



環球信貸集團有限公司  
Global International Credit Group Limited

(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: 1669

# 2021

INTERIM REPORT  
中期報告



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## Corporate Information

### 公司資料

## DIRECTORS AND BOARD COMMITTEES

### DIRECTORS

#### Executive Directors

Ms. Wang Yao (*Chairman and Chief Executive*)

Ms. Jin Xiaojin

Ms. Yip Lee Ying

#### Independent Non-executive Directors

Dr. Ng Lai Man, Carmen

Mr. Man Yiu Kwong, Nick

Mr. Tang, Warren Louis

### BOARD COMMITTEES

#### Audit Committee

Dr. Ng Lai Man, Carmen (*Chairman*)

Mr. Man Yiu Kwong, Nick

Mr. Tang, Warren Louis

#### Remuneration Committee

Mr. Man Yiu Kwong, Nick (*Chairman*)

Dr. Ng Lai Man, Carmen

Mr. Tang, Warren Louis

Ms. Wang Yao

#### Nomination Committee

Ms. Wang Yao (*Chairman*)

Dr. Ng Lai Man, Carmen

Mr. Man Yiu Kwong, Nick

Mr. Tang, Warren Louis

### COMPANY SECRETARY

Ms. Yip Lee Ying

### REGISTERED OFFICE

PO Box 309

Ugland House

Grand Cayman

KY1-1104

Cayman Islands

### HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS

Unit 01, 23/F

World-Wide House

19 Des Voeux Road Central

Hong Kong

### 董事及董事委員會

#### 董事

#### 執行董事

王瑤女士(*主席及總裁*)

金曉琴女士

葉莉盈女士

#### 獨立非執行董事

吳麗文博士

文耀光先生

唐偉倫先生(別名：唐俊懿)

#### 董事委員會

#### 審核委員會

吳麗文博士(*主席*)

文耀光先生

唐偉倫先生

#### 薪酬委員會

文耀光先生(*主席*)

吳麗文博士

唐偉倫先生

王瑤女士

#### 提名委員會

王瑤女士(*主席*)

吳麗文博士

文耀光先生

唐偉倫先生

### 公司秘書

葉莉盈女士

### 註冊辦事處

PO Box 309

Ugland House

Grand Cayman

KY1-1104

Cayman Islands

### 總部及主要營業地點

香港

德輔道中19號

環球大廈

23樓01室

## Corporate Information (Continued)

公司資料(續)

### AUTHORISED REPRESENTATIVES

Ms. Wang Yao  
Ms. Yip Lee Ying

### PRINCIPAL BANKER

Bank of China (Hong Kong) Limited

### LEGAL ADVISER

P. C. Woo & Co.

### AUDITOR

BDO Limited

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN CAYMAN ISLANDS

Maples Fund Services (Cayman) Limited  
P.O. Box 1093  
Boundary Hall  
Cricket Square  
Grand Cayman  
KY1-1102  
Cayman Islands

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

Boardroom Share Registrars (HK) Limited  
Room 2103B, 21/F  
148 Electric Road  
North Point  
Hong Kong

### STOCK CODE

1669

### COMPANY'S WEBSITE

[www.gicl.com.hk](http://www.gicl.com.hk)

### 授權代表

王瑤女士  
葉莉盈女士

### 主要往來銀行

中國銀行(香港)有限公司

### 法律顧問

胡百全律師事務所

### 核數師

香港立信德豪會計師事務所有限公司

### 開曼群島股份登記及過戶總處

Maples Fund Services (Cayman) Limited  
P.O. Box 1093  
Boundary Hall  
Cricket Square  
Grand Cayman  
KY1-1102  
Cayman Islands

### 香港股份過戶登記分處

寶德隆證券登記有限公司  
香港  
北角  
電氣道148號  
21樓2103B室

### 股份代號

1669

### 公司網址

[www.gicl.com.hk](http://www.gicl.com.hk)

# Report on Review of Interim Financial Information

## 中期財務資料審閱報告

### TO THE BOARD OF DIRECTORS OF GLOBAL INTERNATIONAL CREDIT GROUP LIMITED

(Incorporated in Cayman Islands with limited liability)

#### INTRODUCTION

We have reviewed the interim financial information of Global International Credit Group Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 6 to 32, which comprises the condensed consolidated interim statement of financial position of the Group as of 30 June 2021 and the related condensed consolidated interim statement of comprehensive income, condensed consolidated interim statement of changes in equity and condensed consolidated interim statement of cash flows for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” (“HKAS 34”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with HKAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review and to report our conclusion 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.

### 致環球信貸集團有限公司 董事會

(於開曼群島註冊成立的有限公司)

#### 引言

本核數師(以下簡稱「我們」)已審閱列載於第6至32頁所載環球信貸集團有限公司(以下簡稱「貴公司」)及其附屬公司(以下簡稱「貴集團」)的中期財務資料，其中包括於二零二一年六月三十日的簡明合併中期財務狀況表與截至該日止六個月期間的簡明合併中期綜合收益表、簡明合併中期權益變動表和簡明合併中期現金流量表，以及主要會計政策和其他附註解釋。香港聯合交易所有限公司證券上市規則規定，就中期財務資料擬備的報告必須符合以上規則的有關條文以及香港會計師公會(「香港會計師公會」)頒佈的香港會計準則第34號「中期財務報告」(「香港會計準則第34號」)。貴公司董事須負責根據香港會計準則第34號擬備及列報該中期財務資料。我們的責任是根據我們的審閱對該中期財務資料作出結論，並僅按照我們協定的業務條款向閣下(作為整體)報告我們的結論，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人負責或承擔任何責任。

## Report on Review of Interim Financial Information (Continued)

### 中期財務資料審閱報告(續)

#### SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the HKICPA. A review of the interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

#### CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information of the Group is not prepared, in all material respects, in accordance with HKAS 34.

#### OTHER MATTER

The comparative interim financial information for the six months ended 30 June 2020 was reviewed by another auditor who expressed an unmodified conclusion on 27 August 2020.

#### BDO Limited

*Certified Public Accountants*

**Tsui Ka Che, Norman**

Practising Certified number: P05057

Hong Kong, 27 August 2021

#### 審閱範圍

我們已根據香港會計師公會頒佈的香港審閱準則第2410號「由實體的獨立核數師執行中期財務資料審閱」進行審閱。審閱中期財務資料包括主要向負責財務和會計事務的人員作出查詢，及應用分析性和其他審閱程序。審閱的範圍遠較根據《香港審計準則》進行審計的範圍為小，故不能令我們可保證我們將知悉在審計中可能被發現的所有重大事項。因此，我們不會發表審計意見。

#### 結論

按照我們的審閱，我們並無發現任何事項，令我們相信貴集團的中期財務資料未有在各重大方面根據香港會計準則第34號擬備。

#### 其他事宜

貴集團截至二零二零年六月三十日止六個月期間之比較中期財務資料乃由另一核數師審閱，彼於二零二零年八月二十七日發表無保留結論。

香港立信德豪會計師事務所有限公司

執業會計師

**徐家賜**

執業證書編號：P05057

香港，二零二一年八月二十七日

## Condensed Consolidated Interim Statement of Comprehensive Income

### 簡明合併中期綜合收益表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

		Six months ended 30 June 截至六月三十日止六個月		
		2021 二零二一年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$'000 千港元 (Unaudited) (未經審核)	
	Note 附註			
Revenue	收入	5,6	43,318	56,189
Other income	其他收入	6	3	219
Administrative expenses	行政開支	7	(11,317)	(10,711)
Reversal of impairment losses-net	撥回減值損失 —淨額	8	197	49
Finance costs	財務成本	9	(151)	(4,628)
<b>Profit before income tax</b>	除利得稅前溢利		<b>32,050</b>	41,118
Income tax expense	利得稅開支	10	(5,208)	(6,723)
<b>Profit and total comprehensive income for the period attributable to owners of the Company</b>	本公司擁有人應佔 期間溢利及綜合 收入總額	11	<b>26,842</b>	34,395
<b>Earnings per share attributable to owners of the Company</b>	本公司擁有人應佔 每股盈利			
– Basic and diluted (expressed in HK cents per share)	—基本及攤薄 (以每股港仙 列示)	11	<b>6.7</b>	8.6

The notes on pages 12 to 32 form an integral part of this condensed consolidated interim financial information.

第12至32頁的附註組成本簡明合併中期財務資料的一部分。

## Condensed Consolidated Interim Statement of Financial Position

### 簡明合併中期財務狀況表

As at 30 June 2021 於二零二一年六月三十日

			As at 30 June 2021 於二零二一年 六月三十日	As at 31 December 2020 於二零二零年 十二月三十一日
	Note 附註		HK\$'000 千港元 (Unaudited) (未經審核)	HK\$'000 千港元 (Audited) (經審核)
<b>ASSETS</b>		<b>資產</b>		
<b>Non-current assets</b>		<b>非流動資產</b>		
Property, plant and equipment		物業、廠房及設備	142	270
Right-of-use assets		使用權資產	9,658	1,362
Loans receivable	13	應收貸款	410,216	357,652
Deferred income tax assets		遞延利得稅資產	598	676
Deposits		按金	1,480	-
<b>Total non-current assets</b>		<b>非流動資產總值</b>	<b>422,094</b>	359,960
<b>Current assets</b>		<b>流動資產</b>		
Loans receivable	13	應收貸款	322,977	384,237
Interest receivables	14	應收利息	6,939	7,143
Prepayments, deposits and other receivables		預付款項、按金及其他應收款項	5,923	7,315
Pledged deposits		已抵押存款	24,737	7,434
Cash and cash equivalents		現金及現金等價物	110,740	132,835
<b>Total current assets</b>		<b>流動資產總值</b>	<b>471,316</b>	538,964
<b>Total assets</b>		<b>資產總值</b>	<b>893,410</b>	898,924
<b>EQUITY</b>		<b>權益</b>		
<b>Equity attributable to owners of the Company</b>		<b>本公司擁有人應佔權益</b>		
Share capital	15	股本	4,000	4,000
Reserves		儲備	825,783	837,341
<b>Total equity</b>		<b>權益總額</b>	<b>829,783</b>	841,341



## Condensed Consolidated Interim Statement of Financial Position (Continued)

### 簡明合併中期財務狀況表(續)

As at 30 June 2021 於二零二一年六月三十日

		As at 30 June 2021 於二零二一年 六月三十日	As at 31 December 2020 於二零二零年 十二月三十一日
		Note 附註	
		HK\$'000 千港元 (Unaudited) (未經審核)	HK\$'000 千港元 (Audited) (經審核)
<b>LIABILITIES</b>	<b>負債</b>		
<b>Non-current liability</b>	<b>非流動負債</b>		
Lease liabilities	租賃負債	6,343	-
<b>Total non-current liability</b>	<b>非流動負債總額</b>	<b>6,343</b>	<b>-</b>
<b>Current liabilities</b>	<b>流動負債</b>		
Accruals and other payables	應計費用及 其他應付款項	2,614	3,277
Tax payable	應付稅項	9,299	4,169
Bank borrowing	銀行借款	42,000	48,700
Lease liabilities	租賃負債	3,371	1,437
<b>Total current liabilities</b>	<b>流動負債總額</b>	<b>57,284</b>	57,583
<b>Total liabilities</b>	<b>負債總額</b>	<b>63,627</b>	57,583
<b>Total equity and liabilities</b>	<b>權益及負債總額</b>	<b>893,410</b>	898,924

The notes on pages 12 to 32 form an integral part of this condensed consolidated interim financial information.

第12至32頁的附註組成本簡明合併中期財務資料的一部分。

## Condensed Consolidated Interim Statement of Changes in Equity 簡明合併中期權益變動表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

		Attributable to owners of the Company (Unaudited) 本公司擁有人應佔(未經審核)				
	Note	Share capital	Share premium	Capital reserve	Retained earnings	Total
	附註	股本	股份溢價	資本儲備	保留盈利	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
<b>Balance at 1 January 2021</b>	於二零二一年一月一日的結餘	<b>4,000</b>	<b>122,176</b>	<b>390,621</b>	<b>324,544</b>	<b>841,341</b>
<b>Total comprehensive income for the period ended 30 June 2021</b>	截至二零二一年六月三十日止期間的綜合收入總額	-	-	-	<b>26,842</b>	<b>26,842</b>
<b>Transactions with owners</b>	與擁有人的交易					
Dividends relating to the year ended 31 December 2020	有關截至二零二零年十二月三十一日止年度的股息	12	-	-	<b>(38,400)</b>	<b>(38,400)</b>
<b>Total transactions with owners, recognised directly in equity</b>	與擁有人的交易總額，直接於權益確認	-	-	-	<b>(38,400)</b>	<b>(38,400)</b>
<b>Balance at 30 June 2021</b>	於二零二一年六月三十日的結餘	<b>4,000</b>	<b>122,176</b>	<b>390,621</b>	<b>312,986</b>	<b>829,783</b>

## Condensed Consolidated Interim Statement of Changes in Equity (Continued)

### 簡明合併中期權益變動表(續)

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

		Attributable to owners of the Company (Unaudited) 本公司擁有人應佔(未經審核)				
		Share capital 股本 HK\$'000 千港元	Share premium 股份溢價 HK\$'000 千港元	Capital reserve 資本儲備 HK\$'000 千港元	Retained earnings 保留盈利 HK\$'000 千港元	Total 總計 HK\$'000 千港元
	Note 附註					
<b>Balance at 1 January 2020</b>	於二零二零年 一月一日的結餘	4,000	122,176	390,621	269,579	786,376
<b>Total comprehensive income for the period ended 30 June 2020</b>	截至二零二零年 六月三十日止期間 的綜合收入總額	-	-	-	34,395	34,395
<b>Transactions with owners</b>	與擁有人的交易					
Dividends relating to the year ended 31 December 2019	有關截至二零一九年 十二月三十一日 止年度的股息	12	-	-	(9,200)	(9,200)
<b>Total transactions with owners, recognised directly in equity</b>	與擁有人的 交易總額， 直接於權益確認	-	-	-	(9,200)	(9,200)
<b>Balance at 30 June 2020</b>	於二零二零年 六月三十日的結餘	4,000	122,176	390,621	294,774	811,571

The notes on pages 12 to 32 form an integral part of the condensed consolidated interim financial information.

第12至32頁的附註組成本簡明合併中期財務資料的一部分。

## Condensed Consolidated Interim Statement of Cash Flows

### 簡明合併中期現金流量表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

Six months ended 30 June  
截至六月三十日止六個月

		2021 二零二一年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$'000 千港元 (Unaudited) (未經審核)
<b>Cash flows from operating activities</b>	<b>經營活動現金流量</b>		
Cash (used in)/generated from operations	經營(所用)/所產生現金	(1,130)	91,671
Loan interest received	已收貸款利息	43,528	56,441
Interest paid	已付利息	(67)	(4,488)
Hong Kong profits tax paid	已付香港利得稅	-	(18,372)
Net cash generated from operating activities	經營活動所產生現金淨額	42,331	125,252
<b>Cash flows from investing activities</b>	<b>投資活動現金流量</b>		
Purchase of property, plant and equipment	購買物業、廠房及設備	-	(7)
Bank interest received	已收銀行利息	3	3
Net cash generated from/(used in) investing activities	投資活動所產生/(所用)現金淨額	3	(4)
<b>Cash flows from financing activities</b>	<b>融資活動現金流量</b>		
Repayment of bank and other borrowings	償還銀行及其他借款	(93,700)	(150,201)
Proceeds from bank borrowings	銀行借款所得款項	87,000	30,000
Principal elements of lease payments	租賃付款的主要組成部分	(2,026)	(2,140)
Increase in pledged deposits	已抵押存款增加	(17,303)	(9,994)
Dividend paid to equity holders	向權益持有人派付股息	(38,400)	-
Net cash used in financing activities	融資活動所用現金淨額	(64,429)	(132,335)
<b>Net decrease in cash and cash equivalents</b>	<b>現金及現金等價物減少淨額</b>	<b>(22,095)</b>	<b>(7,087)</b>
Cash and cash equivalents at beginning of the period	期初的現金及現金等價物	132,835	30,201
<b>Cash and cash equivalents at end of the period</b>	<b>期末的現金及現金等價物</b>	<b>110,740</b>	<b>23,114</b>

The notes on pages 12 to 32 form an integral part of this condensed consolidated interim financial information.

第12至32頁的附註組成本簡明合併中期財務資料的一部分。

## Notes to the Condensed Consolidated Interim Financial Information

### 簡明合併中期財務資料附註

#### 1. GENERAL INFORMATION

Global International Credit Group Limited (the “Company”) was incorporated in the Cayman Islands on 20 January 2014 as an exempted company with limited liability under the Companies Law, Cap 22 (Law 3 of 1961, as consolidated and revised), of the Cayman Islands. The address of the Company’s registered office is PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands.

The Company is an investment holding company and its subsidiaries (the “Group”) are principally engaged in the money lending business of providing property mortgage loans and personal loans in Hong Kong.

The immediate holding company of the Company is Blossom Spring Global Limited (“Blossom Spring”), a company incorporated in the British Virgin Islands. The directors of the Company (the “Directors”) regard Blossom Spring as the ultimate holding company of the Company.

This condensed consolidated interim financial information is presented in thousands of Hong Kong dollars (“HK\$’000”), unless otherwise stated.

#### 1. 一般資料

環球信貸集團有限公司(「本公司」)於二零一四年一月二十日根據開曼群島法律第22章《公司法》(一九六一年第三號法例，經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處地址為PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands。

本公司為一間投資控股公司，而其附屬公司(「本集團」)主要於香港從事提供物業按揭貸款及私人貸款的貸款業務。

本公司的直接控股公司為 Blossom Spring Global Limited (「Blossom Spring」)，一間於英屬處女群島註冊成立的公司。本公司之董事(「董事」)視 Blossom Spring 為本公司的最終控股公司。

除另有註明外，此簡明合併中期財務資料以千港元(「千港元」)呈列。

## 2. BASIS OF PREPARATION AND ACCOUNTING POLICIES

This condensed consolidated interim financial information for the six months ended 30 June 2021 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34, “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as with the applicable disclosure requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The interim financial information does not include all the notes of the type normally included in an annual financial report, and accordingly should be read in conjunction with the annual financial statements for the year ended 31 December 2020, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”).

The accounting policies applied are consistent with those of the annual financial statements for the year ended 31 December 2020, as described in those annual financial statements, except for the adoption of new and amended standards effective for the financial year beginning on 1 January 2021. The adoption of the new standards and amendments to HKFRSs effective for the financial year beginning on 1 January 2021 did not have a material impact on the preparation of the condensed consolidated interim financial information.

There are no other standards and interpretations that have been issued by the HKICPA but are not effective yet that would be expected to have a material impact on the Group’s financial statements once adopted.

## 2. 編製基準及會計政策

截至二零二一年六月三十日止六個月的本簡明合併中期財務資料乃根據香港會計師公會(「香港會計師公會」)所頒佈的香港會計準則(「香港會計準則」)第34號「中期財務報告」以及香港聯合交易所有限公司(「聯交所」)證券上市規則的適用披露規定編製。中期財務資料並不包括年度財務報告中通常包括的所有附註，而因此，應與根據香港財務報告準則(「香港財務報告準則」)編製的截至二零二零年十二月三十一日止年度的年度財務報表一併閱讀。

所應用的會計政策與截至二零二零年十二月三十一日止年度的年度財務報表所應用者貫徹一致(如該等年度財務報表所述)，惟自二零二一年一月一日開始的財政年度生效之新訂及經修訂準則除外。採納自二零二一年一月一日開始的財政年度生效之新訂及經修訂的香港財務報告準則並無對編製本簡明合併中期財務資料造成任何重大影響。

概無其他已由香港會計師公會頒佈但尚未生效的準則及詮釋預計將於採納時對本集團的財務報表造成重大影響。

### 3. ESTIMATES

The preparation of the condensed consolidated interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing this condensed consolidated interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2020.

### 4. FINANCIAL RISK MANAGEMENT

#### 4.1 FINANCIAL RISK FACTORS

The Group's activities expose it to a variety of financial risks: market risk (including cash flow and fair value interest rate risk), credit risk and liquidity risk.

### 3. 估計

編製簡明合併中期財務資料要求管理層作出影響會計政策的應用以及資產及負債、收入及支出的呈報金額的判斷、估計及假設。實際結果可能有別於該等估計。

於編製本簡明合併中期財務資料時，管理層於應用本集團會計政策及估計不確定性的主要來源時作出的重大判斷，與截至二零二零年十二月三十一日止年度的合併財務報表所應用者相同。

### 4. 財務風險管理

#### 4.1 財務風險因素

本集團的經營令其面臨多項財務風險：市場風險(包括現金流量及公平值利率風險)、信貸風險及流動資金風險。

## 4. FINANCIAL RISK MANAGEMENT (CONTINUED)

### 4.1 FINANCIAL RISK FACTORS (CONTINUED)

The condensed consolidated interim financial information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as at 31 December 2020.

There have been no significant changes in the risk management policies since year end.

### 4.2 LIQUIDITY RISK

Compared to year end, there was no material change in the contractual undiscounted cash outflows for financial liabilities.

### 4.3 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

The Directors consider that the carrying amounts of financial assets and financial liabilities measured at amortised cost in the condensed consolidated financial statements approximate their respective fair values.

## 4. 財務風險管理(續)

### 4.1 財務風險因素(續)

簡明合併中期財務資料並不包括年度財務報表規定的所有財務風險管理資料及披露事項，且應與本集團於二零二零年十二月三十一日的年度財務報表一併閱讀。

自年末以來，風險管理政策概無任何重大變動。

### 4.2 流動資金風險

相較年結日，金融負債的合約未折現現金流出概無重大變動。

### 4.3 金融工具之公平值計量

董事認為簡明合併財務報表中按攤銷成本計量的金融資產及金融負債之賬面值與其各自之公平值相若。



## 5. SEGMENT INFORMATION

During the six months ended 30 June 2021 and 2020, all of the Group's revenue was generated from the money lending business of providing property mortgage loans and personal loans in Hong Kong. Revenue represents interest income earned from loans offered to the Group's customers. Information reported to the Group's chief operating decision maker, for the purpose of resource allocation and assessment of the Group's performance, is focused on the operating results of the Group as a whole as the Group's resources are integrated and no discrete financial information is available. Accordingly, no segment analysis or information about the Group's products and services are presented.

All of the Group's revenue from external customers and assets was generated from and located in Hong Kong during the six months ended 30 June 2021 and 2020.

## 5. 分部資料

於截至二零二一年及二零二零年六月三十日止六個月，本集團的全部收入產生自於香港提供物業按揭貸款及私人貸款的貸款業務。收入即自授予本集團客戶的貸款所賺取的利息收入。就本集團資源分配及表現評估而言，呈報予本集團主要經營決策者的資料集中於已整合本集團資源且不可獲得獨立財務資料情況下的本集團整體經營業績。因此，並無呈列有關本集團產品與服務的分部分析或資料。

截至二零二一年及二零二零年六月三十日止六個月，本集團來自外部客戶的所有收入及資產均產生自及位於香港境內。

## 6. REVENUE AND OTHER INCOME

Revenue represents the interest income earned from the money lending business of providing property mortgage loans and personal loans in Hong Kong. Revenue and other income recognised during the period are as follows:

## 6. 收入及其他收入

收入指自於香港提供物業按揭貸款及私人貸款的貸款業務所賺取的利息收入。於期內已確認的收入及其他收入如下：

Six months ended 30 June  
 截至六月三十日止六個月

		2021 二零二一年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$'000 千港元 (Unaudited) (未經審核)
<b>Revenue</b>	<b>收入</b>		
Interest income	利息收入	<b>43,318</b>	56,189
<b>Other income</b>	<b>其他收入</b>		
Bank interest income	銀行利息收入	<b>3</b>	3
Government grants (Note (a))	政府補助(附註(a))	<b>-</b>	216
		<b>3</b>	219

(a) Being wage subsidies provided by the Hong Kong Government under the Employment Support Scheme during the six months ended 30 June 2020. Grants from the government are recognised at their fair value where there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions. Government grants relating to costs are deferred and recognised in the profit or loss over the period necessary to match them with the costs that they are intended to compensate.

(a) 為香港政府根據保就業計劃於截至二零二零年六月三十日止六個月提供的工資補貼。政府補助於能合理確信可收取且本集團將遵循政府補助所附加之條件時按其公允價值予以確認。與成本相關的政府補貼遞延記賬，並按與擬補償的相關成本進行匹配之期間內在損益中確認。

Notes to the Condensed Consolidated Interim Financial Information (Continued)

簡明合併中期財務資料附註(續)

7. ADMINISTRATIVE EXPENSES

7. 行政開支

Six months ended 30 June

截至六月三十日止六個月

		2021	2020
		二零二一年	二零二零年
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Employee benefit expenses (including directors' emoluments)	僱員福利開支 (包括董事薪酬)	5,150	5,395
Advertising and marketing expenses	廣告及市場推廣開支	1,895	1,025
Depreciation of property, plant and equipment	物業、廠房及設備折舊	128	235
Depreciation of right-of-use assets	使用權資產折舊	1,923	2,013
Other administrative expenses	其他行政開支	2,221	2,043
		<b>11,317</b>	10,711

Notes to the Condensed Consolidated Interim Financial Information (Continued)  
 簡明合併中期財務資料附註(續)

**8. REVERSAL OF IMPAIRMENT LOSSES – NET**      **8. 撥回減值損失 – 淨額**

Six months ended 30 June 2021 (Unaudited)  
 截至二零二一年六月三十日止六個月(未經審核)

		12 months expected credit loss (Stage 1)	Lifetime expected credit loss not credit impaired (Stage 2)	Lifetime expected credit loss credit impaired (Stage 3)	Total
		12個月預期 信貸虧損 (第一階段)	非信貸減值的 全期預期 信貸虧損 (第二階段)	信貸減值的 全期預期 信貸虧損 (第三階段)	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
Net (charge for)/reversal of provision for impairment assessment on loans receivable	應收貸款減值評估撥備(開支)/撥回淨額	(260)	844	(393)	191
Net reversal of/(charge for) provision for impairment assessment on interest receivables	應收利息減值評估撥備撥回/(開支)淨額	4	30	(28)	6
		(256)	874	(421)	197

Notes to the Condensed Consolidated Interim Financial Information (Continued)

簡明合併中期財務資料附註(續)

**8. REVERSAL OF IMPAIRMENT LOSSES – NET (CONTINUED)**      **8. 撥回減值損失 – 淨額 (續)**

Six months ended 30 June 2020 (Unaudited)

截至二零二零年六月三十日止六個月(未經審核)

	12 months expected credit loss (Stage 1)	Lifetime expected credit loss not credit impaired (Stage 2)	Lifetime expected credit loss credit impaired (Stage 3)	Total
	12個月預期信貸虧損(第一階段)	非信貸減值的 全期預期 信貸虧損 (第二階段)	信貸減值的 全期預期 信貸虧損 (第三階段)	總計
	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Net (charge for)/reversal of provision for impairment assessment on loans receivable	(434)	9	453	28
Net reversal of/(charge for) provision for impairment assessment on interest receivables	9	(5)	17	21
	(425)	4	470	49

## 9. FINANCE COSTS

## 9. 財務成本

Six months ended 30 June  
 截至六月三十日止六個月

		2021	2020
		二零二一年	二零二零年
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Interest expenses on secured bank loans	有抵押銀行貸款利息開支	67	507
Interest expenses on secured other borrowings	有抵押其他借款利息	-	3,981
Interest expenses on lease liabilities	租賃負債利息開支	84	140
		<b>151</b>	4,628

**10. INCOME TAX EXPENSE**

Hong Kong profits tax for the six months ended 30 June 2021 and 2020 has been provided for at the rate of 8.25% for the first HK\$2,000,000 estimated assessable profits and 16.5% for estimated assessable profits above HK\$2,000,000 for the group entity qualified for the two-tiered profits tax rates regime introduced pursuant to the Inland Revenue (Amendment) (No. 7) Bill 2017. For group entities not qualifying for the two-tiered profits tax rates regime, Hong Kong profits tax has been provided for at a flat rate of 16.5%.

The amount of income tax charged to the condensed consolidated interim statement of comprehensive income represents:

**10. 利得稅開支**

根據二零一七年稅務(修訂)(第7號)條例草案引入利得稅稅率兩級制，截至二零二一年及二零二零年六月三十日止六個月，合資格集團實體的首2,000,000港元估計應課稅溢利按8.25%作出香港利得稅撥備，2,000,000港元以上的估計應課稅溢利按16.5%作出香港利得稅撥備。就未符合兩級制利得稅資格的集團實體而言，香港利得稅以稅率16.5%的統一稅率作出撥備。

於簡明合併中期綜合收益表扣除的利得稅金額指：

**Six months ended 30 June**  
截至六月三十日止六個月

		2021 二零二一年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$'000 千港元 (Unaudited) (未經審核)
Hong Kong profits tax – current year	香港利得稅 – 本年度	<b>5,130</b>	6,808
Decrease/(increase) in deferred income tax assets	遞延利得稅資產減少/(增加)	<b>78</b>	(85)
		<b>5,208</b>	6,723

## 10. INCOME TAX EXPENSE (CONTINUED)

During the year ended 31 December 2017, the Hong Kong Inland Revenue Department (the "IRD") had issued enquiries and a letter to the Company disagreeing with certain interest income received by the Company during the years of assessment 2015/16 and 2016/17 being claimed as capital and offshore in nature.

Notices of assessment of HK\$129,000 and HK\$3,058,000 were issued by the IRD to the Company for the years of assessment 2015/16 and 2016/17, respectively. The Company has lodged an objection against the tax assessments with the IRD considering that valid technical grounds are available in claiming the said interest income as capital and offshore in nature. The IRD agreed to hold over the tax claim subject to the purchase of tax reserve certificates of HK\$3,187,000, which were purchased by the Company during the year ended 31 December 2018. During the year ended 31 December 2020, a notice of assessment of HK\$1,310,000 was further issued by the IRD to the Company for the year of assessment 2017/18 on the said interest income. The Company has lodged an objection against the tax assessment 2017/18 with the IRD on the same technical grounds and has purchased an additional tax reserve certificate of HK\$1,310,000 for holding over the tax claim during the year ended 31 December 2020.

As at 30 June 2021, the case has been referred to the Appeals Section for the Commissioner's determination. As the ultimate outcome cannot presently be determined and with a view of probable outflow with resources, a tax provision of HK\$4,522,000 in respect of the tax enquiries has been provided in previous years and the Company considered that adequate provision has been made in the Group's condensed consolidated interim financial information.

## 10. 利得稅開支(續)

截至二零一七年十二月三十一日止年度，香港稅務局(「稅務局」)向本公司發出查詢及函件，表示不同意本公司於二零一五／一六年及二零一六／一七年評稅年度收取之若干利息收入申報為資本及離岸性質。

稅務局向本公司就二零一五／一六年及二零一六／一七年評稅年度發出評稅通知金額分別為129,000港元及3,058,000港元。本公司考慮到存在有效技術理據聲稱前述利息收入視作資本及離岸性質後向稅務局提出反對稅項評稅。稅務局同意暫緩稅項申索，前提須購買儲稅券3,187,000港元，本公司已於截至二零一八年十二月三十一日止年度內購買。截至二零二零年十二月三十一日止年度，稅務局就前述利息收入向本公司就二零一七／一八年評稅年度進一步發出評稅通知金額1,310,000港元。本公司已向稅務局就二零一七／一八評稅年度的評稅通知按同一技術理據提出反對並已於截至二零二零年十二月三十一日止年度購買額外儲稅券1,310,000港元以作暫緩稅項申索。

於二零二一年六月三十日，該個案已轉介予上訴組供專員決定。由於最終結果現時未能釐定及考慮到有資源外流的可能性，本公司已於以前年度就有關稅項查詢作出稅項撥備4,522,000港元，且本公司認為已就本集團的簡明合併中期財務資料作出了充足撥備。



**11. EARNINGS PER SHARE****(A) BASIC EARNINGS PER SHARE**

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company of HK\$26,842,000 (2020: HK\$34,395,000) by the weighted average number of ordinary shares in issue during the six months ended 30 June 2021 of 400,000,000 shares (2020: 400,000,000 shares).

**11. 每股盈利****(A) 每股基本盈利**

每股基本盈利按本公司擁有人應佔溢利26,842,000港元(二零二零年：34,395,000港元)除以截至二零二一年六月三十日止六個月已發行400,000,000股(二零二零年：400,000,000股)普通股加權平均數計算。

**Six months ended 30 June**

截至六月三十日止六個月

		2021 二零二一年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 二零二零年 HK\$'000 千港元 (Unaudited) (未經審核)
Profit attributable to owners of the Company (HK\$'000)	本公司擁有人應佔溢利(千港元)	<b>26,842</b>	34,395
Weighted average number of ordinary shares in issue for basic earnings per share ('000)	每股基本盈利的已發行普通股加權平均數(千股)	<b>400,000</b>	400,000
Basic earnings per share (HK cents)	每股基本盈利(港仙)	<b>6.7</b>	8.6

**(B) DILUTED EARNINGS PER SHARE**

There were no potential dilutive ordinary shares in issue during the six months ended 30 June 2021 and 2020 and hence the diluted earnings per share is the same as basic earnings per share.

**(B) 每股攤薄盈利**

截至二零二一年及二零二零年六月三十日止六個月，概無發行且具攤薄潛力的普通股，因此每股攤薄盈利與每股基本盈利相同。

Notes to the Condensed Consolidated Interim Financial Information (Continued)  
 簡明合併中期財務資料附註(續)

## 12. DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2021 (for the six months ended 30 June 2020: Nil).

A final dividend in respect of the year ended 31 December 2020 of HK6.4 cents per share, totaling HK\$25,600,000, and a special dividend of HK\$3.2 cents per share, totaling HK\$12,800,000, were declared, approved and paid in June 2021.

## 13. LOANS RECEIVABLE

## 12. 股息

董事會不建議派付截至二零二一年六月三十日止六個月之中期股息(截至二零二零年六月三十日止六個月：無)。

截至二零二零年十二月三十一日止年度的末期股息每股6.4港仙(合計25,600,000港元)，以及特別股息每股3.2港仙(合計12,800,000港元)已於二零二一年六月宣派、批准及派付。

## 13. 應收貸款

		As at 30 June 2021 於二零二一年 六月三十日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2020 於二零二零年 十二月三十一日 HK\$'000 千港元 (Audited) (經審核)
Loans receivable	應收貸款	<b>736,424</b>	745,311
Less:	減：		
Provision for impairment assessment of loans receivable	應收貸款減值評估撥備		
– Stage 1	– 第一階段	<b>(1,829)</b>	(1,569)
– Stage 2	– 第二階段	<b>(260)</b>	(1,104)
– Stage 3	– 第三階段	<b>(1,142)</b>	(749)
Loans receivable, net of provision	應收貸款(扣除撥備)	<b>733,193</b>	741,889
Less: non-current portion	減：非流動部分	<b>(410,216)</b>	(357,652)
Current portion	流動部分	<b>322,977</b>	384,237

**13. LOANS RECEIVABLE (CONTINUED)**

The Group's loans receivable, which arise from the money lending business of providing property mortgage loans and personal loans in Hong Kong, are denominated in Hong Kong dollars.

As at 30 June 2021, except for loans receivable of HK\$952,000 (31 December 2020: HK\$1,178,000) which are unsecured, interest bearing and are repayable with fixed terms agreed with customers, all loans receivable are secured by collaterals provided by customers, interest bearing and are repayable with fixed terms agreed with the customers. The maximum exposure to credit risk at each of the reporting date is the carrying value of the loans receivable mentioned above.

A maturity profile of the loans receivable as at the end of the reporting periods, based on the maturity date, net of provision, is as follows:

**13. 應收貸款(續)**

本集團於香港提供物業按揭貸款及私人貸款的貸款業務所產生的應收貸款以港元計值。

於二零二一年六月三十日，除952,000港元(二零二零年十二月三十一日：1,178,000港元)的無抵押、計息並須於與客戶議定的固定期限內償還的應收貸款外，所有應收貸款以客戶提供的抵押品作為抵押、計息並須於與客戶議定的固定期限內償還。於各報告日期所面臨的最大信貸風險為上文所述應收貸款的賬面值。

根據到期日，應收貸款(扣除撥備)於報告期末的到期情況如下：

		As at 30 June 2021 於二零二一年 六月三十日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2020 於二零二零年 十二月三十一日 HK\$'000 千港元 (Audited) (經審核)
Current	即期	322,977	384,237
Over 1 year and within 5 years	超過一年及五年以內	234,093	172,156
Over 5 years	五年以上	176,123	185,496
		<b>733,193</b>	741,889

### 13. LOANS RECEIVABLE (CONTINUED)

As at 30 June 2021 and 31 December 2020, certain properties mortgaged to a subsidiary of the Company for loans granted to its respective customers were pledged to an independent third party to secure a loan facility granted to a subsidiary of the Company. These properties, with market value of HK\$179,250,000 (31 December 2020: HK\$238,880,000), were mortgaged to the Group for securing loans receivable of HK\$60,674,000 (31 December 2020: HK\$88,923,000).

As at 30 June 2021, loans receivable with carrying value of HK\$106,127,000 (31 December 2020: HK\$115,699,000) were charged to a bank to secure a bank loan facility granted to a subsidiary of the Company (Note 16).

### 13. 應收貸款(續)

於二零二一年六月三十日及二零二零年十二月三十一日，相關客戶為獲授貸款而抵押予本公司一間附屬公司的若干物業已抵押予一名獨立第三方，以取得授予本公司一間附屬公司的貸款融資。該等物業市值179,250,000港元(二零二零年十二月三十一日：238,880,000港元)，已抵押予本集團，以取得賬面值為60,674,000港元(二零二零年十二月三十一日：88,923,000港元)的應收貸款。

於二零二一年六月三十日，賬面值為106,127,000港元(二零二零年十二月三十一日：115,699,000港元)的應收貸款已抵押予一間銀行，以取得授予本公司一間附屬公司的一項銀行貸款融資(附註16)。

## Notes to the Condensed Consolidated Interim Financial Information (Continued)

簡明合併中期財務資料附註(續)

### 14. INTEREST RECEIVABLES

### 14. 應收利息

		As at 30 June 2021 於二零二一年 六月三十日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2020 於二零二零年 十二月三十一日 HK\$'000 千港元 (Audited) (經審核)
Interest receivables	應收利息	<b>7,074</b>	7,284
Less:	減：		
Provision for impairment assessment of interest receivables	應收利息減值評估撥備		
– Stage 1	– 第一階段	<b>(13)</b>	(17)
– Stage 2	– 第二階段	<b>(6)</b>	(36)
– Stage 3	– 第三階段	<b>(116)</b>	(88)
Interest receivables, net of provision	應收利息(扣除撥備)	<b>6,939</b>	7,143

The Group's interest receivables, which arise from the money lending business of providing property mortgage loans and personal loans in Hong Kong, are denominated in Hong Kong dollars.

As at 30 June 2021, except for interest receivables of HK\$12,000 (31 December 2020: HK\$15,000), which are unsecured and repayable with fixed terms agreed with the customers, all interest receivables are secured by collaterals provided by customers and repayable with fixed terms agreed with the customers. The maximum exposure to credit risk at each of the reporting dates is the carrying value of the interest receivables mentioned above.

本集團於香港提供物業按揭貸款及私人貸款的貸款業務所產生的應收利息以港元計值。

於二零二一年六月三十日，除12,000港元(二零二零年十二月三十一日：15,000港元)的無抵押並須於與客戶議定的固定期限內償還的應收利息外，所有應收利息以客戶提供的抵押品作為抵押，並須於與客戶議定的固定期限內償還。於各報告日期所面臨的最大信貸風險為上文所述應收利息的賬面值。

Notes to the Condensed Consolidated Interim Financial Information (Continued)  
 簡明合併中期財務資料附註(續)

14. INTEREST RECEIVABLES  
 (CONTINUED)

The ageing analysis of interest receivables, based on the maturity date, net of provision, is as follows:

		As at 30 June 2021 於二零二一年 六月三十日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2020 於二零二零年 十二月三十一日 HK\$'000 千港元 (Audited) (經審核)
Current	即期	1,878	2,133
1-30 days	1至30日	2,065	1,684
31-90 days	31至90日	1,134	1,870
Over 90 days	超過90日	1,862	1,456
		<b>6,939</b>	7,143

14. 應收利息(續)

根據到期日，該等應收利息(扣除撥備)的賬齡分析如下：

15. SHARE CAPITAL

		As at 30 June 2021 於二零二一年 六月三十日 HK\$'000 千港元 (Unaudited) (未經審核)	As at 31 December 2020 於二零二零年 十二月三十一日 HK\$'000 千港元 (Audited) (經審核)
Authorised: 10,000,000,000 shares of HK\$0.01 each	法定： 10,000,000,000股 每股面值0.01港元	100,000	100,000
Issued and fully paid: 400,000,000 shares of HK\$0.01 each	已發行及繳足： 400,000,000股每股 面值0.01港元	4,000	4,000

15. 股本

## 16. BANK BORROWING

As at 30 June 2021, a secured revolving bank loan facility of HK\$50,000,000 (31 December 2020: HK\$50,000,000) was obtained from an independent third party bank of which HK\$42,000,000 was utilised (31 December 2020: HK\$48,700,000). Such secured bank loan was denominated in Hong Kong dollars, repayable in one year and bore interest rate of 4.17% (31 December 2020: 4.36%) per annum. The bank loan facility was secured by (i) a floating charge on loans receivable of a subsidiary of the Company with carrying value of HK\$106,127,000 (31 December 2020: HK\$115,699,000); (ii) a floating charge on certain bank accounts of a subsidiary of the Company with carrying value of HK\$24,737,000 (31 December 2020: HK\$7,434,000); and (iii) a corporate guarantee from the Company.

## 16. 銀行借款

於二零二一年六月三十日，有抵押循環銀行貸款融資額50,000,000港元(二零二零年十二月三十一日：50,000,000港元)自一名獨立第三方銀行中取得，其中已使用款項為42,000,000港元(二零二零年十二月三十一日：48,700,000港元)。該等有抵押銀行貸款以港元計值、須於一年內償還及按年利率4.17%(二零二零年十二月三十一日：4.36%)計息。銀行貸款融資以下列各項作抵押：(i)本公司一間附屬公司賬面值為106,127,000港元(二零二零年十二月三十一日：115,699,000港元)應收貸款的浮動押記；(ii)本公司一間附屬公司賬面值為24,737,000港元(二零二零年十二月三十一日：7,434,000港元)的若干銀行賬戶的浮動押記；及(iii)本公司的公司擔保。

## 17. RELATED PARTY TRANSACTIONS

Related parties are those parties that have the ability to control the other party or exercise significant influence in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence.

The Group is controlled by Blossom Spring, which is the ultimate holding company of the Group and owns 75% of the Company's shares. The remaining 25% of the shares are widely held. The ultimate controlling party is Ms. Jin Xiaoqin.

Save as the transactions and balances disclosed elsewhere in this condensed consolidated interim financial information, the following is a summary of the significant transactions carried out between the Group and its related parties in the ordinary course of business during the six months ended 30 June 2021 and 2020.

## 17. 關聯方交易

關聯方指有能力控制另一方或可對另一方的財政及經營決策行使重大影響力的人士。受共同控制或共同重大影響的人士亦被視為有關聯。

本集團由 Blossom Spring 控制，而 Blossom Spring 為本集團的最終控股公司，並擁有本公司 75% 的股份。其餘 25% 股份則由多方持有。最終控制方為金曉琴女士。

除本簡明合併中期財務資料其他部分所披露的交易及結餘外，下文概述本集團及其關聯方於截至二零二一年及二零二零年六月三十日止六個月在日常業務過程中進行的重大交易。



Notes to the Condensed Consolidated Interim Financial Information (Continued)

簡明合併中期財務資料附註(續)

**17. RELATED PARTY TRANSACTIONS  
(CONTINUED)**

(a) KEY MANAGEMENT COMPENSATION

		2021	2020
		二零二一年	二零二零年
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Salaries, commission and benefits	薪金、佣金及福利	2,049	2,025
Pension costs	退休金成本	45	45
		<b>2,094</b>	<b>2,070</b>

(b) REMUNERATION PAID TO A RELATED PARTY

		2021	2020
		二零二一年	二零二零年
		HK\$'000	HK\$'000
		千港元	千港元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Salaries and pension costs paid to the spouse of a director of the Company	向本公司一名董事的配偶所支付的薪金及退休金成本	126	126

**17. 關聯方交易(續)**

(a) 主要管理人員薪酬

**Six months ended 30 June**  
截至六月三十日止六個月

(b) 支付予一名關聯方的薪酬

**Six months ended 30 June**  
截至六月三十日止六個月

## Management Discussion and Analysis

### 管理層討論及分析

#### BUSINESS REVIEW

The Group is principally engaged in the money lending business focusing primarily on providing property mortgage loans in Hong Kong under the Money Lenders Ordinance (Chapter 163 of the Laws of Hong Kong).

During the six months ended 30 June 2021, with the gradual easing of the Coronavirus Disease 2019 ("Covid-19"), the economy of Hong Kong showed steady recovery with Gross Domestic Product for the first half of 2021 grew by 7.8% year-on-year and unemployment rate declined from the peak of 7.2% in February 2021 to 5.5% in June 2021. As the investment sentiment improved amid the economic recovery, the property market in Hong Kong showed signs of rebound with the number of property transactions went up by 74.2% in the first half of 2021 from the previous year and the residential property price index in June 2021 increased by 3.8% as compared to the price index in December 2020.

Though there was a general recovery of the economy, the overall economic activity remained below the pre-recession level and the Group continued to conduct its mortgage loan business with stringent credit control to minimise associated credit risks during the reporting period. While loan demand revived but remained relatively subdued, the Group's gross loans receivable remained steady at approximately HK\$736.4 million as at 30 June 2021 as compared to approximately HK\$745.3 million as at 31 December 2020. Although the Group's gross loans receivable remained stable in the first half of 2021, the Group's interest income decreased by approximately 23.0% or HK\$12.9 million to approximately HK\$43.3 million for the six months ended 30 June 2021 due to the decrease in average gross loans receivable for the six months ended 30 June 2021 as compared to corresponding period in previous year.

#### 業務回顧

本集團根據香港法例第163章放債人條例於香港主要從事貸款業務，主力在香港提供物業按揭貸款。

截至二零二一年六月三十日止六個月，隨著二零一九年冠狀病毒病（「COVID-19」）疫情逐漸緩和，香港經濟穩步復甦，二零二一年上半年本地生產總值按年增長7.8%，失業率由二零二一年二月高峰的7.2%回落至二零二一年六月的5.5%。鑒於經濟復甦令投資氣氛改善，香港樓市出現回暖跡象，二零二一年上半年樓市成交量較上年同期上升74.2%，二零二一年六月住宅物業價格指數較二零二零年十二月的價格指數上升3.8%。

儘管經濟普遍復甦，但整體經濟活動仍低於衰退前的水平，本集團於報告期內繼續以嚴緊的信貸政策開展物業貸款業務，以將相關信貸風險降至最低。雖然貸款需求稍為恢復，但仍然相對疲弱，本集團於二零二一年六月三十日的應收貸款總額維持穩定於約736,400,000港元，而於二零二零年十二月三十一日則約為745,300,000港元。儘管本集團的應收貸款總額於二零二一年上半年維持穩定，由於本集團截至二零二一年六月三十日止六個月的平均應收貸款總額較去年同期減少，因此本集團截至二零二一年六月三十日止六個月的利息收入減少約23.0%或12,900,000港元至約43,300,000港元。

## Management Discussion and Analysis (Continued)

### 管理層討論及分析(續)

## FINANCIAL REVIEW

### REVENUE

The Group's interest income received from the money lending business of providing property mortgage loans and personal loans decreased by approximately HK\$12.9 million or 23.0% from approximately HK\$56.2 million for the six months ended 30 June 2020 to approximately HK\$43.3 million for the six months ended 30 June 2021. Such decrease was primarily due to the decrease of average month-end balance of the Group's gross loans receivable by approximately HK\$172.6 million or 18.9% from approximately HK\$912.8 million for the six months ended 30 June 2020 to approximately HK\$740.2 million for the six months ended 30 June 2021.

### OTHER INCOME

Other income decreased by HK\$216,000 from HK\$219,000 for the six months ended 30 June 2020 to HK\$3,000 for the six months ended 30 June 2021. Other income for the six months ended 30 June 2020 mainly represented one-off wage subsidies provided by the Hong Kong Government under the Employment Support Scheme.

### ADMINISTRATIVE EXPENSES

The Group incurred administrative expenses of approximately HK\$11.3 million for the six months ended 30 June 2021 (six months ended 30 June 2020: approximately HK\$10.7 million), which mainly comprised employee benefit expenses, advertising and marketing expenses, depreciation of property, plant and equipment, depreciation of right-of-use assets and other administrative expenses. Administrative expenses increased by approximately HK\$0.6 million mainly due to the increase in advertising and marketing expenses as the Group devoted more resources in television advertising and event sponsorship during the reporting period.

## 財務回顧

### 收入

本集團來自提供物業按揭貸款及私人貸款的貸款業務的利息收入由截至二零二零年六月三十日止六個月約56,200,000港元減少約12,900,000港元或23.0%至截至二零二一年六月三十日止六個月約43,300,000港元。利息收入減少主要由於本集團的應收貸款總額的平均月底結餘由截至二零二零年六月三十日止六個月約912,800,000港元減少約172,600,000港元或18.9%至截至二零二一年六月三十日止六個月約740,200,000港元。

### 其他收入

其他收入由截至二零二零年六月三十日止六個月的219,000港元減少216,000港元至截至二零二一年六月三十日止六個月的3,000港元。截至二零二零年六月三十日止六個月的其他收入主要為香港政府根據「保就業計劃」提供的一次性工資補貼。

### 行政開支

本集團於截至二零二一年六月三十日止六個月產生行政開支約11,300,000港元(截至二零二零年六月三十日止六個月：約10,700,000港元)，當中主要包括僱員福利開支、廣告及市場推廣開支、物業、廠房及設備折舊、使用權資產折舊以及其他行政開支。行政開支增加約600,000港元，主要是由於報告期內本集團增加投放資源於電視廣告及活動贊助上，使廣告及市場推廣開支增加。

## Management Discussion and Analysis (Continued)

### 管理層討論及分析(續)

#### REVERSAL OF IMPAIRMENT LOSSES – NET

Reversal of impairment losses represents the reversal of provision for impairment assessment on loans receivable and interest receivables credited to profit or loss during the reporting period.

The reversal of impairment losses of HK\$197,000 for the six months ended 30 June 2021 was mainly attributable to a general increase in market value of the underlying collaterals.

#### FINANCE COSTS

Finance costs decreased by approximately HK\$4.4 million from approximately HK\$4.6 million for the six months ended 30 June 2020 to approximately HK\$0.2 million for the six months ended 30 June 2021. The decrease in finance costs was primarily due to the decrease in average borrowings during the reporting period.

#### NET INTEREST MARGIN

Net interest margin increased from 11.2% for the six months ended 30 June 2020 to 11.7% for the six months ended 30 June 2021. The increase was mainly due to the decrease in finance costs as mentioned above.

Net interest margin refers to the interest income in respect of the Group's mortgage loans and personal loans less finance costs (excluding interest expenses on lease liabilities), divided by the average of month-end gross loans receivable balances of the corresponding loans during the reporting period.

#### INCOME TAX EXPENSES

The Group's effective tax rate was 16.2% for the six months ended 30 June 2021 as compared to 16.4% for the six months ended 30 June 2020.

#### 撥回減值損失－淨額

撥回減值損失指就報告期內計入損益的應收貸款及應收利息之減值評估撥備撥回。

截至二零二一年六月三十日止六個月之撥回減值損失197,000港元乃主要由於相關抵押品的市值普遍增加。

#### 財務成本

財務成本由截至二零二零年六月三十日止六個月約4,600,000港元減少約4,400,000港元至截至二零二一年六月三十日止六個月約200,000港元。財務成本減少乃主要由於報告期內平均借款減少所致。

#### 淨息差

淨息差由截至二零二零年六月三十日止六個月11.2%升至截至二零二一年六月三十日止六個月11.7%。有關上升主要是由於上述財務成本下跌所致。

淨息差指本集團按揭貸款及私人貸款的利息收入減財務成本(不包括租賃負債的利息開支)除以報告期內相應貸款的月底應收貸款總額結餘平均值。

#### 利得稅開支

本集團於截至二零二一年六月三十日止六個月的實際稅率為16.2%，而截至二零二零年六月三十日止六個月則為16.4%。

## Management Discussion and Analysis (Continued)

### 管理層討論及分析(續)

#### PROFIT AND TOTAL COMPREHENSIVE INCOME

As a result of the foregoing, the Group's profit and total comprehensive income for the six months ended 30 June 2021 was approximately HK\$26.8 million, representing a decrease of approximately HK\$7.6 million or 22.0% from approximately HK\$34.4 million for the six months ended 30 June 2020.

#### LIQUIDITY AND FINANCIAL RESOURCES AND CAPITAL STRUCTURE

During the six months ended 30 June 2021, the Group's operation and capital requirements were financed principally through share capital, retained earnings and loans from a bank.

Based on the Group's current and anticipated levels of operation, the Group's future operations and capital requirements will be financed principally through loans from banks and other independent third party licensed money lenders, retained earnings and share capital. There were no significant commitments for capital expenditure as at 30 June 2021.

As at 30 June 2021, cash and cash equivalents and pledged deposits amounted to approximately HK\$135.5 million, representing a decrease of approximately HK\$4.8 million as compared to the position as at 31 December 2020. The decrease was mainly attributable to the payment of final dividends and special dividends for the year ended 31 December 2020 during the reporting period. Cash and cash equivalents and pledged deposits as at 30 June 2021 were all denominated in Hong Kong dollars.

As at 30 June 2021, an interest-bearing bank borrowing amounted to approximately HK\$42.0 million, representing a decrease of approximately HK\$6.7 million as compared to the position as at 31 December 2020.

#### 溢利及綜合收入總額

因上文所述，本集團截至二零二一年六月三十日止六個月的溢利及綜合收入總額約為26,800,000港元，較截至二零二零年六月三十日止六個月約34,400,000港元減少約7,600,000港元或22.0%。

#### 流動資金及財務資源及資本結構

截至二零二一年六月三十日止六個月，本集團主要透過股本、保留盈利及來自一間銀行的貸款為經營及資本需求提供資金。

基於本集團現時及預計的業務水平，本集團將透過銀行及其他獨立第三方持牌放債人的貸款、保留盈利及股本為日後經營及資本需求提供資金。於二零二一年六月三十日，概無任何重大資本開支承擔。

於二零二一年六月三十日，現金及現金等價物以及已抵押存款約為135,500,000港元，較二零二零年十二月三十一日減少約4,800,000港元。有關減少主要歸因於報告期內支付有關截至二零二零年十二月三十一日止年度的年末股息及特別股息。於二零二一年六月三十日的現金及現金等價物以及已抵押存款均以港幣計值。

於二零二一年六月三十日，計息銀行借款約為42,000,000港元，較二零二零年十二月三十一日減少約6,700,000港元。

## Management Discussion and Analysis (Continued)

### 管理層討論及分析(續)

As at 30 June 2021, the interest-bearing bank borrowing was denominated in Hong Kong dollars, repayable in one year and bore interest at variable rates. Bank loan facility obtained by the Group was secured by (i) a floating charge on certain loans receivable of a subsidiary of the Group; (ii) a floating charge on certain bank accounts of a subsidiary of the Group; and (iii) a corporate guarantee executed by the Company.

During the six months ended 30 June 2021, none of the Group's borrowing facilities were subject to any covenants relating to financial ratio requirements or any material covenants that restrict the Group from undertaking additional debt or equity financing. As at 30 June 2021, the unutilised facility available to the Group for drawdown amounted to approximately HK\$208.0 million (31 December 2020: approximately HK\$301.3 million).

### GEARING RATIO

The Group's gearing ratio was calculated by dividing net debts (being the total borrowings and lease liabilities less pledged deposits and cash and cash equivalents) by total equity. The Group was in a net cash position as at 30 June 2021 and 31 December 2020.

### SIGNIFICANT INVESTMENTS HELD, MATERIAL ACQUISITIONS AND DISPOSALS

The Group did not have any significant investments held, material acquisitions and disposals of subsidiaries and associated companies for the six months ended 30 June 2021.

於二零二一年六月三十日，所有計息銀行借款以港元計值、須於一年內償還，並按浮動利率計息。本集團取得之銀行貸款融資以下列項目作抵押：(i)本集團一間附屬公司若干應收貸款的浮動押記；(ii)本集團一間附屬公司若干銀行賬戶的浮動押記；及(iii)本公司簽立的公司擔保。

截至二零二一年六月三十日止六個月，本集團的借款融資並無受到有關財務比率要求的任何契諾或限制本集團進行額外債務或股本融資的任何重大契諾所規限。於二零二一年六月三十日，本集團的未動用可供提取融資約為208,000,000港元(二零二零年十二月三十一日：約301,300,000港元)。

### 資產負債比率

本集團的資產負債比率按負債淨額(即借款總額及租賃負債減已抵押存款以及現金及現金等價物)除以權益總額計算。本集團於二零二一年六月三十日及二零二零年十二月三十一日處於淨現金狀態。

### 所持重大投資、重大收購及出售事項

本集團於截至二零二一年六月三十日止六個月概無持有任何重大投資、有關附屬公司及聯營公司的重大收購及出售事項。

## EMPLOYEES AND REMUNERATION

As at 30 June 2021, the Group has employed 19 full-time employees (31 December 2020: 22). The Group's total employee benefit expenses (including directors' emoluments) for the six months ended 30 June 2021 and 2020 were approximately HK\$5.2 million and HK\$5.4 million, respectively. The remuneration of the employees of the Group included salaries, overtime allowance, commission and year end discretionary bonuses. The Group remunerates its employees mainly based on current market trend, individual performance and experience and conduct performance appraisals on an annual basis.

## CORPORATE SOCIAL RESPONSIBILITY

As a good corporate citizen, the Group is eager to contribute towards the society through community focused commitments. The Group has demonstrated its corporate social responsibility commitment through the participation in various charitable and volunteer activities. The Group also encourages its staff members to support community activities as well as to promote healthy and balanced physical and mental development. Where possible, the Group will endeavor to participate in community and public welfare activities in particular to support and aid the needs of the underprivileged in Hong Kong.

## CONTINGENT LIABILITIES

As at 30 June 2021 and 31 December 2020, the Group had no material contingent liabilities.

## PLEDGE OF ASSETS

As at 30 June 2021, certain properties mortgaged to a subsidiary of the Company by its respective customers were pledged to secure a loan facility granted to the Group. These properties, with a combined market value of approximately HK\$179.3 million (31 December 2020: approximately HK\$238.9 million), were mortgaged to the Group for securing loans receivable of approximately HK\$60.7 million (31 December 2020: approximately HK\$88.9 million).

## 僱員及薪酬政策

於二零二一年六月三十日，本集團聘有19名(二零二零年十二月三十一日：22名)全職僱員。本集團截至二零二一年及二零二零年六月三十日止六個月的僱員福利開支總額(包括董事薪酬)分別為約5,200,000港元及約5,400,000港元。本集團僱員薪酬包括工資、加班津貼、佣金及年底的酌情花紅。本集團主要根據現時市場趨勢、個人表現及經驗向僱員發放薪酬，並每年進行績效評核。

## 企業社會責任

作為一間優秀企業，本集團樂於透過大眾關注的事項對社會作出貢獻。透過參與各種慈善及義工活動，本集團已展現其企業社會責任的承諾。本集團同時鼓勵員工支持社區活動，並促進健康及平衡的身心發展。如有能力，本集團將不遺餘力地參與社區及公益活動，特別是支持及援助香港有需要的弱勢社群。

## 或然負債

於二零二一年六月三十日及二零二零年十二月三十一日，本集團概無重大或然負債。

## 資產抵押

於二零二一年六月三十日，由本公司相關客戶抵押予本公司附屬公司的若干物業已被抵押作為本集團獲授一項貸款融資的擔保。該等物業市值合計為約179,300,000港元(二零二零年十二月三十一日：約238,900,000港元)，已抵押予本集團作為約60,700,000港元(二零二零年十二月三十一日：約88,900,000港元)應收貸款的抵押。



## Management Discussion and Analysis (Continued)

### 管理層討論及分析(續)

As at 30 June 2021, certain loans receivable and bank accounts of a subsidiary of the Company with carrying value of approximately HK\$106.1 million (31 December 2020: approximately HK\$115.7 million) and approximately HK\$24.7 million (31 December 2020: approximately HK\$7.4 million), respectively, were charged to a bank to secure a loan facility granted to the Group.

Such loan facilities granted to the Group were for the expansion of the Group's mortgage loans business.

### FOREIGN CURRENCY EXPOSURE

The business activities of the Group were denominated in Hong Kong dollars. The Directors did not consider the Group was exposed to any significant foreign exchange risks during the six months ended 30 June 2021. As the impact from foreign exchange exposure was minimal, the Directors were of the view that no hedging against foreign currency exposure was necessary. In view of the operational needs, the Group will continue to monitor the foreign currency exposure from time to time and take necessary actions to minimise the foreign exchange related risks.

### EVENTS AFTER THE REPORTING PERIOD

On 10 August 2021, PricewaterhouseCoopers ("PwC") has resigned as the auditor of the Company. On the same day, BDO Limited has been appointed as the auditor of the Company to fill the casual vacancy following the resignation of PwC and to hold office until the conclusion of the next general meeting of the Company. The Board and the audit committee of the Company (the "Audit Committee") have confirmed that there is no disagreement between the Company and PwC which should be brought to the attention of the shareholders of the Company. For details, please refer to the Company's announcement of change of auditor published on 10 August 2021.

於二零二一年六月三十日，本公司一間附屬公司賬面值分別為約106,100,000港元(二零二零年十二月三十一日：約115,700,000港元)及約24,700,000港元(二零二零年十二月三十一日：約7,400,000港元)的若干應收貸款及銀行賬戶已抵押予一間銀行，以取得授予本集團的一項貸款融資。

本集團獲授的該等貸款融資用作擴展本集團的按揭貸款業務。

### 外匯風險

本集團的業務活動以港元計值。董事認為，截至二零二一年六月三十日止六個月，本集團並無承受任何重大外匯風險。由於外匯風險的影響極微，故董事認為毋須為外匯風險作出對沖。鑑於營運需要，本集團將繼續不時監察外匯風險，並採取必要行動以降低外匯匯兌相關風險。

### 報告期間後事項

於二零二一年八月十日，羅兵咸永道會計師事務所(「羅兵咸」)已辭任本公司之核數師。同日，香港立信德豪會計師事務所有限公司已獲委任為本公司的核數師以填補羅兵咸所辭任後的臨時空缺，任期直至本公司下屆股東週年大會結束為止。董事會及本公司審核委員會(「審核委員會」)已確認，羅兵咸與本公司之間並無意見分歧須敦請本公司之股東垂注。詳情請參閱本公司於二零二一年八月十日刊發的更換核數師公告。



## Management Discussion and Analysis (Continued)

### 管理層討論及分析(續)

Save as disclosed above, the Group did not have any significant events since the end of the reporting period (i.e. 30 June 2021) and up to the date of this interim report.

### PROSPECT

From a historic two-year recession spurred on by the pandemic and social unrest, it is anticipated that Hong Kong's economy will continue its path to recovery in the second half of 2021. Yet the prolonged pandemic, cross-border travel restriction and geopolitical risk will continue to pose uncertainties on the prospects. The risk appetites for various investments and business expansion may gradually recover from a low base but is expected to remain conservative in the short run with loan growth momentum being constrained.

During the course of recovery, the Group will remain cautious and sensibly uphold its risk management policies and credit review process to control the quality of the Group's loan portfolio and at the same time continue to seek loan growth at reasonable yields. The Group will strive to enhance its marketing efficiency and launch different marketing activities to expand its customer base at a reasonable cost. While it is expected that the growth of the Group's loan portfolio may be constrained by subdued loan demand, the Group will continue to implement stringent cost control measures to uphold its profitability.

Although the Group does not have any detailed plans for material investments, capital assets or launching new products in a large scale currently, it will continue to improve its existing products and services to enhance customer experience.

除上文所披露外，本集團自報告期末（即二零二一年六月三十日）起至本中期報告日期止並無任何重大事項。

### 前景

經過受疫情和社會動盪引致的歷史性兩年衰退，預計香港經濟將在二零二一年下半年繼續走上復甦之路。然而持續的疫情、出入境限制及地緣政治風險將繼續對前景構成不確定性。各項投資和業務擴張的風險偏好可能會逐步從低位回升，但預計短期內仍將偏向保守，使得貸款增長動力受制。

在復甦過程中，本集團將保持謹慎而明智地維持其風險管理政策及信用審查流程，以控制本集團貸款組合的質素，同時繼續以合理的收益率尋求貸款增長。本集團將致力提升營銷效率，推出不同的營銷活動，以合理的成本擴大客戶群。雖然預期本集團貸款組合的增長或會因貸款需求疲弱而受限，但本集團將繼續實施嚴格的成本控制措施以維持其盈利能力。

雖然本集團目前並無任何重大投資、資本資產或大規模推出新產品的詳細計劃，但將繼續改善現有產品及服務，以提升客戶體驗。

## Other Information 其他資料

### ADVANCE TO AN ENTITY

As disclosed in the announcements of the Company dated 5 February 2021 and 29 April 2021 (the “Announcements”), Global International Credit Limited (“GIC”), being an indirectly wholly-owned subsidiary of the Company, as lender, entered into a loan agreement (“Loan Agreement A”) and another loan agreement (“Loan Agreement B”) with Mr. Wong Chee Yu (the “Borrower”), as borrower, on 5 February 2021 and 29 April 2021, pursuant to which, GIC agreed to grant two mortgage loans in an amount of HK\$70 million and HK\$3 million, respectively, to the Borrower for a term of 24 months. On 17 June 2021, GIC and the Borrower entered into a loan agreement (“Loan Agreement C”), pursuant to which, GIC agreed to grant a mortgage loan in an amount of HK\$4 million to the Borrower for a term of 24 months. Part of the loan proceeds from Loan Agreement C was used to fully repay the principal amount under Loan Agreement B. Set out below are the principal terms of Loan Agreement A, Loan Agreement B and Loan Agreement C (the “Loan Agreements”):

### 給予實體的墊款

誠如本公司日期為二零二一年二月五日及二零二一年四月二十九日的公告（「該等公告」）所披露，本公司的間接全資附屬公司環球信貸有限公司（「環球信貸」，作為放貸人）與黃子羽先生（「借款人」，作為借款人）於二零二一年二月五日及二零二一年四月二十九日訂立一貸款協議（「貸款協議A」）及另一貸款協議（「貸款協議B」），據此，環球信貸同意向借款人發放為期二十四個月的兩項按揭抵押貸款分別為70,000,000港元及3,000,000港元。於二零二一年六月十七日，環球信貸與借款人訂立一貸款協議（「貸款協議C」），據此，環球信貸同意向借款人發放為期二十四個月的一項按揭抵押貸款4,000,000港元。貸款協議C下之部份貸款所得已用於全數清還貸款協議B下之本金。貸款協議A，貸款協議B及貸款協議C（「該等貸款協議」）的主要條款載列如下：

	Loan Agreement A 貸款協議A	Loan Agreement B 貸款協議B	Loan Agreement C 貸款協議C
Date of Agreement 協議日期	5 February 2021 二零二一年二月五日	29 April 2021 二零二一年四月二十九日	17 June 2021 二零二一年六月十七日
Borrower 借款人	Mr. Wong Chee Yu 黃子羽先生	Mr. Wong Chee Yu 黃子羽先生	Mr. Wong Chee Yu 黃子羽先生
Loan amount 貸款額	HK\$70,000,000 70,000,000港元	HK\$3,000,000 3,000,000港元	HK\$4,000,000 4,000,000港元
Interest rate 利率	9% per annum 年息9厘	9% per annum 年息9厘	9% per annum 年息9厘
Term 期限	24 months 24個月	24 months 24個月	24 months 24個月

## Other Information (Continued)

### 其他資料(續)

	Loan Agreement A 貸款協議A	Loan Agreement B 貸款協議B	Loan Agreement C 貸款協議C
Repayment 還款	Borrower shall repay the interests in 24 monthly installments and the principal amount at loan maturity 借款人須分24期(每期為一個月)償還貸款利息及於貸款到期日償還本金	Borrower shall repay the interests in 24 monthly installments and the principal amount at loan maturity 借款人須分24期(每期為一個月)償還貸款利息及於貸款到期日償還本金	Borrower shall repay the interests in 24 monthly installments and the principal amount at loan maturity 借款人須分24期(每期為一個月)償還貸款利息及於貸款到期日償還本金
Underlying property as collateral <sup>(1)</sup> 用作抵押品的相關物業 <sup>(1)</sup>	A first legal charge/mortgage in respect of a residential property and a car parking space located in Mid-Levels Central 有關位於中半山的一項住宅物業及一個停車場車位的第一法律押記/按揭		
Approximate value of the underlying property as collateral <sup>(2)</sup> 用作抵押品的相關物業概約估值 <sup>(2)</sup>	HK\$122,000,000 as conducted on 4 January 2021 122,000,000港元 (於二零二一年一月四日進行)	HK\$125,000,000 as conducted on 20 April 2021 125,000,000港元 (於二零二一年四月二十日進行)	HK\$125,000,000 as conducted on 20 April 2021 125,000,000港元 (於二零二一年四月二十日進行)
Approximate aggregate loan-to-value ratio <sup>(3)</sup> 概約總貸款對估值比率 <sup>(3)</sup>	57.4%	58.4%	59.2%
Outstanding loan amount as at 30 June 2021 於二零二一年六月三十日未償還貸款金額	HK\$70,000,000 70,000,000港元	Nil 無	HK\$4,000,000 4,000,000港元

## Other Information (Continued)

### 其他資料(續)

#### Notes:

- (1) Loan Agreement A, Loan Agreement B and Loan Agreement C are secured by the same property.
- (2) The valuations were conducted by independent third party valuers.
- (3) The loan-to-value ratios were calculated based on the valuation of the underlying property as collateral secured for the total outstanding loans.

The advances under the Loan Agreements were made based on the Group's credit assessments on (i) the financial strength and repayment ability of the Borrower; and (ii) the underlying properties as collaterals provided by the Borrower, which are at a prime site in Hong Kong. After taking into account the factors as disclosed above in assessing the risks of the relevant advances, the Group considers that the risks involved in the advance to the Borrower are acceptable to the Group.

For further details, please refer to the Announcements and the circular of the Company dated 1 March 2021.

## DISCLOSURE OF INTERESTS

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

As at 30 June 2021, the interests and short positions of each Director and chief executive in the shares, underlying shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Future Ordinance ("SFO")), which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which he was taken or deemed to have under such provisions of the SFO); or were required pursuant to Section 352 of the SFO to be entered in the register referred to therein; or were required pursuant to the Model Code for Securities Transactions by Directors of Listed Companies to be notified to the Company and the Stock Exchange, are set out below:

#### 附註：

- (1) 貸款協議A、貸款協議B及貸款協議C的抵押品為同一物業。
- (2) 有關估值由獨立第三方估值師進行。
- (3) 貸款對估值比率按用作貸款抵押品的相關物業的估值計算。

本集團根據(i)該借款人的財政實力和還款能力；及(ii)該借款人提供的抵押品位於香港黃金地段的情況下，從而決定作出有關該等貸款協議的墊款。本集團於評估有關墊款風險的過程中經考慮以上所披露的因素後，認為向該借款人作出有關墊款涉及的風險對本集團而言屬可接受。

有關進一步詳情，請參閱該等公告及本公司日期為二零二一年三月一日之通函。

## 權益披露

董事及最高行政人員於本公司或任何相聯法團股份、相關股份及債權證的權益及／或淡倉

於二零二一年六月三十日，董事及最高行政人員各自於本公司及其相聯法團(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及淡倉(包括根據證券及期貨條例有關條文彼被當作或視為擁有的權益及淡倉)，或根據證券及期貨條例第352條須登記於該條所述登記冊的權益及淡倉，或根據上市公司董事進行證券交易的標準守則須知會本公司及聯交所的權益及淡倉載列如下：

## Other Information (Continued)

### 其他資料(續)

#### Interest in the Company

#### 於本公司的權益

Name of Director 董事姓名	Capacity 身份	Nature of interest 權益性質	Number of shares 股份數目	Approximate % of interest in the Company 佔本公司權益概約百分比
Ms. Jin Xiaoqin ("Ms. Jin") 金曉琴女士(「金女士」)	Interest in a controlled corporation <sup>(1)</sup> 受控法團權益 <sup>(1)</sup>	Long position 好倉	300,000,000	75%

Note:

附註：

1. Blossom Spring is the registered and beneficial owner of these shares. The entire issued share capital of Blossom Spring is held by Ms. Jin. Therefore, Ms Jin is deemed to be interested in all the shares held by Blossom Spring for the purposes of the SFO.

1. Blossom Spring 為該等股份的註冊及實益擁有人。Blossom Spring 的全部已發行股本由金女士持有。因此，就證券及期貨條例而言，金女士被視為於Blossom Spring持有的全部股份中擁有權益。

Save as disclosed above, as at 30 June 2021, none of the Directors or chief executives and their respective associates of the Company had registered any interest or short positions in the shares or underlying shares of the Company or any of its associated corporations that was required to be recorded pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

除上文所披露者外，於二零二一年六月三十日，本公司董事或最高行政人員及彼等各自的聯繫人概無於本公司或其任何相聯法團的股份或相關股份中，登記擁有根據證券及期貨條例第352條須予登記的任何權益或淡倉，或根據標準守則須另行知會本公司及聯交所的任何權益或淡倉。

## Other Information (Continued)

其他資料(續)

### SUBSTANTIAL SHAREHOLDERS' INTERESTS IN SHARES AND UNDERLYING SHARES OF THE COMPANY

As at 30 June 2021, so far as is known to the Directors or chief executives of the Company, the following persons other than a Director or chief executive of the Company had an interest or a short position in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO:

### 主要股東於本公司股份及相關股份的權益

於二零二一年六月三十日，據本公司董事或最高行政人員所知悉，除本公司董事或最高行政人員外，下列人士於本公司股份及相關股份中，擁有須登記於本公司根據證券及期貨條例第336條置存的登記冊的權益或淡倉：

Name of Director	Capacity	Nature of interest	Number of shares	% of issued Share capital of the Company 佔本公司已發行股本概約百分比
董事姓名	身份	權益性質	股份數目	概約百分比
Blossom Spring <sup>(1)</sup>	Beneficial owner 實益擁有人	Long position 好倉	300,000,000	75%
Mr. Wong Tai Wai <sup>(2)</sup> 王大威先生 <sup>(2)</sup>	Interest of spouse 配偶權益	Long position 好倉	300,000,000	75%

Notes:

1. The entire issued share capital of Blossom Spring is held by Ms. Jin. By virtue of the SFO, Ms. Jin is deemed to be interested in all the shares held by Blossom Spring.
2. Mr. Wong Tai Wai is the spouse of Ms. Jin. By virtue of the SFO, Mr. Wong Tai Wai is deemed to be interested in the same number of shares in which Ms. Jin is deemed to be interested.

附註：

1. Blossom Spring的全部已發行股本由金女士持有。根據證券及期貨條例，金女士被視為於Blossom Spring持有的全部股份中擁有權益。
2. 王大威先生為金女士的配偶。根據證券及期貨條例，王大威先生被視為於金女士被視為擁有權益的相同數目股份中擁有權益。

## Other Information (Continued)

### 其他資料(續)

Save as disclosed herein, as at 30 June 2021, there was no other person so far known to the Directors or chief executives of the Company, other than the Directors or chief executives of the Company as having an interest or a short position in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO.

## SHARE OPTION SCHEME

The share option scheme (the “Share Option Scheme”) was adopted and approved pursuant to a written resolution of our sole Shareholder passed on 22 November 2014 and its refreshment of the scheme mandate limit was approved at an extraordinary general meeting held on 11 November 2015. The terms of the Share Option Scheme are in accordance with the provisions of Chapter 17 of the Listing Rules.

The purpose of the Share Option Scheme is to provide incentives and to recognise and acknowledge the contributions which the Eligible Participants (defined in paragraph below) have made or may make to the Group. The Share Option Scheme will provide the Eligible Participants with the opportunity to own a personal stake in the Company with a view to motivating the Eligible Participants and/or attracting and retaining or otherwise maintaining on-going relationship with the Eligible Participants whose contributions are, will be or are likely to be beneficial to the long term growth of the Group.

除本文所披露者外，於二零二一年六月三十日，據本公司董事或最高行政人員所知悉，除本公司董事或最高行政人員外，概無其他人士於本公司股份或相關股份中，擁有須登記於本公司根據證券及期貨條例第336條置存的登記冊的權益或淡倉。

## 購股權計劃

本公司根據二零一四年十一月二十二日唯一股東通過的書面決議案採納及批准購股權計劃(「購股權計劃」)，其計劃授權限額已於二零一五年十一月十一日舉行的股東特別大會上獲批准更新。購股權計劃的條款根據上市規則第十七章的條文釐定。

購股權計劃旨在獎勵、肯定及表彰合資格參與者(定義見下一段)對本集團已作出或將作出的貢獻。購股權計劃將為合資格參與者提供個人擁有本公司股權的機會，藉以激勵合資格參與者及／或吸引及挽留合資格參與者，或與令本集團長期發展受惠或將令或可能令本集團長期發展受惠的合資格參與者一直保持良好關係。

## Other Information (Continued)

### 其他資料(續)

The Directors (which include a duly authorised committee thereof) may, at its absolute discretion, invite any person belonging to any of the following classes of participants (“Eligible Participants”), to take up options (the “Options”) to subscribe for shares:

- (i) any Director (whether executive or non-executive or independent non-executive), employee (whether full-time or part-time), officer, consultant, customer, supplier, agent, partner or adviser of or contractor to the Group or any entity in which the Company or any subsidiary holds any interest (“Invested Entity”);
- (ii) any discretionary trust the discretionary objects of which include any Director (whether executive or non-executive or independent non-executive), employee (whether full time or part time), officer, consultant, customer, supplier, agent, partner or adviser of or contractor to the Group or any Invested Entity; and
- (iii) any corporation wholly-owned by any person mentioned in clause (i) above.

董事(包括獲其正式授權的董事委員會)可全權酌情邀請屬於下列任何類別參與者(「合資格參與者」)的任何人士接納購股權(「購股權」)以認購股份：

- (i) 本集團或本公司或任何附屬公司持有任何權益的任何實體(「投資實體」)的任何董事(不論為執行或非執行或獨立非執行董事)、僱員(不論為全職或兼職)、職員、諮詢人、客戶、供應商、代理、合夥人或顧問或承辦商；
- (ii) 任何全權信託，其全權信託受益人包括本集團或任何投資實體的任何董事(不論為執行或非執行或獨立非執行董事)、僱員(不論為全職或兼職)、職員、諮詢人、客戶、供應商、代理、合夥人或顧問或承辦商；及
- (iii) 上述第(i)條所述任何人士全資擁有的任何公司。



## Other Information (Continued)

### 其他資料(續)

Under the terms of the Share Option Scheme, the maximum number of shares which may be issued upon the exercise of all options available to be granted under the Share Option Scheme and any other share option schemes of the Company must not in aggregate exceed the Scheme Mandate Limit (i.e. 10% of the shares in issue as at 11 November 2015 being the date of approval of the refreshed limit by the Shareholders). The Company had 400,000,000 shares in issue as at 11 November 2015, the refreshed Scheme Mandate Limit allows the Company to issue under the Share Option Scheme a maximum of 40,000,000 shares, representing 10% of the issued shares as at the date of this interim report.

Notwithstanding the above, the total number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other share option schemes of the Company must not in aggregate exceed 30% of the shares in issue from time to time.

The total number of shares issued and to be issued upon exercise of all options granted to an Eligible Participant (including exercised and outstanding options) in any 12-month period must not exceed 1% of the shares in issue from time to time, unless approved by the Shareholders in general meeting.

An option may be exercised in accordance with the terms of the Share Option Scheme at any time during a period to be determined and notified by the board of directors to each grantee, which period may commence on a day after the date upon which the offer for the grant of options is made but shall end in any event not later than 10 years from the date of grant of the option. No further options may be granted more than 10 years after 22 November 2014.

The Share Option Scheme is valid and effective for a period of 10 years from 22 November 2014, the date on which the Share Option Scheme was adopted.

根據購股權計劃條款，於所有根據購股權計劃及本公司任何其他購股權計劃將予授出的購股權獲行使時可予發行的股份最高數目不得超過計劃授權限額的總額（即二零一五年十一月十一日（股東批准經更新限額日期）已發行股份的10%）。於二零一五年十一月十一日，本公司已發行400,000,000股股份，經更新計劃授權限額使本公司根據購股權計劃可發行最多40,000,000股股份，佔於本中期報告日期已發行股份的10%。

儘管如此，於所有根據購股權計劃及本公司任何其他購股權計劃已授出但未行使的購股權獲行使時可予發行的股份總數不得超過不時已發行股份的30%。

於任何十二個月期間根據授予合資格參與者的全部購股權（包括已獲行使及尚未行使的購股權）獲行使時已發行及將予發行的股份總數不得超過不時已發行股份的1%，除非經股東於股東大會批准。

購股權可於董事會釐定並知會各承授人的期限內隨時根據購股權計劃條款獲行使，該期間自提呈授出購股權日期翌日開始，惟無論如何須於授出購股權日期起計十年內終止。二零一四年十一月二十二日後不會再授出十年以上的購股權。

購股權計劃自二零一四年十一月二十二日（採納購股權計劃當日）起計十年內有效。

## Other Information (Continued)

### 其他資料(續)

The subscription price per share under the Share Option Scheme (the “Subscription Price”) shall be a price determined by the Directors, but shall not be less than the highest of:

- (i) the closing price of the shares as stated in the Stock Exchange’s daily quotations sheet on the date of the offer of grant, which must be a business day;
- (ii) the average closing price of the shares as stated in the Stock Exchange’s daily quotations sheet for the five business days immediately preceding the date of the offer of grant; and
- (iii) the nominal value of a share.

A nominal consideration of HK\$1.0 is payable on acceptance of the grant of an option within 21 days from the date of the offer of grant of the option.

For the six months ended 30 June 2021, no share options under the Share Option Scheme were granted, exercised, lapsed or cancelled. As at 1 January 2021 and 30 June 2021, the Company has no outstanding options under the Share Option Scheme.

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

During the six months ended 30 June 2021, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company’s listed securities.

購股權計劃規定的每股股份認購價(「認購價」)由董事釐定，價格不得低於下列各項的最高者：

- (i) 於授出要約日期(必須為營業日)聯交所每日報價表所列的股份收市價；
- (ii) 緊接授出要約日期前五個營業日聯交所每日報價表所列的股份平均收市價；及
- (iii) 股份面值。

接納授出的購股權時須於授出購股權要約日期起21日內支付象徵式代價1.0港元。

截至二零二一年六月三十日止六個月，概無購股權根據購股權計劃獲授出、行使、失效或註銷。於二零二一年一月一日及二零二一年六月三十日，本公司並無根據購股權計劃而尚未行使的購股權。

## 購買、出售或贖回本公司的上市證券

截至二零二一年六月三十日止六個月，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

## Other Information (Continued)

其他資料(續)

### CORPORATE GOVERNANCE PRACTICES

The Company has adopted the code provisions (the “Code Provisions”) as set out in the Corporate Governance Code (the “Code”) contained in Appendix 14 to the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”). During the six months ended 30 June 2021, we have complied with the Code Provisions except the following deviations:

- Pursuant to Code Provision A.2.1 of the Code, the role of chairman and the chief executive should be segregated and should not be performed by the same individual. However, the Company does not have a separate chairman and chief executive and Ms. Wang Yao currently performs these two roles. The Board believes that vesting the roles of both chairman and chief executive in the same position has the benefit of ensuring consistent leadership within the Group and enabling more effective and efficient overall strategic planning for the Group. A balance of power and authority between the Board and management can be ensured by the operation of the Board, whose members (including the three independent non-executive Directors) are individuals with ample experience, such that the interests of shareholders can be safeguarded. Furthermore, the Directors had regular discussions in relation to major matters affecting the operations of the Group and the Group has an effective risk management and internal control systems in place for providing adequate checks and balances. The Board considers that the balance of power and authority for the present arrangement will not be impaired and this structure will enable the Company to make and implement decisions promptly and effectively. The Board will continue to review and consider splitting the roles of chairman of the Board and chief executive of the Company at a time when it is appropriate and suitable by taking into account the circumstances of the Group as a whole.

### 企業管治常規

本公司已採納聯交所證券上市規則(「上市規則」)附錄十四內企業管治守則(「該守則」)所載的守則條文(「守則條文」)。截至二零二一年六月三十日止六個月，我們一直遵守守則條文，惟下列偏離者除外：

- 根據守則的守則條文A.2.1條，主席與總裁的角色應有區分，不應由同一人士擔任。然而，本公司的主席及總裁並無分開，王瑤女士目前身兼兩職。董事會相信，主席及總裁的職務歸於同一職位能確保本集團擁有一致的領導，並使本集團的整體策略規劃更為有效及高效。董事會之運作能確保董事會及管理層之間的權力和授權分佈均衡，而董事會成員(包括三名獨立非執行董事)均為經驗豐富的人士，從而可保障股東利益。此外，董事定期討論影響本集團業務的主要事宜，且本集團擁有有效的風險管理及內部控制系統以提供充足的制約平衡。董事會認為，目前的安排不會損害權力及權限的平衡，而此架構將使本公司可即時及有效作出及實施決策。董事會將於適當時候在考慮本集團的整體情況後檢討及考慮分開董事會主席與本公司總裁的職務。

## Other Information (Continued)

### 其他資料(續)

- Pursuant to code provision E.1.2 of the Code, the chairman of the Board should attend the annual general meeting (“AGM”). The chairman of the Board, Ms. Wang Yao was unable to attend the Company’s AGM held on 1 June 2021 due to other business commitments. Other Directors, including executive and independent non-executive Directors, attended the AGM to answer questions regarding activities of the Group.
- 根據該守則的守則條文第E.1.2條，董事會主席須出席股東週年大會(「股東週年大會」)。董事會主席王瑤女士由於其他公務未能出席本公司於二零二一年六月一日舉行的股東週年大會。其他董事(包括執行及獨立非執行董事)已出席股東週年大會，以回答有關本公司業務的問題。

## COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted a code of conduct (the “Company’s Code”) regarding securities transactions by Directors on terms no less exacting than the required standards set out in the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 of the Listing Rules. Having made specific enquiries, the Company confirms that all the Directors have complied with the required standards as stated in the Model Code and the Company’s Code throughout the six months ended 30 June 2021.

## 遵守證券交易的標準守則

本公司已就董事進行證券交易採納一套操守準則(「公司準則」)，而條款並不遜於上市規則附錄十所載上市發行人董事進行證券交易的標準守則(「標準守則」)的規定準則。經作出具體查詢後，本公司確認全體董事於截至二零二一年六月三十日止六個月，均一直遵守標準守則及公司準則所訂明的規定準則。

## Other Information (Continued)

其他資料(續)

### REVIEW OF INTERIM RESULTS BY THE AUDIT COMMITTEE

The Audit Committee consists of three independent non-executive Directors, namely, Dr. Ng Lai Man, Carmen (“Dr. Ng”), Mr. Man Yiu Kwong, Nick and Mr. Tang, Warren Louis, and is chaired by Dr. Ng.

The Audit Committee has discussed with the management of the Company the internal control and financial reporting matters including the accounting principles and practices related to the preparation of the condensed consolidated interim financial information for the six months ended 30 June 2021. It has also reviewed the condensed consolidated interim financial information for the six months ended 30 June 2021 with the management and the independent auditor of the Company and recommended the same to the Board for approval. In addition, the independent auditor of the Company has reviewed the interim results for the six months ended 30 June 2021 in accordance with Hong Kong Standard of Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” issued by the HKICPA.

### INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2021 (for the six months ended 30 June 2020: Nil).

### 審核委員會審閱中期業績

審核委員會由三名獨立非執行董事組成，包括吳麗文博士（「吳博士」）、文耀光先生及唐偉倫先生，並由吳博士擔任主席。

審核委員會已與本公司管理層討論有關內部監控及財務申報事宜，包括與編製截至二零二一年六月三十日止六個月的簡明合併中期財務資料有關的會計原則及常規。其亦與本公司管理層及獨立核數師審閱截至二零二一年六月三十日止六個月的簡明合併中期財務資料，並建議董事會予以批准。此外，本公司獨立核數師已根據香港會計師公會頒佈的香港審閱工作準則第2410號「實體的獨立核數師對中期財務資料的審閱」審閱截至二零二一年六月三十日止六個月的中期業績。

### 中期股息

董事會不建議派付截至二零二一年六月三十日止六個月之中期股息（截至二零二零年六月三十日止六個月：無）。



環球信貸集團有限公司  
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