the terms of reference of the Audit Committee. Upon the listing of the Company, the Audit Committee appointed the Consultant to perform a CG Code compliance review. The review covered the Company's terms of reference of board committees, corporate governance policies and practices, training and continuous professional development of the Directors and the senior management and disclosures in the Corporate Governance Report. The Consultant has provided certain recommendations on improving the Company's corporate governance practices, which the Company has adopted accordingly to ensure sound corporate governance practices.

### NOMINATION COMMITTEE

The Nomination Committee was established on 17 March 2016, with specific written terms of reference in compliance with paragraph A.5 of the CG Code. The Nomination Committee comprises three members, being one executive Director, namely, Mr. Lau Pong Sing (Chairman), and two independent non-executive Directors, namely, Mr. Siu Chak Yu and Mr. Li Ping Chi. Accordingly, a majority of the members are independent non-executive Directors.

The primary responsibilities of the Nomination Committee include reviewing the structure, size and composition (including the skills, knowledge and experience) of the Board and making recommendations on any proposed changes to the Board to complement the Company's corporate strategy and assessing the independence of independent non-executive Directors.

During the year ended 31 March 2021, 1 meeting of the Nomination Committee was held to review composition of board members.

於2021年6月24日舉行了一次會議對本公司的持續關連交易進行審閱。於2021年6月29日舉行了另一次會議審閱本集團截至2021年3月31日止年度的財務報表。審核委員會認為本集團截至2021年3月31日止年度的財務報表符合適用會計準則及上市規則的規定。

### 企業管治職能

審核委員會監察本公司的企業管治職能。審核委員會有關企業管治職能的職責載於審核委員會的職權範圍。於本公司上市後，審核委員會委任顧問進行企業管治守則合規審查。審查涵蓋本公司董事委員會的職權範圍、企業管治政策及常規、董事及高級管理層的培訓和持續專業發展以及企業管治報告的披露事項。顧問已就改善本公司的企業管治常規提供若干推薦建議，而本公司已相應採納以確保企業管治常規穩健。

### 提名委員會

提名委員會於2016年3月17日成立，並根據企業管治守則第A.5段制定其具體書面職權範圍。提名委員會由三名成員組成，當中一名為執行董事（即劉邦成先生（主席））及兩名為獨立非執行董事（即蕭澤宇先生及李炳志先生）。因此，大多數成員為獨立非執行董事。

提名委員會的主要職責包括檢討董事會的架構、規模及組成（包括技能、知識及經驗方面），並就任何為配合本公司的公司策略而擬對董事會作出的變動提出建議及評核獨立非執行董事的獨立性。

於截至2021年3月31日止年度，提名委員會曾舉行一次會議，以檢討董事會成員的組成。



# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### REMUNERATION COMMITTEE

The Remuneration Committee was established on 17 March 2016, with specific written terms of reference in compliance with Rule 3.26 of the Listing Rules and paragraph B.1 of the CG Code. The Remuneration Committee comprises three members, being one executive Director, namely, Mr. Lau Pong Sing, and two independent non-executive Directors, namely, Mr. Siu Chak Yu (Chairman) and Mr. Li Ping Chi. Accordingly, a majority of the members are independent non-executive Directors.

The primary responsibilities of the Remuneration Committee include, among others, (i) making recommendations to the Board on the policy and structure for all remuneration of the Directors and senior management and on the establishment of a set of formal and transparent procedures for developing policies on such remuneration; (ii) reviewing and approving the management's remuneration proposals with reference to the Board's corporate goals and objectives; and (iii) making recommendations to the Board on the remuneration packages of executive Directors and members of senior management.

During the year ended 31 March 2021, 1 meeting of the Remuneration Committee was held to review the remuneration package of the staff of the Group and to make recommendations to the Board on such remuneration packages.

### REMUNERATION OF THE MEMBERS OF THE SENIOR MANAGEMENT BY BAND

Pursuant to Code Provision B.1.5 of the CG Code, details of the annual remuneration of the senior management of the Company then in office by band for the year ended 31 March 2021 are as follows:

#### Number of individuals

Remuneration band 薪酬組別		Number of individuals 人數
Nil to HK\$1,000,000	零至 1,000,000 港元	1
HK\$1,000,001 to HK\$1,500,000	1,000,001 港元至 1,500,000 港元	2
HK\$2,500,001 to HK\$3,000,000	2,500,001 港元至 3,000,000 港元	2
Total	總計	5

Details of the remuneration of each Director for the year ended 31 March 2021 are set out in note 11 to the consolidated financial statements.

### 薪酬委員會

薪酬委員會於2016年3月17日成立，並根據上市規則第3.26條及企業管治守則第B.1段制定其具體書面職權範圍。薪酬委員會由三名成員組成，當中一名為執行董事（即劉邦成先生）及兩名為獨立非執行董事（即蕭澤宇先生（主席）及李炳志先生）。因此，大多數成員為獨立非執行董事。

薪酬委員會的主要職責其中包括(i)就有關董事及高級管理層一切薪酬的政策及架構以及就制定有關薪酬的政策設立一套正式及透明的程序向董事會作出推薦建議；(ii)根據董事會的企業目標及宗旨，就管理層的薪酬建議進行審閱及批准；及(iii)就執行董事及高級管理層成員的薪酬方案向董事會作出推薦建議。

於截至2021年3月31日止年度，薪酬委員會曾舉行一次會議，以審閱本集團員工的薪酬方案，並就有關薪酬方案向董事會作出推薦建議。

### 高級管理層按組別劃分的薪酬

根據企業管治守則守則條文第B.1.5條，於截至2021年3月31日止年度，本公司當時在任的高級管理層按組別劃分的年度薪酬詳情如下：

#### 人數

各董事於截至2021年3月31日止年度的薪酬詳情載於綜合財務報表附註11。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### OTHER COMMITTEES

A Risk Management Committee under the management of the Company has been established. The Risk Management Committee comprises three members, being two executive Directors, namely, Mr. Lau Pong Sing and Ms. Chan Kit Mui, Lina, and one senior staff member of the Company, namely Mr. Wong Cheuk Man. The primary responsibilities of the Risk Management Committee are to deliberate risk management related policies and procedures, review the effectiveness of risk management activities and handle issues of emergency.

During the year ended 31 March 2021, 2 meetings were held to (i) review the risks of the Company due to the outbreak of the COVID-19; and (ii) work with the Consultant to identify risk events, establishing the risk inventory, performing risk assessment and formulating risk mitigation plans for preparing the risk management report for the Group. The Group has then implemented a series of policies to protect the staff, including working from home and provision of necessary sanitizing products.

### BOARD DIVERSITY POLICY

The Board has a board diversity policy (which was revised on 29 January 2019). The Company recognises and embraces the benefits of having a diverse Board to enhance the quality of its performance. Diversity of Board members can be achieved through consideration of a number of factors, including but not limited to gender, age, cultural background and ethnicity, in addition to educational background, professional qualifications, industry and regional experience, skills, knowledge and length of service. All the Board appointments will be based on meritocracy, and candidates will be considered against appropriate criteria, having due regard for the benefits of diversity on the Board.

### 其他委員會

在本公司的管理下已成立風險管理委員會。風險管理委員會由三名成員組成，當中兩名為執行董事（即劉邦成先生及陳潔梅女士）及一名為本公司高級員工（即王卓敏先生）。風險管理委員會的主要職責為商討風險管理相關政策及程序、檢討風險管理活動的成效，並處理突發事件。

於截至2021年3月31日止年度，本公司曾舉行兩次會議以(i)檢討本公司因COVID-19的爆發而面對的風險；及(ii)與顧問合作識別風險事件、制定風險清單、進行風險評估及制定減低風險的計劃，以編製本集團的風險管理報告。本集團往後已推行一系列政策以保護員工，包括提供必要的消毒用品及在家工作安排。

### 董事會多元化政策

董事會已制定董事會多元化政策（於2019年1月29日經修訂）。本公司明白並深信董事會成員多元化對提升本公司表現質素裨益良多。透過考慮多項因素可達致董事會成員多元化，該等因素包括但不限於性別、年齡、文化背景及種族，以及教育背景、專業資格、行業及地區經驗、技能、知識及服務年期。所有董事會作出的任命均基於用人唯才原則，考慮人選時將按適當準則，並充分顧及董事會多元化的裨益。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### DIRECTOR NOMINATION POLICY

#### 1. Purpose and objectives

On 29 January 2019, the director nomination policy (the “Policy”) was approved by the Board with details as set out below:

- 1.1 The Policy sets out the procedures and criteria to be adopted by the Nomination Committee of the Company in relation to the selection, appointment and reappointment of the Directors.
- 1.2 The Policy aims at ensuring that the Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company’s business.

#### 2. Selection criteria

The Nomination Committee shall consider the following factors (“Selection Criteria”) when nominating potential candidates for the appointment and reappointment of Directors:

- whether the individual’s educational background and qualification, skills and experience are relevant to the Company’s business model and specific needs;
- the individual’s character and reputation for integrity;
- whether the individual would be able to devote sufficient time to the Board;
- (in respect of appointment and reappointment of independent non-executive Directors) independence of the individual with reference to the independence criteria set out in Rule 3.13 of the Listing Rules;
- how the individual would be able to contribute to the diversity of the Board with reference to the factors set out in the Board Diversity Policy of the Company from time to time in force; and
- Board succession planning considerations.

### 董事提名政策

#### 1. 宗旨及目標

於2019年1月29日，董事提名政策（「該政策」）已獲董事會批准，詳情載列如下：

- 1.1 該政策載列本公司提名委員會就甄選、委任及重新委任董事時所採用的程序及準則。
- 1.2 該政策旨在確保董事會因應本公司業務發展需要而適切具備均衡技能、經驗及多樣的觀點。

#### 2. 甄選標準

於提名委任及重新委任董事的潛在候選人時，提名委員會應考慮以下因素（「甄選標準」）：

- 該人士的教育背景及資格、技能及經驗是否與本公司的業務模式及具體需求相關；
- 該人士的品格及誠信聲譽；
- 該人士是否能夠為董事會投入足夠的時間；
- 參考上市規則第3.13條所載的獨立性標準，（就委任及重新委任獨立非執行董事而言）考慮該人士的獨立性；
- 參考本公司不時生效的董事會成員多元化政策所載的因素，考慮該人士如何為董事會多元化作出貢獻；及
- 董事會的繼任計劃考慮因素。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### 3. Procedures and process for nomination of Directors

- 3.1 The Board or the Nomination Committee shall deploy such channel(s) for identifying suitable director candidates as it deems appropriate, including but not limited to referrals from existing Directors, Shareholders, advisers and third party agency firms and advertisements.
- 3.2 The Nomination Committee shall adopt such process as it deems appropriate in evaluating the suitability of the potential candidates, such as interviews, background checks and third party reference checks, and select or make recommendations to the Board on the selection of individuals to be nominated for directorships based on the Selection Criteria.
- 3.3 The ultimate responsibility for the selection and appointment of Directors shall rest with the Board.

### NON-COMPETITION UNDERTAKING BY CONTROLLING SHAREHOLDERS

Mr. Lau Pong Sing, Ms. Chan Kit Mui, Lina, New Club House and Great Club House (collectively the “**Controlling Shareholders**”), have entered into a deed of non-competition dated 18 March 2016 (“**Deed of Non-competition**”) with the Company, pursuant to which the Controlling Shareholders of the Company have irrevocably undertaken to the Company that he/she/it would not, and would procure that his/her/its close associates (except any members of the Group) would not, during the restricted period, directly or indirectly, either on his/her/its own account or in conjunction with or on behalf of any person, firm or company, among other things, carry on, participate or be interested or engaged in or acquire or hold (in each case whether as shareholder, director, partner, agent, employee or otherwise, and whether for profit, reward or otherwise) any business which is or may be in competition with the business currently carried on or contemplated to be carried on by any member of the Group (save and except for certain residual contracts of which shall be terminated upon their respective expiry dates (the details of which are set out in the Prospectus)). Details of the Deed of Non-competition are set out in the section headed “**Relationship with Controlling Shareholders**” of the Prospectus. The Company entered into the supplemental deed on 10 May 2019 (“**Supplemental Deed**”) with the Controlling Shareholders to amend the Deed of Non-competition. Pursuant to the Supplemental Deed, the geographic coverage under the definition of “**Restricted Business**” (as defined in the Deed of Non-competition) and the undertaking given by the Controlling Shareholders will be expanded to include the PRC. The details of the transaction were set out in the announcement of the Company dated 10 May 2019 and the circular of the Company dated 3 June 2019, respectively.

### 3. 提名董事的程序及過程

- 3.1 董事會或提名委員會應在其認為適當的情況下透過各種途徑物色合適的董事人選，包括但不限於由現任董事、股東、顧問以及第三方代理公司及廣告商轉介。
- 3.2 於評估潛在候選人的合適性時，提名委員會應採用其認為適當的程序，例如面試、背景審查及第三方資歷查核，並根據甄選標準，甄選提名擔任董事職位的人選或就其甄選向董事會提供推薦建議。
- 3.3 甄選及委任董事的最終責任由董事會負責。

### 控股股東的不競爭承諾

劉邦成先生、陳潔梅女士、New Club House 及 Great Club House (統稱「**控股股東**」)已與本公司訂立日期為2016年3月18日的不競爭契據(「**不競爭契據**」)，據此，本公司控股股東已不可撤回地向本公司承諾，於受限制期間內，將不會並促使其緊密聯繫人(本集團任何成員公司除外)不會自行或連同或代表任何人士、商號或公司，直接或間接(其中包括)進行、參與或擁有權益或從事或收購或持有(不論是否以股東、董事、合夥人、代理、僱員或其他身分，亦不論為溢利、回報或其他原因)任何足以或可能對本集團任何成員公司目前所從事或擬從事的業務構成競爭的任何業務(惟於其各自屆滿日期終止的若干餘下合約除外(其詳情載於招股章程))。有關不競爭契據的詳情載於招股章程「**與控股股東的關係**」一節。本公司已於2019年5月10日與控股股東訂立補充契據(「**補充契據**」)，以修訂不競爭契據。根據補充契據，「**受限制業務**」(定義見不競爭契據)釋義下地理範圍及控股股東作出的承諾將擴大至包括中國。交易的詳情分別載於本公司日期為2019年5月10日的公告及本公司日期為2019年6月3日的通函。



# CORPORATE GOVERNANCE REPORT

## 企業管治報告

The Supplemental Deed and the rights and obligations thereunder are conditional upon (i) the independent shareholders of the Company having approved the Supplemental Deed and the rights and obligations thereunder at a general meeting of the Company as required by and in accordance with the Listing Rules; and (ii) the completion of the transactions contemplated under the Equity Transfer Agreement (as defined in the circular of the Company dated 3 June 2019). The Supplemental Deed and the transactions contemplated thereunder were approved at an extraordinary general meeting of the Company on 25 June 2019. Completion of the Acquisition took place on 20 September 2019.

Each of the Controlling Shareholders has provided confirmation(s) in respect of compliance with his/her/its undertaking under the Deed of Non-competition (as amended and supplemented by the Supplemental Deed) during the year ended 31 March 2021.

The independent non-executive Directors have reviewed the status of compliance by each of the Controlling Shareholders of the terms of the Deed of Non-competition (as amended and supplemented by the Supplemental Deed) and were satisfied that each of the Controlling Shareholders has complied with his/her/its undertaking during the year ended 31 March 2021.

### EXTERNAL AUDITORS' REMUNERATION

For the year ended 31 March 2021, the remunerations paid or payable to the external auditors in respect of its audit services and non-audit services provided to the Group were approximately HK\$1.6 million and HK\$0.4 million, respectively. The non-audit services consist of taxation, internal controls assessment, enterprise risk management, corporate governance advising services and other services.

### DIRECTORS' AND AUDITOR'S RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the financial statements of the Company and of the Group for the year ended 31 March 2021. The Directors are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern. The statement of the independent auditor of the Company about their reporting responsibilities on the financial statements is set out in the Independent Auditor's Report on pages 77 to 84.

補充契據及其項下的相關權利及法律約束以下述兩項為前提：(i) 本公司的獨立股東已遵守上市規則的要求，於本公司股東大會上批准補充契據及其項下的相關權利及法律約束；及(ii) 完成股權轉讓協議（定義見本公司日期為2019年6月3日的通函）項下擬進行的交易。補充契據及其項下擬進行的交易於本公司於2019年6月25日召開的股東特別大會上獲批准，並於2019年9月20日完成收購。

截至2021年3月31日止年度，各控股股東已就遵守其於不競爭契據（已由補充契據修訂及補充）下的承諾提供確認函。

獨立非執行董事已審閱各控股股東遵守不競爭契據（已由補充契據修訂及補充）條款的情況，並信納各控股股東於截至2021年3月31日止年度已遵守其承諾。

### 外聘核數師薪酬

於截至2021年3月31日止年度，就外聘核數師向本集團提供審核服務及非審核服務而已付或應付外聘核數師的薪酬分別約為1.6百萬港元及0.4百萬港元。非審核服務包括稅務、內部監控評估、企業風險管理、企業管治顧問服務及其他服務。

### 董事及核數師就財務報表的責任

董事確認彼等編製本公司及本集團截至2021年3月31日止年度財務報表的責任。董事並不知悉任何重大不確定因素與可能對本公司持續經營能力構成重大疑問的事件或情況相關。本公司獨立核數師有關彼等對財務報表的申報責任所作聲明載於第77至84頁的獨立核數師報告。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### RISK MANAGEMENT AND INTERNAL CONTROL SYSTEMS

The Group has established a risk management framework, which consists of the Board of Directors, the Audit Committee and the Risk Management Committee. The Board of Directors determines the nature and extent of risks that shall be taken in achieving the Group's strategic objectives, and has the overall responsibility for monitoring the design, implementation and the overall effectiveness of risk management and internal control systems.

The Group has formulated and adopted Risk Management Policy in providing direction in identifying, evaluating and managing significant risks. At least on an annual basis, the Risk Management Committee identifies risks that would adversely affect the achievement of the Group's objectives, and assesses and prioritizes the identified risks according to a set of standard criteria. Risk mitigation plans and risk owners are then established and assigned for those risks considered to be significant.

The Board is responsible for maintaining and reviewing the effectiveness of the Group's internal control system. The internal controls are designed to meet the Group's particular needs and to minimise the risks to which the Group is exposed, and are designed to manage rather than eliminate the risks to achieve business objectives of the Group, and can only provide reasonable but not absolute assurance against misstatements or losses.

The Company does not have an internal audit function. During the year ended 31 March 2021, the Company engaged the Consultant to review the effectiveness of certain of the Group's internal controls assessment, enterprise risk management and corporate governance matters. Deficiencies in the design and implementation of internal controls are identified and recommendations are proposed for improvement. Significant internal control deficiencies are reported to the Audit Committee and the Board of Directors on a timely basis to ensure prompt remedial actions are taken. Results of internal controls review are reported to the Audit Committee and the Board at least once a year. During the year under review, the Consultant has issued the internal controls report ("**IC Report**"), enterprise risk management report ("**ERM Report**") and the Corporate Governance report ("**CG Report**") to the Audit Committee and the Board. The Board has adopted the advice made in the IC Report, the ERM Report and the CG Report and has continuously improving its corporate governance practices and risk management with reference to the Consultant's recommendations.

As a result of the above review, the Board confirms that the Group's risk management and internal control systems are adequate and effective and have complied with the CG Code provisions on risk management and internal control throughout the year ended 31 March 2021.

### 風險管理及內部監控制度

本集團已設立風險管理架構，由董事會、審核委員會及風險管理委員會組成。董事會釐定為達致本集團策略目標所須承擔風險的性質與範圍，且須整體負責監視風險管理及內部監控制度的設計、實施及整體成效。

本集團已制訂並採納風險管理政策，為識別、評估及管理重大風險提供方向。風險管理委員會至少每年識別將對達致本集團目標構成不利影響的風險，並根據一套標準準則評估及排列已識別風險的優先次序，然後就該等被視為重大的風險制訂風險緩解計劃及委派風險負責人。

董事會負責維持並檢討本集團內部監控制度的成效。內部監控旨在滿足本集團的特定需要及盡量減低本集團所承受的風險，並旨在管理而非消除風險，以達致本集團的業務目標，且僅可就錯誤陳述或虧損提供合理而非絕對的保證。

本公司並無內部審核職能。於截至2021年3月31日止年度，本公司委聘顧問檢討本集團若干內部監控評估、企業風險管理及企業管治事宜的成效。顧問已識別有關設計及實施內部監控方面的不足並提供建議改善的推薦建議。有關內部監控的重大不足之處均及時向審核委員會及董事會匯報，以確保從速採取補救行動。每年至少向審核委員會及董事會匯報一次有關內部監控的檢討結果。於回顧年度，顧問已向審核委員會及董事會發出內部監控報告（「**內部監控報告**」）、企業風險管理報告（「**企業風險管理報告**」）及企業管治報告（「**企業管治報告**」）。董事會已採納內部監控報告、企業風險管理報告及企業管治報告中的建議，並已持續參照顧問的建議改善其企業管治常規及風險管理。

鑑於上述審閱，董事會確認本集團的風險管理及內部監控制度為足夠及有效，且於截至2021年3月31日止整個年度一直遵守有關風險管理及內部監控的企業管治守則規定。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### PROCEDURES AND INTERNAL CONTROLS FOR THE HANDLING AND DISSEMINATION OF INSIDE INFORMATION

The Group complies with requirements of the Securities & Futures Ordinance (“SFO”) and the Listing Rules. The Group discloses inside information to the public as soon as reasonably practicable unless the information falls within any of the safe harbours as provided in the SFO. Before the information is fully disclosed to the public, the Group ensures the information is kept strictly confidential. If the Group believes that the necessary degree of confidentiality cannot be maintained or that confidentiality may have been breached, the Group would immediately disclose the information to the public. The Group is committed to ensure that information contained in announcements are not false or misleading as to a material fact, or false or misleading through the omission of a material fact. The Group is committed to ensure that information contained in announcements is presented in a clear and balanced way, which requires equal disclosure of both positive and negative facts.

### COMPANY SECRETARY

The role of the company secretary of the Company (“**Company Secretary**”) is performed by Mr. Wong Cheuk Man. The Company Secretary is responsible for facilitating the Board’s processes and communications among Board members, shareholders and the management of the Company. The Company Secretary undertakes at least 15 hours of relevant professional training annually to update his skills and knowledge.

### SHAREHOLDERS’ RIGHTS

The general meetings of the Company provide an opportunity for communications between the shareholders and the Board. An AGM of the Company shall be held in each year and at the place as may be determined by the Board.

### 處理及發佈內幕消息的程序及內部監控

本集團符合證券及期貨條例(「證券及期貨條例」)及上市規則的規定。本集團在合理可行情況下盡快向公眾披露內幕消息，除非有關消息屬證券及期貨條例所訂明任何「安全港」範圍則作別論。向公眾全面披露消息前，本集團確保信息絕對保密。倘本集團相信無法維持所須必要保密程度或消息可能外洩，本集團將立即向公眾披露消息。本集團致力確保公告所載資料對於重大事實不構成虛假或誤導，或不因遺漏重大事實而導致虛假或誤導。本集團致力確保公告所載資料以清晰持平方式呈列，而就必須就正面及負面事實作出同等披露。

### 公司秘書

本公司的公司秘書(「**公司秘書**」)一職由王卓敏先生擔任。公司秘書負責協調董事會的程序及董事會成員之間及與本公司股東和管理層之間的溝通。公司秘書承諾每年接受至少15小時相關專業培訓，以增進其技能及知識。

### 股東權利

本公司股東大會為股東及董事會提供溝通的機會。本公司每年於董事會決定的地點舉行股東週年大會。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

### SHAREHOLDERS TO CONVENE AN EXTRAORDINARY GENERAL MEETING (“EGM”)

Pursuant to Article 58 of the Articles, any one or more shareholders of the Company 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 an EGM to be called by the Board for the transaction of any business specified in such requisition; and such meeting shall be held within two months after the deposit of such requisition. Such requisition shall be made in writing to the Board or the company secretary at the head office of the Company in Hong Kong, which is presently situated at Unit 806A, 8th Floor, Tower II, South Seas Centre, No. 75 Mody Road, Kowloon, Hong Kong. If within 21 days of such deposit, the Board fails to proceed to convene such meeting, the requisitionist(s) himself/herself (themselves) may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

### PUTTING ENQUIRIES BY SHAREHOLDERS TO THE BOARD

Shareholders may send written enquiries to the Company for the attention of the Company Secretary at the Company's head office in Hong Kong.

### PROCEDURES FOR PUTTING FORWARD PROPOSALS BY SHAREHOLDERS AT SHAREHOLDERS' MEETING

Shareholders are requested to follow Article 58 of the Articles for putting forward a resolution at an EGM. The requirements and procedures are set out above in the paragraph headed “Shareholders to Convene an Extraordinary General Meeting”.

### CONSTITUTIONAL DOCUMENTS

The Company has adopted, on 17 March 2016, the amended and restated memorandum and articles of association of the Company which took effect from 8 April 2016. There was no change in the constitutional documents of the Company during the year ended 31 March 2021.

By order of the Board

**Lau Pong Sing**

*Chairman and Executive Director*

29 June 2021

### 股東召開股東特別大會(「股東特別大會」)

根據細則第58條，本公司任何一名或以上於遞呈要求日期時持有不少於本公司實繳股本(附有於本公司股東大會上投票的權利)十分之一的股東，於任何時候均有權向董事會或公司秘書發出書面要求，要求董事會召開股東特別大會，以處理該項要求指明的任何事務；且有關大會應於遞呈該項要求後兩個月內舉行。該項要求須以書面向董事會或本公司香港總辦事處(其現時地址為香港九龍麼地道75號南洋中心第二座8樓806A室)的公司秘書作出。倘董事會於該項要求呈交後21日內未能召開該大會，則提出要求者本人(彼等)可以相同方式召開大會，而本公司須向提出要求者償付提出要求者因董事會未能召開大會而產生的所有合理開支。

### 股東對董事會提出查詢

股東可向本公司遞交書面查詢，註明由本公司於香港總辦事處的公司秘書收。

### 股東於股東大會提呈建議的程序

股東向股東特別大會提呈決議案時須遵守細則第58條，相關規定及程序載於上文「股東召開股東特別大會」一段。

### 章程文件

本公司已於2016年3月17日採納本公司自2016年4月8日起生效的經修訂及重列組織章程大綱和細則。於截至2021年3月31日止年度，本公司的章程文件概無出現變動。

承董事會命

**劉邦成**

*主席兼執行董事*

2021年6月29日

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### OVERVIEW

The table below contains certain information about our Directors and senior management.

### 概覽

下表載列若干有關董事及高級管理層的資料。

Name	Age	Position	Date of joining the Group	Date of appointment to the current position	Responsibilities in the Group
姓名	年齡	職位	加入本集團的日期	獲委任目前職位的日期	於本集團的職責
Mr. Lau Pong Sing (劉邦成)	64	Executive Director; Chairman; Chief executive officer	22 December 2004	11 June 2015	Our overall management and business development; setting business strategies, direction and goals
劉邦成先生	64	執行董事；主席； 行政總裁	2004年12月22日	2015年6月11日	我們的整體管理及業務發展； 制定業務策略、方向及 目標
Ms. Chan Kit Mui, Lina (陳潔梅)	63	Executive Director; Chief operating officer	22 December 2004	11 June 2015	Overseeing our administration, financial control and human resources
陳潔梅女士	63	執行董事； 營運總監	2004年12月22日	2015年6月11日	監督我們的行政、財務控制 及人力資源
Mr. Nakazawa Tomokatsu (中澤友克)	48	Non-executive Director	14 December 2018	14 December 2018	Supervising the management of the Company
中澤友克先生	48	非執行董事	2018年12月14日	2018年12月14日	監督本公司的管理
Ir Dr. Ho Chung Tai, Raymond (何鍾泰)	82	Independent Non-executive Director	17 March 2016	17 March 2016	Supervising the management of the Company
何鍾泰博士工程師	82	獨立非執行董事	2016年3月17日	2016年3月17日	監督本公司的管理
Mr. Siu Chak Yu (蕭澤宇)	60	Independent Non-executive Director	17 March 2016	17 March 2016	Supervising the management of the Company
蕭澤宇先生	60	獨立非執行董事	2016年3月17日	2016年3月17日	監督本公司的管理
Mr. Li Ping Chi (李炳志)	61	Independent Non-executive Director	17 March 2016	17 March 2016	Supervising the management of the Company
李炳志先生	61	獨立非執行董事	2016年3月17日	2016年3月17日	監督本公司的管理



# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### OVERVIEW (Continued)

### 概覽(續)

Name 姓名	Age 年齡	Position 職位	Date of joining the Group 加入本集團 的日期	Date of appointment to the current position 獲委任目前職位 的日期	Responsibilities in the Group 於本集團的職責
Mr. Shinji Mitsuya (三矢信二)	67	Director of AP Singapore	3 March 2017	3 March 2017	Oversee the operations business in AP Singapore, a subsidiary of the Company in Singapore
三矢信二先生	67	AP Singapore 董事	2017年3月3日	2017年3月3日	監督本公司於新加坡的 附屬公司AP Singapore 的業務營運
Mr. Lau Tsz Fung (劉子鋒)	35	Vice president — sales and marketing	1 April 2009	1 April 2014	Overseeing our sales and marketing affairs
劉子鋒先生	35	副總裁(銷售及營銷)	2009年4月1日	2014年4月1日	監督我們的銷售及營銷事務
Mr. Wong Cheuk Man (王卓敏)	55	Financial controller	1 January 2010	1 January 2010	Overseeing our financial management and company secretarial matters
王卓敏先生	55	財務總監	2010年1月1日	2010年1月1日	監督我們的財務管理及 公司秘書事務

Notes:

- (1) Mr. Lau is the spouse of Ms. Chan and father of Mr. TF Lau.
- (2) Ms. Chan is the spouse of Mr. Lau and mother of Mr. TF Lau.
- (3) Mr. Lau Tsz Fung ("Mr. TF Lau") is the son of Mr. Lau and Ms. Chan.
- (4) Mr. Nakazawa Tomokatsu is an employee of Kanamoto HK and Kanamoto Japan, and was appointed as a non-executive Director of the Company on 14 December 2018.

附註：

- (1) 劉先生為陳女士的配偶及劉子鋒先生的父親。
- (2) 陳女士為劉先生的配偶及劉子鋒先生的母親。
- (3) 劉子鋒先生(「劉子鋒先生」)為劉先生及陳女士的兒子。
- (4) 中澤友克先生為金本香港及金本日本的僱員，於2018年12月14日獲委任為本公司非執行董事。

The business address of our Directors and senior management is Unit 806A, 8th Floor, Tower II, South Seas Centre, No. 75 Mody Road, Kowloon, Hong Kong.

董事及高級管理層的業務地址為香港九龍麼地道75號南洋中心第二座8樓806A室。

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### DIRECTORS

The Board currently consists of six Directors, comprising two executive Directors, one non-executive Director and three independent non-executive Directors. The following table sets forth information regarding our Directors. The functions and duties of the Board include convening shareholders' meetings, reporting on the Board's work at these meetings, implementing the resolutions passed at these meetings, determining business and investment plans, formulating our annual budget and final accounts, and formulating our proposals for profit distributions and for the increase or reduction of registered capital. In addition, the Board is responsible for exercising other powers, functions and duties in accordance with the Articles of Association of the Company.

#### Executive Directors

##### Mr. LAU Pong Sing 劉邦成

*Executive Director, chairman and chief executive officer*

Mr. Lau, aged 64, was appointed as our executive Director and Chairman of the Board on 11 June 2015 and concurrently serves as our chief executive officer. Mr. Lau is primarily responsible for the Group's overall management and business development, as well setting our business strategies, direction and goals. Mr. Lau is also a member of our Remuneration Committee and Nomination Committee. Mr. Lau is the chairman of our Nomination Committee.

Prior to joining the Group in 2004 as one of the founders, Mr. Lau had accumulated over 20 years of experience in the construction equipment industry through his directorship in and management of Ajax Pong Construction Equipment Limited from September 1983 to March 1992 and Ajax Pong (Holdings) Limited from April 1992 to December 2014. Mr. Lau had in the past managed or oversight various aspects of the Group, including business development and strategies, financial management and management of training to be given to our employees. Under the leadership of Mr. Lau and Ms. Chan, the Group has entered into strategic partnership agreements with reputable construction equipment suppliers, and participated in a number of landmark construction projects.

Mr. Lau is the spouse of Ms. Chan and father of Mr. TF Lau.

### 董事

董事會包括六名董事，由兩名執行董事、一名非執行董事及三名獨立非執行董事組成。下表載列有關董事的資料。董事會的職能及職責包括召開股東會議、於有關會議上報告董事會的工作、執行有關會議通過的決議案、釐定業務及投資計劃、制定年度預算及決算賬目以及制定利潤分派及增加或削減註冊資本的方案。此外，董事會負責根據本公司組織章程細則行使其他權力、職能及職責。

#### 執行董事

##### 劉邦成先生

*執行董事、主席兼行政總裁*

劉先生，64歲，於2015年6月11日獲委任為執行董事兼董事會主席，同時兼任我們的行政總裁。劉先生主要負責本集團整體管理及業務發展，以及制定業務策略、方向及目標。劉先生亦為薪酬委員會及提名委員會成員。劉先生為提名委員會主席。

於2004年以創辦人之一的身分加入本集團前，劉先生透過於1983年9月至1992年3月在亞積邦建設機械有限公司及於1992年4月至2014年12月在亞積邦(集團)有限公司擔任董事及管理層職務，於建設機械業累積逾20年經驗。劉先生過往曾管理或監督本集團各方面事宜，包括業務發展及策略、財務管理，並管理將向僱員提供的培訓。在劉先生與陳女士的領導下，本集團已與有良好聲譽的建設機械供應商訂立策略夥伴協議，並參與多項地標建設項目。

劉先生為陳女士的配偶及劉子鋒先生的父親。

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### **DIRECTORS** (Continued)

#### **Executive Directors** (Continued)

##### **Ms. CHAN Kit Mui, Lina 陳潔梅**

*Executive Director and chief operating officer*

Ms. Chan, aged 63, has been our executive Director since 11 June 2015 and also serves as our chief operating officer. She is in charge of the Group's administration, financial control and human resources.

Prior to joining the Group in 2004 as one of the founders, Ms. Chan has acquired over 20 years of experience in the construction equipment industry. She was principally responsible for corporate reorganisation, business management control, as well as setting up corporate administration systems and finance systems, during her positions as deputy managing director of Ajax Pong Construction Equipment Limited from April 1989 to March 1992, and deputy managing director of Ajax Pong (Holdings) Limited from April 1992 to December 2014.

Since joining the Group, she has worked closely with Mr. Lau to expand the Group's business in Hong Kong and Macau and assisted in the set up of our current operation system and staff welfare scheme.

Ms. Chan obtained a Secretarial Diploma from the Chinese Young Men's Christian Association of Hong Kong in May 1978 and an Intermediate Stage Certificate in Book-keeping from the London Chamber of Commerce and Industry in Spring 1978. She also completed the Computerized Accounting System for Commerce and Industry Training Course given by the Hong Kong Productivity Council in October 1986.

Ms. Chan is the spouse of Mr. Lau and mother of Mr. TF Lau.

### **董事** (續)

#### **執行董事** (續)

##### **陳潔梅女士**

*執行董事兼營運總監*

陳女士，63歲，自2015年6月11日起擔任執行董事並兼任我們的營運總監。彼負責本集團行政、財務控制及人力資源。

於2004年以創辦人之一的身分加入本集團前，陳女士於建設機械業累積逾20年經驗。彼於1989年4月至1992年3月擔任亞積邦建設機械有限公司副董事總經理職務及於1992年4月至2014年12月擔任亞積邦(集團)有限公司副董事總經理職務，期間主要負責企業重組、業務管理控制以及制訂企業行政系統與金融系統。

彼自加入本集團以來，與劉先生緊密合作，拓展本集團於香港及澳門的業務，並協助制訂目前營運制度與員工福利計劃。

陳女士於1978年5月於香港中華基督教青年會取得秘書文憑，並於1978年春天取得英國倫敦工商會中級簿記證書。彼亦於1986年10月完成香港生產力促進局舉辦的工商業電腦化會計系統培訓課程。

陳女士為劉先生的配偶及劉子鋒先生的母親。

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### DIRECTORS (Continued)

#### Non-executive Director

##### Mr. NAKAZAWA Tomokatsu 中澤友克

Mr. Nakazawa Tomokatsu (中澤友克), aged 48, is the Deputy General Manager of Overseas Business Division of Kanamoto. He has over 22 years of relevant working experience in Kanamoto and its subsidiaries (the “**Kanamoto Group**”), and is familiar with business operations, overseas business development plan, and company policy of Kanamoto Group.

He graduated from Tohoku Gakuin University in Japan in 1996 and obtained a Bachelor degree of Arts in Economics.

Mr. Nakazawa started to develop his career in construction machinery business with Kanamoto immediately after his graduation. He was assigned to Sendai Sales Branch responsible for all-round sales and marketing activities of rental, leasing and sale of construction machineries and equipment. He was then promoted to Chief and Deputy Associate Director of Sendai Sales Branch in 1999 and 2001 respectively.

Since 2002, Mr. Nakazawa has been transferred to various branches and divisions accountable for sales and marketing management, business strategy planning, budget control, customer management and internal management for construction machinery business of Kanamoto Group. He was then transferred to Kyokuto Lease Co., Ltd. (“**Kyokuto**”), a subsidiary of Kanamoto and was promoted to Managing Director & Sales General Manager in 2008. His job duties included total management of Kyokuto from internal management to business development. Since 2014, he has been Deputy General Manager of Overseas Business Division responsible for general management of overseas businesses of Kanamoto Group.

Throughout Mr. Nakazawa’s long career in Kanamoto Group, he has been engaging in the full spectrum of general management from business management to internal management. Through such job duties, he acquired a clear picture of the business operations, business network and overseas business development plan. He is familiar with the business trend of the industry and market trends of construction machinery in Asian regions.

### 董事(續)

#### 非執行董事

##### 中澤友克先生

中澤友克先生，48歲，為金本海外業務部副總經理。彼於金本及其附屬公司（「**金本集團**」）擁有逾22年的相關工作經驗，並熟悉金本集團的業務營運、海外業務拓展計劃及公司政策。

彼於1996年自日本東北學院大學畢業，並獲頒經濟學文學士學位。

緊隨畢業後，中澤先生於金本開展建築機械業務的職業生涯。彼獲分派至仙台銷售分公司，負責出租、租賃及銷售建築機械及設備的全方位銷售及營銷活動。彼分別於1999年及2001年獲晉升為仙台銷售分公司的首席及副助理總監。

自2002年起，中澤先生被調任至不同分公司及部門，負責金本集團建築機械業務的銷售及營銷管理、業務戰略規劃、預算控制、客戶管理及內部管理。隨後彼被調往金本的附屬公司Kyokuto Lease Co., Ltd.（「**Kyokuto**」），並於2008年獲晉升為董事總經理兼銷售總經理。其職責包括Kyokuto從內部管理至業務發展方面的全面管理。自2014年以來，彼一直擔任海外業務部副總經理，負責金本集團海外業務的整體管理。

在中澤先生於金本集團的長期職業生涯中，彼一直從事從企業管理至內部管理方面的全方位整體管理。通過該等職責，彼清楚了解到業務營運、業務網絡及海外業務拓展計劃。彼熟悉亞洲地區的建築機械行業業務趨勢及市場趨勢。

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### **DIRECTORS** (Continued)

#### **Independent Non-executive Directors**

##### **Ir Dr. HO Chung Tai, Raymond 何鍾泰**

*Independent non-executive Director*

Ir Dr. Ho Chung Tai, Raymond, SBS, MBE, S.B. St. J., JP, aged 82, was appointed as our independent non-executive Director on 17 March 2016. He is a member of our Audit Committee.

Dr. Ho has over 50 years of experience in civil, structural, environmental and geotechnical engineering industries and has directly managed a number of mega-sized engineering projects.

Dr. Ho received his degree of doctor of philosophy in Civil Engineering from the City University of London in June 1971, an Honorary Doctor of Laws from the University of Manchester in September 2001 and an Honorary degree of Doctor of Business Administration from the City University of Hong Kong in November 1999. He graduated from the University of Hong Kong in November 1963 with a Bachelor of Science in Engineering and obtained his diploma for advanced studies in engineering, soil mechanics from the University of Manchester in July 1964.

### **董事** (續)

#### **獨立非執行董事**

##### **何鍾泰博士工程師**

*獨立非執行董事*

何鍾泰博士工程師，銀紫荊星章，MBE，聖約翰五級員佐勳銜，太平紳士，82歲，於2016年3月17日獲委任為獨立非執行董事。彼為審核委員會成員。

何博士於土木、結構、環境及岩土工程業累積逾50年經驗，曾直接管理多個大型工程項目。

何博士於1971年6月取得倫敦城市大學土木工程哲學博士學位，於2001年9月取得曼徹斯特大學法學榮譽博士學位及於1999年11月取得香港城市大學工商管理學榮譽博士學位。彼於1963年11月於香港大學畢業，取得工程學理學士學位，並於1964年7月取得曼徹斯特大學岩土工程研究院文憑。



# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### DIRECTORS (Continued)

#### Independent Non-executive Directors (Continued)

#### Ir Dr. HO Chung Tai, Raymond 何鍾泰 (Continued)

Independent non-executive Director (Continued)

As at the date of the annual report, Dr. Ho served or is currently serving as director of the following listed public companies in Hong Kong:

### 董事(續)

#### 獨立非執行董事(續)

#### 何鍾泰博士工程師(續)

獨立非執行董事(續)

於年報日期，何博士曾或現正擔任下列香港上市公司公眾公司的董事：

Period 期間	Office 職務	Listed public company on the Stock Exchange 聯交所上市公眾公司
Since 16 June 2020 自 2020 年 6 月 16 日起	Independent non-executive director 獨立非執行董事	Superland Group Holdings Limited (stock code: 368) 德合集團控股有限公司(股份代號：368)
Since 18 February 2020 自 2020 年 2 月 18 日起	Independent non-executive director 獨立非執行董事	Fu Shek Financial Holdings Limited (stock code: 2263) 富石金融控股有限公司(股份代號：2263)
From September 2018 to 16 June 2020 自 2018 年 9 月起至 2020 年 6 月 16 日止	Chairman and Non-Executive Director 主席及非執行董事	Veson Holdings Limited (Formerly known as SCUD Group Limited) (stock code: 1399) 銳信控股有限公司(前稱為飛毛腿集團有限公司) (股份代號：1399)
Since December 2013 自 2013 年 12 月起	Independent non-executive director 獨立非執行董事	ChinLink International Holdings Limited (stock code: 997) 普匯中金國際控股有限公司(股份代號：997)
Since September 2007 自 2007 年 9 月起	Independent non-executive director 獨立非執行董事	GCL-Poly Energy Holdings Limited (stock code: 3800) 保利協鑫能源控股有限公司(股份代號：3800)
From June 2005 to 3 June 2019 由 2005 年 6 月至 2019 年 6 月 3 日	Independent non-executive director 獨立非執行董事	China State Construction International Holdings Limited (stock code: 3311) 中國建築國際集團有限公司(股份代號：3311)
Since September 1993 自 1993 年 9 月起	Independent non-executive director 獨立非執行董事	Deson Development International Holdings Limited (stock code: 262) 迪臣發展國際集團有限公司(股份代號：262)

Other current appointments and offices of Dr. Ho are further set out below: 何博士目前其他任命及職務進一步載列如下：

Current appointments and offices 目前任命及職務	<ul style="list-style-type: none"> <li>Honorary Chairman (since April 2019) and Chairman (from February 2005 to April 2019) of the Guangdong Daya Bay Nuclear Plant and Ling Ao Nuclear Plant Safety Consultative Committee</li> <li>廣東省大亞灣核電站及嶺澳核電站核安全諮詢委員會榮譽主席(自 2019 年 4 月起)及主席(由 2005 年 2 月至 2019 年 4 月)</li> <li>Professional advisor to the Office of the Ombudsman of Hong Kong (for the periods 1 July 1995 to 31 March 2013 and 1 October 2015 to present)</li> <li>香港申訴專員公署專業顧問(1995 年 7 月 1 日至 2013 年 3 月 31 日期間及 2015 年 10 月 1 日至今)</li> </ul>
---	--

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### DIRECTORS (Continued)

#### Independent Non-executive Directors (Continued)

##### Mr. SIU Chak Yu 蕭澤宇

###### *Independent non-executive Director*

Mr. Siu, BBS, JP, aged 60, was appointed as our independent non-executive Director on 17 March 2016. He is a member of our Remuneration Committee, Audit Committee and Nomination Committee. Mr. Siu is the chairman of our Remuneration Committee.

Mr. Siu has gained experience in legal practice in Hong Kong. He obtained a Bachelor of Laws degree and a Postgraduate Certificate in Laws from the University of Hong Kong in November 1983 and July 1984, respectively. He was admitted as a solicitor in Hong Kong in September 1986, England and Wales in June 1990, Australian Capital Territory in February 1991, and in Singapore in September 1992; and as a barrister in Australia in February 1991. Mr. Siu was appointed as a Notary Public in April 1997, a China-Appointed Attesting Officer in January 2000, and currently a partner of Hastings & Co.

He is currently the chairman of the Environmental Impact Assessment Appeal Board, the vice-chairman of the Estate Agents Authority and a board member of the Guardianship Board.

### 董事(續)

#### 獨立非執行董事(續)

##### 蕭澤宇先生

###### *獨立非執行董事*

蕭先生，銅紫荊星章，太平紳士，60歲，於2016年3月17日獲委任為獨立非執行董事。彼為薪酬委員會、審核委員會及提名委員會成員。蕭先生為薪酬委員會主席。

蕭先生具備香港法律的執業經驗。彼於1983年11月及1984年7月先後獲香港大學頒發法學學士學位及法學專業證書。彼於1986年9月、1990年6月、1991年2月及1992年9月分別在香港、英格蘭和威爾斯、澳洲首都領地及新加坡獲認可為律師，並於1991年2月成為澳洲的大律師。蕭先生於1997年4月及2000年1月先後獲委任為國際公證人及中國委託公證人，現為希仕廷律師行合夥人。

彼現為環境影響評估上訴委員會主席、地產代理監管局副主席及監護委員會董事局成員。

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### DIRECTORS (Continued)

#### Independent Non-executive Directors (Continued)

##### Mr. LI Ping Chi 李炳志

*Independent non-executive Director*

Mr. Li, aged 61, was appointed as our independent non-executive Director on 17 March 2016. He is a member of our Audit Committee, Remuneration Committee and Nomination Committee. Mr. Li is the chairman of our Audit Committee.

Mr. Li has over 30 years of experience in accounting and auditing. He was an assistant assessor for the Hong Kong Inland Revenue Department from August 1982 to February 1985. He joined Touche Ross Hong Kong in March 1985 and was promoted to the position of audit manager in August 1989. He later joined Deloitte China in April 1990 as a result of its merger with Touche Ross Hong Kong and had been a partner from June 1996 to May 2013.

Mr. Li received a higher diploma in accountancy with distinction from the Hong Kong Polytechnic University in November 1982. He is a member of the Hong Kong Institute of Certified Public Accountants and a fellow of the Association of Chartered Certified Accountants.

### SENIOR MANAGEMENT

Our senior management members are responsible for the day-to-day management of the Company's business. None of the members of our senior management has been a director of a public company the securities of which are listed on any securities market in Hong Kong or overseas.

##### Mr. MITSUYA Shinji 三矢信二

*Director of AP Singapore*

Mr. Mitsuya, aged 67, has been the consultant of a subsidiary of the Company, AP Rentals Limited, since 1st of January, 2017. In the wake of establishment of a new company under the Group in Singapore, AP Singapore, he was appointed and assigned as Director of AP Singapore on 3 March 2017.

Mr. Mitsuya's main roles are to launch an equipment rental business in Singapore capitalizing the Group's experience and know-how as a solution provider, to develop a new market in the South Pacific Ocean and to establish a closer relationship and communications with Japanese partners based on long term strategy.

### 董事(續)

#### 獨立非執行董事(續)

##### 李炳志先生

*獨立非執行董事*

李先生，61歲，於2016年3月17日獲委任為獨立非執行董事。彼為審核委員會、薪酬委員會及提名委員會成員。李先生為審核委員會主席。

李先生具備逾30年會計及審核經驗。彼於1982年8月至1985年2月為香港稅務局助理評稅主任；後於1985年3月加入Touche Ross Hong Kong，並於1989年8月晉升為審核經理；再於1990年4月因德勤中國與Touche Ross Hong Kong合併而加入德勤中國，並於1996年6月至2013年5月擔任合夥人。

李先生於1982年11月以優異成績取得香港理工大學會計學高級文憑。彼為香港會計師公會會員及英國特許公認會計師公會資深會員。

### 高級管理層

我們的高級管理層成員負責本公司業務的日常管理。概無高級管理層的成員於證券在香港或海外任何證券市場上市的任何公眾公司擔任過董事。

##### 三矢信二先生

*AP Singapore 的董事*

三矢先生，67歲，自2017年1月1日起擔任本公司旗下附屬公司亞積邦租賃有限公司的顧問。隨著本集團在新加坡設立新公司AP Singapore，彼於2017年3月3日獲委任及委派出任AP Singapore的董事。

三矢先生的主要職能是憑藉本集團在提供解決方案方面的經驗及專業知識在新加坡推出設備出租業務，以開發南太平洋地區的新市場，從而以長遠策略與日本業務夥伴建立更密切關係及保持更緊密溝通。

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### SENIOR MANAGEMENT (Continued)

#### Mr. MITSUYA Shinji 三矢信二 (Continued)

Director of AP Singapore (Continued)

Prior to joining the Group, he has been in Europe from 2007 to 2012, three years in Lyon, France and three years in Utrecht, Holland as a general manager of local company of Furukawa Unic Corporation, establishing new sales channels in EU countries.

He has been engaged in overseas marketing since early 1980th at Hokuetsu Industries Co., Ltd., known as Airman air-compressor until 2006.

Having been working for a long time for Japanese construction machinery manufacturers, he expanded sales opportunities through new dealers including commencement of local production in the global market. He obtained Bachelor's degree in Mechanical Engineering from Kanto Gakuin University in March 1977.

**Mr. LAU Tsz Fung (劉子鋒)**, aged 35, is our vice president and oversees the sales and marketing department of the Company. He is principally responsible for encouraging sustainable development through the delivery of updated market analysis and information, and works closely with the sales team in attracting potential customers and contracts. His roles and duties include maintaining a high volume of rental transactions and good relationships with worldwide manufacturers and suppliers. Mr. TF Lau has completed training sessions on construction equipment given by Donaldson Company, Inc., Nippon Sharyo, Ltd., Furukawa UNIC Corporation and Denyo Co., Ltd..

Mr. TF Lau received his Bachelor's degree in Business Economics from the University of California Santa Barbara in September 2008. Prior to joining the Group as a sales and marketing officer in April 2009, he was a marketing officer assistant at Ajax Pong (Holdings) Limited from April 2008 to June 2008, where he was responsible for managing relationship with potential customers and overseas buyers.

Mr. TF Lau is the son of Mr. Lau and Ms. Chan.

### 高級管理層 (續)

#### 三矢信二先生 (續)

AP Singapore 的董事 (續)

加盟本集團之前，彼於2007年至2012年駐足歐洲，其中三年在法國里昂，三年在荷蘭烏特勒支，擔任Furukawa Unic Corporation於當地分公司的總經理，在歐盟國家建立新銷售網絡。

彼自1980年代初起於Hokuetsu Industries Co., Ltd. (2006年前稱為Airman air-compressor) 涉足海外營銷業務。

三矢先生長期為日本建築機械製造商工作，透過與新交易商合作擴闊於環球市場的銷售商機，包括開始在當地生產。彼於1977年3月獲Kanto Gakuin University頒授機械工程學士學位。

**劉子鋒先生**，35歲，為我們的副總裁，監督本公司的銷售及營銷部。彼主要負責通過傳遞最新的市場分析及資訊促進可持續發展，並與銷售團隊緊密合作，招攬潛在客戶及合約。其職務及職責包括維持高流量租賃交易以及與世界各地製造商及供應商保持良好關係。劉子鋒先生已完成由Donaldson Company, Inc.、Nippon Sharyo, Ltd.、Furukawa UNIC Corporation及電友株式會社提供的建設機械培訓課程。

劉子鋒先生於2008年9月獲University of California Santa Barbara頒發商業經濟學學士學位。劉子鋒先生於2009年4月加入本集團擔任銷售及營銷主任前，彼自2008年4月至2008年6月擔任亞積邦(集團)有限公司助理營銷主任，負責管理與潛在客戶及海外買家的關係。

劉子鋒先生為劉先生與陳女士的兒子。

# DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層

### SENIOR MANAGEMENT (Continued)

**Mr. WONG Cheuk Man (王卓敏)**, aged 55, is the financial controller, company secretary and one of the authorised representatives of the Company. He is primarily responsible for the Group's accounting, internal control, financial reporting, resource management and information technology affairs.

Mr. Wong graduated from the University of Western Sydney Nepean with a Bachelor's degree in Business Administration in September 1999 and obtained a Master's degree in International Accounting from the City University of Hong Kong in November 2001. Mr. Wong has over 29 years of experience in accounting. He was an assistant accountant at Sanyo Electric (Hong Kong) Ltd. from July 1987 to April 1990, cost accountant and later assistant finance manager of STD Holding Ltd. from August 1990 to September 1994. He served as accounting manager and subsequently financial controller of Ajax Pong (Holdings) Limited from September 1994 prior to joining the Group in January 2010.

Mr. Wong is a member of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Association of Chartered Certified Accountants.

Each of our senior management did not hold any other directorship in listed public companies in the three years prior to the date of this annual report.

### 高級管理層(續)

**王卓敏先生**，55歲，為本公司的財務總監、公司秘書及其中一名授權代表。彼主要負責本集團的會計、內部監控、財務報告、資源管理及資訊科技事務。

王先生於1999年9月在University of Western Sydney Nepean畢業，取得商業行政學士學位，並於2001年11月獲香港城市大學頒發國際會計學碩士學位。王先生累積逾29年會計經驗。彼於1987年7月至1990年4月出任三洋電機(香港)有限公司的助理會計師；於1990年8月至1994年9月於STD Holding Ltd.先後擔任成本會計師及助理財務經理。彼於2010年1月加入本集團前，自1994年9月起擔任亞積邦(集團)有限公司的會計經理，其後晉升為財務總監。

王先生為香港會計師公會會員兼英國特許公認會計師公會資深會員。

我們各名高級管理層於本年報日期前三年間內概無於上市公眾公司擔任任何其他董事職位。



# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

**Deloitte.**

**德勤**

### TO THE SHAREHOLDERS OF AP RENTALS HOLDINGS LIMITED

亞積邦租賃控股有限公司

(incorporated in the Cayman Islands with limited liability)

致亞積邦租賃控股有限公司列位股東

(於開曼群島註冊成立的有限公司)

### OPINION

We have audited the consolidated financial statements of AP Rentals Holdings Limited (the “**Company**”) and its subsidiaries (collectively referred to as “**the Group**”) set out on pages 85 to 180, which comprise the consolidated statement of financial position as at 31 March 2021, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

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 are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (“**the Code**”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### 意見

我們已審核列載於第85至180頁的亞積邦租賃控股有限公司(「**貴公司**」)及其附屬公司(統稱「**貴集團**」)的綜合財務報表，當中包括於2021年3月31日的綜合財務狀況表與截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表以及綜合財務報表附註，包括主要會計政策概要。

我們認為，該等綜合財務報表已根據香港會計師公會(「**香港會計師公會**」)頒佈的香港財務報告準則(「**香港財務報告準則**」)真實而公平地反映 貴集團於2021年3月31日的綜合財務狀況以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編製。

### 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」(「**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「核數師就審核綜合財務報表承擔的責任」部分中作進一步闡述。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。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核意見提供基礎。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### KEY AUDIT MATTERS

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

### 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。

#### Key audit matters

##### 關鍵審計事項

#### *Impairment assessment of plant and machinery*

##### 機械及設備減值評估

We identified the impairment assessment of plant and machinery as a key audit matter due to the significance of the carrying value of plant and machinery to the consolidated financial statements as a whole and the judgements associated with the assessment of the recoverable amount of plant and machinery by the management of the Group.

基於機械及設備的賬面值對整體綜合財務報表的重要性以及貴集團管理層評估機械及設備的可收回金額所作出的判斷，我們識別機械及設備減值評估為關鍵審計事項。

As disclosed in the note 14 to the consolidated financial statements, the carrying value of plant and machinery reported under property, plant and equipment as at 31 March 2021 was HK\$184,702,000. An impairment loss of HK\$5,363,000 has been recognised in the profit or loss for the current year.

誠如綜合財務報表附註14所披露，於2021年3月31日，物業、機械及設備下所呈報機械及設備的賬面值為184,702,000港元。而5,363,000的減值虧損已於本年度的損益中確認。

As detailed in note 14 to the consolidated financial statements, the determination of the recoverable amounts of the assets is based on the higher of:

誠如綜合財務報表附註14所詳述，資產可收回金額乃根據以下各項的較高者釐定：

- Value in use, based on the estimation on the future profitability from leasing the assets, future utilisation and future lease rates; and  
基於未來的獲利能力而估計的使用價值，而使用價值來自資產的租賃、未來的使用率，及未來的租賃率，和
- Fair value less cost of disposal, based on the estimation on resale values, with reference to the historical disposal values and cost of disposal, or market transactions.  
基於轉售價值為基礎的公允值減去出售成本，此公允值減去出售成本以歷史處置價值、處置成本，或市場交易作參考。

#### How our audit addressed the key audit matters

##### 我們的審計如何對關鍵審計事項進行處理

Our procedures in relation to management's impairment assessment of plant and machinery included:

我們就管理層就機械及設備減值進行評估所實施的程序包括：

- Obtaining an understanding of management's process of reviewing and evaluating impairment assessment of plant and equipment;  
了解管理層就機械及設備減值評估的審閱及評價過程；
- Assessing the reasonableness of the management's key assumptions used to estimate the value in use of the plant and machinery by evaluating the estimated future income generated from the assets with reference to the confirmed leasing contracts; and  
通過參考已確認租約，評估資產產生的估計未來收入，從而評估管理層用來估計機械及設備使用價值的主要假設，及其合理性；及
- Assessing the reasonableness of the fair value less cost of disposal estimated by the management by checking, on a sample basis, to the recent disposal values, third parties' quotations or transaction prices of similar assets in the market.  
通過抽樣檢查與市場上類似資產的最近處置價值、第三方報價或交易價格，評估管理層估計的公允值減去處置成本的合理性。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### Key audit matters

關鍵審計事項

### How our audit addressed the key audit matters

我們的審計如何對關鍵審計事項進行處理

#### **Impairment assessment of lease receivables and trade receivables**

##### **應收租賃款項及貿易應收款項減值評估**

We identified impairment assessment of lease receivables and trade receivables as a key audit matter due to the significance of lease receivables and trade receivables to the Group's consolidated financial position and the involvement of subjective judgement and management estimates in evaluating the expected credit losses ("ECL") of the Group's lease receivables and trade receivables at the end of the reporting period.

基於應收租賃款項及貿易應收款項對貴集團綜合財務狀況的重要性以及評估貴集團於報告期末的應收租賃款項及貿易應收款項的預期信貸虧損(「**預期信貸虧損**」)涉及主觀判斷及管理層估計，我們識別應收租賃款項及貿易應收款項減值評估為關鍵審計事項。

As at 31 March 2021, the Group's aggregate amounts of lease receivables and trade receivables amounted to HK\$36,650,000, and out of which HK\$29,037,000 were past due.

於2021年3月31日，貴集團的應收租賃款項及貿易應收款項總額為36,650,000港元。其中29,037,000港元已逾期。

Our procedures in relation to the impairment assessment of lease receivables and trade receivables included:

我們就應收租賃款項及貿易應收款項減值評估所實施的程序包括：

- Understanding how the management estimates the credit loss allowance for lease receivables and trade receivables;  
瞭解管理層如何估計應收租賃款項及貿易應收款項的信貸虧損撥備；
- Challenging management's basis and judgement in determining credit loss allowance on lease receivables and trade receivables as at 31 March 2021, including the reasonableness of management's grouping of lease receivables and trade receivables into different categories, and the basis of estimated loss rate applied in each category (with reference to historical default rates and forward-looking information);  
質疑管理層在釐定於2021年3月31日的應收租賃款項及貿易應收款項的信貸虧損撥備所用的基準及判斷，包括管理層將應收租賃款項及貿易應收款項分類至不同類別的合理性，以及應用各類別的估計虧損率的基礎(參考過往違約率及前瞻性資料)；

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### Key audit matters

#### 關鍵審計事項

As disclosed in notes 4 and 30 to the consolidated financial statements, the management of the Group estimates the amount of lifetime ECL of lease receivables and trade receivables based on individual assessment or by grouping of various debtors that have similar risk exposure, after considering internal credit ratings of lease receivables and trade receivables, ageing, repayment history and/or past due status and forward-looking information of respective lease receivables and trade receivables that is reasonable and supportable available without undue costs or effort. Estimated losses are based on historical observed default rates over the expected life of the lease receivables and trade receivables and are adjusted for forward-looking information.

誠如綜合財務報表附註4及30所披露，貴集團管理層根據對應收租賃款項及貿易應收款項所進行的個別評估，估計應收租賃款項及貿易應收款項的全期預期信貸虧損金額，當中經考慮應收租賃款項及貿易應收款項的內部信貸評級、賬齡、還款記錄及／或逾期狀況以及無需付出不必要的費用或努力即可獲得相關應收租賃款項及貿易應收款項的合理及有理據前瞻性資料後，對具有類似風險敞口的各類應收賬款進行分組。估計虧損乃根據應收租賃款項及貿易應收款項於預計年期內的過往觀察到的違約率計算得出，並就前瞻性資料作出調整。

As disclosed in notes 18 and 30 to the consolidated financial statements, the Group's lifetime ECL on lease receivables and trade receivables as at 31 March 2021 amounted to HK\$10,799,000.

誠如綜合財務報表附註18及30所披露，貴集團於2021年3月31日的應收租賃款項及貿易應收款項的全期預期信貸虧損為10,799,000港元。

### How our audit addressed the key audit matters

#### 我們的審計如何對關鍵審計事項進行處理

- Checking calculation and basis of default rates adopted by the management for the impairment assessment to the underlying information used by management, on a sample basis, with reference to the historical settlement analysis of lease receivables and trade receivables; and 經參考應收租賃款項及貿易應收款項的過往結算分析後，抽樣檢查管理層於減值評估時所採納的違約率計算方式及基準，以及管理層所用的相關資料；及
- Checking the information used by management for developing the impairment assessment for lease receivables and trade receivables, including aged analysis as at 31 March 2021, on a sample basis, by comparing individual items in the analysis with the relevant sales invoices and other supporting documents. 透過將分析中的個別項目與相關銷售發票及其他證明文件進行比較，抽樣檢查管理層就應收租賃款項及貿易應收款項制定減值評估的所用資料，包括於2021年3月31日的賬齡分析。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

### OTHER INFORMATION

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

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

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

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

### 其他資料

貴公司董事需對其他資料負責。其他資料包括刊載於年報內的資料，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資料，我們亦不對該等其他資料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資料，在此過程中，考慮其他資料是否與綜合財務報表或我們在審計過程中所瞭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，如果我們認為其他資料存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

### 董事及管治層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財務報告準則及香港公司條例的披露規定編製真實而公平地反映情況的綜合財務報表，並對其認為為使綜合財務報表的編製不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

在編製綜合財務報表時，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宜，以及使用持續經營為會計基礎，除非董事有意將 貴集團清盤或停止經營，或別無其他實際替代方案。

管治層須負責監督 貴集團的財務申報程序。



# 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 solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSA's will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

### 核數師就審核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不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，並按照協定聘用條款僅向全體股東出具包括我們意見的核數師報告。除此以外，我們的報告不可用作其他用途。我們並不就本報告之內容對任何其他人士承擔任何責任或接受任何義務。合理保證是高水準的保證，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，我們運用專業判斷並保持專業懷疑態度。我們亦：

- 識別及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該等風險，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、虛假陳述或凌駕內部監控之上的情況，故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。
- 瞭解與審計相關的內部監控，以設計適當的審計程序，惟並非旨在對貴集團的內部監控成效發表意見。
- 評估董事所採用會計政策是否恰當以及所作出會計估計及相關披露是否合理。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- 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.
- 對董事採用持續經營會計基礎是否恰當作出結論，並根據所獲取的審計憑證，確定是否存在與可能導致對 貴集團的持續經營能力產生重大疑慮的事件或情況有關的重大不確定因素。倘我們認為存在重大不確定因素，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。倘有關披露不足，則修訂我們的意見。我們的結論乃基於截至核數師報告日期止所取得的審計憑證。然而，未來事件或情況可能導致 貴集團無法持續經營。
- 評估綜合財務報表的整體呈報方式、結構及內容，包括披露資料，以及綜合財務報表是否中肯反映相關交易及事件。
- 就 貴集團內實體或業務活動的財務資料獲取充足及適當的審計憑證，以便對綜合財務報表發表意見。我們負責集團審計的方向、監督及執行。我們為審核意見承擔全部責任。

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

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

除其他事項外，我們與管治層就審計的規劃範圍、時間安排及重大審計發現進行溝通，包括我們在審計過程中識別的任何重大內部監控缺失。

我們還向管治層提交聲明，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。

# INDEPENDENT AUDITOR'S REPORT

## 獨立核數師報告

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

The engagement partner on the audit resulting in the independent auditor's report is Cheung Chung Yin Lawrence.

從與管治層溝通的事項中，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為張頌賢。

### **Deloitte Touche Tohmatsu**

*Certified Public Accountants*

Hong Kong

29 June 2021

**德勤•關黃陳方會計師行**

執業會計師

香港

2021年6月29日

# CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

## 綜合損益及其他全面收益表

For the year ended 31 March 2021 截至2021年3月31日止年度

		Notes 附註	2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Revenue	收益	5		
Goods and services	貨品及服務		46,577	44,096
Leasing of machinery	租賃機械		101,873	101,691
Total revenue	總收益		148,450	145,787
Cost of sales and services	銷售及服務成本		(129,963)	(129,697)
Gross profit	毛利		18,487	16,090
Other income	其他收入	6	6,576	2,508
Other gains and losses	其他收益及虧損	7	5,966	4,965
Impairment loss recognised on property, plant and equipment	已確認物業、機械及設備減值 虧損	14	(5,363)	(2,525)
Reversal of (impairment losses) under expected credit loss model recognised on lease receivables and trade receivables, net	根據預期信貸虧損模式就應收租 賃款項及貿易應收款項確認的 (減值虧損)撥回淨額	30	1,516	(5,600)
Administrative expenses	行政開支		(31,412)	(34,845)
Selling and distribution expenses	銷售及分銷開支		(483)	(1,197)
Finance costs	融資成本	8	(1,823)	(1,202)
Loss before tax	除稅前虧損		(6,536)	(21,806)
Income tax credit	所得稅抵免	9	852	2,127
Loss for the year	本年度虧損	10	(5,684)	(19,679)
Other comprehensive income (expense) for the year	本年度其他全面收益(開支)			
<i>Item that may be reclassified subsequently to profit or loss:</i>	<i>其後可重新分類至損益的項目：</i>			
Exchange differences arising on translation of foreign operations	換算海外業務產生的匯兌差額		1,062	(111)
Total comprehensive expense for the year	本年度全面開支總額		(4,622)	(19,790)
Loss per share — basic (HK cents)	每股虧損 — 基本(港仙)	13	(0.66)	(2.28)

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

At 31 March 2021 於 2021 年 3 月 31 日

		Notes 附註	2021 2021 年 HK\$'000 千港元	2020 2020 年 HK\$'000 千港元
<b>Non-current Assets</b>	<b>非流動資產</b>			
Property, plant and equipment	物業、機械及設備	14	189,467	234,643
Right-of-use assets	使用權資產	15	5,663	7,224
Deposits paid for acquisition of property, plant and equipment	就收購物業、機械及設備 的已付按金	18	421	421
Rental deposits	租金按金	18	650	650
Deposit placed for a life insurance policy	壽險保單存款	16	2,835	2,760
Deferred tax assets	遞延稅項資產	23	138	123
			<b>199,174</b>	245,821
<b>Current Assets</b>	<b>流動資產</b>			
Inventories	存貨	17	30,672	25,311
Trade and other receivables, deposits and prepayments	貿易及其他應收款項、 按金及預付款項	18	42,089	43,462
Pledged bank deposit	已抵押銀行存款	19	360	360
Bank balances and cash	銀行結餘及現金	19	38,394	29,955
			<b>111,515</b>	99,088
<b>Current Liabilities</b>	<b>流動負債</b>			
Trade and other payables and accrued charges	貿易及其他應付款項及 應計費用	20	31,158	37,335
Contract liabilities	合約負債	21	10,583	13,233
Receipts in advance	預收賬款		655	412
Tax liabilities	稅項負債		2,225	74
Borrowings — due within one year	借款 — 一年內到期	22	9,630	23,164
Loans from a related company	來自一間關聯公司之貸款	24	3,032	—
Lease liabilities	租賃負債	25	3,525	2,907
			<b>60,808</b>	77,125
<b>Net Current Assets</b>	<b>流動資產淨值</b>		<b>50,707</b>	21,963
<b>Total Assets less Current Liabilities</b>	<b>總資產減流動負債</b>		<b>249,881</b>	267,784



# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

At 31 March 2021 於2021年3月31日

		Notes	2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
		附註		
<b>Non-current Liabilities</b>	<b>非流動負債</b>			
Trade payable	貿易應付款項	20	7,029	12,358
Deferred tax liabilities	遞延稅項負債	23	24,845	25,901
Loans from a related company	來自一間關聯公司之貸款	24	–	4,393
Lease liabilities	租賃負債	25	1,874	4,377
			<b>33,748</b>	47,029
<b>Net Assets</b>	<b>資產淨值</b>		<b>216,133</b>	220,755
<b>Capital and Reserves</b>	<b>資本及儲備</b>			
Issued capital	已發行股本	26	864	864
Reserves	儲備		215,269	219,891
<b>Total Equity</b>	<b>總權益</b>		<b>216,133</b>	220,755

The consolidated financial statements on pages 85 to 180 were approved and authorised for issue by the Board of Directors on 29 June 2021 and are signed on its behalf by:

載於第85頁至第180頁之綜合財務報表已於2021年6月29日獲董事會批准及授權刊發，並由下列董事代表簽署：

**LAU PONG SING**

劉邦成

Director

董事

**CHAN KIT MUI, LINA**

陳潔梅

Director

董事

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 綜合權益變動表

For the year ended 31 March 2021 截至2021年3月31日止年度

		Issued capital 已發行股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Merger reserve 合併儲備 HK\$'000 千港元 (Note i) (附註 i)	Legal reserve 法定儲備 HK\$'000 千港元 (Note ii) (附註 ii)	Translation reserve 匯兌儲備 HK\$'000 千港元	Retained profits 保留溢利 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 April 2019	於2019年4月1日	864	232,345	(102,443)	12	(132)	109,899	240,545
Loss for the year	本年度虧損	-	-	-	-	-	(19,679)	(19,679)
Exchange differences arising on translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	-	(111)	-	(111)
Total comprehensive expense for the year	本年度全面開支總額	-	-	-	-	(111)	(19,679)	(19,790)
At 31 March 2020	於2020年3月31日	864	232,345	(102,443)	12	(243)	90,220	220,755
Loss for the year	本年度虧損	-	-	-	-	-	(5,684)	(5,684)
Exchange differences arising on translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	-	1,062	-	1,062
Total comprehensive income (expense) for the year	本年度全面收益(開支)總額	-	-	-	-	1,062	(5,684)	(4,622)
At 31 March 2021	於2021年3月31日	864	232,345	(102,443)	12	819	84,536	216,133

Notes:

- i. Merger reserve represents the difference between the amount of share capital and share premium of the Company issued, and the issued share capital of AP Rentals Limited exchanged in connection with the group reorganisation on 21 July 2015.
- ii. In accordance with Article 377 of the Commercial Code of Macau Special Administrative Region, the subsidiary registered in Macau is required to transfer part of its profits of each accounting period of not less than 25% as legal reserve, until it reaches an amount equal to half of the capital.

附註：

- i. 合併儲備指本公司已發行股本金額及股份溢價與因於2015年7月21日進行集團重組而交換亞積邦租賃有限公司已發行股本之差額。
- ii. 根據澳門特別行政區商法典第377條，於澳門註冊的附屬公司須將其各會計期間不少於25%的溢利轉撥至法定儲備，直至達到相等於其資本一半的金額。

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流量表

For the year ended 31 March 2021 截至2021年3月31日止年度

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
<b>Operating activities</b>	<b>經營業務</b>		
Loss before tax	除稅前虧損	(6,536)	(21,806)
Adjustments for:	就以下項目作出調整：		
Impairment loss recognised on property, plant and equipment	已確認物業、機械及設備減值虧損	5,363	2,525
(Reversal of) impairment losses recognised on lease receivables and trade receivables, net	已確認應收租賃款項及貿易應收款項減值虧損(撥回)淨額	(1,516)	5,600
Depreciation of property, plant and equipment	物業、機械及設備折舊	66,295	57,246
Depreciation of right-of-use assets	使用權資產折舊	3,027	1,463
Finance costs	融資成本	1,823	1,202
Gain on disposal of property, plant and equipment	出售物業、機械及設備收益	(5,385)	(5,435)
Interest income	利息收入	(100)	(243)
Write-down of inventories	存貨撇減	-	536
Operating cash flows before movements in working capital	營運資金變動前的經營現金流量	62,971	41,088
Increase in inventories	存貨增加	(10,332)	(13,713)
Decrease (increase) in trade and other receivables, deposits and prepayments	貿易及其他應收款項、按金及預付款項減少(增加)	2,889	(2,369)
Decrease in trade and other payables and accrued charges	貿易及其他應付款項及應計費用減少	(3,719)	(15,165)
(Decrease) increase in contract liabilities	合約負債(減少)增加	(2,721)	12,670
Increase (decrease) in receipts in advance	預收賬款增加(減少)	242	(117)
Cash generated from operations	營運所得現金	49,330	22,394
Income tax refunded (paid)	已退回(已付)所得稅	1,936	(569)
<b>Net cash from operating activities</b>	<b>經營業務所得現金淨額</b>	<b>51,266</b>	<b>21,825</b>
<b>Investing activities</b>	<b>投資活動</b>		
Interest received	已收利息	146	147
Increase in deposits paid for acquisition of property, plant and equipment	已付收購物業、機械及設備按金增加	-	(421)
Purchase of property, plant and equipment	購買物業、機械及設備	(24,788)	(50,663)
Proceeds from disposal of property, plant and equipment	出售物業、機械及設備所得款項	10,093	21,385
Net cash outflow arising from acquisition of a subsidiary (note 31)	收購一間附屬公司所產生之現金流出淨額(附註31)	-	(17,000)
<b>Net cash used in investing activities</b>	<b>投資活動所用現金淨額</b>	<b>(14,549)</b>	<b>(46,552)</b>

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流量表

For the year ended 31 March 2021 截至2021年3月31日止年度

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
<b>Financing activities</b>	<b>融資活動</b>		
Interest paid	已付利息	(1,646)	(1,115)
New borrowings raised	新增借款	–	46,656
Repayments of borrowings	償還借款	(13,534)	(40,953)
Repayments of loan from a related company	償還來自一間關聯公司之貸款	(1,554)	–
Repayments of lease liabilities	償還租賃負債	(3,565)	(1,403)
Repayment of trade payables	償還貿易應付款項	(7,787)	(500)
<b>Net cash (used in) from financing activities</b>	<b>融資活動(所用)所得現金淨額</b>	<b>(28,086)</b>	2,685
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>現金及現金等價物增加(減少)淨額</b>	<b>8,631</b>	(22,042)
<b>Cash and cash equivalents at beginning of the year</b>	<b>年初現金及現金等價物</b>	<b>29,955</b>	51,847
Effect of foreign exchange rate changes	外匯匯率變動之影響	(192)	150
<b>Cash and cash equivalents at end of the year</b>	<b>年末現金及現金等價物</b>	<b>38,394</b>	29,955
<b>Analysis of the balances of cash and cash equivalents</b>	<b>現金及現金等價物結餘分析</b>		
Bank balances and cash	銀行結餘及現金	38,394	29,955

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 1. GENERAL INFORMATION

AP Rentals Holdings Limited (the “Company”) was incorporated as an exempted company and registered in the Cayman Islands with limited liability under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands on 11 June 2015. The shares of the Company have been listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) with effect from 8 April 2016. The addresses of the registered office of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands and its principal place of business is Unit 806A, 8th Floor, Tower II, South Seas Centre, No. 75 Mody Road, Kowloon, Hong Kong.

The Company acts as an investment holding company. Details of the principal activities of the subsidiaries are set out in note 37.

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

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

#### Amendments to HKFRSs that are mandatorily effective for the current year

In the current year, the Company and its subsidiaries (collectively referred to as the “Group”) has applied the *Amendments to References to the Conceptual Framework in HKFRS Standards* and the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the Group’s annual period beginning on or after 1 April 2020 for the preparation of the consolidated financial statements:

Amendments to HKAS 1 and HKAS 8	Definition of Material
Amendments to HKFRS 3	Definition of a Business
Amendments to HKFRS 9, HKAS 39 and HKFRS 7	Interest Rate Benchmark Reform

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

### 1. 一般資料

亞積邦租賃控股有限公司(「本公司」)於2015年6月11日根據開曼群島公司法第二十二章(1961年第3號法例，經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司並於開曼群島註冊。本公司股份自2016年4月8日起在香港聯合交易所有限公司(「聯交所」)上市。本公司註冊辦事處的地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands，其主要營業地點為香港九龍麼地道75號南洋中心第二座8樓806A室。

本公司為投資控股公司。附屬公司的主要業務詳情載於附註37。

綜合財務報表乃以港元(「港元」)呈列，港元亦為本公司功能貨幣。

### 2. 應用新訂及經修訂香港財務報告準則(「香港財務報告準則」)

於本年度強制生效的經修訂香港財務報告準則

於本年度，本公司及其附屬公司(統稱「本集團」)就編製綜合財務報表首次應用由香港會計師公會(「香港會計師公會」)頒佈並於2020年4月1日或之後開始的年度期間強制生效的對香港財務報告準則中概念框架的提述的修訂本及下列香港財務報告準則的修訂本：

香港會計準則第1號及香港會計準則第8號的修訂本	重大的定義
香港財務報告準則第3號的修訂本	業務的定義
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號的修訂本	利率基準改革

於本年度應用對香港財務報告準則中概念框架的提述的修訂本及香港財務報告準則的修訂本對本集團於本年度及過往年度的財務狀況及表現及／或該等綜合財務報表所載的披露並無造成重大影響。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 2. APPLICATION OF NEW AND AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

#### New and amendments to HKFRSs in issue but not yet effective

The Group has not early applied the following new and amendments to HKFRSs that have been issued but are not yet effective:

HKFRS 17	Insurance Contracts and the related Amendments <sup>5</sup>
Amendments to HKFRS 3	Reference to the Conceptual Framework <sup>4</sup>
Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	Interest Rate Benchmark Reform — Phase 2 <sup>2</sup>
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>6</sup>
Amendment to HKFRS 16	Covid-19-Related Rent Concessions <sup>1</sup>
Amendment to HKFRS 16	Covid-19-Related Rent Concessions beyond 30 June 2021 <sup>3</sup>
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020) <sup>5</sup>
Amendments to HKAS 1 and HKFRS Practice Statement 2	Disclosure of Accounting Policies <sup>5</sup>
Amendments to HKAS 8	Definition of Accounting Estimates <sup>5</sup>
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction <sup>5</sup>
Amendments to HKAS 16	Property, Plant and Equipment — Proceeds before Intended Use <sup>4</sup>
Amendments to HKAS 37	Onerous Contracts — Cost of Fulfilling a Contract <sup>4</sup>
Amendments to HKFRSs	Annual Improvements to HKFRSs 2018–2020 <sup>4</sup>

<sup>1</sup> Effective for annual periods beginning on or after 1 June 2020

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2021

<sup>3</sup> Effective for annual periods beginning on or after 1 April 2021

<sup>4</sup> Effective for annual periods beginning on or after 1 January 2022

<sup>5</sup> Effective for annual periods beginning on or after 1 January 2023

<sup>6</sup> Effective for annual periods beginning on or after a date to be determined

The directors of the Company anticipate that the application of all new and amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

### 2. 應用新訂及經修訂香港財務報告準則（「香港財務報告準則」）（續）

#### 已頒佈但尚未生效的新訂及經修訂香港財務報告準則

本集團並無提早應用以下已頒佈但尚未生效的新訂及經修訂香港財務報告準則：

香港財務報告準則第17號	保險合約及相關修訂本 <sup>5</sup>
香港財務報告準則第3號的修訂本	概念框架的提述 <sup>4</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號的修訂本	利率基準改革 — 第二階段 <sup>2</sup>
香港財務報告準則第10號及香港會計準則第28號的修訂本	投資者與其聯營公司或合營企業之間的資產銷售或投入 <sup>6</sup>
香港財務報告準則第16號的修訂本	有關Covid-19的租金寬減 <sup>1</sup>
香港財務報告準則第16號的修訂本	於2021年6月30日後有關Covid-19的租金寬減 <sup>3</sup>
香港會計準則第1號的修訂本	將負債分類為流動或非流動及香港詮釋第5號(2020年)的相關修訂本 <sup>5</sup>
香港會計準則第1號及香港財務報告準則實務公告第2號的修訂本	會計政策的披露 <sup>5</sup>
香港會計準則第8號的修訂本	會計估計的定義 <sup>5</sup>
香港會計準則第12號的修訂本	有關單一交易產生的資產及負債的遞延稅項 <sup>5</sup>
香港會計準則第16號的修訂本	物業、機械及設備 — 作擬定用途前的所得款項 <sup>4</sup>
香港會計準則第37號的修訂本	虧損性合約 — 履行合約的成本 <sup>4</sup>
香港財務報告準則的修訂本	香港財務報告準則2018年至2020年的年度改進 <sup>4</sup>

<sup>1</sup> 於2020年6月1日或之後開始的年度期間生效

<sup>2</sup> 於2021年1月1日或之後開始的年度期間生效

<sup>3</sup> 於2021年4月1日或之後開始的年度期間生效

<sup>4</sup> 於2022年1月1日或之後開始的年度期間生效

<sup>5</sup> 於2023年1月1日或之後開始的年度期間生效

<sup>6</sup> 於某特定日期或之後開始的年度期間生效

本公司董事預期，於可見將來應用所有新訂及經修訂香港財務報告準則對綜合財務報表將不會造成重大影響。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES

#### 3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for the deposit placed for a life insurance policy that is measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2 *Share-based Payment* ("HKFRS 2"), leasing transactions that are within the scope of HKFRS 16 *Leases* ("HKFRS 16"), and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 *Inventories* or value in use in HKAS 36 *Impairment of Assets*.

For financial instruments which are transacted at fair value and a valuation technique that unobservable inputs is to be used to measure fair value in subsequent periods, the valuation technique is calibrated so that at initial recognition the results of the valuation technique equals the transaction price.

### 3. 綜合財務報表的編製基準及重大會計政策

#### 3.1 綜合財務報表的編製基準

綜合財務報表乃按香港會計師公會頒佈的香港財務報告準則編製。就編製綜合財務報表而言，倘資料合理預期將會影響主要使用者作出的決定，則有關資料被視為重大。此外，綜合財務報表包括聯交所證券上市規則及香港公司條例規定的適用披露資料。

綜合財務報表已按歷史成本基準編製，惟就壽險保單投放的存款如下文所載的會計政策所述於各個報告期間結束時按公允值計量除外。

歷史成本一般基於為換取貨物及服務而支付代價的公允值。

公允值為於計量日期於市場參與者之間進行的有序交易中出售資產可收取或轉讓負債須支付的價格，不論該價格是否直接可觀察或使用另一估值技術估計所得。在估計一項資產或負債的公允值時，本集團會考慮市場參與者於計量日期為資產或負債定價時所考慮的資產或負債的特點。於綜合財務報表中作計量及／或披露用途的公允值乃按此基準釐定，惟屬於香港財務報告準則第2號「以股份為基礎的付款」（「香港財務報告準則第2號」）範圍內的以股份為基準的付款交易、屬於香港財務報告準則第16號「租賃」（「香港財務報告準則第16號」）範圍內的租賃交易以及與公允值存在一些相似之處但並非公允值（例如香港會計準則第2號「存貨」的可變現淨值或香港會計準則第36號「資產減值」的使用價值）的計量則除外。

就按公允值進行交易的金融工具及於其後期間使用不可觀察輸入數據計量公允值的估值方法而言，估值方法應予校準，以使估值方法於初步確認的結果相等於交易價格。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.1 Basis of preparation of consolidated financial statements (Continued)

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The principal accounting policies are set out below.

#### 3.2 Significant accounting policies

##### Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.1 綜合財務報表的編製基準(續)

此外，就財務報告而言，公允值計量根據公允值計量的輸入數據可觀察程度及公允值計量的輸入數據對其整體的重要性分類為第一級、第二級或第三級，詳情如下：

- 第一級輸入數據乃實體於計量日期可取得的相同資產或負債於活躍市場的報價(未經調整)；
- 第二級輸入數據乃就資產或負債直接或間接可觀察的輸入數據(第一級內包括的報價除外)；及
- 第三級輸入數據乃資產或負債的不可觀察輸入數據。

主要會計政策載列如下。

#### 3.2 重大會計政策

##### 綜合基準

綜合財務報表包括本公司及受本公司及其附屬公司控制之實體之財務報表。當本公司符合以下所列者，則視為獲得控制：

- 對投資對象可施行權力；
- 參與投資對象而獲得或有權獲得可變回報；及
- 擁有行使權力以影響其回報之能力。

倘事實及情況反映上文所列三項控制因素其中一項或多項改變，則本集團會重估是否仍然控制投資對象。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Basis of consolidation (Continued)

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of subsidiaries acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

All intra-group assets, liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

##### Business combination

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 綜合基準(續)

本集團獲得附屬公司控制權時便開始將附屬公司綜合入賬，並於本集團失去附屬公司控制權時終止綜合入賬。具體而言，有關年度所收購或出售附屬公司之收入及開支於本集團自獲得控制權日期計入綜合損益及其他全面收益表，直至本集團不再控制該附屬公司為止。

如需要，將會調整附屬公司之財務報表，使其會計政策與本集團之會計政策貫徹一致。

所有有關本集團成員之間交易的集團內公司間資產、負債、權益、收入、開支及現金流量會於綜合入賬時全數撇銷。

##### 業務合併

收購業務使用收購法入賬。業務合併所轉讓代價按公允值計量，即計算於收購日期本集團轉讓資產之公允值、本集團承擔被收購方前擁有人之負債以及本集團為換取被收購方之控制權而發行之股權之總和。收購相關成本一般於產生時於損益確認。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Business combination (Continued)

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value, except that:

- deferred tax assets or liabilities, and assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with HKAS 12 *Income Tax* ("HKAS 12") and HKAS 19 *Employee Benefits* respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with HKFRS 2 at the acquisition date (see the accounting policy below);
- assets (or disposal groups) that are classified as held for sale in accordance with HKFRS 5 *Non-current Assets Held for Sale and Discontinued Operations* are measured in accordance with that standard; and
- lease liabilities are recognised and measured at the present value of the remaining lease payments (as defined in HKFRS 16) as if the acquired leases were new leases at the acquisition date, except for leases for which (a) the lease term ends within 12 months of the acquisition date; or (b) the underlying asset is of low value. Right-of-use assets are recognised and measured at the same amount as the relevant lease liabilities, adjusted to reflect favourable or unfavourable terms of the lease when compared with market terms.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 業務合併(續)

於收購日期，所收購可識別資產及所承擔負債按公允值予以確認，惟：

- 遞延稅項資產或負債及與僱員福利安排有關之資產或負債已分別根據香港會計準則第12號「所得稅」(「香港會計準則第12號」)及香港會計準則第19號「僱員福利」確認及計量；
- 涉及被收購方以股份為基礎的付款安排或為取代被收購方以股份為基礎的付款安排而訂立之本集團以股份為基礎的付款安排之負債或股本工具按香港財務報告準則第2號於收購日期予以計量(見以下會計政策)；
- 按香港財務報告準則第5號「持作銷售之非流動資產及已終止經營業務」分類為持作銷售之資產(或出售組別)按該準則予以計量；及
- 倘所收購的租賃於收購日期為新租賃，租賃負債會以剩餘租賃付款的現值(定義見香港財務報告準則第16號)確認及計量，惟(a)租期於收購日期起計12個月以內結束；或(b)相關資產為低價值的租賃除外。使用權資產按有關租賃負債的同等金額確認及計量，並進行調整以反映與市場條件相比租賃的有利或不利條件。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Business combination (Continued)

Goodwill is measured as the excess of the sum of the consideration transferred and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net amount of the identifiable assets acquired and the liabilities assumed as at acquisition date. If, after re-assessment, the net amount of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred. The excess is recognised immediately in profit or loss as a bargain purchase gain.

##### Property, plant and equipment

Property, plant and equipment are tangible assets that are held for use in the production or supply of goods or services, or for administrative purposes. Property, plant and equipment are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of assets less their residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual value and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 業務合併 (續)

商譽乃按已轉讓代價及收購人先前於被收購方持有之股權公允值(如有)之總額超逾於收購日期所收購可識別資產與所承擔負債之淨額之差額計量。倘經重新評估後，所收購可識別資產與所承擔負債之淨額超逾已轉讓代價之總和，超出部份即時於損益中確認為議價購買收益。

##### 物業、機械及設備

物業、機械及設備是用於生產或是提供貨品或服務或作行政用途所持的有形資產。物業、機械及設備乃按成本減其後累計折舊及其後累計減值虧損(如有)於綜合財務狀況表內列賬。

折舊按撇銷資產成本減估計可使用年期剩餘價值，以直線法確認。估計可使用年期、剩餘價值及折舊方法於各報告期末審閱，而任何估計變動之影響按前瞻基準入賬。

物業、機械及設備項目於出售或預期不會自持續使用該資產產生日後經濟利益時取消確認。出售或報廢物業、機械及設備項目所產生之收益或虧損按資產出售所得款項與賬面值之差額釐定並於損益確認。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Impairment on property, plant and equipment and right-of-use assets

At the end of the reporting period, the Group reviews the carrying amounts of its property, plant and equipment and right-of-use assets to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any).

The recoverable amount of property, plant and equipment and right-of-use assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

In testing a cash-generating unit for impairment, corporate assets are allocated to the relevant cash-generating unit when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash generating units for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash-generating unit or group of cash-generating units.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 物業、機械及設備及使用權資產的減值

於報告期末，本集團檢討其物業、機械及設備和使用權資產之賬面值，以決定是否有任何跡象顯示該等資產錄得減值虧損。如有任何該等跡象，則會估計相關資產之可收回金額，以釐定減值虧損(如有)的程度。

物業、機械及設備和使用權資產的可收回金額乃個別進行估計。倘不大可能估計個別資產的可收回金額，則本集團會估計資產所屬現金產生單位的可收回金額。

於測試現金生產單位減值，如可建立合理及一致分配基準，則企業資產亦被分配至相關現金產生單位，或於其他情況下被分配至可建立合理及一致分配基準的最小現金產生單位組合。可收回金額是以企業資產所屬的現金產生單位或現金產生單位組合釐定，並與相關現金產生單位或現金產生單位組合的賬面值作比較。

可收回金額是指公允值減去出售成本後的餘額和使用價值兩者中的較高者。在評估使用價值時，預計未來現金流量會採納稅前折現率折現為現值，該稅前折現率應反映對貨幣時間價值的當前市場評價及該資產(或現金產生單位)特有的風險(未針對該風險調整估計未來現金流量)。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Impairment on property, plant and equipment and right-of-use assets (Continued)

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit or a group of cash-generating units) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 物業、機械及設備及使用權資產的減值(續)

倘若估計資產(或現金產生單位)之可收回金額低於其賬面值,則資產(或現金產生單位)之賬面值將調低至其可收回金額。就無法按合理一致的基準分配到現金產生單位的企業資產或企業資產的一部分而言,本集團將現金產生單位組合的賬面值(包括分配到現金產生單位組合的企業資產或企業資產的一部分的賬面值)與現金產生單位組合的可回收金額進行比較。在分配減值虧損時,將首先分配減值虧損以減少任何商譽的賬面值(如適用),然後根據該單位或該現金產生單位組合的各資產的賬面值按比例分配至其他資產。資產的賬面值不得減少至低於其公允值減去出售成本(如可計量)、其使用價值(如可確定)及零的最高值。否則,已分配至該資產的減值虧損金額會按比例分配至該單位或該現金產生單位組合的其他資產。減值虧損乃即時於損益中確認。

倘若減值虧損於其後撥回,資產(或現金產生單位或現金產生單位組合)之賬面值將調升至其經修訂之估計可收回金額,而增加後之賬面值不得超過倘若該資產(或現金產生單位或現金產生單位組合)在過往年度並無確認減值虧損時原應釐定之賬面值。減值虧損之撥回乃即時於損益中確認。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Inventories

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are determined using the first-in, first-out method. Net realisable value represents the estimated selling price for inventories less all costs necessary to make the sale.

##### Financial instruments

Financial assets and financial liabilities are recognised 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 except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15 *Revenue from Contracts with Customers* ("HKFRS 15"). Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets at fair value through profit or loss ("FVTPL")) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets at FVTPL are recognised immediately in profit or loss.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 存貨

存貨按成本及可變現淨值兩者較低者列賬。存貨成本按先入先出法釐定。可變現淨值指存貨之估計售價減去一切出售所需成本。

##### 金融工具

金融資產及金融負債於集團實體成為工具合約條文的訂約方時確認。

金融資產及金融負債初步按公允值計量，惟客戶合約產生的貿易應收款項根據香港財務報告準則第15號客戶合約收益(「香港財務報告準則第15號」)作初步計量除外。收購或發行金融資產及金融負債(通過損益按公允值列賬(「通過損益按公允值列賬」)的金融資產除外)直接應佔的交易成本，於首次確認時加入金融資產或金融負債的公允值，或從金融資產或金融負債的公允值扣除(視情況而定)。收購通過損益按公允值列賬的金融資產直接產生的交易成本即時於損益內確認。

實際利率法是一種用於計算金融資產或金融負債之已攤銷成本以及在相關期間內分配利息收入及利息開支的方法。實際利率是可將金融資產或金融負債於預計年期或較短期間(如適當)之估計未來現金收入及付款(包括構成實際利率整體部分之全部已付或已收費用及點數、交易成本及其他溢價或折讓)確切貼現至首次確認時之賬面淨值之利率。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets

##### Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL.

- (i) Amortised cost and interest income
- Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 金融工具 (續)

##### 金融資產

##### 金融資產的分類及後續計量

符合下列條件的金融資產按攤銷成本進行後續計量：

- 目的為收取合約現金流量的業務模式內持有的金融資產；及
- 合約條款規定在特定日期產生的現金流量僅為支付本金及未償還本金金額之利息。

所有其他金融資產通過損益按公允值列賬進行後續計量。

- (i) 攤銷成本及利息收入
- 其後按攤銷成本計量的金融資產採用實際利率法確認利息收入。利息收入乃透過將實際利率應用於金融資產的賬面值而計算，惟其後出現信貸減值的金融資產則除外(見下文)。就其後出現信貸減值的金融資產而言，利息收入按將實際利率應用於自下個呈報期起計的金融資產攤銷成本予以確認。倘出現信貸減值金融工具的信貸風險降低，令金融資產不再維持信貸減值，則利息收入在斷定資產不再維持信貸減值後，按將實際利率應用於自呈報期初起計的金融資產賬面總值予以確認。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Classification and subsequent measurement of financial assets (Continued)

##### (ii) Financial assets at FVTPL

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss excludes any dividend or interest earned on the financial asset.

##### Impairment of financial assets

The Group performs impairment assessment under ECL model on financial assets (including rental deposits, trade and other receivables, pledged bank deposit and bank balances) and lease receivables which are subject to impairment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL ("12m ECL") represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

The Group always recognises lifetime ECL for trade receivables and lease receivables.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 金融工具(續)

##### 金融資產(續)

##### 金融資產的分類及後續計量(續)

##### (ii) 通過損益按公允值列賬的金融資產

通過損益按公允值列賬的金融資產，在各報告期末以公允值計量，如有任何公允值收益或虧損，則在損益中確認。在損益中確認的收益或虧損淨額不包括就金融資產獲得的任何股息或利息。

##### 金融資產減值

本集團就須根據香港財務報告準則第9號計提減值的金融資產(包括租金按金、貿易及其他應收款項、已抵押銀行存款及銀行結餘)及應收租賃款項的預期信貸虧損進行減值評估。預期信貸虧損金額於各報告日期更新，以反映信貸風險自首次確認以來的變動。

全期預期信貸虧損指於相關工具預計年期內發生的所有可能違約事件所導致的預期信貸虧損。相對地，12個月預期信貸虧損(「12個月預期信貸虧損」)指預期於報告日期後12個月內可能發生的違約事件所導致的部分全期預期信貸虧損。評估乃根據本集團過往信貸虧損經驗進行，並根據債務人特定因素、整體經濟狀況以及於報告日期的當前狀況及未來狀況預測的評估而作出調整。

本集團在所有情況下就貿易應收款項及應收租賃款項確認全期預期信貸虧損。

就所有其他工具而言，本集團計量相等於12個月預期信貸虧損的虧損撥備，除非自首次確認以來信貸風險已有顯著增加，本集團則會確認全期預期信貸虧損。評估是否應確認全期預期信貸虧損乃基於自首次確認以來發生違約之可能性或風險的顯著增加而定。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Impairment of financial assets (Continued)

- (i) Significant increase in credit risk
- In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

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

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor; or
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 金融工具 (續)

##### 金融資產 (續)

##### 金融資產減值 (續)

- (i) 信貸風險顯著增加
- 於評估自首次確認以來信貸風險是否大幅增加時，本集團將於報告日期金融工具發生的違約風險與首次確認日期金融工具發生的違約風險進行比較。於進行該評估時，本集團考慮合理且有理據的定量和定性資料，包括毋須付出不必要的成本或努力即可獲得的過往經驗及前瞻性資料。

特別是，在評估信貸風險是否顯著增加時會考慮以下資料：

- 金融工具的外部(如有)或內部信貸評級的實際或預期顯著惡化；
- 信貸風險的外部市場指標嚴重轉差(如信貸息差大幅增加、債務人的信貸違約掉期價格)；
- 預計會造成債務人償還債務能力大幅下降的業務、財務或經濟狀況的現有或預期不利變化；
- 債務人營運業績的實際或預期大幅惡化；或
- 導致債務人償還債務能力大幅下降的債務人監管、經濟或科技環境的實際或預期重大不利變化。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Impairment of financial assets (Continued)

- (i) Significant increase in credit risk (Continued)
- Irrespective of the outcome of the above assessment, there is a rebuttable presumption that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, except for those the Group has reasonable and supportable information that demonstrates otherwise.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the reporting date. A debt instrument is determined to have low credit risk if (i) it has a low risk of default, (ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term and (iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfil its contractual cash flow obligations. The Group considers a debt instrument to have low credit risk when it has an internal or external credit rating of "investment grade" as per globally understood definitions.

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

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 金融工具(續)

##### 金融資產(續)

##### 金融資產減值(續)

- (i) 信貸風險顯著增加(續)
- 不論上述評估的結果如何，可以反駁的假設是，當合約付款逾期超過30日，自首次確認以來信貸風險已大幅增加，除非本集團有合理及有理據的資料證明則另作別論。

儘管如此，倘有關債務工具被確定為於呈報日期擁有低信貸風險，本集團乃假設該債務工具的信貸風險並無自首次確認以來顯著增加。倘(i)債務工具擁有低違約風險；(ii)借入人具備強大實力能履行其短期內之合約現金流量責任；及(iii)較為長遠之經濟及業務狀況之不利變化可能會(但不一定會)削弱借入人履行其合約現金流量責任的能力，債務工具會被確定為擁有低信貸風險。本集團在債務工具之內部或外部信貸評級按國際認可定義為達到「投資級別」時，方會認定債務工具擁有低信貸風險。

本集團定期監察用以確定信貸風險曾否顯著增加的標準的成效，並於適當時候作出修訂，從而確保有關標準能夠於款項逾期前確定信貸風險有否顯著增加。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Impairment of financial assets (Continued)

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, there is rebuttable presumption that default does not occur later than when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

(iii) Credit-impaired financial assets

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

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider; or
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 金融工具 (續)

##### 金融資產 (續)

##### 金融資產減值 (續)

(ii) 違約的定義

於內部信貸風險管理方面，本集團認為當內部生成或自外部來源獲得的資料顯示債務人不太可能向其債權人(包括本集團)悉數還款(不計及本集團持有的任何抵押品)時，則發生違約事件。

不論上述者如何，可以反駁的假設是，違約不會發生，除非遲於金融資產的到期日超過90天時。除非本集團有合理及有理據的資料顯示更滯後之違約準則更為適合則作別論。

(iii) 出現信貸減值的金融資產

金融資產在發生一項或以上對該金融資產的估計未來現金流量構成不利影響的違約事件時出現信貸減值。金融資產出現信貸減值的證據包括有關下列事件的可觀察數據：

- (a) 發行人或借款人遭遇重大財困；
- (b) 違反合約(如違約或逾期事件)；
- (c) 借款人的貸款人因涉及借款人財困的經濟或合約理由而向借款人批出貸款人不會另行考慮的優惠；或
- (d) 借款人將可能陷入破產或其他財務重組。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Impairment of financial assets (Continued)

(iv) Write-off policy

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

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition. For a lease receivable, the cash flows used for determining the ECL is consistent with the cash flows used in measuring the lease receivable in accordance with HKFRS 16.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 金融工具(續)

##### 金融資產(續)

##### 金融資產減值(續)

(iv) 撤銷政策

當有資料顯示交易對手處於嚴重財困及並無實際復原跡象(如交易對手已被清盤或已陷入破產程序)時,本集團會撤銷金融資產。經考慮法律意見後(如合適),已撤銷的金融資產可能仍須按本集團收回程序強制處理。撤銷構成取消確認事項。任何其後收回在損益中確認。

(v) 計量及確認預期信貸虧損

計量預期信貸虧損為違約概率、違約損失率程度(即倘發生違約之損失幅度)及違約風險之函數。違約概率及違約損失率程度之評估乃根據經前瞻性資料調整的歷史數據作出。預期信貸虧損的估計反映以發生相關違約風險的金額作為加權數值而確定的公允概率加權金額。

一般而言,預期信貸虧損為根據合約應付本集團之所有合約現金流量與本集團預期將收取之現金流量間之差額,並按首次確認時釐定之實際利率貼現。就應收租賃款項而言,用於釐定預期信貸虧損的現金流量與根據香港財務報告準則第16號計量應收租賃款項所用之現金流量貫徹一致。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Impairment of financial assets (Continued)

- (v) Measurement and recognition of ECL (Continued)
- Where ECL is measured on a collective basis or cater for cases where evidence at the individual instrument level may not yet be available, the financial instruments are grouped with reference to the following basis:

- Nature of financial instruments;
- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of lease receivables and trade receivables where the corresponding adjustment is recognised through a loss allowance account.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 金融工具 (續)

##### 金融資產 (續)

##### 金融資產減值 (續)

- (v) 計量及確認預期信貸虧損 (續)
- 倘預期信貸虧損按整體基準計量或迎合個別工具水平證據未必存在的情況，則金融工具按下列基準歸類：

- 金融工具的性質；
- 逾期狀況；
- 債務人的性質、規模及行業；及
- 外部信貸評級 (如有)。

歸類工作經管理層定期檢討，以確保各組別成份繼續具有類似信貸風險特點。

利息收入乃按金融資產之賬面總值計算，除非該金融資產出現信貸減值，在此情況下，利息收入按金融資產之攤銷成本計算。

本集團透過調整所有金融工具的賬面值於損益中確認其減值收益或減值虧損，惟應收租賃款項及貿易應收款項透過虧損撥備賬確認相應調整除外。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Financial instruments (Continued)

##### Financial assets (Continued)

##### Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

##### Financial liabilities and equity

##### Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

##### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

##### Financial liabilities at amortised cost

Financial liabilities (including trade and other payables, borrowings and loans from a related company) are subsequently measured at amortised cost, using the effective interest method.

##### Derecognition of financial liabilities

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

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 金融工具(續)

##### 金融資產(續)

##### 取消確認金融資產

僅當從資產收取現金流量之合約權利屆滿，或當本集團轉讓金融資產且將該資產擁有權之絕大部份風險及回報轉移至另一實體，本集團方會取消確認金融資產。

於取消確認按攤銷成本計量的金融資產時，資產賬面值與已收及應收代價的差額將於損益中確認。

##### 金融負債及股本

##### 分類為債務或股本

債務及股本工具乃根據合約安排的內容及金融負債和股本工具的定義，分類為金融負債或股本。

##### 股本工具

股本工具指證明實體於扣除其所有負債後於資產擁有剩餘權益的任何合約。由本公司發行之股本工具按已收所得款項扣除直接發行成本確認。

##### 按攤銷成本計量的金融負債

金融負債(包括貿易及其他應付款項、借款及來自一間關聯公司的貸款)其後以實際利率法按攤銷成本計量。

##### 取消確認金融負債

只有本集團的責任獲解除、取消或屆滿時，本集團方會取消確認金融負債。取消確認的金融負債的賬面值與已付及應付代價之間的差額於損益中確認。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group’s performance as the Group performs;
- the Group’s performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group’s performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

A contract asset represents the Group’s right to consideration in exchange for goods or services that the Group has transferred to a customer that is not yet unconditional. It is assessed for impairment in accordance with HKFRS 9. In contrast, a receivable represents the Group’s unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 客戶合約收益

本集團於完成履約責任時(或就此)(即於與特定履約責任相關之貨品或服務之「控制權」轉讓予客戶時)確認收益。

履約責任指一項明確的貨品及服務(或一批貨品或服務)或一系列大致相同的明確貨品或服務。

倘符合以下其中一項條件,則控制權為隨時間轉移,而收益則參考相關履約責任的完成進度隨時間確認:

- 客戶於本集團履約時同時收取及耗用本集團履約所提供的利益;
- 本集團的履約創建或增強客戶於本集團履約時控制的資產;或
- 本集團的履約並未創建對本集團具有替代用途的資產,而本集團對迄今已履約部分的款項具有強制執行的權利。

否則,收益會於客戶獲得明確貨品或服務的控制權在某一時點確認。

合約資產指本集團就換取本集團已向客戶轉讓的貨品或服務而收取代價的權利(尚未成為無條件)。其乃按照香港財務報告準則第9號進行減值評估。相反,應收款項指本集團收取代價的無條件權利,即代價僅需時間推移即到期支付。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

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

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

A contract asset and a contract liability relating to the same contract are accounted for and presented on a net basis.

*Contracts with multiple performance obligations (including allocation of transaction price)*

For contracts that contain more than one performance obligation (including repair and maintenance services, installation services and delivery services), the Group allocates the transaction price to each performance obligation on a relative stand-alone selling price basis.

The stand-alone selling price of the distinct good or service underlying each performance obligation is determined at contract inception. It represents the price at which the Group would sell a promised good or service separately to a customer. If a stand-alone selling price is not directly observable, the Group estimates it using appropriate techniques such that the transaction price ultimately allocated to any performance obligation reflects the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customer.

*Over time revenue recognition: measurement of progress towards complete satisfaction of a performance obligation*

##### Output method

The progress towards complete satisfaction of a performance obligation is measured based on output method, which is to recognise revenue on the basis of direct measurements of the value of the goods or services transferred to the customer to date relative to the remaining goods or services promised under the contract, that best depict the Group's performance in transferring control of goods or services.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 客戶合約收益(續)

合約負債指本集團就已收客戶收取代價(或已到期代價金額)，而須向客戶轉讓貨品或服務之責任。

與同一份合約有關的合約資產及合約負債按淨額基準入賬及呈列。

*具有多項履約責任的合約(包括交易價格的分配)*

對於包含一項以上履約責任的合約(包括維護服務、安裝服務及交付服務)，本集團以相對獨立的銷售價格基準將交易價格分配至各項履約責任。

明確貨品或服務相關的各項履約責任之單獨售價於合約成立時釐定。其指本集團將承諾的貨品或服務單獨出售予客戶的價格。倘一項獨立的銷售價格不能直接觀察，本集團採用適當的技術進行估計，以便最終分攤至任何履約責任之交易價格反映本集團預期將承諾的貨品或服務轉讓予客戶有權換取的代價金額。

*隨時間確認收益：計量履約責任的完成進度*

##### 產出法

本集團主要基於產出法計量完全達成履約責任的進度，即直接計量迄今已經向客戶轉讓的貨品或服務之價值相對於合約中承諾的剩餘貨品或服務的價值以確認收益。該方法最適當地體現了本集團在轉讓貨品或服務控制權中的履約情況。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

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

###### Existence of significant financing component

In determining the transaction price, the Group adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed (either explicitly or implicitly) provides the customer or the Group with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties to the contract.

For contracts where the period between payment and transfer of the associated goods or services is less than one year, the Group applies the practical expedient of not adjusting the transaction price for any significant financing component.

##### Leases

###### Definition of a lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified or arising from business combinations on or after the date of initial application, the Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception, modification date or acquisition date, as appropriate. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 客戶合約收益 (續)

###### 存有重大融資成分

確定交易價格時，如果已商定付款時間（明示或暗示）使客戶或本集團可因提供資金向客戶轉讓貨品或服務而獲得重大利益，則本集團會因貨幣的時間價值影響而對承諾的代價金額加以調整。在該等情況下，合約包括重大融資成分。無論是否於合約中明確規定或通過合約各方約定的付款條款隱含地規定融資承諾，都可能存有重大融資成分。

對於支付至轉移相關貨品或服務的期限少於一年的合約，本集團採用實際權宜方法不因任何重大融資成分而調整交易價格。

##### 租賃

###### 租賃的定義

倘合約為換取代價而給予在一段時間內控制已識別資產使用的權利，則該合約為租賃或包含租賃。

對於在首次應用日期當日或之後訂立或修訂或因業務合併而產生合約，本集團根據香港財務報告準則第16號的定義於初始、修訂日期或收購日期評估合約是否為租賃或包含租賃。除非合約的條款及條件其後出現變動，否則有關合約將不予重新評估。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Leases (Continued)

*The Group as a lessee*

##### Short-term leases

The Group applies the short-term lease recognition exemption to leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis or another systematic basis over the lease term.

##### Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets as a separate line item on the consolidated statement of financial position.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 租賃(續)

本集團作為承租人

##### 短期租賃

對於租期自開始日期起計為12個月或以內且並無包含購買選擇權的租賃，本集團應用短期租賃確認豁免。短期租賃的租賃付款按直線基準或另一系統性基準於租期內確認為開支。

##### 使用權資產

使用權資產的成本包括：

- 租賃負債的初步計量金額；
- 於開始日期或之前作出的任何租賃付款，減任何已收租賃優惠；
- 本集團產生的任何初始直接成本；及
- 本集團於拆解及搬遷相關資產、復原相關資產所在場地或復原相關資產至租賃的條款及條件所規定的狀況而產生的成本估計。

使用權資產按成本減去任何累計折舊及減值虧損計量，並就租賃負債的任何重新計量作出調整。

使用權資產按直線基準於其估計使用年期及租期(以較短者為準)內計提折舊。

本集團於綜合財務狀況表內將使用權資產呈列為單獨項目。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Leases (Continued)

*The Group as a lessee (Continued)*

##### Refundable rental deposits

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

##### Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

The lease payments include:

- fixed payments (including in-substance fixed payments) less any lease incentives receivable;
- amounts expected to be payable by the Group under residual value guarantees; and
- payments of penalties for terminating a lease, if the lease term reflects the Group exercising an option to terminate the lease.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 租賃 (續)

*本集團作為承租人 (續)*

##### 可退回租金按金

已付可退回租金按金根據香港財務報告準則第9號入賬，並初步按公允值計量。於初始確認時對公允值的調整被視為額外租賃付款，並計入使用權資產成本。

##### 租賃負債

於租賃開始日期，本集團按該日未付的租賃付款現值確認及計量租賃負債。於計算租賃付款現值時，倘租賃隱含的利率難以釐定，則本集團使用租賃開始日期的增量借款利率計算。

租賃付款包括：

- 固定付款 (包括實質性的固定付款) 減任何應收租賃優惠；
- 本集團預期應付的剩餘價值擔保金額；及
- 終止租賃的罰款金額，倘租賃期反映本集團行使終止租賃選擇權。

於開始日期後，租賃負債根據利息增長及租賃付款作出調整。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Leases (Continued)

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

##### **Lease liabilities (Continued)**

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.
- the lease payments change due to changes in market rental rates following a market rent review, in which cases the related lease liability is remeasured by discounting the revised lease payments using the initial discount rate.

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

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

##### **Classification and measurement of leases**

Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset, and such costs are recognised as an expense on a straight-line basis over the lease term.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 租賃(續)

##### 本集團作為承租人(續)

##### 租賃負債(續)

倘出現以下情況，本集團重新計量租賃負債(及對相關使用權資產作出相應調整)：

- 租期有所變動或行使購買選擇權的評估發生變化，在此情況下，相關租賃負債透過使用重新評估日期的經修訂折現率折現經修訂租賃付款而重新計量。
- 租賃付款因進行市場租金調查後市場租金費率變動而出現變動，在此情況下，相關租賃負債透過使用初始折現率折現經修訂租賃付款而重新計量。

本集團於綜合財務狀況表內將租賃負債呈列為單獨項目。

##### 本集團作為出租人

##### 租賃分類及計量

本集團為出租人的租賃分類為融資或經營租賃。倘租賃的條款將相關資產所有權所產生絕大多數風險及回報轉讓予承租人，則合約分類為融資租賃。所有其他租賃均分類為經營租賃。

來自經營租賃的租金收入按直線法於相關租賃的租期內於損益確認。磋商及安排經營租賃所產生的初始直接成本計入租賃資產賬面值，而有關成本按直線法於租期內確認為開支。

來自本集團日常業務過程的租金收入呈列為收益。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Leases (Continued)

*The Group as a lessor* (Continued)

##### Refundable rental deposits

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

##### Borrowing costs

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

##### Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that 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 related 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. Government grants relating to compensation of expenses are deducted from the related expenses, other government grants are presented under "other income".

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 租賃 (續)

本集團作為出租人 (續)

##### 可退回租金按金

已收取可退回租金按金根據香港財務報告準則第9號入賬，並初步按公允值計量。於首次確認時對公允值作出的調整被視為來自承租人的額外租賃付款。

##### 借款成本

所有借款成本於產生期間於損益中確認。

##### 政府補助

僅當合理保證本集團將遵守政府補助的附帶條件及將收取補助時，方會確認政府補助。

政府補助乃於本集團將有關補助擬補償的相關成本確認為開支的期間按系統性基準於損益中確認。

政府補助與就已產生開支或虧損的補償或向本集團提供的即時財務支持而應收的收入有關，有關補助成為應收款項的期間並無日後相關成本於損益中確認。有關補償開支的政府補助自相關開支中扣除，而其他政府補助則於「其他收入」項下列示。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

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

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

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 稅項

所得稅開支指即期應繳稅項與遞延稅項之總和。

即期應繳稅項按本年度應課稅溢利計算。應課稅溢利與除稅前虧損不同，乃由於其他年度應課稅或可扣稅收入或開支以及從未課稅或扣稅項目所致。本集團的即期稅項負債按報告期末已頒布或實質已頒布的稅率計算。

遞延稅項根據綜合財務狀況表中資產及負債之賬面值及其用於計量應課稅溢利之相應稅基之間之暫時差額而確認。遞延稅項負債通常會就所有應課稅暫時差額確認，而遞延稅項資產則一般於可能出現應課稅溢利以抵銷可扣稅之暫時差額時就所有可扣稅暫時差額予以確認。如暫時差額源自初始確認(業務合併除外)對應課稅溢利及會計溢利皆無影響交易中之資產及負債，該等遞延稅項資產及負債將不予確認。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Taxation (Continued)

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries, 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. Deferred tax assets arising from deductible temporary differences associated with such investments are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to 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 taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

### 3. 綜合財務報表的編製基準及重大會計政策 (續)

#### 3.2 重大會計政策 (續)

##### 稅項 (續)

倘應課稅暫時差額與投資附屬公司相關，則會確認遞延稅項負債，惟本集團能夠控制暫時差額之撥回，且暫時差額在可預見將來有可能不會撥回則除外。與該等投資有關的可扣稅暫時差額產生的遞延稅項資產，僅於可能將有充足應課稅溢利以使用暫時差額的利益，以及預期於可見將來可撥回時，方予確認。

遞延稅項資產之賬面值於各報告期末審閱，並調減至不再可能具備足夠應課稅溢利以收回該項資產全部或任何部分為止。

遞延稅項資產及負債乃根據於償還負債或變現資產期間預期適用之稅率計量，以報告期末已實施或大體上已實施之稅率（及稅務法例）為基礎。

遞延稅項負債及資產之計量反映倘按本集團預期於報告期末收回或結算其資產及負債賬面值計算的稅項結果。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### 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 requirements to the leasing transaction as a whole. Temporary differences relating to right-of-use assets and lease liabilities are assessed on a net basis. Excess of depreciation on right-of-use assets over the lease payments for the principal portion of lease liabilities resulting in net deductible temporary differences.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in profit or loss.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 稅項(續)

就計量本集團確認使用權資產及相關租賃負債的租賃交易的遞延稅項而言，本集團首先釐定使用權資產或租賃負債是否享有減稅額。

就於租賃負債享有減稅額的租賃交易而言，本集團對於整體租賃交易應用香港會計準則第12號的要求。有關使用權資產及租賃負債的暫時差額以淨額基準評估。就租賃負債的本金部分而言，使用權資產折舊超過租賃付款，以致可扣除的暫時淨差額。

當有合法執行權利將即期稅項資產及即期稅項負債抵銷，以及其與同一課稅機關向同一課稅實體徵收的所得稅有關時，遞延稅項資產及負債可互相抵銷。

即期及遞延稅項於損益中確認。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### 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 recognised at the rates of exchange prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on monetary items are recognised in profit or loss in the period in which they arise.

For the purpose of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rates prevailing at the end of the reporting period. Income and expenses items are translated at the average exchange rates for the year, 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 other comprehensive income and accumulated in equity under the heading of translation reserve.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 外幣

於編製各個別集團實體的財務報表時，以實體之功能貨幣以外貨幣(外幣)進行的交易按交易日的現行匯率確認。於報告期末，以外幣列值的貨幣項目以該日現行匯率重新換算。以外幣列值按歷史成本計量的非貨幣項目不予重新換算。

貨幣項目所產生之匯兌差額於產生期間的損益內確認。

為呈列綜合財務報表，本集團海外經營資產及負債按報告期末當前匯率換算為本集團呈列貨幣，即港元。收入及開支項目按年內平均匯率換算，惟倘期內匯率大幅波動，則採用交易日期的當前匯率。產生的匯兌差額(如有)於其他全面收益中確認及於匯兌儲備的權益中累計。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### 3.2 Significant accounting policies (Continued)

##### Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries and annual leave) after deducting any amount already paid.

##### Retirement benefit costs

Payments to defined contribution retirement benefit plans, including Mandatory Provident Fund Scheme (the "MPF" Scheme) and state-managed retirement benefit schemes, are recognised as an expense when employees have rendered service entitling them to the contributions.

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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

The following are the key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of the assets within the next financial year.

### 3. 綜合財務報表的編製基準及重大會計政策(續)

#### 3.2 重大會計政策(續)

##### 短期僱員福利

短期僱員福利於僱員提供服務時按預期支付福利的未折現金額確認。所有短期僱員福利均確認為開支，除非有另一項香港財務報告準則規定或允許將福利計入資產成本則作別論。

僱員累計福利(如工資及薪金及年假)於扣除任何已付金額後確認為負債。

##### 退休福利成本

向界定供款退休福利計劃(包括強制性公積金計劃(「強積金」計劃)及國家管理退休福利計劃)所作供款於僱員已提供服務而有權獲得供款時，確認為開支。

### 4. 估計不確定性的主要來源

於應用本集團的會計政策(其於附註3內闡述)時，本公司董事須作出有關難於從其他來源獲得的資產及負債賬面值的判斷、估計及假設。該等估計及相關假設乃基於過往經驗及被認為有關的其他因素。實際結果或有別於該等估計。

該等估計及相關假設乃按持續經營基準予以檢討。倘會計估計的變動只影響即期，則有關影響於估計變動即期確認。倘該項會計估計之變動影響即期及以後期間，則有關影響於即期及以後期間確認。

以下為於報告期末，就未來及其他估計不確定性的主要來源所作出的主要假設，該等假設有足以導致下個財政年度的資產賬面值發生重大調整的重大風險。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

#### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY

(Continued)

##### Provision of ECL for trade receivables and lease receivables

Certain of trade receivables and lease receivables are assessed for ECL individually. In addition, the Group determines the ECL for the remaining trade receivables and lease receivables by grouping of various debtors that have similar risk exposure, after considering internal credit ratings of lease receivables and trade receivables, ageing, repayment history and/or past due status and forward-looking information of respective lease receivables and trade receivables that is reasonable and supportable available without undue costs or effort. Estimated losses are based on historical observed default rates over the expected life of the lease receivables and trade receivables and are adjusted for forward-looking information. At every reporting date, the historical observed default rates are reassessed and changes in the forward-looking information are considered.

At 31 March 2021, the carrying amount of trade receivables and lease receivables are HK\$3,152,000 (2020: HK\$4,483,000) and HK\$33,498,000 (2020: HK\$31,996,000), net of allowance for credit loss of HK\$179,000 (2020: HK\$678,000) and HK\$10,620,000 (2020: HK\$11,637,000) respectively. The provision of ECL is sensitive to changes in estimates. The information about the ECL and the Group's trade receivables and lease receivables are disclosed in note 30.

#### 4. 估計不確定性的主要來源(續)

##### 貿易應收款項及應收租賃款項的預期信貸虧損的撥備

若干貿易應收款項及應收租賃款項進行個別預期信貸虧損評估。此外，本集團透過對具有類似風險的各個債務人進行分組，釐定剩餘貿易應收款項及應收租賃款項的預期信貸虧損，當中經考慮應收租賃款項及貿易應收款項的內部信貸評級、賬齡、償還歷史及／或逾期狀況以及毋須付出不必要的費用或努力可得有關應收租賃款項及貿易應收款項各自的合理及有理據的前瞻性資料。估計虧損乃按應收租賃款項及貿易應收款項的預期年期內的過往可觀察違約率計算，並就前瞻性資料進行調整。在各報告日期，過往觀察到的違約率將予重新評估，並會考慮前瞻性資料的變動。

於2021年3月31日，貿易應收款項及應收租賃款項的賬面值分別為3,152,000港元(2020年：4,483,000港元)及33,498,000港元(2020年：31,996,000港元)，已扣除信貸虧損撥備分別為179,000港元(2020年：678,000港元)及10,620,000港元(2020年：11,637,000港元)。預期信貸虧損撥備易受估計變動的影響。有關預期信貸虧損以及本集團貿易應收款項及應收租賃款項的資料於附註30披露。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION

#### (a) Revenue

#### (i) Disaggregation of revenue from contracts with customers

### 5. 收益及分部資料

#### (a) 收益

#### (i) 客戶合約收益的分類

		For the year ended 31 March 2021 截至2021年3月31日止年度					
		Sales of machinery and parts 機械及 零件銷售 HK\$'000 千港元	Lease related operating services 與租賃有關 的操作服務 HK\$'000 千港元	Repair and maintenance service 維修及 保養服務 HK\$'000 千港元	Delivery service 派送服務 HK\$'000 千港元	Installation service 安裝服務 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>Geographical markets 地理市場</b>							
Hong Kong 香港		27,316	12,153	2,745	3,117	186	45,517
Macau 澳門		199	-	45	152	4	400
People's Republic of China ("PRC") 中華人民共和國 (「中國」)		8	-	-	-	-	8
Singapore 新加坡		-	624	-	28	-	652
<b>Total 總計</b>		<b>27,523</b>	<b>12,777</b>	<b>2,790</b>	<b>3,297</b>	<b>190</b>	<b>46,577</b>
<b>Timing of revenue recognition 收益確認時間</b>							
A point in time 某一時間點確認		27,523	-	2,790	3,297	-	33,610
Over time 隨時間確認		-	12,777	-	-	190	12,967
<b>Total 總計</b>		<b>27,523</b>	<b>12,777</b>	<b>2,790</b>	<b>3,297</b>	<b>190</b>	<b>46,577</b>

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (a) Revenue (Continued)

#### (i) Disaggregation of revenue from contracts with customers (Continued)

### 5. 收益及分部資料(續)

#### (a) 收益(續)

#### (i) 客戶合約收益的分類(續)

		For the year ended 31 March 2020 截至2020年3月31日止年度					
		Sales of machinery and parts 機械及 零件銷售 HK\$'000 千港元	Lease related operating services 與租賃有關 的操作服務 HK\$'000 千港元	Repair and maintenance service 維修及 保養服務 HK\$'000 千港元	Delivery service 派送服務 HK\$'000 千港元	Installation service 安裝服務 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>Geographical markets 地理市場</b>							
Hong Kong 香港		27,555	7,430	2,478	4,417	843	42,723
Macau 澳門		24	-	49	308	-	381
PRC 中國		15	-	-	-	-	15
Singapore 新加坡		-	958	6	13	-	977
<b>Total 總計</b>		<b>27,594</b>	<b>8,388</b>	<b>2,533</b>	<b>4,738</b>	<b>843</b>	<b>44,096</b>
<b>Timing of revenue recognition 收益確認時間</b>							
A point in time 某一時間點確認		27,594	-	2,533	4,738	-	34,865
Over time 隨時間確認		-	8,388	-	-	843	9,231
<b>Total 總計</b>		<b>27,594</b>	<b>8,388</b>	<b>2,533</b>	<b>4,738</b>	<b>843</b>	<b>44,096</b>

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (a) Revenue (Continued)

#### (i) Disaggregation of revenue from contracts with customers (Continued)

Set out below is the reconciliation of the revenue from contracts with customers disclosed in the segment information with the total revenue of the Group.

### 5. 收益及分部資料(續)

#### (a) 收益(續)

#### (i) 客戶合約收益的分類(續)

下表載列分部資料披露的客戶合約收益與本集團總收益的對賬。

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Lease related operating services and other services	與租賃有關的操作服務及其他服務	19,054	16,502
Trading	貿易	27,523	27,594
<b>Revenue from contracts with customers per segment</b>	<b>各分部的客戶合約收益</b>		
Leasing of machinery	機械租賃	46,577	44,096
		101,873	101,691
<b>Total revenue</b>	<b>總收益</b>	<b>148,450</b>	<b>145,787</b>

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (a) Revenue (Continued)

##### (ii) Performance obligations for contracts with customers

###### *Sales of machinery and parts*

Revenue from sales of machinery and parts is from contracts with customers and recognised at a point in time when the customer obtains control of the goods.

Revenue is recognised when control of the goods has transferred, being when the goods have been accepted by the customer. The customer has full discretion over the usage of the goods, and has the primary responsibility when on selling the goods and bears the risks of obsolescence and loss in relation to the goods. The normal credit term is 0 to 30 days upon invoice issued.

The Group normally receives 10% to 40% of the contract value as deposits from customers when it signs the sale and purchase agreement. The deposits will be recognised as revenue when the customer obtains control of the machinery.

All the sales of machinery and parts are completed within one year. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

###### *Lease related operating service income*

The Group offers equipment operating services in Hong Kong and other geographical markets by sending equipment operators to operate the equipment at the job sites of its customers. Such services are recognised as a performance obligation satisfied over time as the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs. The normal credit term is 0 to 45 days upon invoice issued. The invoice is issued upon the completion of service.

The contract periods for lease related operating service are one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

### 5. 收益及分部資料(續)

#### (a) 收益(續)

##### (ii) 客戶合約的履約責任

###### *機械及零件銷售*

機械及零件銷售的收益來自客戶合約，並於客戶取得貨品的控制權時即時確認。

收益於貨品的控制權已轉讓，即當客戶已接受貨品時確認。客戶可全權酌情決定使用貨品的方式，並於銷售貨品時承擔主要責任及貨品報廢及損失的風險。一般信貸期為發出發票後的0至30日。

本集團一般會於簽訂買賣協議時向客戶收取合約價值的10%至40%作為訂金。訂金將會於客戶取得機械的控制權時確認為收益。

所有機械及零件銷售均於一年內完成。在香港財務報告準則第15號所允許下，並無披露分配至該等未完成合約的交易價格。

###### *與租賃有關的操作服務收入*

本集團在香港及其他地理市場提供設備操作服務，派遣設備操作員到客戶工地操作設備。由於客戶在本集團履約時同時接受及使用本集團履約所帶來的利益，該等服務確認為隨時間完成的履約責任。一般信貸期為開具發票後0至45日。發票於服務完成後開具。

與租賃有關的操作服務的合約期為一年或以下。在香港財務報告準則第15號所允許下，並無披露分配至該等未完成合約的交易價格。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (a) Revenue (Continued)

#### (ii) Performance obligations for contracts with customers (Continued)

##### *Lease related other service income*

The Group's other service income, which arise from rental arrangements including repair, maintenance, installation and delivery services. Revenue from delivery is recognised when the goods have been delivered to the customer's specific location. Revenue from repair and maintenance service are recognised when the service rendered is completed. Revenue from installation service is recognised over time because the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced. The normal credit term is 0 to 45 days upon invoice issued. The invoice is issued upon the completion of service.

The contract periods for lease related other services are one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

#### (iii) Leases

For operating leases: 就經營租賃而言：  
Lease payments that are fixed 固定租賃付款

For the years ended 31 March 2021 and 2020, there is no contingent rental recognised.

### 5. 收益及分部資料(續)

#### (a) 收益(續)

#### (ii) 客戶合約的履約責任(續)

##### *與租賃有關的其他服務收入*

本集團的其他服務收入來自出租安排，包括維修、保養、安裝及派送服務。派送收益乃於貨品派送至客戶指定的地點時確認。維修及保養服務的收益於完成提供服務時確認。安裝服務的收益隨時間確認，因為本集團的履約創造或改良一項於資產被創造或改良時由客戶控制的資產。一般信貸期為開具發票後0至45日。發票於服務完成後開具。

與租賃有關的其他服務的合約期為一年或以下。在香港財務報告準則第15號所允許下，並無披露分配至該等未完成合約的交易價格。

#### (iii) 租賃

	2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
For operating leases: 就經營租賃而言： Lease payments that are fixed 固定租賃付款	101,873	101,691

截至2021年及2020年3月31日止年度，並無確認或然租金。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (b) Segment information

For management purpose, the Group is organised based on its business activities. The Group determines its operating segments based on these business activities that are regularly reviewed by the chief operating decision maker, i.e. the executive directors of the Company, for the purpose of resources allocation and performance assessment.

Specifically, the Group's reportable and operating segments under HKFRS 8 *Operating Segments* are as follows:

Leasing — Leasing of machinery, repair and maintenance service, delivery service and installation service

Trading — Sales of machinery and parts

Segment information about these reportable and operating segments is presented below:

#### Segment revenue and results

For the year ended 31 March 2021

		Leasing 租賃 HK\$'000 千港元	Trading 買賣 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>Revenue</b>	<b>收益</b>			
Segment revenue from external customers	來自外部客戶的分部收益	120,927	27,523	148,450
<b>Results</b>	<b>業績</b>			
Segment results	分部業績	15,228	2,966	18,194
Unallocated income	未分配收入			995
Unallocated expenses	未分配開支			(25,725)
Consolidated loss before tax of the Group	本集團的綜合除稅前虧損			(6,536)

### 5. 收益及分部資料(續)

#### (b) 分部資料

為管理目的，本集團按其業務活動組織。本集團按此等業務活動釐定其營運分部，由首席營運決策者（即本公司執行董事）定期審閱，以分配資源及評估表現。

具體而言，本集團根據香港財務報告準則第8號「經營分部」的可呈報及經營分部如下：

租賃 — 機械租賃、維修及保養服務、派送服務及安裝服務

買賣 — 機械及零件銷售

有關此等可呈報及經營分部的分部資料於下文呈列：

#### 分部收益及業績

截至2021年3月31日止年度

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (b) Segment information (Continued)

##### Segment revenue and results (Continued)

For the year ended 31 March 2020

		Leasing 租賃 HK\$'000 千港元	Trading 買賣 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>Revenue</b>	<b>收益</b>			
Segment revenue from external customers	來自外部客戶的分部收益	118,193	27,594	145,787
<b>Results</b>	<b>業績</b>			
Segment results	分部業績	6,652	1,888	8,540
Unallocated income	未分配收入			209
Unallocated expenses	未分配開支			(30,555)
Consolidated loss before tax of the Group	本集團的綜合除稅前虧損			(21,806)

The accounting policies of the reportable and operating segments are the same as the Group's accounting policies described in note 3. Segment results represent the profit earned by each segment without allocation of interest income and certain sundry income, exchange gain or loss, and central administration expenses. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and performance assessment.

The chief operating decision maker makes decisions according to operating results of each segment. No analysis of segment assets and liabilities are presented as the information is not regularly reported to the chief operating decision maker for the purpose of resource allocation and assessment of performance.

### 5. 收益及分部資料(續)

#### (b) 分部資料(續)

##### 分部收益及業績(續)

截至2020年3月31日止年度

可呈報及經營分部的會計政策與附註3所述本集團的會計政策相同。分部業績指各個分部所賺取的溢利，而未分配利息收入及若干雜項收入、匯兌收益或虧損及中央行政開支。此乃向首席營運決策者匯報以用作資源分配及評估表現而採取的衡量指標。

首席營運決策者根據各個分部的經營業績作出決定。並無呈列分部資產及負債的分析，原因為該等資料並無定期向首席營運決策者匯報以用作資源分配及評估表現。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (b) Segment information (Continued)

##### Other segment information

For the year ended 31 March 2021

	Leasing 租賃 HK\$'000 千港元	Trading 買賣 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Impairment loss recognised on property, plant and equipment	5,363	–	–	5,363
Reversal of impairment losses recognised on lease receivables and trade receivables, net	1,017	499	–	1,516
Depreciation of property, plant and equipment	65,375	40	880	66,295
Depreciation of right-of-use assets	2,943	–	84	3,027
Gain on disposal of property, plant and equipment	5,385	–	–	5,385

For the year ended 31 March 2020

截至2020年3月31日止年度

	Leasing 租賃 HK\$'000 千港元	Trading 買賣 HK\$'000 千港元	Unallocated 未分配 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Impairment loss recognised on property, plant and equipment	2,525	–	–	2,525
Impairment losses recognised on lease receivables and trade receivables, net	5,113	487	–	5,600
Depreciation of property, plant and equipment	55,854	12	1,380	57,246
Depreciation of right-of-use assets	1,382	–	81	1,463
Gain on disposal of property, plant and equipment	5,435	–	–	5,435

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (b) Segment information (Continued)

##### Geographical information

The Group's revenue from external customers is mainly derived from customers located in Hong Kong, Macau, the PRC and Singapore, which is determined based on the location of customers.

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
External revenue:	外部收益：		
Hong Kong	香港	140,184	134,927
Macau	澳門	5,842	8,516
PRC	中國	617	755
Singapore	新加坡	1,807	1,589
		<b>148,450</b>	145,787

The Group's non-current assets based on the geographical location of the group companies owning these assets are as follows:

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Non-current assets:	非流動資產：		
Hong Kong	香港	179,719	210,549
Macau	澳門	2,895	8,107
PRC	中國	9,370	18,095
Singapore	新加坡	3,567	5,537
		<b>195,551</b>	242,288

Note: Non-current assets excluded rental deposits, deposit placed for a life insurance policy and deferred tax assets.

本集團的非流動資產(按擁有此等資產的集團公司所在地理位置劃分)載列如下：

附註：非流動資產不包括租金按金、壽險保單存款及遞延稅項資產。

### 5. 收益及分部資料(續)

#### (b) 分部資料(續)

##### 地理資料

本集團來自外部客戶的收益主要衍生自香港、澳門、中國及新加坡的客戶，收益按客戶所在地點釐定。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 5. REVENUE AND SEGMENT INFORMATION (Continued)

#### (b) Segment information (Continued)

##### Information about major customers

Revenue from customer during the year contributing over 10% of the total revenue of the Group is as follows:

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Customer A	客戶A	28,275	N/A (Note) 不適用(附註)

Note: The corresponding revenue did not contribute over 10% of the total revenue of the Group.

### 5. 收益及分部資料(續)

#### (b) 分部資料(續)

##### 有關主要客戶的資料

本年度佔本集團總收益逾10%的客戶收益載列如下：

附註：相關收益並無佔本集團總收益超過10%。

### 6. OTHER INCOME

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Interest income from:	利息收入來自：		
— bank deposits	— 銀行存款	6	147
— deposit placed for a life insurance policy	— 壽險保單存款	94	96
Storage income	倉存收入	429	1,712
Government grants (Note)	政府補助(附註)	5,677	-
Sundry income	雜項收入	370	553
		<b>6,576</b>	<b>2,508</b>

Note: During the current year, the Group recognised government grants to HK\$5,677,000 in respect of COVID-19-related subsidies, of which HK\$5,198,000 relates to Employment Support Scheme provided by the Hong Kong government.

### 6. 其他收入

附註：於本年度，本集團就COVID-19相關補貼確認政府補助5,677,000港元，其中5,198,000港元與香港政府提供的保就業計劃有關。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 7. OTHER GAINS AND LOSSES

### 7. 其他收益及虧損

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Exchange gain (loss), net	匯兌收益(虧損)淨額	581	(470)
Gain on disposal of property, plant and equipment	出售物業、機械及 設備收益	5,385	5,435
		<b>5,966</b>	4,965

### 8. FINANCE COSTS

### 8. 融資成本

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Interest on borrowings (note 22)	借款利息(附註22)	734	975
Interest on trade payables (note 20)	貿易應付款項利息(附註20)	657	-
Interest on lease liabilities (note 25)	租賃負債利息(附註25)	255	140
Imputed interest on loans from a related company (note 24)	來自一間關聯公司之 貸款的推算利息(附註24)	177	87
		<b>1,823</b>	1,202



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 9. INCOME TAX CREDIT

### 9. 所得稅抵免

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Current tax:	即期稅項：		
Hong Kong Profits Tax	香港利得稅	219	-
Deferred tax (note 23)	遞延稅項(附註23)	(1,071)	(2,127)
		(852)	(2,127)

On 21 March 2018, the Hong Kong Legislative Council passed The Inland Revenue (Amendment) (No. 7) Bill 2017 (the "Bill") which introduces the two-tiered profits tax rates regime. The Bill was signed into law on 28 March 2019 and was gazetted on the following day. Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of the qualifying group entity will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%.

The directors of the Company considered the amount involved upon implementation of the two-tiered profits tax rates regime as insignificant to the consolidated financial statements. Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profit for the year ended 31 March 2021.

No provision for Hong Kong Profits Tax has been made as the Group has no assessable profits for the year ended 31 March 2020.

For the subsidiary registered in Macau, Macau Complementary Income Tax is calculated at 12% of the estimated assessable profit exceeding MOP600,000 after the deduction of dividend paid for both years. No provision for Macau Complementary Income Tax had been made as it had no assessable profits for the current year.

於2018年3月21日，香港立法會通過了「2017年稅務(修訂)(第7號)條例草案」(「條例草案」)，該條例草案引入了利得稅兩級制。該條例草案於2019年3月28日簽署成為法律，並於次日在憲報刊登。根據利得稅兩級制，合資格集團實體的首2百萬港元溢利將按8.25%徵稅，而超過2百萬港元的溢利則須按16.5%徵稅。不符合利得稅兩級制的集團實體的溢利將繼續按16.5%的統一稅率徵稅。

本公司董事認為，實施利得稅兩級制所涉及的金額與綜合財務報表並無重大關係。截至2021年3月31日止年度的香港利得稅按估計應課稅溢利的16.5%計算。

由於本集團於截至2020年3月31日止年度並無應課稅溢利，故未有計提香港利得稅撥備。

就於澳門註冊成立的附屬公司而言，該兩個年度的澳門所得補充稅按扣除已派發股息後超過600,000澳門元的估計應課稅溢利的12%計算。由於本集團於本年度並無應課稅溢利，故未有計提澳門所得補充稅撥備。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 9. INCOME TAX CREDIT (Continued)

For subsidiary registered in the PRC, under the Law of the PRC on Enterprise Income Tax (the “EIT Law”) and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiary is 25%.

For the subsidiary registered in Singapore which is subject to Singapore income tax at 17% (2020: 17%). No provision for Singapore income tax had been made as it had no assessable profits for both years.

The income tax credit for the year can be reconciled from the loss before tax per the consolidated statement of profit or loss and other comprehensive income as follows:

### 9. 所得稅抵免(續)

就於中國註冊成立的附屬公司而言，根據中國企業所得稅法(「企業所得稅法」)及企業所得稅法實施條例，中國附屬公司須按25%繳納企業所得稅。

於新加坡註冊的附屬公司須按17%(2020年：17%)的稅率繳納新加坡所得稅。由於在該兩個年度均無應課稅溢利，故未有計提新加坡所得稅撥備。

本年度所得稅抵免與綜合損益及其他全面收益表所載除稅前虧損對賬如下：

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Loss before tax	除稅前虧損	(6,536)	(21,806)
Tax at applicable tax rate of 16.5%	按適用稅率16.5%計算的稅項	(1,078)	(3,598)
Tax effect of expenses not deductible for tax purpose	不可扣稅開支的稅務影響	739	866
Tax effect of income not taxable for tax purpose	毋須課稅收入的稅務影響	(868)	(24)
Tax effect of tax losses not recognised	未確認稅務虧損的稅務影響	586	593
Effect of different tax rate of subsidiaries operating in other jurisdiction	於其他司法管轄區經營的附屬公司的稅率差異的影響	(174)	(140)
Others	其他	(57)	176
Income tax credit for the year	本年度所得稅抵免	(852)	(2,127)

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 10. LOSS FOR THE YEAR

### 10. 本年度虧損

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Loss for the year has been arrived at after charging:	扣除下列項目後的本年度虧損：		
Auditor's remuneration	核數師酬金	1,630	1,905
Cost of inventories recognised as expenses	確認作開支的存貨成本	20,054	17,868
Depreciation of property, plant and equipment	物業、機械及設備折舊	66,295	57,246
Depreciation of right-of-use assets	使用權資產折舊	3,027	1,463
Write-down of inventories	存貨撇減	-	536
Staff costs:	員工成本：		
Directors' emoluments (note 11)	董事酬金(附註11)	6,746	6,749
Other staff costs:	其他員工成本：		
— Salaries, allowances and other benefits	— 薪金、津貼及其他福利	37,755	33,224
— Retirement benefits scheme contributions	— 退休福利計劃供款	1,432	1,402
		<b>39,187</b>	<b>34,626</b>
Total staff costs	總員工成本	<b>45,933</b>	<b>41,375</b>

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 10. LOSS FOR THE YEAR (Continued)

Note: The Group has established the MPF Scheme for its Hong Kong employees. The assets of the scheme are held separately in funds which are under the control of independent trustees. The retirement benefit scheme contributions recognised in profit or loss represent contributions paid or payable by the Group to the scheme at 5% of each of the employees' monthly relevant income capped at HK\$30,000 (2020: HK\$30,000) per month.

The eligible employees of the Company's subsidiaries in the Macau, the PRC and Singapore are members of pension schemes operated respective local governments. The subsidiary in Macau is required to contribute MOP60 for every employee per month. The subsidiary in the PRC is required to contribute a certain percentage ranging from 0.2% to 14% of the relevant cost of the payroll of these employees to the pension schemes to fund the benefits for both years. The subsidiary in Singapore is required to contribute 16% of the employee's monthly gross salary. The only obligation of the Group with respect to the retirement benefit schemes is to make the required contribution under the schemes.

The total costs charged to profit or loss for the year of HK\$1,504,000 (2020: HK\$1,474,000), comprised HK\$72,000 and HK\$1,432,000 (2020: HK\$72,000 and HK\$1,402,000) in directors' emoluments and other staff costs respectively, and represented contributions paid or payable to the schemes by the Group in respect of the current year. At the end of the reporting period, there were no forfeited contributions available to reduce future obligations.

### 10. 本年度虧損(續)

附註：本集團已為香港僱員設立強積金計劃。計劃的資產以獨立受託人監管的基金形式分開持有。於損益確認的退休福利計劃供款為本集團按各僱員以30,000港元(2020年：30,000港元)為上限的有關月薪5%的已付或應付供款。

本公司於澳門、中國及新加坡的附屬公司的合資格僱員為各當地政府管理的退休金計劃成員。澳門的附屬公司須每月就每名僱員供款60澳門元。於該兩個年度，中國的附屬公司須向退休金計劃作出該等僱員相關薪金成本介乎0.2%至14%的某個百分比的供款，以為福利提供資金。新加坡附屬公司須就僱員月薪總金額作出16%供款。本集團有關退休福利計劃的唯一責任為根據計劃作出所須供款。

於年內損益扣除之成本總額為1,504,000港元(2020年：1,474,000港元)，包括分別為72,000港元及1,432,000港元(2020年：72,000港元及1,402,000港元)的董事酬金及其他員工成本，為本集團就本年度向計劃作出的已付或應付供款。於報告期末，並無沒收的供款可供減低未來供款責任。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS

Details of the emoluments paid or payable to the directors of the Company are as follows:

### 11. 董事、最高行政人員及僱員酬金

已付或應付本公司董事的酬金詳情如下：

		Other emoluments 其他酬金			
		Fees	Basic salaries, allowances and other benefits 基本薪金、津貼及其他福利	Retirement benefits scheme contributions 退休福利計劃供款	Total
		袍金 HK\$'000 千港元	HK\$'000 千港元	退休福利計劃供款 HK\$'000 千港元	總計 HK\$'000 千港元
<b>For the year ended 31 March 2021</b>		<b>截至2021年3月31日止年度</b>			
Executive directors:	執行董事：				
Lau Pong Sing	劉邦成	-	2,777	36	2,813
Chan Kit Mui, Lina	陳潔梅	-	2,763	36	2,799
Non-executive director:	非執行董事：				
Tomokatsu Nakazawa	中澤友克	-	-	-	-
Independent non-executive directors:	獨立非執行董事：				
Li Ping Chi	李炳志	252	-	-	252
Siu Chak Yu	蕭澤宇	252	-	-	252
Ho Chung Tai, Raymond	何鍾泰	630	-	-	630
		<b>1,134</b>	<b>5,540</b>	<b>72</b>	<b>6,746</b>
<b>For the year ended 31 March 2020</b>		<b>截至2020年3月31日止年度</b>			
Executive directors:	執行董事：				
Lau Pong Sing	劉邦成	-	2,776	36	2,812
Chan Kit Mui, Lina	陳潔梅	-	2,768	36	2,804
Non-executive director:	非執行董事：				
Tomokatsu Nakazawa	中澤友克	-	-	-	-
Independent non-executive directors:	獨立非執行董事：				
Li Ping Chi	李炳志	252	-	-	252
Siu Chak Yu	蕭澤宇	252	-	-	252
Ho Chung Tai, Raymond	何鍾泰	629	-	-	629
		<b>1,133</b>	<b>5,544</b>	<b>72</b>	<b>6,749</b>

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS (Continued)

Mr. Lau Pong Sing is also the Chief Executive of the Company and his emoluments disclosed above include those for services rendered by him as the Chief Executive.

The executive directors' emoluments shown above were mainly for their services in connection with the management of the affairs of the Company and the Group. The independent non-executive directors' emoluments shown above were mainly for their services as directors of the Company. No emoluments were paid to the non-executive directors for both years. The non-executive director waived his emoluments in the years ended 31 March 2021 and 2020. There was no other arrangement under which a director or the Chief Executive of the Company waived or agreed to other waive any remuneration for both years.

The Group has been providing accommodation, which is leased from third party, to Ms. Chan Kit Mui, Lina for use by her and her family members at no charge. The relevant short term lease expense is HK\$492,000 (2020: HK\$484,000).

Of the five individuals with the highest emoluments in the Group for the year, two (2020: two) of them were directors of the Company, whose emoluments are included in above. The emoluments of the remaining three (2020: three) individuals were as follows:

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Basic salaries and allowance and other benefits	基本薪金及津貼及其他福利	2,917	2,523
Discretionary bonus	酌情花紅	185	146
Retirement benefits scheme contributions	退休福利計劃供款	54	54
		<b>3,156</b>	2,723

### 11. 董事、最高行政人員及僱員酬金 (續)

劉邦成先生亦為本公司最高行政人員，上文所披露其酬金包括其作為最高行政人員提供服務的酬金。

上述執行董事酬金主要與其就管理本公司及本集團事務提供服務有關。上述獨立非執行董事酬金主要與其就擔任本公司董事提供服務有關。該兩個年度概無向非執行董事支付酬金。非執行董事放棄截至2021年及2020年3月31日止年度的薪酬。本公司董事或最高行政人員於該兩個年度內並無放棄或同意放棄任何酬金的其他安排。

本集團一直免費提供向第三方租用的住宿，以供陳潔梅女士及其家庭成員使用。相關短期租賃開支為492,000港元(2020年：484,000港元)。

本年度，本集團五名最高薪人士中兩名(2020年：兩名)為本公司董事，其酬金已計入上文內。餘下三名(2020年：三名)人士的酬金如下：



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 11. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS (Continued)

The number of the highest paid employees who are not directors of the Company whose remuneration within the following band is as follows:

		2021 2021年 Number of individuals 人數	2020 2020年 Number of individuals 人數
Nil to HK\$1,000,000	零至1,000,000港元	1	3
HK\$1,000,001 to HK\$1,500,000	1,000,001 港元至 1,500,000 港元	2	-

No emoluments were paid by the Group to the directors of the Company or the five highest paid individuals (including directors and employees) as an inducement to join or upon joining the Group or as compensation for loss of office during both years.

### 12. DIVIDEND

No dividend were paid and proposed for the year ended 31 March 2021 and 2020.

### 11. 董事、最高行政人員及僱員酬金 (續)

酬金介乎下列範圍的非本公司董事最高薪僱員數目如下：

於兩個年度，本集團並無向本公司董事或五名最高薪人士(包括董事及僱員)支付酬金作為加盟本集團或加盟時的獎勵或離職補償。

### 12. 股息

截至2021年及2020年3月31日止年度，並無已派及擬派股息。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 13. LOSS PER SHARE

The calculation of the basic loss per share attributable to owners of the Company is based on the following data:

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Loss for the year attributable to owners of the Company for the purpose of basic loss per share	用於計算每股基本虧損的本公司擁有人應佔本年度虧損	(5,684)	(19,679)
		'000 千股	'000 千股
Number of shares Number of ordinary shares for the purpose of basic loss per share	股份數目 用於計算每股基本虧損的普通股股數	864,000	864,000

Note: The calculations of the basic loss per share for both years are based on the loss attributable to owners of the Company using the number of shares in issue during the year.

No diluted loss per share is presented for both years as there were no potential ordinary shares in issue.

### 13. 每股虧損

本公司擁有人應佔每股基本虧損乃基於下列數據計算：

附註：上述兩個年度每股基本虧損乃按本公司擁有人應佔虧損及年內已發行股份數計算。

由於並無潛在已發行普通股，故概無呈列該兩個年度的每股攤薄虧損。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 14. PROPERTY, PLANT AND EQUIPMENT

### 14. 物業、機械及設備

		Plant and machinery	Office equipment	Furniture and fixtures	Leasehold improvements	Motor vehicles	Tools	Total
		機械及設備	辦公室設備	傢具及固定裝置	租賃物業裝修	汽車	工具	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元
<b>COST</b>	<b>成本</b>							
At 1 April 2019	於2019年4月1日	382,076	2,897	431	5,747	14,733	1,685	407,569
Acquisition of a subsidiary (note 31)	收購一間附屬公司 (附註31)	19,914	-	-	-	-	-	19,914
Additions	添置	68,844	307	20	112	-	355	69,638
Disposals	出售	(30,169)	(31)	(46)	-	(88)	-	(30,334)
Exchange realignment	匯兌調整	(464)	-	-	-	-	-	(464)
At 31 March 2020	於2020年3月31日	440,201	3,173	405	5,859	14,645	2,040	466,323
Additions	添置	23,422	265	-	1,036	65	-	24,788
Transfer	轉撥	2,782	-	-	-	2,189	-	4,971
Disposals	出售	(13,549)	-	-	(54)	(1,432)	(55)	(15,090)
Exchange realignment	匯兌調整	1,711	-	4	-	-	-	1,715
At 31 March 2021	於2021年3月31日	454,567	3,438	409	6,841	15,467	1,985	482,707
<b>DEPRECIATION AND IMPAIRMENT</b>	<b>折舊及減值</b>							
At 1 April 2019	於2019年4月1日	166,024	2,060	245	4,816	11,829	1,349	186,323
Provided for the year	年度提撥	54,745	374	83	535	1,268	241	57,246
Impairment loss recognised in profit or loss	已於損益確認的減值虧損	2,525	-	-	-	-	-	2,525
Eliminated on disposals	出售時註銷	(14,270)	(10)	(16)	-	(88)	-	(14,384)
Exchange realignment	匯兌調整	(30)	-	-	-	-	-	(30)
At 31 March 2020	於2020年3月31日	208,994	2,424	312	5,351	13,009	1,590	231,680
Provided for the year	年度提撥	64,186	360	53	234	1,304	158	66,295
Impairment loss recognised in profit or loss	已於損益確認的減值虧損	5,363	-	-	-	-	-	5,363
Eliminated on disposals	出售時註銷	(8,960)	-	-	(12)	(1,398)	(12)	(10,382)
Exchange realignment	匯兌調整	282	-	2	-	-	-	284
At 31 March 2021	於2021年3月31日	269,865	2,784	367	5,573	12,915	1,736	293,240
<b>CARRYING VALUES</b>	<b>賬面值</b>							
At 31 March 2021	於2021年3月31日	184,702	654	42	1,268	2,552	249	189,467
At 31 March 2020	於2020年3月31日	231,207	749	93	508	1,636	450	234,643

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 14. PROPERTY, PLANT AND EQUIPMENT (Continued)

The above items of property, plant and equipment are depreciated on a straight-line basis at the following rates per annum after taking into account the residual values:

Plant and machinery	15% to 30%
Others	20%

#### The Group as lessor

The Group leases out plant and machinery under operating leases. The leases typically run for an initial period of one month. None of the leases includes variable lease payments. These machinery under operating leases included within plant and machinery.

#### Impairment assessment

The management of the Group assessed and concluded if there was indication for impairment by reference to the utilisation and income generated from the plant and machinery in recent years, and impairment assessment are conducted on recoverable amounts of the plant and equipment with impairment indicator. The recoverable amount of the plant and equipment are estimated individually.

The impairment amount has been recognised and such that the carrying amount of each plant and machinery is not reduced below the highest of its fair value less cost of disposal, its value in use and zero. Value in use is based on the estimation on the future profitability from leasing the assets, future utilisation and future lease rates; and fair value less cost of disposal is based on the estimation on resale values, with reference to the historical disposal values and cost of disposal, or market transactions. The plant and equipment was measured at fair value less cost of disposal based on level 2. Based on the fair value less cost of disposal, an impairment of HK\$5,363,000 (2020: HK\$2,525,000) has been recognised against the carrying amount of plant and equipment.

### 14. 物業、機械及設備(續)

上述物業、機械及設備項目計及剩餘價值後以直線法按下列年率折舊：

機械及設備	15%至30%
其他	20%

#### 本集團為出租人

本集團以經營租賃方式出租機械及設備。租賃一般初步為期一個月，所有租賃均不包含可變租賃付款。有關經營租賃的機械包括在機械及設備內。

#### 減值評估

本集團管理層評估並得出結論，參照近年機械及設備的使用情況及所產生收入，如果有減值跡象，則對有減值跡象的機械及設備的可收回金額進行減值評估。機械及設備的可收回金額乃按個別評估。

減值金額已確認，以致各機械及設備的賬面值未削減至低於其公允值減出售成本、其使用價值及零三者中的最高值。使用價值基於租賃資產、未來使用情況及未來租賃率的未來盈利能力作出估計，而公允值減出售成本乃基於對轉售價值的估計作出，並經參考過往出售價值及出售成本，或市場交易。機械及設備基於第二層級按公允值減出售成本計量。基於公允值減出售成本計算，已就機械及設備的賬面值確認減值5,363,000港元(2020年：2,525,000港元)。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 15. RIGHT-OF-USE ASSETS

### 15. 使用權資產

		<b>Leased properties</b> 租賃物業 HK\$'000 千港元
<b>As at 31 March 2021</b>	<b>於2021年3月31日</b>	
Carrying amount	賬面值	5,663
<b>As at 31 March 2020</b>	<b>於2020年3月31日</b>	
Carrying amount	賬面值	7,224
<b>For the year ended 31 March 2021</b>	<b>截至2021年3月31日止年度</b>	
Depreciation charge	折舊費	3,027
<b>For the year ended 31 March 2020</b>	<b>截至2020年3月31日止年度</b>	
Depreciation charge	折舊費	1,463

		<b>2021</b> <b>2021年</b> <b>HK\$'000</b> <b>千港元</b>	2020 2020年 HK\$'000 千港元
Expense relating to short-term leases (2019: short-term leases and other leases with lease terms end within 12 months of the date of initial application of HKFRS 16)	有關短期租賃的開支(2019年： 短期租賃及租期於初始應用 香港財務報告準則第16號 當日起12個月內結束的其他 租賃)		
— in respect of rented premise	— 有關租賃處所	<b>3,696</b>	4,454
— in respect of machinery rentals	— 有關機械租賃	<b>1,519</b>	18,823
Total cash outflow for leases	租賃現金流出總額	<b>8,780</b>	23,973
Additions to right-of-use assets	使用權資產的添置	<b>1,425</b>	8,687

For both years, the Group leases warehouses for its operations. Lease contracts are entered into for fixed term of two to three years (2020: two to three years). Lease terms are negotiated on an individual basis and contain different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

於該兩個年度，本集團就其營運租賃倉庫。租賃合約乃按固定兩至三年期(2020年：兩至三年)訂立。租期乃按個別基準磋商，並載有不同條款及條件。於釐定期限及評估不可撤銷期間的時長時，本集團應用合約的定義，釐定可強制執行合約的期間。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 16. DEPOSIT PLACED FOR A LIFE INSURANCE POLICY 16. 壽險保單存款

	2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Deposit placed for a life insurance policy 壽險保單存款	2,835	2,760

The Group entered into a life insurance policy (the “Policy”) with an insurance company to insure a director of the Company. Under the Policy, the beneficiary and policy holder is a subsidiary of the Company and the total insured sum is US\$1,000,000 (equivalent to HK\$7,757,000).

At inception of the Policy, the Group is required to make a single upfront payment of US\$322,000 (equivalent to HK\$2,497,000) which includes a fixed policy premium charge and a deposit. Monthly policy expense and insurance charges will be incurred over the insurance period with reference to the terms set out in the Policy. The insurance company will pay the Group a guaranteed interest rate of 4.2% for the first year and a variable return per annum afterwards (with guaranteed minimum interest rate of 2%) during the effective period of the Policy. The Group may request full surrender of the Policy at any time and receive cash back based on the value of the Policy at the date of withdrawal, which is determined by the gross premium paid plus accumulated interest earned and minus the policy expense and insurance premium charge. If such withdrawal is made between the first to eighteenth policy year, a pre-determined specified surrender charge will be imposed on the Group.

The directors of the Company consider that the possibility of terminating the Policy during the first eighteen years was low and the expected life of the life insurance policy remains unchanged since its initial recognition. The policy premium, expense and insurance charges are recognised in profit or loss and any fair value changes of the deposit placed is recognised in profit or loss.

本集團與保險公司訂有壽險保單(「保單」)，為本公司一名董事投保。根據保單，受益人及保單持有人為本公司附屬公司，而總投保額為1,000,000美元(相等於7,757,000港元)。

於開立保單時，本集團須支付一筆過預付款322,000美元(相等於2,497,000港元)，包括定額保費及存款。每月保險開支及保險手續費將於保險期內參照保單所載條款產生。保險公司將向本集團支付首年保證利率4.2%，並於往後保單生效期內每年支付可變回報(最低保證利率為2%)。本集團可隨時要求全額退保，並收回相等於退保日期保單價值(按已付保費總額加累計已獲利息並扣除保單開支及保費手續費而釐定)的現金。倘於第一至第十八個保單年度之間退保，本集團將須繳付預定退保手續費。

本公司董事認為於首十八個保單年度內終止保單的可能性低，故壽險保單的預計有效期自首次確認起維持不變。保費、開支及保險手續費於損益確認，而所存置存款的任何公允價變動亦於損益確認。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 17. INVENTORIES

### 17. 存貨

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Finished goods	製成品	30,672	25,311

### 18. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

### 18. 貿易及其他應收款項、按金及預付款項

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Lease receivables from:	應收下列人士租金：		
— outsiders	— 外界人士	43,906	42,436
— a subsidiary of a shareholder of the Company	— 本公司一名股東的附屬公司	—	768
— a related company	— 一間關聯公司	212	429
Less: Allowance for credit losses	減：信貸虧損撥備	(10,620)	(11,637)
		33,498	31,996
Trade receivables from contracts with customers	來自客戶合約的貿易應收款項	3,331	5,161
Less: Allowance for credit losses	減：信貸虧損撥備	(179)	(678)
		3,152	4,483
Other receivables	其他應收款項	98	50
Value added tax recoverable	可收回增值稅	1,260	1,169
Rental deposits paid	已付租金按金	650	1,052
Other deposits and prepayments	其他按金及預付款項	4,502	5,783
		43,160	44,533
Analysed as:	分析為：		
Current	流動	42,089	43,462
Non-current — deposits paid for acquisition of property, plant and equipment	非流動 — 收購物業、機械及設備的已付按金	421	421
Non-current — rental deposits	非流動 — 租金按金	650	650
		43,160	44,533

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 18. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (Continued)

As at 1 April 2019, trade receivables from contracts with customers amounted to HK\$2,026,000.

The following is an aged analysis of lease receivables and trade receivables, net of allowance for credit losses, presented based on the invoice date at the end of the reporting period:

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Within 30 days	30日內	13,567	8,656
31 to 60 days	31日至60日	12,295	14,792
61 to 90 days	61日至90日	4,038	2,506
91 to 180 days	91日至180日	6,222	6,318
Over 180 days	超過180日	528	4,207
		<b>36,650</b>	36,479

During both years, the normal credit term of the lease receivables is 0 to 30 days upon invoice issued and the normal credit term of the trade receivables is 60 to 90 days upon invoice issued.

As at 31 March 2021, included in the Group's lease receivables and trade receivables balances were debtors with aggregate carrying amount of HK\$29,037,000 (2020: HK\$28,552,000) which were past due at the end of the reporting period. Out of the past due balances as at 31 March 2021, HK\$10,244,000 (2020: HK\$9,320,000) has been past due 90 days or more and are not considered as in default as debtors normally will settle the outstanding balances after 90 days overdue with reference to the debtors settlement pattern. The Group does not hold any collateral over these balances.

Details of impairment assessment of trade and other receivables are set out in note 30.

### 18. 貿易及其他應收款項、按金及預付款項(續)

於2019年4月1日，客戶合約產生的貿易應收款項為2,026,000港元。

以下為於報告期末按發票日期呈列的應收租賃款項及貿易應收款項(已扣除信貸虧損撥備)的賬齡分析：

於該兩個年度，應收租賃款項的正常信貸期為出具發票後0至30日，而貿易應收款項的正常信貸期為出具發票後60至90日。

於2021年3月31日，本集團應收租賃款項及貿易應收款項結餘包括總賬面值為29,037,000港元(2020年：28,552,000港元)的應收賬款，其於報告期末已逾期。於2021年3月31日已逾期結餘中，10,244,000港元(2020年：9,320,000港元)已逾期90日或以上但不被視為違約，因應收賬款一般會在逾期90日後參考應收賬款支付模式結清未償還結餘。本集團並未就該等結餘持有任何抵押品。

貿易及其他應收款項的減值評估詳情載於附註30。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 19. BANK BALANCES AND CASH/PLEDGED BANK DEPOSIT

At 31 March 2021, bank balances carry interest at market rates of 0.01% per annum (2020: 0.01% per annum).

Details of impairment assessment of bank balances and pledged bank deposit are set out in note 30.

### 19. 銀行結餘及現金／已抵押銀行存款

於2021年3月31日，銀行結餘按市場年利率0.01%（2020年：年利率0.01%）計息。

銀行結餘及已抵押銀行存款的減值評估詳情載於附註30。

### 20. TRADE AND OTHER PAYABLES AND ACCRUED CHARGES

### 20. 貿易及其他應付款項及應計費用

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Trade payables (Note a)	貿易應付款項(附註a)	25,526	37,177
Accrued expenses (Note b)	應計開支(附註b)	10,468	9,560
Other payables (Note c)	其他應付款項(附註c)	2,193	2,956
		<b>38,187</b>	49,693
Analysed as:	分析為：		
Current	流動	31,158	37,335
Non-current	非流動		
— trade payable to a shareholder of the Company	— 應付本公司一名股東的貿易款項	7,029	—
— trade payable to a subsidiary of a shareholder of the Company	— 應付本公司一名股東的附屬公司的貿易款項	—	12,358
		<b>38,187</b>	49,693

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 20. TRADE AND OTHER PAYABLES AND ACCRUED CHARGES (Continued)

Notes:

- (a) As at 31 March 2021, included in trade payables is HK\$14,438,000 payable to a shareholder of the Company (2020: HK\$21,669,000 payable to a subsidiary of a shareholder of the Company). Except for a trade payable of HK\$14,438,000 (2020: HK\$18,475,000) carrying on an interest rate of 3.6% per annum and payable by 36 monthly instalments from 25 March 2020, other trade payables are under normal credit term granted by suppliers. The credit period on trade payables is ranging from 0 to 180 days (2020: 0 to 180 days).
- (b) As at 31 March 2021, included in accrued expenses are mainly accrued staff costs of HK\$5,205,000 (2020: HK\$5,047,000).
- (c) As at 31 March 2021 and 2020, included in other payables are mainly professional fee payable, insurance payable and other utility payable.

The following is an aged analysis of trade payables presented based on the invoice date at the end of the reporting period:

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Within 30 days	30日內	4,651	20,818
31 to 60 days	31至60日	1,298	5,045
61 to 90 days	61至90日	98	499
91 to 180 days	91至180日	3,597	9,505
Over 180 days	超過180日	15,882	1,310
		<b>25,526</b>	<b>37,177</b>

### 20. 貿易及其他應付款項及應計費用 (續)

附註：

- (a) 於2021年3月31日，貿易應付款項包括應付本公司一名股東款項14,438,000港元(2020年：應付本公司一名股東的附屬公司款項21,669,000港元)。除一筆年利率為3.6%並須自2020年3月25日起分36個月付款的貿易應付款項14,438,000港元(2020年：18,475,000港元)外，其他貿易應付款項乃按供應商授予的一般信貸期付款。貿易應付款項的信貸期介乎0至180日(2020年：0至180日)。
- (b) 於2021年3月31日，應計開支主要包括應計員工成本5,205,000港元(2020年：5,047,000港元)。
- (c) 於2021年及2020年3月31日，其他應付款項主要包括應付專業費用、應付保費及其他應付公共設施費用。

下表載列貿易應付款項於報告期末按發票日期呈列的賬齡分析：

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 21. CONTRACT LIABILITIES

### 21. 合約負債

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Relating to sales of machinery and parts	與機械及零件銷售相關	10,583	13,233

As at 1 April 2019, contract liabilities amounted to HK\$563,000.

於2019年4月1日，合約負債為563,000港元。

The Group normally receives 10% to 40% of the contract value as deposits from customers when it signs that sale and purchase agreement. The deposits will be recognised as revenue when the customer obtains control of the machinery and parts.

本集團通常於客戶簽訂買賣協議時向他們收取合約價值的10%至40%作為訂金。訂金將會於客戶取得機械及零件的控制權時確認為收益。

The following table shows how much of the revenue recognised relates to carried-forward contract liabilities and how much relates to performance obligation that were satisfied in prior periods.

下表顯示已確認的收入中多少與結轉合約負債相關及多少與前期已履行的履約責任相關。

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Balance at the beginning of the year	年初餘額	13,233	563
Decrease in contract liabilities as a result of recognising revenue during the year that were included in the contract liabilities at the beginning of the year	年內確認收入(於年初計入合約負債)導致合約負債減少	(13,233)	(563)
Increase in contract liabilities as a result of receiving deposits in respect of sales of machinery and parts	因收取機械及零件銷售的按金導致合約負債增加	10,583	13,233
Balance at the end of the year	年末餘額	10,583	13,233

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 22. BORROWINGS

### 22. 借款

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Secured borrowings	有抵押借款	9,630	23,164
		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Carrying amounts of borrowings that contain a repayment on demand clause (shown under current liabilities) and the maturity analysis based on the scheduled repayment dates set out in the loan agreements are:	包含須按要求還款條款的借款(於流動負債項下呈列)的賬面值及按貸款協議所載預定還款日期所作到期日分析為：		
Within one year	一年內	7,054	13,534
More than one year but not exceeding two years	多於一年，但不多於兩年	2,576	7,054
More than two years but not exceeding five years	多於兩年，但不多於五年	-	2,576
		9,630	23,164
Less: Amounts due within 12 months shown under current liabilities	減：於流動負債項下呈列的12個月內到期款項	(9,630)	(23,164)
Non-current liabilities	非流動負債	-	-



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 22. BORROWINGS (Continued)

At 31 March 2021, included in Group's borrowings of HK\$9,630,000 (2020: HK\$23,164,000) are fixed-rate borrowings carry interest ranging from 2.05% to 3.61% (2020: ranging from 2.05% to 2.35%) per annum.

The secured borrowings were secured by property, plant and equipment, deposit placed for a life insurance policy and pledged bank deposit as disclosed in note 34.

As at 31 March 2021, the Group's general banking facilities amounting to HK\$43,911,000 (2020: HK\$55,749,000) are secured by unlimited corporate guarantee from the Company.

### 23. DEFERRED TAX ASSETS/LIABILITIES

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset. The following is the analysis of the deferred tax balances for financial reporting purposes:

### 22. 借款(續)

於2021年3月31日，本集團的借款中包括9,630,000港元(2020年：23,164,000港元)的固定利率借款，按介乎2.05%至3.61%(2020年：介乎2.05%至2.35%)年利率計息。

有抵押借款以附註34所披露的物業、機械及設備、壽險保單存款以及已抵押銀行存款作抵押。

於2021年3月31日，本集團的一般銀行融資額為43,911,000港元(2020年：55,749,000港元)，以本公司無限制公司擔保作抵押。

### 23. 遞延稅項資產／負債

就於綜合財務狀況表的呈列而言，若干遞延稅項資產及負債已被抵銷。以下為就財務報告而言的遞延稅項餘額分析：

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Deferred tax assets	遞延稅項資產	(138)	(123)
Deferred tax liabilities	遞延稅項負債	24,845	25,901
		<b>24,707</b>	25,778

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 23. DEFERRED TAX ASSETS/LIABILITIES (Continued)

The following are the major deferred tax liabilities (assets) recognised by the Group and movements thereon during both years:

### 23. 遞延稅項資產／負債(續)

以下為本集團於兩個年度內確認的主要遞延稅項負債(資產)及其變動：

		Accelerated tax depreciation	Tax losses	ECL provision 預期信貸 虧損撥備	Fair value adjustments	Total
		加速稅項折舊	稅項虧損	虧損撥備	公允值調整	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
At 1 April 2019	於2019年4月1日	30,277	(2,553)	(967)	-	26,757
Acquisition of a subsidiary (note 31)	收購一間附屬公司 (附註31)	41	-	-	1,107	1,148
(Credit) charge to profit or loss	(計入損益)自損益 扣除	(554)	(1,568)	161	(166)	(2,127)
At 31 March 2020	於2020年3月31日	<b>29,764</b>	<b>(4,121)</b>	<b>(806)</b>	<b>941</b>	<b>25,778</b>
(Credit) charge to profit or loss	(計入損益)自損益 扣除	<b>(5,046)</b>	<b>4,121</b>	<b>246</b>	<b>(392)</b>	<b>(1,071)</b>
At 31 March 2021	於2021年3月31日	<b>24,718</b>	-	<b>(560)</b>	<b>549</b>	<b>24,707</b>

At the end of the reporting period, the Group has unused tax losses of HK\$9,637,000 (2020: HK\$32,152,000) available for offset against future profits. A deferred tax asset has been recognised in respect of nil (2020: HK\$24,976,000) of such losses. No deferred tax asset has been recognised in respect of the remaining HK\$9,637,000 (2020: HK\$7,176,000) due to the unpredictability of future profit streams. Included in unrecognised tax losses are losses of HK\$2,613,000 (2020: HK\$517,000) that will expire by 5 years from the date of originating. Other tax losses may be carried forward indefinitely.

於報告期末，本集團有未動用稅項虧損9,637,000港元(2020年：32,152,000港元)可供抵銷未來溢利，並已就有關虧損零港元(2020年：24,976,000港元)確認遞延稅項資產。由於無法預測未來溢利，故並無就餘下的9,637,000港元(2020年：7,176,000港元)確認遞延稅項資產。2,613,000港元(2020年：517,000港元)的虧損包括在未確認的稅項虧損中，於發起之日起5年內到期。其他稅項虧損可無限期結轉。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 24. LOANS FROM A RELATED COMPANY

The related company is a subsidiary of a shareholder.

As at 31 March 2021, loans from a related company are unsecured and carried the effective interest rate of 4.06% per annum. Included in the carrying amounts of US\$348,684, equivalent to approximately HK\$2.7 million (2020: US\$337,794, equivalent to approximately HK\$2.6 million) and US\$38,760, equivalent to approximately HK\$0.3 million (2020: US\$217,794, equivalent to approximately HK\$1.7 million) are repayable in October 2021 and August 2021 respectively.

The related company has common directors with the Company.

### 24. 來自一間關聯公司之貸款

關聯公司為一名股東的一間附屬公司。

於2021年3月31日，來自一間關聯公司的貸款為無抵押，按實際年利率4.06%計息。賬面值348,684美元(相當於約2.7百萬港元)(2020年：337,794美元(相當於約2.6百萬港元))和38,760美元(相當於約0.3百萬港元)(2020年：217,794美元(相當於約1.7百萬港元))分別於2021年10月和2021年8月還款。

關聯公司與本公司有共同董事。

### 25. LEASE LIABILITIES

### 25. 租賃負債

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Lease liabilities payable:	應付租賃負債：		
Within one year	一年內	3,525	2,907
More than one year but not exceeding two years	多於一年，但不多於兩年	1,874	2,892
More than two years but not exceeding five years	多於兩年，但不多於五年	-	1,485
		5,399	7,284
Less: Amount due for settlement within 12 months shown under current liabilities	減：12個月內到期結算的款項 (於流動負債下列示)	(3,525)	(2,907)
Amount due for settlement after 12 months shown under non-current liabilities	12個月後到期結算的款項 (於非流動負債下列示)	1,874	4,377

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 26. ISSUED CAPITAL

### 26. 已發行股本

		Number of shares 股份數目	Share capital 股本 HK\$'000 千港元
Ordinary shares of HK\$0.001 each	每股面值0.001港元的普通股		
Authorised:	法定：		
At 1 April 2019, 31 March 2020 and 31 March 2021	於2019年4月1日、 2020年3月31日及 2021年3月31日	10,000,000,000	10,000
Issued:	已發行：		
At 1 April 2019, 31 March 2020 and 31 March 2021	於2019年4月1日、 2020年3月31日及 2021年3月31日	864,000,000	864

### 27. SHARE-BASED PAYMENTS

The Group has adopted the share option scheme (the “**Share Option Scheme**”) pursuant to a resolution in writing passed by all the shareholders in the extraordinary general meeting on 17 March 2016. The Share Option Scheme is a share incentive scheme and is established to recognise and acknowledge the contributions that eligible participants had made or may make to the Group.

Under the Share Option Scheme, the board of directors (“**the Board**”) may at its discretion grant options to eligible participants, including: (i) any director, employee, consultant, professional, customer, supplier, agent, partner or adviser of or contractor to the Group or a company in which the Group holds an interest or a subsidiary of such company (“**Affiliate**”); or (ii) the trustee of any trust the beneficiary of which or any discretionary trust the discretionary objects of which include any director, employee, consultant, professional, customer, supplier, agent, partner or adviser of or contractor to the Group or an Affiliate; or (iii) a company beneficially owned by any director, employee, consultant, professional, customer, supplier, agent, partner, adviser of or contractor to the Group or an Affiliate.

### 27. 以股份為基礎的付款

本集團已根據所有股東於2016年3月17日的股東特別大會上通過書面決議案採納購股權計劃(「購股權計劃」)。購股權計劃為股份獎勵計劃，設立該計劃旨在嘉許及酬謝曾經或可能會對本集團作出貢獻的合資格參與者。

根據購股權計劃，董事會(「董事會」)可酌情向合資格參與者授出購股權，包括：(i) 本集團任何董事、僱員、諮詢人、專業人士、客戶、供應商、代理、合夥人或顧問或承包商或本集團擁有權益的公司或該公司的附屬公司(「聯屬人士」)；或(ii)以本集團任何董事、僱員、諮詢人、專業人士、客戶、供應商、代理、合夥人或顧問或承包商或聯屬人士為受益人的任何信託或以上述各方為全權受益人的任何全權信託的受託人；或(iii)本集團任何董事、僱員、諮詢人、專業人士、客戶、供應商、代理、合夥人、顧問或承包商或聯屬人士實益擁有的公司。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 27. SHARE-BASED PAYMENTS (Continued)

The exercise price for any share under the Share Option Scheme shall be a price determined by the Board and notified to each grantee and shall be not less than the highest of (i) the closing price of the Company's share as stated in the Stock Exchange's daily quotations sheet on the date of grant of the relevant option, which must be a business day, (ii) an amount equivalent to the average closing price of the Company's share as stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the date of grant of the relevant option and (iii) the nominal value of the Company's share on the date of grant. The exercise price shall also be subject to certain adjustments.

Subject to certain restrictions contained in the Share Option Scheme, an option may be exercised in accordance with the terms of the Share Option Scheme and the terms of grant thereof at any time during the applicable option period, which is not more than ten years from the date of grant of option.

Under the Share Option Scheme, there is no general requirement on the minimum period for which an option must be held or the performance targets which must be achieved before an option can be exercised under the terms of the Share Option Scheme. However, at the time of granting any option, the Board may, on a case by case basis, make such grant subject to such conditions, restrictions or limitations including (without limitation) those in relation to the minimum period of the options to be held and/or the performance targets to be achieved as the Board may determine in its absolute discretion.

From the date of the adoption of the Share Option Scheme and up to 31 March 2021, no share option has been granted or agreed to be granted under the Share Option Scheme.

### 27. 以股份為基礎的付款(續)

購股權計劃項下任何股份的行使價將由董事會釐定及通知各承授人，惟該價格不得低於以下各項的最高者：(i) 於授出有關購股權日期(該日必須為營業日)在聯交所每日報價表所報本公司股份收市價；(ii) 相等於緊接授出有關購股權日期前五個營業日在聯交所每日報價表所報本公司股份平均收市價的金額；及(iii) 本公司股份於授出日期的面值。行使價亦須作出若干調整。

於購股權計劃所載若干限制規限下，可於所適用購股權期間(即不超過授出購股權日期起計十年)隨時根據購股權計劃條款及有關授出購股權的條款行使購股權。

根據購股權計劃，並無有關須持有購股權的最短期間或於根據購股權計劃的條款行使購股權前須達致的表現目標的一般規定。然而，董事會可於授出任何購股權時按個別情況授出有關購股權，惟須遵守有關條件、限制或規限(包括(但不限於)該等與董事會可能全權酌情釐定須持有購股權的最短期間及/或須達致的表現目標相關者)。

自購股權計劃採納日期起至2021年3月31日止，並無根據購股權計劃授出或同意授出購股權。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 28. STATEMENT OF FINANCIAL POSITION OF THE COMPANY AND RESERVES OF THE COMPANY

### 28. 本公司財務狀況表及本公司儲備

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
<b>Non-current Assets</b>	<b>非流動資產</b>		
Investments in subsidiaries	於附屬公司的投資	138,135	138,135
Loans to a subsidiary	貸款予一間附屬公司	52,321	39,615
Amounts due from subsidiaries	應收附屬公司款項	23,481	32,506
		<b>213,937</b>	210,256
<b>Current Assets</b>	<b>流動資產</b>		
Prepayments	預付款項	210	211
Amounts due from subsidiaries	應收附屬公司款項	19,272	21,527
Loans to a subsidiary	貸款予一間附屬公司	11,539	8,049
Bank balances and cash	銀行結餘及現金	4,200	4,297
		<b>35,221</b>	34,084
<b>Current Liability</b>	<b>流動負債</b>		
Other payables and accrued charges	其他應付款項及應計費用	2,016	1,964
<b>Net Current Assets</b>	<b>流動資產淨值</b>	<b>33,205</b>	32,120
<b>Net Assets</b>	<b>資產淨值</b>	<b>247,142</b>	242,376
<b>Capital and Reserves</b>	<b>資本及儲備</b>		
Issued capital	已發行股本	864	864
Reserves	儲備	246,278	241,512
<b>Total Equity</b>	<b>總權益</b>	<b>247,142</b>	242,376



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 28. STATEMENT OF FINANCIAL POSITION OF THE COMPANY AND RESERVES OF THE COMPANY

(Continued)

The followings are the movements of the Company's reserves for both years:

### 28. 本公司財務狀況表及本公司儲備 (續)

下表載列兩個年度本公司的儲備變動：

		<b>Share premium 股份溢價</b>	<b>Retained profits 保留溢利</b>	<b>Total 總計</b>
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 April 2019	於2019年4月1日	232,345	6,581	238,926
Profit and total comprehensive income for the year	本年度溢利及全面收益總額	–	2,586	2,586
At 31 March 2020	於2020年3月31日	232,345	9,167	241,512
Profit and total comprehensive income for the year	本年度溢利及全面收益總額	–	4,766	4,766
At 31 March 2021	於2021年3月31日	232,345	13,933	246,278

### 29. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged throughout the year.

The capital structure of the Group consists of net debts, which include borrowings, loans from a related company, lease liabilities and cash and cash equivalents and equity attributable to owners of the Company, comprising issued capital and reserves.

The directors of the Company review the capital structure periodically. As part of this review, the directors consider the cost of capital and the risks associated with each class of capital. The management uses short-term funding to finance its daily operation to minimise finance costs. Based on recommendations of the directors, the Group will balance its overall capital structure through the payment of dividends and new share issues or repayment of existing debt.

### 29. 資本風險管理

本集團管理其資本以確保於本集團的實體將可持續經營，同時透過優化債務及權益結餘，為股東爭取最大回報。年內，本集團的整體策略一直維持不變。

本集團的資本架構包括債務淨額，當中包括借款、來自一間關聯公司之貸款、租賃負債、及現金及現金等價物以及本公司擁有人應佔權益(包括已發行股本及儲備)。

本公司董事定期檢討資本架構。作為此檢討的一部分，董事考慮資本成本及與各類資本相關的風險。管理層使用短期資金撥付其日常運營，以最大程度地降低融資成本。根據董事建議，本集團將透過支付股息及發行新股份或償還現有債務平衡其整體資本架構。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS

#### a. Categories of financial instruments

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
<b>Financial assets</b>	<b>金融資產</b>		
FVTPL	通過損益按公允值列賬	2,835	2,760
Amortised cost	攤銷成本	76,152	67,896
<b>Financial liabilities</b>	<b>金融負債</b>		
Amortised cost	攤銷成本	40,381	67,690
Lease liabilities	租賃負債	5,399	7,284

#### b. Financial risk management objectives and policies

The major financial instruments of the Group include deposit placed for a life insurance policy, trade and other receivables, lease receivables, pledged bank deposit, bank balances and cash, trade and other payables, borrowings, loans from a related company and lease liabilities. The risks associated with these financial instruments include market risk (currency risk and interest rate risk), credit risk and liquidity risk. 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.

##### Market risk

###### Currency risk

Certain transactions of the Group are denominated in currencies which are different from the functional currencies of the relevant group entities and therefore the Group is exposed to foreign currency risk. The Group currently does not have a foreign currency hedging policy. However, the management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure if necessary.

### 30. 金融工具

#### a. 金融工具類別

#### b. 金融風險管理目標及政策

本集團的主要金融工具包括壽險保單存款、貿易及其他應收款項、應收租賃款項、已抵押銀行存款、銀行結餘及現金、貿易及其他應付款項、借款、來自一間關聯公司之貸款及租賃負債。與此等金融工具相關的風險包括市場風險(貨幣風險及利率風險)、信貸風險及流動資金風險。有關如何減低此等風險的政策載於下文。管理層管理及監察此等風險，以確保及時及有效實行適當措施。

##### 市場風險

###### 貨幣風險

本集團若干交易以相關集團實體的功能貨幣以外的貨幣計值，因此本集團面臨外幣風險。本集團目前並無外幣對沖政策。然而，管理層監察外匯風險，並將於有需要時考慮對沖重大外幣風險。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

**Market risk** (Continued)

*Currency risk* (Continued)

The carrying amounts of the foreign currency denominated monetary assets and monetary liabilities of the respective group entities at the end of the reporting period are as follows:

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

**市場風險**(續)

*貨幣風險*(續)

於報告期末，各集團實體以外幣計值的貨幣資產及貨幣負債賬面值如下：

		Assets 資產		Liabilities 負債	
		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元	2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Japanese Yen ("JPY") against HK\$	日圓(「日圓」)兌港元	2,654	2,908	3,803	577
United States dollars ("US\$") against HK\$	美元(「美元」)兌港元	2,945	7,053	7,861	16,029
Euro ("EUR") against HK\$	歐元(「歐元」)兌港元	233	4	149	140
HK\$ against Singapore dollars ("SG\$")	港元兌新加坡元 (「新加坡元」)	1,361	1,337	613	802

#### Sensitivity analysis

The following table details the sensitivity of the Group to a 5% increase and decrease in foreign currencies against the relevant functional currencies of the respective group entities. 5% is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the end of the reporting period for a 5% change in foreign currency rates. A positive number below indicates a decrease in post-tax loss where the relevant currencies strengthen 5% against HK\$. For a 5% weakening of the relevant currencies against the relevant functional currencies of the respective group entities, there would be an equal and opposite impact on the post-tax loss.

#### 敏感度分析

下表詳列本集團對各集團實體外幣兌有關功能貨幣匯率上升及下降5%的敏感度。5%為內部向主要管理層人員報告外幣風險時所用的敏感度比率，反映管理層對匯率可能變動的評估。敏感度分析僅包括於報告期末以未償還外幣計值的貨幣項目，並以匯率變動5%作匯兌調整。下文的正數顯示有關貨幣兌港元的匯率上升5%的稅後虧損跌幅。倘有關貨幣兌各集團實體的有關功能貨幣的匯率下降5%，將對稅後虧損構成相等但相反的影響。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

**Market risk** (Continued)

*Currency risk* (Continued)

Sensitivity analysis (Continued)

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

市場風險(續)

貨幣風險(續)

敏感度分析(續)

		2021	2020
		2021年	2020年
		HK\$'000	HK\$'000
		千港元	千港元
JPY against HK\$	日圓兌港元	(57)	117
EUR against HK\$	歐元兌港元	4	(6)
HK\$ against SG\$	港元兌新加坡元	37	27

For the monetary assets and liabilities denominated in US\$, since HK\$ is currently pegged to US\$, the management considers that the exchange rate fluctuation is not significant. Accordingly, no foreign currency sensitivity analysis is disclosed in the consolidated financial statements in respect of the US\$.

#### *Interest rate risk*

The Group is exposed to fair value interest rate risk in relation to pledged bank deposit, fixed rate trade payables, borrowings, loans from a related company and lease liabilities. The management will take appropriate measures to manage interest rate exposure if interest rate fluctuates significantly. The management considers the fair value interest rate risk to the Group is insignificant.

The Group has not entered into any interest rate hedging contracts or any other interest rate related derivative financial instruments. However, management monitors the Group's related interest rate exposure closely and will consider hedging significant interest rate exposure when the need arises.

就以美元計值的貨幣資產及負債而言，由於港元目前與美元掛鈎，管理層認為匯率波動並不重大，因此並無就美元於綜合財務報表中披露外幣敏感度分析。

#### *利率風險*

本集團面對與已抵押銀行存款、固定利率貿易應付款項、借款、來自一間關聯公司之貸款及租賃負債有關的公允值利率風險。倘利率大幅波動，管理層將採取適當措施管理利率風險。管理層認為本集團的公允值利率風險並不重大。

本集團並無訂立任何利率對沖合約或任何其他與利率相關的衍生金融工具。然而，管理層嚴密監察本集團利率相關風險，並將於有需要時考慮對沖重大利率風險。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Market risk (Continued)

*Interest rate risk* (Continued)

Sensitivity analysis

Sensitivity analysis on deposit placed for a life insurance policy and bank balances is not presented as the management of the Group considers that the Group's exposure to interest rate fluctuation is insignificant.

In management's opinion, the sensitivity analysis is unrepresentative of the interest rate risk inherent in the financial assets and financial liabilities as the year end exposure does not reflect the exposure during the year.

##### Credit risk and impairment assessment

Credit risk refers to the risk that the Group's counterparties default on their contractual obligations resulting in financial losses to the Group. The Group's credit risk exposures are primarily attributable to deposit placed for a life insurance policy, trade and other receivables, lease receivables, pledged bank deposit and bank balances. The Group does not hold any collateral or other credit enhancements to cover its credit risks associated with its financial assets.

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### 市場風險(續)

*利率風險(續)*

敏感度分析

由於本集團管理層認為本集團的利率波動風險微不足道，故並無呈列對壽險保單存款及銀行結餘的敏感度分析。

管理層認為，敏感度分析並未能代表金融資產及金融負債的內在利率風險，因年末的風險並未反映整個年度內的風險。

##### 信貸風險及減值評估

信貸風險指本集團的交易對手於合約責任上違約而導致本集團財務虧損的風險。本集團的信貸風險承擔主要由於壽險保單投放的存款、貿易及其他應收款項、應收租賃款項、已抵押銀行存款及銀行結餘。本集團未持有任何抵押品或其他增信以彌補其有關金融資產的信貸風險。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### **Credit risk and impairment assessment** (Continued)

*Trade receivables arising from contracts with customers and lease receivables*

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits and credit approvals. Before accepting any new customer, the Group uses an internal credit grading system to assess the potential customer's credit quality and defines credit limits by customer. Limits and grading attributed to customers are reviewed each year. Other monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debts. In addition, the management of the Group estimates the amount of lifetime ECL of lease receivables and trade receivables based on individual assessment whereas the remaining balance are assessed by grouping of various debtors that have similar risk exposure, after considering internal credit ratings of lease receivables and trade receivables, ageing, repayment history and/or past due status and forward-looking information of respective lease receivables and trade receivables that is reasonable and supportable available without undue costs or effort. Estimated losses are based on historical observed default rates over the expected life of the lease receivables and trade receivables and are adjusted for forward-looking information. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### **信貸風險及減值評估(續)**

*來自客戶合約的貿易應收款項及應收租賃款項*

為盡量減低信貸風險，本集團管理層已委派團隊負責釐定信貸限額及信貸審批。在接納任何新客戶前，本集團使用內部信貸評分制度評估潛在客戶的信貸質量並界定客戶的信貸限額。客戶應佔限額及得分每年均會審閱。其他監控程序亦已制定，以確保採取跟進行動收回逾期債務。另外，本集團管理層根據對應收租賃款項及貿易應收款項所進行的個別評估，估計應收租賃款項及貿易應收款項的全期預期信貸虧損金額，而餘下結餘則在考慮應收租賃款項及貿易應收款項的內部信貸評級、賬齡、還款記錄及／或逾期狀況以及無需付出過多費用或努力即可獲得相關應收租賃款項及貿易應收款項的合理及有理據前瞻性資料後，對具有類似風險敞口的各類應收賬款進行分組而評估。估計虧損乃根據應收租賃款項及貿易應收款項預期年期內的過往觀察所得違約率計算得出，並就前瞻性資料作出調整。就此而言，本公司董事認為本集團的信貸風險大幅降低。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Credit risk and impairment assessment (Continued)

###### *Rental deposits and other receivables*

For rental deposits and other receivables, the directors of the Company make periodic individual assessment on the recoverability of other receivables based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable and supportive forward-looking information. The directors of the Company believe that there are no significant increase in credit risk of these amounts since initial recognition and the Group provided impairment based on 12m ECL. For the year ended 31 March 2021 and 2020, the Group assessed the ECL for other receivables and rental deposits were insignificant and thus no loss allowance was recognised.

The credit risk on liquid funds are limited because the counterparties are banks and an insurance company with high credit-ratings assigned by international credit-rating agencies. The Group assessed 12m ECL for deposit placed for a life insurance policy, pledged bank deposit and bank balances by reference to information relating to probability of default and loss given default of the respective credit rating grades published by external credit rating agencies. Based on deposit placed for a life insurance policy, the average loss rates, the 12m ECL on pledged bank deposit and bank balances are considered to be insignificant.

The Group has concentration of credit risk on liquid funds which are deposited with several banks with high credit ratings.

The Group's concentration of credit risk by geographical locations is mainly in Hong Kong, which accounted for 94% (2020: 83%) of the lease receivables and trade receivables as at 31 March 2021.

The Group has concentration of credit risk as 18% (2020: 10%) and 39% (2020: 27%) of the lease receivables and trade receivables was due from the Group's largest customer and the five largest customers respectively within the industry of the property and infrastructure construction.

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### 信貸風險及減值評估(續)

###### *租金按金及其他應收款項*

就租金按金及其他應收款項而言，本公司董事按歷史結算記錄、過往經驗、合理的定量和定性資料及有根據的前瞻性資料進行定期個別評估。本公司董事相信自首次確認以來有關金額的信貸風險並無顯著增加，而本集團提供按12個月預期信貸虧損之減值。截至2021年及2020年3月31日止年度，本集團評估其他應收款項的預期信貸虧損，而租金按金並不重大，因此未確認任何虧損準備金。

流動資金的信貸風險有限，原因是對手方乃獲國際信貸評級機構指定屬於高信貸評級的銀行及保險公司。本集團參考有關違約概率及外部信貸評級機構發布的相應信貸評級等級的違約損失率的資料，以評估壽險保單投放的存款、已抵押銀行存款及銀行結餘的12個月預期信貸虧損。根據壽險保單投放的存款、平均虧損率、12個月預期信貸虧損、已抵押銀行存款及銀行結餘被視為並不重大。

本集團於若干高信貸評級銀行的流動資金有信貸集中風險。

本集團按地理位置劃分的信貸風險主要集中在香港，佔2021年3月31日應收租賃款項及貿易應收款項94%(2020年：83%)。

本集團的信貸風險集中，原因是應收租賃款項的18%(2020年：10%)及貿易應收款項的39%(2020年：27%)乃應收本集團最大客戶及五大客戶的款項，該等客戶來自物業及基礎建設行業。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Credit risk and impairment assessment (Continued)

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit grading	Description	Trade receivables/ lease receivables 貿易應收款項/ 應收租賃款項	Other financial assets 其他金融資產
內部信貸評級	內容		
Low risk 低風險	The counterparty has a low risk of default and usually settles after due date 對方違約風險低，且通常於到期日後償付	Lifetime ECL — not credit-impaired 全期預期信貸虧損 — 並無信貸減值	12m ECL 12個月預期信貸虧損
Doubtful 呆賬	There have been significant increases in credit risk since initial recognition through information developed internally or external resources 根據內部或外部來源得出的資料，自初步確認以來信貸風險大幅增加	Lifetime ECL — not credit-impaired 全期預期信貸虧損 — 並無信貸減值	Lifetime ECL — not credit-impaired 全期預期信貸虧損 — 並無信貸減值
Loss 虧損	There is evidence indicating the asset is credit-impaired 有證據顯示資產已信貸減值	Lifetime ECL — credit-impaired 全期預期信貸虧損 — 信貸減值	Lifetime ECL — credit-impaired 全期預期信貸虧損 — 信貸減值
Write-off 撇銷	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery 有證據顯示債務人處於嚴重財政困難，而本集團無實際可收回款項的期望	Amount is written off 金額已撇銷	Amount is written off 金額已撇銷

### 30. 金融工具 (續)

#### b. 金融風險管理目標及政策 (續)

##### 信貸風險及減值評估 (續)

本集團就內部信貸風險評級進行的評估包括以下類別：

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

#### Credit risk and impairment assessment (Continued)

The table below details the credit risk exposures of the Group's financial assets under the Group's assessment, which are subject to ECL assessment:

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

#### 信貸風險及減值評估(續)

下表詳述由本集團評估的本集團金融資產信貸風險承擔(受預期信貸虧損評估規限):

2021	Notes	External credit rating	Internal credit rating	12m or lifetime ECL 12個月預期信貸虧損或全期 預期信貸虧損	Gross carrying amount	
2021年	附註	外部信貸評級	內部信貸評級		賬面總值	
					HK\$'000 千港元	HK\$'000 千港元
<b>Financial assets at FVTPL</b> 通過損益按公允值列賬的金融資產						
Deposit placed for a life insurance policy 壽險保單存款	16	Aa2	N/A 不適用	N/A 不適用	2,835	2,835
<b>Financial assets at amortised cost</b> 按攤銷成本列賬的金融資產						
Trade receivables — sales of machinery and parts 貿易應收款項 — 機械及零件銷售	18	N/A 不適用	(Note) (附註) Loss 虧損	Lifetime ECL (not credit-impaired) 全期預期信貸虧損(並無信貸減值) Credit-impaired 信貸減值	3,245 86	3,331
Lease receivables 應收租賃款項	18	N/A 不適用	(Note) (附註) Loss 虧損	Lifetime ECL (not credit-impaired) 全期預期信貸虧損(並無信貸減值) Credit-impaired 信貸減值	25,125 18,993	44,118
Rental deposits 租金按金	18	N/A 不適用	Low risk 低風險	12m ECL 12個月預期信貸虧損	650	650
Other receivables 其他應收款項	18	N/A 不適用	Low risk 低風險	12m ECL 12個月預期信貸虧損	98	98
Pledge bank deposit 已抵押銀行存款	19	Aa2	Low risk 低風險	12m ECL 12個月預期信貸虧損	360	360
Bank balances 銀行結餘	19	A2 or above A2或以上	Low risk 低風險	12m ECL 12個月預期信貸虧損	38,334	38,334

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Credit risk and impairment assessment (Continued)

2020 2020年	Notes 附註	External credit rating 外部信貸評級	Internal credit rating 內部信貸評級	12m or lifetime ECL 12個月預期信貸虧損或全期 預期信貸虧損	Gross carrying amount 賬面總值	
					HK\$'000 千港元	HK\$'000 千港元
<b>Financial assets at FVTPL</b>						
<b>通過損益按公允價值列賬的金融資產</b>						
Deposit placed for a life insurance policy 壽險保單存款	16	AA	N/A 不適用	N/A 不適用	2,760	2,760
<b>Financial assets at amortised cost</b>						
<b>按攤銷成本列賬的金融資產</b>						
Trade receivables — sales of machinery and parts 貿易應收款項 — 機械及零件銷售	18	N/A 不適用	(Note) (附註) Loss 虧損	Lifetime ECL (not credit-impaired) 全期預期信貸虧損(並無信貸減值) Credit-impaired 信貸減值	4,911 250	5,161
Leases receivables 應收租賃款項	18	N/A 不適用	(Note) (附註) Loss 虧損	Lifetime ECL (not credit-impaired) 全期預期信貸虧損(並無信貸減值) Credit-impaired 信貸減值	35,951 7,682	43,633
Rental deposits 租金按金	18	N/A 不適用	Low risk 低風險	12m ECL 12個月預期信貸虧損	1,052	1,052
Other receivables 其他應收款項	18	N/A 不適用	Low risk 低風險	12m ECL 12個月預期信貸虧損	50	50
Pledge bank deposit 已抵押銀行存款	19	AA or above AA或以上	Low risk 低風險	12m ECL 12個月預期信貸虧損	360	360
Bank balances 銀行結餘	19	AA or above AA或以上	Low risk 低風險	12m ECL 12個月預期信貸虧損	29,901	29,901

Note:

For trade receivables, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL. Except for debtors that are assessed individually, the Group determines the ECL on these items by grouping these items by similar risk exposure, after considering ageing, repayment history, and/or past due status.

The following table provides information about the exposure to credit risk for lease receivables and trade receivables which are assessed based on the collective assessment as at 31 March 2021 by lifetime ECL (not credit-impaired). Debtors with gross carrying HK\$19,079,000 (2020: HK\$7,932,000) respectively as at 31 March 2021 were assessed individually.

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### 信貸風險及減值評估(續)

附註：

就貿易應收款項而言，本集團已應用香港財務報告準則第9號項下簡化方式以計量於全期預期信貸虧損的虧損準備金。除個別評估的債務人，本集團透過在考慮賬齡、還款記錄及／或逾期狀況，對具有類似風險敞口進行分組，以釐定有關項目的預期信貸虧損。

下表提供有關應收租賃款項及貿易應收款項的信貸風險敞口的信息，有關信息按於2021年3月31日的全期預期信貸虧損(並無信貸減值)進行集體評估。於2021年3月31日，賬面總值分別為19,079,000港元(2020年：7,932,000港元)應收賬款獲個別評估。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

#### Credit risk and impairment assessment (Continued)

Gross carrying amount for balances

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

信貸風險及減值評估(續)

餘額的賬面總額

Internal credit grading	Average loss rate	Trade receivables from sales of machinery and parts 來自機械及零件銷售的 貿易應收款項 HK\$'000 千港元	Lease receivables 應收租賃款項 HK\$'000 千港元	Total 總計 HK\$'000 千港元
<b>2021</b>				
<b>2021年</b>				
Low risk 低風險	7%	3,245	14,964	18,209
Doubtful 呆賬	14%	–	10,161	10,161
		3,245	25,125	28,370
<b>2020</b>				
<b>2020年</b>				
Low risk 低風險	8%	4,845	24,021	28,866
Doubtful 呆賬	23%	66	11,930	11,996
		4,911	35,951	40,862

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Credit risk and impairment assessment (Continued)

Gross carrying amount for balances (Continued)

The estimated loss rates are estimated based on historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information that is available without undue cost or effort. The grouping is regularly reviewed by management to ensure relevant information about specific debtors is updated.

The following table shows the movement in lifetime ECL that has been recognised for lease receivables and trade receivables under the simplified approach.

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### 信貸風險及減值評估(續)

餘額的賬面總額(續)

估計虧損率根據過往觀察到的違約率按應收賬款的預計年期估計，並根據無需付出過多費用或努力即可獲得的前瞻性資料進行調整。分組情況由管理層定期檢討，以確保有關特定應收賬款的相關資料已更新。

下表顯示就應收租賃款項及貿易應收款項根據簡化方式確認的全期預期信貸虧損變動。

		Lifetime ECL (not credit- impaired) 全期預期 信貸虧損 (並無信貸 減值) HK\$'000 千港元	Lifetime ECL (credit- impaired) 全期預期信貸 虧損(信貸 減值) HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 April 2019	於2019年4月1日	4,595	2,120	6,715
Transfer to credit-impaired	轉撥至信貸減值	(1,190)	1,190	-
Impairment losses reversed	已撥回減值虧損	(1,962)	(626)	(2,588)
New financial assets originated	新增金融資產	3,574	4,614	8,188
At 31 March 2020	於2020年3月31日	<b>5,017</b>	<b>7,298</b>	<b>12,315</b>
Transfer to credit-impaired	轉撥至信貸減值	<b>(2,616)</b>	<b>2,616</b>	-
Impairment losses reversed	已撥回減值虧損	<b>(1,357)</b>	<b>(2,038)</b>	<b>(3,395)</b>
New financial assets originated	新增金融資產	<b>1,775</b>	<b>104</b>	<b>1,879</b>
At 31 March 2021	於2021年3月31日	<b>2,819</b>	<b>7,980</b>	<b>10,799</b>



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Credit risk and impairment assessment (Continued)

Changes in the loss allowance for trade receivables and lease receivables are mainly due to:

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### 信貸風險及減值評估(續)

貿易應收款項及應收租賃款項虧損撥備變動主要由於：

		Increase (decrease) in lifetime ECL 全期預期信貸虧損增加(減少)	
		Not credit- impaired 並無信貸減值 HK\$'000 千港元	Credit- impaired 信貸減值 HK\$'000 千港元
<b>2021</b>	<b>2021年</b>		
Trade debtors with a gross amount of HK\$47,449,000 recognised allowance for trade receivables	已就貿易應收款項確認撥備總值47,449,000港元的貿易應收賬款	1,775	104
Settlement in full of trade debtors with a gross carrying amount of HK\$3,395,000	結清賬面總值3,395,000港元的貿易應收賬款	(1,357)	(2,038)
<b>2020</b>	<b>2020年</b>		
Trade debtors with a gross amount of HK\$48,794,000 recognised allowance for trade receivables	已就貿易應收款項確認撥備賬面總值48,794,000港元的貿易應收賬款	3,574	4,614
Settlement in full of trade debtors with a gross carrying amount of HK\$2,588,000	結清賬面總值2,588,000港元的貿易應收賬款	(1,962)	(626)

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the operations of the Group, and mitigate the effects of fluctuations in cash flows.

The following tables detail the Group's remaining contractual maturity for its non-derivative financial liabilities. The tables have 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. Specifically, borrowings with a repayment on demand clause are included in the earliest time band regardless of the probability of the banks choosing to exercise their rights. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates.

##### Liquidity risk analysis

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### 流動資金風險

就流動資金風險的管理而言，本集團監察及維持管理層認為足夠的現金及現金等價物水平以為本集團的營運提供資金，並減低現金流波動的影響。

下表詳列本集團非衍生金融負債的餘下合約到期日。圖表按根據本集團可被要求支付的最早日期金融負債的未貼現現金流所編製。具體而言，帶有須按要求還款條款的借款包括於最早的時間組別內，不論銀行有多大可能選擇行使彼等的權利。其他非衍生金融負債的到期日以協定還款日期為基準。

##### 流動資金風險分析

		Weighted average interest rate	On demand or less than			Total undiscounted cash flows	Carrying amounts
			1 year	1 to 2 years	More than 2 years		
		加權平均利率	按1年或	1-2年	多於2年	未貼現現金流量總額	賬面值
		%	少於1年	1-2年	多於2年	流量總額	賬面值
		%	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		%	千港元	千港元	千港元	千港元	千港元
<b>31 March 2021</b>	<b>2021年3月31日</b>						
<i>Non-derivative financial liabilities</i>	<i>非衍生金融負債</i>						
Trade and other payables	貿易及其他應付款項						
— interest-bearing	— 計息	3.60	7,787	7,138	—	14,925	14,438
— non-interest bearing	— 免息	—	13,281	—	—	13,281	13,281
Borrowings	借款	2.33	9,630	—	—	9,630	9,630
Loans from a related company	來自一間關聯公司之貸款	4.06	3,100	—	—	3,100	3,032
Other item	其他項目						
Lease liabilities	租賃負債	3.96	3,640	1,890	—	5,530	5,399
			37,438	9,028	—	46,466	45,780

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

#### Liquidity risk (Continued)

Liquidity risk analysis (Continued)

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

#### 流動資金風險(續)

流動資金風險分析(續)

	Weighted average interest rate 加權 平均利率 %	On demand or less than 1 year 按要求或 少於1年 HK\$'000 千港元	1 to 2 years 1-2年 HK\$'000 千港元	More than 2 years 多於2年 HK\$'000 千港元	Total undiscounted cash flows 未貼現現金 流量總額 HK\$'000 千港元	Carrying amounts 賬面值 HK\$'000 千港元
<b>31 March 2020</b>						
<i>Non-derivative financial liabilities</i>						
Trade and other payables						
— interest-bearing	3.60	6,662	6,662	6,107	19,431	18,475
— non-interest bearing	–	21,658	–	–	21,658	21,658
Borrowings	2.14	23,164	–	–	23,164	23,164
Loans from a related company	4.06	–	4,654	–	4,654	4,393
Other item						
Lease liabilities	3.92	3,123	2,995	1,500	7,618	7,284
		54,607	14,311	7,607	76,525	74,974

The Group's borrowings with a repayment on demand clause are included in the "On demand or less than 1 year" time band in the above maturity analysis. At 31 March 2021, the carrying amounts of these borrowings amounted to HK\$9,630,000 (2020: HK\$23,164,000).

上述到期日分析「按要求或少於1年」時間組別中包括本集團帶有須按要  
求還款條款的借款。於2021年3月31日，  
此等借款的賬面值為9,630,000港元  
(2020年：23,164,000港元)。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### b. Financial risk management objectives and policies

(Continued)

##### Liquidity risk (Continued)

Liquidity risk analysis (Continued)

Taking into account the Group's financial position, the directors do not believe that it is probable that the counterparties will exercise their discretionary rights to demand immediate repayment. The directors believe that such borrowings will be repaid in accordance with the scheduled repayment dates set out in the loan agreements, details of which are set out in the table below:

		Maturity Analysis — Borrowings subject to a repayment on demand clause based on scheduled repayment dates				
		到期日分析 — 帶有須按要求還款條款根據預訂還款日期的借款				
		Less than one year	1 to 2 years	2 to 5 years	Total undiscounted cash outflows	Carrying amounts
		少於1年	1-2年	2-5年	總計未貼現現金流出	賬面值
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
31 March 2021	2021年3月31日	7,293	2,672	—	9,965	9,630
31 March 2020	2020年3月31日	14,236	7,293	2,622	24,151	23,164

The amounts included above for variable interest rate instruments for non-derivative financial liabilities are subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

倘浮動利率的變動與於報告期末釐定的利率估計有所差異，則上述有關非衍生金融負債浮動利率工具的金額會有所變動。

### 30. 金融工具(續)

#### b. 金融風險管理目標及政策(續)

##### 流動資金風險(續)

流動資金風險分析(續)

經考慮本集團財務狀況後，董事相信交易方不大可能行使彼等的酌情權要求即時還款。董事相信該等借款將根據貸款協議所載預訂還款日期償還，有關詳情載於下表：

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### c. Fair value measurements of financial instruments

The fair value of financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on a discounted cash flow analysis.

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate their fair values.

#### Fair value measurement recognised in the consolidated statement of financial position

Some of the Group's financial assets are measured at fair value at the end of the reporting period.

The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are those quoted prices (unadjusted) in active market for identical assets or liabilities;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1, that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

### 30. 金融工具(續)

#### c. 金融工具的公允值計量

金融資產與金融負債的公允值乃根據公認定價模式按貼現現金流分析釐定。

本公司董事認為於綜合財務報表按攤銷成本列賬的金融資產及金融負債賬面值與其公允值相若。

#### 於綜合財務狀況表確認的公允值計量

本集團部分金融資產於報告期末按公允值計量。

下表所提供資料有關該等金融資產的公允值釐訂的方法(特別是所用估值技巧及輸入數據)以及公允值層級,有關評級根據公允值計量所用輸入數據的可觀察程度,將公允值計量分類(第一級至第三級)。

- 第一級公允值計量依據同類資產或負債在活躍市場上的報價(未經調整)進行;
- 第二級公允值計量依據第一級內資產或負債可觀察的報價以外的輸入數據進行,有關數據可直接得出(即價格)或間接得出(即源自價格);及
- 第三級公允值計量依據估值技巧進行,有關技巧包括並非以可觀察市場數據為基準的資產或負債輸入數據(不可觀察輸入數據)。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 30. FINANCIAL INSTRUMENTS (Continued)

#### c. Fair value measurements of financial instruments

(Continued)

#### Fair value measurement recognised in the consolidated statement of financial position (Continued)

#### Financial assets in the consolidated statement of financial position

於綜合財務狀況表的金融資產

	Fair value as at		Fair value hierarchy	Valuation techniques and key inputs
	2021	2020		
	2021年	2020年	公允值層級	估值技巧及主要輸入數據
Deposit placed for a life insurance policy classified as financial assets at FVTPL	Assets — HK\$2,835,000	Assets — HK\$2,760,000	Level 3	Discounted cash flows — reference to expected cash flows and applied appropriate discount rate
分類為通過損益按公允值列賬的金融資產的壽險保單存款	資產 — 2,835,000 港元	資產 — 2,760,000 港元	第三級	已折現的現金流量 — 參考預期現金流量及已應用適當折現率

### 31. ACQUISITION OF A SUBSIDIARY

On 20 September 2019, the Group acquired a 100% interest in AP Rentals (Shanghai) Limited (“AP Shanghai”) from its shareholders for a consideration of HK\$18.3 million. This acquisition has been accounted for using the purchase method. AP Shanghai is principally engaged in the construction equipment rental services business in the PRC since 2015. AP Shanghai was acquired so as to continue the expansion of the Group’s leasing of machinery business in the PRC.

Acquisition-related costs amounting to HK\$212,000 have been excluded from the consideration transferred and have been recognised as an expense, within the administrative expenses line item in the consolidated statement of profit or loss and other comprehensive income.

### 30. 金融工具(續)

#### c. 金融工具的公允值計量(續)

於綜合財務狀況表確認的公允值計量(續)

### 31. 收購一間附屬公司

於2019年9月20日，本集團從亞積邦租賃(上海)有限公司(「亞積邦上海」)的股東收購100%權益，代價為18.3百萬港元。有關收購已使用購買方法入賬。自2015年，亞積邦上海主要在中國從事建築設備租賃服務業務。收購亞積邦上海旨在繼續擴張本集團於中國的機械租賃業務。

212,000港元的收購有關成本已從已轉讓代價中剔除，並已於綜合損益及其他全面收益表內的行政開支細列項目內確認為開支。



# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 31. ACQUISITION OF A SUBSIDIARY (Continued)

Assets acquired and liabilities recognised at the date of acquisition are as follows:

		HK\$'000 千港元
Property, plant and equipment	物業、機械及設備	19,914
Trade and other receivables, deposits and prepayments	貿易及其他應收款項、按金及預付款項	3,770
Bank balances and cash	銀行結餘及現金	1,300
Trade and other payables and accrued charges	貿易及其他應付款項及應計費用	(992)
Tax liabilities	稅項負債	(201)
Loans from a related company	來自一間關聯公司之貸款	(4,343)
Deferred tax liabilities	遞延稅項負債	(1,148)
		18,300

The fair value of trade and other receivables at the date of acquisition amounted to HK\$2,450,000. The gross contractual amounts of those trade and other receivables acquired amounted to HK\$2,771,000 at the date of acquisition. The best estimate at acquisition date of the contractual cash flows not expected to be collected amounted to HK\$321,000.

於收購日期的貿易及其他應收款項的公允價值為2,450,000港元。於收購日期，該等已收購之貿易及其他應收款項總合約金額為2,771,000港元。於收購日期，預期無法收取之合約現金流量之最佳估計為321,000港元。

Net cash outflow on acquisition of AP Shanghai:

收購亞積邦上海的現金流出淨額：

		HK\$'000 千港元
Cash consideration paid	已付現金代價	18,300
Less: Bank balances and cash acquired	減：已收購銀行結餘及現金	(1,300)
		17,000

Included in the loss for the year ended 31 March 2020, was HK\$509,000 attributable to the additional business generated by AP Shanghai. Revenue for the year includes HK\$755,000 generated from AP Shanghai.

亞積邦上海的額外業務產生的款項509,000港元計入截至2020年3月31日止年度虧損。亞積邦上海於本年度帶來的收益為755,000港元。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 31. ACQUISITION OF A SUBSIDIARY (Continued)

Had the acquisition been completed on 1 April 2019, revenue for the year of the Group would have been HK\$148,138,000, and loss for the year of the Group would have been HK\$18,294,000. The pro forma information is for illustrative purposes only and is not necessarily an indication of revenue and results of operations of the Group that actually would have been achieved had the acquisition been completed on 1 April 2019, nor is it intended to be a projection of future results.

In determining the 'pro-forma' revenue and profit of the Group had AP Shanghai been acquired at the beginning of the current year, the directors of the Company have:

- calculated depreciation of property, plant and equipment acquired on the basis of the fair values arising in the initial accounting for the business combination rather than the carrying amounts recognised in the pre-acquisition financial statements; and
- determined borrowing costs based on the funding levels, credit ratings and debt/equity position of the Group after the business combination.

### 32. OPERATING LEASING ARRANGEMENTS

#### The Group as lessor

Income earned from leasing of machinery during the year is HK\$101,873,000 (2020: HK\$101,691,000). Leases are negotiated on a monthly basis.

Undiscounted lease payment receivable on leases are as follows:

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Within one year	一年內	2,937	904

### 31. 收購一間附屬公司(續)

如收購於2019年4月1日完成，本集團的本年度收益將為148,138,000港元，而本集團的本年度虧損將為18,294,000港元。備考資料僅作說明之用，並不一定顯示如收購於2019年4月1日完成本集團的實際收益及經營結果，亦無意預測未來結果。

就釐定如果亞積邦上海於本年年初被收購時本集團的「備考」收益和溢利，本公司董事已：

- 根據對業務合併的初始會計處理中產生的公允價而非收購前財務報表中確認的賬面值計算購得的物業、機械及設備的折舊；及
- 按業務合併後本集團的資金水平、信貸評級及債務／權益狀況釐定借款成本。

### 32. 經營租賃安排

#### 本集團為出租人

於本年度，出租機械所賺取收入為101,873,000港元(2020年：101,691,000港元)。租賃按月磋商。

應收未貼現租賃付款如下：

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 33. CAPITAL COMMITMENTS

### 33. 資本承擔

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Capital expenditure in respect of the acquisition of property, plant and equipment contracted for but not provided in the consolidated statement of financial statements	就已訂約收購物業、機械及設備但未於綜合財務報表計提撥備的資本開支	1,820	983

### 34. PLEDGE OF ASSETS

The following assets were pledged to banks as securities to secure the borrowings and facilities granted to the Group at the end of the reporting period:

### 34. 資產質押

於報告期末質押予銀行作為本集團所獲授借款及融資抵押品的資產如下：

		2021 2021年 HK\$'000 千港元	2020 2020年 HK\$'000 千港元
Property, plant and equipment	物業、機械及設備	8,602	10,284
Deposit placed for a life insurance policy	壽險保單存款	2,835	2,760
Pledged bank deposit	已抵押銀行存款	360	360
		11,797	13,404

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 35. RELATED PARTY DISCLOSURES

Other than as disclosed elsewhere, during the year, the Group entered into the following transactions with related parties in which some directors have beneficial interests:

### 35. 關聯方披露

除其他部分所披露者外，於本年度，本集團與若干董事擁有實益權益的關聯方訂立下列交易：

		2021 2021年		2020 2020年	
		A shareholder of the Company 本公司一名股東 HK\$'000 千港元	A subsidiary of a shareholder of the Company 本公司 一名股東的 附屬公司 HK\$'000 千港元	A subsidiary of a shareholder of the Company 本公司 一名股東的 附屬公司 HK\$'000 千港元	Related companies in which Mr. Lau Pong Sing has beneficial interest 劉邦成先生 擁有實益權益 的關聯公司 HK\$'000 千港元
Leasing income of machinery	機械租賃收入	-	-	320	-
Interest expenses	利息開支	-	613	-	-
Other service income	其他服務收入	-	126	52	-
Sales of parts	零件銷售	-	-	413	15
Storage income	倉存收入	-	429	1,712	-
Expenses recharge	收回開支	-	62	257	-
Freight charge	貨運開支	139	-	-	-
Short term lease expenses in respect of rented machinery	有關租賃機械的短期 租賃開支	-	6	12,306	-
Purchases of inventories	採購存貨	-	2,048	8,382	-
Acquisition of property, plant and equipment	收購物業、機械及 設備	2,642	2,635	25,730	-

Balances with related parties are disclosed in the consolidated statement of financial position and related notes.

關聯方結餘於綜合財務狀況表及相關附註中披露。

The Company's key management personnel are the directors and their remunerations are included in the emoluments disclosed in note 11.

本公司的主要管理層人員為董事，而彼等的酬金計入附註11所披露的薪酬。

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 36. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

### 36. 融資活動產生的負債對賬

下表列出本集團因融資活動產生的負債變動詳情，包括現金及非現金變動。融資活動產生的負債及指其現金流量或未來現金流量已或將於本集團綜合現金流量表中分類為融資活動所得現金流量的負債。

		Trade payable-interest bearing	Borrowings	Loans from a related company 來自一間關聯公司之貸款	Lease liabilities 租賃負債	Total 總計
		計息貿易應付款項	借款	之貸款	租賃負債	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
At 1 April 2019	於2019年4月1日	-	17,461	-	-	17,461
Financing cash flows	融資現金流量	(500)	4,728	-	(1,543)	2,685
Finance costs	融資成本	-	975	-	140	1,115
New lease entered	新訂租賃	-	-	-	8,687	8,687
Acquisition of property, plant and equipment	收購物業、機械及設備	18,975	-	-	-	18,975
Acquisition of a subsidiary	收購一間附屬公司	-	-	4,393	-	4,393
At 31 March 2020	於2020年3月31日	18,475	23,164	4,393	7,284	53,316
Financing cash flows	融資現金流量	(8,444)	(14,268)	(1,554)	(3,565)	(27,831)
Finance costs	融資成本	657	734	177	255	1,823
Changes in working capital	營運資金變動	3,750	-	-	-	3,750
New lease entered	新訂租賃	-	-	-	1,425	1,425
Exchange realignment	匯兌調整	-	-	16	-	16
At 31 March 2021	於2021年3月31日	14,438	9,630	3,032	5,399	32,499

# NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2021 截至2021年3月31日止年度

### 37. PARTICULARS OF SUBSIDIARIES

Particulars of the Company's subsidiaries as at 31 March 2021 and 31 March 2020 were as follows:

### 37. 附屬公司詳情

於2021年3月31日及2020年3月31日，本公司附屬公司詳情如下：

Name of subsidiaries 附屬公司名稱	Place of incorporation/ registration/ operation 註冊成立/ 登記/經營地點	Issued and fully paid ordinary share capital/ registered capital 已發行及繳足 普通股本/ 註冊股本	Equity interests attributable to the Group 歸屬本集團股權				Principal activities 主要業務
			Directly 直接		Indirectly 間接		
			2021 2021年	2020 2020年	2021 2021年	2020 2020年	
AP Rentals (BVI) Holdings Limited AP Rentals (BVI) Holdings Limited	British Virgin Islands 英屬處女群島	US\$2 2美元	100%	100%	-	-	Investment holding 投資控股
AP Rentals Limited 亞積邦租賃有限公司	Hong Kong 香港	HK\$27,378,000 27,378,000港元	-	-	100%	100%	Investment holding, trading and leasing of machinery and parts, and provision of operating and other related services 投資控股、買賣及出租機械及零件，以及提供操作及其他相關服務
AP Equipment Leasing and Engineering Limited 亞積邦建機租賃及工程有限公司	Macau 澳門	MOP25,000 25,000澳門元	-	-	100%	100%	Leasing of construction machinery 出租建築機械
AP Equipment Rentals (Singapore) Pte. Ltd. AP Equipment Rentals (Singapore) Pte. Ltd.	Singapore 新加坡	SGD100,000 100,000新加坡元	100%	100%	-	-	Trading and leasing of machinery and parts, provision of operating and other related services 買賣及租賃機械及零件、提供經營及其他相關服務
AP Rentals China (BVI) Holdings Limited AP Rentals China (BVI) Holdings Limited	British Virgin Islands 英屬處女群島	US\$2 2美元	100%	100%	-	-	Inactive 暫無業務
AP Power Limited 亞積邦電力有限公司	Hong Kong 香港	HK\$10,000 10,000港元	-	-	100%	100%	Inactive 暫無業務
AP Rentals (China) Limited 亞積邦租賃(中國)有限公司	Hong Kong 香港	HK\$10,000 10,000港元	-	-	100%	100%	Inactive 暫無業務
AP Shanghai 亞積邦上海	The PRC 中國	US\$2,100,000 2,100,000美元	-	-	100%	100%	Leasing of construction machinery 出租建築機械

None of the subsidiaries had issued any debt securities at the end of the reporting period.

於報告期末，概無附屬公司已發行任何債務證券。





## **AP RENTALS HOLDINGS LIMITED** **亞積邦租賃控股有限公司\***

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

Stock Code 股份代號 : 1496

[www.aprentalshk.com](http://www.aprentalshk.com)

