



# 美亨實業控股有限公司

## MILLION HOPE INDUSTRIES HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

(Stock Code 股份代號：1897)

Interim Report  
2021/2022  
中期報告

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*In case of any inconsistency, the English text of this interim report shall prevail over the Chinese text.*  
本中期報告之中英文本如有任何歧義，概以英文本為準。



## CORPORATE INFORMATION 公司資料

### BOARD OF DIRECTORS

Mr. Wong Sue Toa, Stewart (*Chairman*)\*  
Mr. Chuk Kin Lun (*Joint Managing Director*)  
Mr. Lee Cheuk Hung (*Joint Managing Director*)  
Mr. Cha Mou Daid, Johnson\*  
Mr. Chung Sam Tin Abraham\*  
Mr. Tai Sai Ho\*  
Mr. Chau On Ta Yuen#  
Professor Ho Richard Yan Ki#  
Mr. Poon Kan Young#  
Mr. Yip Kai Yung#

\* *Non-executive Director*

# *Independent Non-executive Director*

### AUDIT COMMITTEE

Mr. Yip Kai Yung (*Chairman*)  
Mr. Chau On Ta Yuen  
Professor Ho Richard Yan Ki  
Mr. Poon Kan Young

### NOMINATION COMMITTEE

Professor Ho Richard Yan Ki (*Chairman*)  
Mr. Wong Sue Toa, Stewart  
Mr. Tai Sai Ho  
Mr. Chau On Ta Yuen  
Mr. Poon Kan Young  
Mr. Yip Kai Yung

### REMUNERATION COMMITTEE

Mr. Poon Kan Young (*Chairman*)  
Mr. Wong Sue Toa, Stewart  
Mr. Tai Sai Ho  
Mr. Chau On Ta Yuen  
Professor Ho Richard Yan Ki  
Mr. Yip Kai Yung

### INVESTMENT COMMITTEE

Mr. Wong Sue Toa, Stewart (*Chairman*)  
Mr. Tai Sai Ho  
Mr. Chuk Kin Lun  
Mr. Lee Cheuk Hung

### COMPANY SECRETARY

Mr. Kwok Wing Fai

### 董事會

王世濤先生 (*主席*)\*  
祝健麟先生 (*聯席董事總經理*)  
李卓雄先生 (*聯席董事總經理*)  
查懋德先生\*  
鍾心田先生\*  
戴世豪先生\*  
周安達源先生#  
何焯基教授#  
潘根濃先生#  
葉啓容先生#

\* *非執行董事*

# *獨立非執行董事*

### 審核委員會

葉啓容先生 (*主席*)  
周安達源先生  
何焯基教授  
潘根濃先生

### 提名委員會

何焯基教授 (*主席*)  
王世濤先生  
戴世豪先生  
周安達源先生  
潘根濃先生  
葉啓容先生

### 薪酬委員會

潘根濃先生 (*主席*)  
王世濤先生  
戴世豪先生  
周安達源先生  
何焯基教授  
葉啓容先生

### 投資委員會

王世濤先生 (*主席*)  
戴世豪先生  
祝健麟先生  
李卓雄先生

### 公司秘書

郭永輝先生

### REGISTERED OFFICE

Maples Corporate Services Limited  
P.O. Box 309  
Ugland House  
Grand Cayman  
KY1-1104  
Cayman Islands

### PRINCIPAL PLACE OF BUSINESS

Office A, 20th Floor  
Kings Wing Plaza 1  
3 On Kwan Street  
Shek Mun, Shatin  
New Territories  
Hong Kong

### AUDITOR

Deloitte Touche Tohmatsu  
Certified Public Accountants  
Registered Public Interest Entity Auditors

### PRINCIPAL BANKERS

- Bank of China (Hong Kong) Limited
- The Bank of East Asia, Limited
- Hang Seng Bank Limited
- The Hongkong and Shanghai Banking Corporation Limited
- Standard Chartered Bank (Hong Kong) Limited

### 註冊辦事處

Maples Corporate Services Limited  
P.O. Box 309  
Ugland House  
Grand Cayman  
KY1-1104  
Cayman Islands

### 主要營業地點

香港  
新界  
沙田石門  
安群街3號  
京瑞廣場一期  
20樓A室

### 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

### 主要往來銀行

- 中國銀行(香港)有限公司
- 東亞銀行有限公司
- 恒生銀行有限公司
- 香港上海滙豐銀行有限公司
- 渣打銀行(香港)有限公司

### SHARE REGISTRARS

- *Hong Kong*  
Computershare Hong Kong Investor Services Limited  
Shops 1712-1716, 17th Floor  
Hopewell Centre  
183 Queen's Road East  
Wan Chai  
Hong Kong
- *Cayman Islands*  
Maples Fund Services (Cayman) Limited  
P.O. Box 1093  
Boundary Hall, Cricket Square  
Grand Cayman  
KY1-1102  
Cayman Islands

### LEGAL ADVISERS

- *Hong Kong Law*  
Reed Smith Richards Butler
- *Cayman Islands Law*  
Maples and Calder (Hong Kong) LLP

### STOCK CODE

1897 (ordinary shares)

### WEBSITE

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

### 股份過戶登記處

- *香港*  
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1712-1716室
- *開曼群島*  
Maples Fund Services (Cayman) Limited  
P.O. Box 1093  
Boundary Hall, Cricket Square  
Grand Cayman  
KY1-1102  
Cayman Islands

### 法律顧問

- *香港法律*  
禮德齊伯禮律師行
- *開曼群島法律*  
邁普達律師事務所 (香港)  
有限法律責任合夥

### 股份代號

1897 (普通股)

### 網址

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

## MANAGEMENT DISCUSSION AND ANALYSIS 管理層討論及分析

The board of directors (the “Board”) of Million Hope Industries Holdings Limited (the “Company”) is pleased to present the interim report together with condensed consolidated financial statements of the Company and its subsidiaries (collectively the “Group”) for the six months ended 30 September 2021.

### INTERIM RESULTS

For the six months ended 30 September 2021, the Group recorded unaudited consolidated revenue of HK\$380.5 million, representing a remarkable growth of 60.4% from HK\$237.2 million for the six months ended 30 September 2020. The increase in unaudited consolidated revenue was mainly attributable to revenue generated from various projects, including residential development projects at N.K.I.L. 6565 Kai Tak, N.K.I.L. 6564 Kai Tak, N.K.I.L. 6563 Kai Tak, Wong Chuk Hang Station property development and Lohas Park Package 10.

The unaudited consolidated profit attributable to owners of the Company for the six months ended 30 September 2021 was HK\$21.8 million, representing an increase of 8.7%, as compared to HK\$20.1 million for the last corresponding period. The unaudited consolidated profit of the Group for the current period rose less than the growth in revenue, mainly attributable to (i) the decrease in gross profit margin from 15.5% for the prior period to 10.9% for the current period as projects with revenue recognised during the current period were with lower gross profit margin in general due to intense competition and increased material costs; and (ii) the decrease in other income as a result of the absence of subsidies from the HKSAR Government’s Employment Support Scheme in the aggregate amount of HK\$4.3 million as recorded in the corresponding period last year.

The basic earnings per share for the six months ended 30 September 2021 were HK\$0.05, same as that for the six months ended 30 September 2020. The diluted earnings per share for the six months ended 30 September 2021 were HK\$0.05, while no diluted earnings per share was presented for the corresponding period last year as there was no potential ordinary share for the six months ended 30 September 2020.

美亨實業控股有限公司（「本公司」）董事會（「董事會」）欣然提呈本公司及其附屬公司（統稱「本集團」）截至2021年9月30日止六個月之中期報告連同簡明綜合財務報表。

### 中期業績

截至2021年9月30日止六個月，本集團錄得未經審核綜合收益380,500,000港元，較截至2020年9月30日止六個月之237,200,000港元顯著增長60.4%。未經審核綜合收益增加主要歸因於多個項目產生收益，該等項目包括啟德新九龍內地段第6565號、啟德新九龍內地段第6564號、啟德新九龍內地段第6563號、黃竹坑站物業發展項目及日出康城第十期之住宅發展項目。

截至2021年9月30日止六個月，本公司擁有人應佔未經審核綜合溢利為21,800,000港元，較去年同期的20,100,000港元增加8.7%。本期間本集團未經審核綜合溢利增幅小於收益增幅乃主要由於(i)毛利率自過往期間的15.5%減少至本期間的10.9%，此乃由於競爭加劇及材料成本上漲，導致本期間確認收益的項目之整體毛利率較低；及(ii)因並無獲得香港特區政府發出的保就業計劃補貼（而去年同期則錄得總額4,300,000港元）而導致其他收入減少。

截至2021年9月30日止六個月之每股基本盈利為0.05港元，與截至2020年9月30日止六個月相同。截至2021年9月30日止六個月之每股攤薄盈利為0.05港元，而由於截至2020年9月30日止六個月並無潛在普通股，故去年同期並無呈列每股攤薄盈利。



## DIVIDEND

The Board has resolved to pay a first interim dividend of HK1.6 cents per share for the six months ended 30 September 2021 (for the six months ended 30 September 2020: an interim dividend of HK1.6 cents per share) to the shareholders of the Company (the "Shareholders") whose names appear on the register of members of the Company on 3 December 2021. The dividend is expected to be paid to the Shareholders on 14 December 2021.

## OPERATIONS REVIEW

### Major Projects Completed During the Six Months Ended 30 September 2021

- (1) Residential development at Site C1 of TKOTL 70 RP, Lohas Park Package 7 – Design, supply and installation of tower curtain wall and podium glass wall
- (2) Residential development at Site I of TKOTL 70 RP, Lohas Park Package 10 – Design, supply and installation of curtain wall system and aluminium window and door

### Major Projects Undertaken During the Six Months Ended 30 September 2021

- (1) Residential development at N.K.I.L. 6565, Kai Tak, Kowloon – Design, supply and installation of curtain wall, aluminium window system and facade lighting
- (2) Residential development at N.K.I.L. 6565, Kai Tak, Kowloon – Design, supply and installation of glass balustrade
- (3) Residential development at 294-296A Prince Edward Road, Kowloon – Design, supply and installation of curtain wall, aluminium window and door
- (4) Residential development at N.K.I.L. 6564, Kai Tak, Kowloon – Design, supply and installation of curtain wall
- (5) Residential development at Site A and Estate Road of Wong Chuk Hang Station property development, Aberdeen Inland Lot No. 467 – Design, supply and installation of aluminium and glass facade at podium and transfer plate

## 股息

董事會決議向於2021年12月3日名列本公司股東名冊之本公司股東（「股東」）派付截至2021年9月30日止六個月之第一次中期股息每股1.6港仙（截至2020年9月30日止六個月：中期股息每股1.6港仙）。股息預期將於2021年12月14日派付予股東。

## 業務回顧

### 截至2021年9月30日止六個月已完成的主要工程

- (1) 將軍澳市地段第70號餘段日出康城第七期地盤C1之住宅發展項目－設計、供應及安裝塔樓幕牆及平台玻璃牆
- (2) 將軍澳市地段第70號餘段日出康城第十期地盤I之住宅發展項目－設計、供應及安裝幕牆系統、鋁窗及門

### 截至2021年9月30日止六個月承接的主要工程

- (1) 九龍啟德新九龍內地地段第6565號之住宅發展項目－設計、供應及安裝幕牆、鋁窗系統及外牆照明
- (2) 九龍啟德新九龍內地地段第6565號之住宅發展項目－設計、供應及安裝玻璃欄河
- (3) 九龍太子道294至296A號之住宅發展項目－設計、供應及安裝幕牆、鋁窗及門
- (4) 九龍啟德新九龍內地地段第6564號之住宅發展項目－設計、供應及安裝幕牆
- (5) 香港仔內地地段第467號黃竹坑站物業發展項目地盤A及邨道之住宅發展項目－設計、供應及安裝平台及轉力層的鋁及玻璃幕牆

- |  |  |
|--|--|
| <p>(6) Residential development at N.K.I.L. 6563, Kai Tak, Kowloon – Design, supply and installation of curtain wall system, glass and metal works</p>  | <p>(6) 九龍啟德新九龍內地段第6563號之住宅發展項目－設計、供應及安裝幕牆系統、玻璃及金屬工程</p>                  |
| <p>(7) Composite development at 34-38 Belcher’s Street, Kennedy Town, Hong Kong– Design, supply and installation of curtain wall, sliding door, glass canopy, window wall and glass wall system</p>            | <p>(7) 香港堅尼地城卑路乍街第34至38號之綜合發展項目－設計、供應及安裝幕牆、推拉門、玻璃天篷、玻璃牆及玻璃牆系統</p>        |
| <p>(8) Residential development at TMTL 483, Siu Hong, Tuen Mun, New Territories – Design, supply and installation of curtain wall system</p>   | <p>(8) 新界屯門兆康屯門市地段第483號之住宅發展項目－設計、供應及安裝幕牆系統</p>                          |
| <p>(9) Residential development at Lot No. 1068 in Survey District, No. 3 Off Anderson Road, Kwun Tong, Kowloon – Design, supply and installation of aluminium window and glass wall</p>                        | <p>(9) 九龍觀塘安達臣道對出的測量約份第3約地段第1068號之住宅發展項目－設計、供應及安裝鋁窗及玻璃牆</p>              |
| <p>(10) Residential development at 233-235 Prince Edward Road West, Kowloon – Design, supply and installation of curtain wall and sliding door</p>   | <p>(10) 九龍太子道西第233至235號之住宅發展項目－設計、供應及安裝幕牆及推拉門</p>                        |
| <p>(11) Residential development at TPTL230, Tai Po Road, Tai Po Kau, New Territories – Design, supply and installation of curtain wall, canopies, windows, doors, claddings, louvres and glass balustrades</p> | <p>(11) 新界大埔滘大埔公路大埔滘段的大埔市地段第230號之住宅發展項目－設計、供應及安裝幕牆、天篷、窗、門、飾板、百葉及玻璃欄河</p> |

### Major Projects Awarded During the Six Months Ended 30 September 2021

- (1) Residential development at N.K.I.L. 6579, Lung Cheung Road, Kowloon – Design, supply and installation of curtain wall system, aluminium window/louvre, glass and metal works

The total amount of contracts on hand of the Group as at 30 September 2021 was HK\$1,242.0 million.

### 截至2021年9月30日止六個月獲授的主要工程

- (1) 九龍龍翔道內地段第6579號之住宅發展項目－設計、供應及安裝幕牆系統、鋁窗／百葉、玻璃及金屬工程

於2021年9月30日，本集團的手頭合約價值總額為1,242,000,000港元。



## OUTLOOK

As global economic conditions improve and the COVID-19 pandemic recedes, Hong Kong's economy is on track for recovery. Real GDP for the third quarter of 2021 grew by 5.4% year-on-year. The unemployment rate from July to September 2021 was 4.5%, which also hit the lowest level since the epidemic. Considering the strong recovering of the local economy and that the Consumption Voucher Scheme has helped to stimulate local consumption sentiment, the HKSAR Government has revised upwards the real GDP growth forecast for 2021 to 5.5%-6.5%.

Furthermore, according to the Chief Executive's 2021 Policy Address, the HKSAR Government will continue to invest in infrastructure as a major counter-cyclic measure in stimulating the economy. In this legislative session, the funding for capital works projects approved by the Finance Committee has reached a record high of HK\$220 billion and the government also expects that the annual capital works expenditure will exceed HK\$100 billion in the coming years. On the other hand, the HKSAR Government is actively searching for land and is determined to further streamline the land development process. It is expected that the land used for the development of public housing or private housing can meet the rigid demand for buildings in the future and the housing development will remain stable, which will also support the Group's business development.

Nevertheless, the volatile global COVID-19 pandemic, the strained Sino-US relations, the upcoming interest rate hike cycle and the slow-down of China's real estate development will all bring uncertainties to the economic outlook. Moreover, as the market competition continues to be fierce, the appreciation of Renminbi and the sharp increase in raw material prices have increased the construction costs, and the commencement of a large number of infrastructure projects have also caused continuous shortage of construction workers, which increased the construction costs and affected the construction quality, the situation is challenging. The Group will carefully operate its existing construction contracts to provide customers with the highest quality products and services and also adopt a prudent approach when submitting tenders for new construction contracts to guard against any crisis that may happen in the future.

The Group currently maintains a net cash position and has sufficient outstanding contracts on hand, which is expected to bring stable revenue to the Group in the next 2 to 3 years. It is believed that as long as the Group carefully operates its construction contracts on hand, the Group will develop steadily and maximize Shareholders' interests.

## 展望

隨著環球經濟狀況改善及新冠疫情減退，香港經濟處於復甦的軌道。2021年第3季實質本地生產總值按年增長5.4%，2021年7月至9月之失業率亦創疫情以來最低的4.5%。考慮到本地經濟復甦強勁及消費券計劃有助刺激本地消費氣氛，香港特區政府已向上修訂2021年實質本地生產總值增長預測為5.5%至6.5%。

此外，根據行政長官2021年施政報告，香港特區政府會繼續投資基建，以此作為刺激經濟逆週期的主要措施。本立法年度財務委員會已批核的基本工程撥款高達破紀錄的2,200億港元，政府亦預計未來數年政府在基本工程開支每年將超過1,000億港元。另一方面，香港特區政府正積極尋覓土地，並決心進一步精簡土地發展程序。預期未來用作發展公營房屋或私營房屋的土地可滿足樓宇的剛性需求，房屋發展將維持穩定，這亦會支持本集團業務之發展。

雖然如此，全球新冠疫情反覆，中美關係緊張，預期加息週期來臨及中國房地產發展放緩，均為經濟前景帶來不確定性。另外，市場競爭持續激烈，人民幣升值及原材料價格大幅上升令工程成本上漲，大量基建開動亦令建築工人手持續緊張，增加工程成本並影響工程質素，情況不容樂觀。本集團會用心營運現時持有的工程合同，為客戶提供最優質的產品及服務，亦會於提交新工程合約之投標時抱持審慎的態度，慎防危機出現。

現時本集團維持淨現金狀態，並且手頭未完工的合約充裕，預計能為本集團未來2至3年帶來穩定收入。相信只要本集團小心翼翼地營運手頭上的工程合同，本集團可以穩步發展，為股東謀取最大利益。

## GROUP LIQUIDITY AND FINANCIAL RESOURCES

The Group is prudent in managing its cash balance and maintains sound cash flow generating capability. The total cash and bank balances of the Group amounted to HK\$164.6 million as at 30 September 2021 (31 March 2021: HK\$236.0 million), which accounted for 30.0% of the current assets (31 March 2021: 46.6%).

The Group mainly financed its operations through internally generated cash flows and utilised the banking facilities for performance bonds for carrying out its projects during the six months ended 30 September 2021. The Group has access to facilities from banks with an aggregate amount of HK\$360.0 million, of which HK\$125.5 million has been utilised for performance bonds as at 30 September 2021. There was no bank loans drawn down by the Group as at 30 September 2021. The performance bonds under these banking facilities bear charges at prevailing market condition.

As at 30 September 2021, the Group was in a net cash position as there was no bank loans outstanding. As at 30 September 2021, the Group's net current assets was HK\$443.1 million (31 March 2021: HK\$435.8 million) and the current ratio (current assets divided by current liabilities) was 5.17 times (31 March 2021: 7.22 times).

With its sufficient cash balances and banking facilities available, the Group's liquidity position will remain healthy in the coming year, with sufficient financial resources to meet its obligations, operation and future development requirements.

## TREASURY POLICY

The Group's treasury policy aims to minimise its exposure to fluctuations in the exchange rate and not to engage in any highly leveraged or speculative derivative products. Foreign currency exposures of the Group arise mainly from the purchase of raw materials using Renminbi in the Mainland China. The Group currently does not have any hedging arrangements to control the risks related to fluctuations in exchange rates, and will determine if any hedging is required, depending upon the size and nature of the exposure, and the prevailing market circumstances.

## 集團流動資金及財務資源

本集團會審慎管理其現金結餘，並維持穩健現金流量產生能力。於2021年9月30日，本集團之現金及銀行結餘總額為164,600,000港元（2021年3月31日：236,000,000港元），佔流動資產30.0%（2021年3月31日：46.6%）。

截至2021年9月30日止六個月，本集團主要透過內部產生的現金流量撥付營運資金，及動用銀行融資支付履約保證金，藉以開展項目。於2021年9月30日，本集團可動用之銀行融資總額為360,000,000港元，其中125,500,000港元已用作履約保證金。於2021年9月30日，本集團並無提取銀行貸款。該等銀行融資下之履約保證金按現行市況計算利息。

於2021年9月30日，由於並無未償還銀行貸款，本集團為淨現金之狀況。本集團於2021年9月30日之流動資產淨值為443,100,000港元（2021年3月31日：435,800,000港元）及流動比率（流動資產除以流動負債）為5.17倍（2021年3月31日：7.22倍）。

憑藉充足的現金結餘及可供動用的銀行融資，本集團之流動資金狀況於來年將維持穩健，具備充裕財務資源以應付其承擔、營運及未來發展需要。

## 財資管理政策

本集團之財資管理政策旨在減低匯率波動之風險及不參與任何高槓桿比率或投機性衍生產品交易。本集團之外幣風險，主要因在中國內地使用人民幣購買原材料而起。本集團目前並無任何對沖安排以控制與匯率波動有關的風險，且在決定是否有對沖之需要時，本集團將視乎風險之大小及性質，以及當時市況而作決定。

## FINANCIAL REVIEW 財務回顧

The Group does not have significant exposure to gains or losses arising from the movement of foreign currency exchange rate against the Hong Kong dollar as most of the income, expenses, assets and liabilities of the Group are denominated in Hong Kong dollar.

## CAPITAL STRUCTURE

The capital structure of the Group consists of equity, comprising share capital and reserves. Details of the share capital of the Company are set out in note 11 to the condensed consolidated financial statements. The Group had no bank loans as at 30 September 2021 (31 March 2021: nil).

## MAJOR ACQUISITIONS AND DISPOSALS

There was no significant investment, acquisition and disposals that should be notified to the Shareholders during the six months ended 30 September 2021.

## DETAILS OF CHARGES ON ASSETS

As at 30 September 2021, the Group did not pledge any assets to banks or other financial institutions (31 March 2021: nil).

## PERFORMANCE BONDS AND CONTINGENT LIABILITIES

As at 30 September 2021, the Group had outstanding performance bonds in respect of construction contracts amounting to HK\$125.5 million (31 March 2021: HK\$107.2 million).

## CAPITAL COMMITMENTS

As at 30 September 2021, the Group had no capital commitment (31 March 2021: nil).

由於本集團大部份收入、開支、資產與負債均以港元計值，因此本集團於外幣兌港元之外匯兌換率變動所產生之損益不會有重大風險。

## 資本結構

本集團的資本結構由權益（包含股本及儲備）組成。有關本公司資本架構的詳情載於簡明綜合財務報表附註11。於2021年9月30日，本集團並無銀行貸款（2021年3月31日：無）。

## 主要收購及出售事項

於截至2021年9月30日止六個月，並無重大投資、收購及出售事項須知會股東。

## 資產質押詳情

於2021年9月30日，本集團並未向銀行或其他金融機構抵押任何資產（2021年3月31日：無）。

## 履約保證金及或然負債

於2021年9月30日，本集團就建築合約持有之履約保證金達125,500,000港元（2021年3月31日：107,200,000港元）。

## 資本承擔

於2021年9月30日，本集團並無資本承擔（2021年3月31日：無）。



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

As at 30 September 2021, the interests of the directors and chief executives in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under Section 352 of Part XV of the Securities and Futures Ordinance (“SFO”) or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) were as follows:

### (i) Long position in the shares of the Company

## 董事於股份、相關股份及債權證之權益與淡倉

於2021年9月30日，董事及最高行政人員於本公司之股份及相關股份中，擁有記錄於本公司根據證券及期貨條例（「證券及期貨條例」）第XV部第352條須存置之登記冊內，或根據香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄10所載之上市發行人董事進行證券交易的標準守則（「標準守則」）須知會本公司及聯交所之權益如下：

### (i) 於本公司股份之好倉

Name	Capacity	Number of ordinary shares held	Total number of ordinary shares held	Approximate percentage of issued share capital (Note v) 佔已發行股本概約百分比 (附註v)
姓名	身份	所持普通股數目	所持普通股總數	
Wong Sue Toa, Stewart 王世濤	Beneficial owner 實益擁有人	16,313,054	23,346,637	5.53%
	Interest of controlled corporation 受控法團之權益	1,708,389 (Note i) (附註i)		
	Interest of spouse 配偶權益	5,325,194 (Note ii) (附註ii)		
Cha Mou Daid, Johnson 查懋德	Beneficial owner 實益擁有人	3,585,400	219,409,017	52.05%
	Beneficiary of discretionary trusts 酌情信託之受益人	215,823,617 (Note iii) (附註iii)		
Chung Sam Tin Abraham 鍾心田	Beneficial owner 實益擁有人	93,854	93,854	0.02%

## OTHER INFORMATION 其他資料

Name	Capacity	Number of ordinary shares held	Total number of ordinary shares held	Approximate percentage of issued share capital (Note v) 佔已發行股本概約百分比 (附註v)
姓名	身份	所持普通股數目	所持普通股總數	
Tai Sai Ho 戴世豪	Beneficial owner 實益擁有人	8,590,288	8,590,288	2.03%
Chuk Kin Lun 祝健麟	Beneficial owner 實益擁有人 Interest of spouse 配偶權益	2,133,600 318,432 (Note iv) (附註iv)	2,452,032	0.58%
Lee Cheuk Hung 李卓雄	Beneficial owner 實益擁有人	560,000	560,000	0.13%
Ho Richard Yan Ki 何忻基	Beneficial owner 實益擁有人	436,000	436,000	0.10%
Poon Kan Young 潘根濃	Beneficial owner 實益擁有人	436,000	436,000	0.10%
Yip Kai Yung 葉啓容	Beneficial owner 實益擁有人	436,000	436,000	0.10%

### Notes:

- (i) Mr. Wong Sue Toa, Stewart's corporate interests in the Company arise from the fact that he owns 50% of the share capital of Executive Plaza Limited, which holds 1,708,389 shares of the Company.
- (ii) These shares are held by Ms. Wong Lui Kwok Wai, the wife of Mr. Wong Sue Toa, Stewart.
- (iii) These shares are held under certain but not identical discretionary trusts, of which Mr. Cha Mou Daid, Johnson is among the members of the classes of discretionary beneficiaries.
- (iv) These shares are held by Ms. Siu Lai Ping, the wife of Mr. Chuk Kin Lun.

### 附註：

- (i) 王世濤先生在本公司之公司權益是透過其擁有世濤投資有限公司50%股本而持有，該公司持有本公司1,708,389股股份。
- (ii) 該等股份由王世濤先生之配偶王雷國慧女士持有。
- (iii) 該等股份由若干不同酌情信託所持有，查懋德先生為若干不同酌情信託之酌情受益人組別其中之成員。
- (iv) 該等股份由祝健麟先生的配偶蕭麗冰女士持有。

(v) The percentage is calculated based on the total number of issued shares of the Company as at 30 September 2021 (i.e. 421,461,630 shares).

## (ii) Share options

Director's interests in share options are set out in the section headed "Share Option Scheme" below.

Save as disclosed above, as at 30 September 2021, none of the directors and chief executives of the Company or their associates held any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code, or which were recorded in the register required to be kept by the Company under Section 352 of Part XV of the SFO.

Save as disclosed above, none of the directors and chief executives of the Company had been granted any right to subscribe for the shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) or had exercised any such right during the six months ended 30 September 2021.

## SHARE OPTION SCHEME

Pursuant to the share option scheme of the Company (the "Scheme") adopted on 25 August 2020 (the "Adoption Date"), all directors (including independent non-executive directors), full-time employees of any member the Group and any advisers, consultants, distributors, contractors, suppliers, agents, customers, business partners, joint venture partners, promoters, service providers of any member of the Group who the Board considers, in its sole discretion, to have contributed or will contribute to the Group are eligible to participate in the Scheme.

(v) 百分比乃根據本公司於2021年9月30日已發行股份總數(即421,461,630股股份)計算。

## (ii) 購股權

董事於購股權之權益載於下文「購股權計劃」一節。

除上文所披露者外，於2021年9月30日，本公司董事及最高行政人員或其聯繫人於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份及債權證中，概無擁有根據標準守則須知會本公司及聯交所或記錄於本公司根據證券及期貨條例第XV部第352條須存置之登記冊內之任何權益或淡倉。

除上文所披露者外，於截至2021年9月30日止六個月，本公司董事及最高行政人員概無獲授任何可認購本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份及債權證之權利，亦無行使任何該等權利。

## 購股權計劃

根據本公司於2020年8月25日(「採納日期」)採納的購股權計劃(「該計劃」)，董事會全權酌情認為已對或將對本集團作出貢獻的本集團任何成員公司的所有董事(包括獨立非執行董事)、全職職員及本集團任何成員公司的任何顧問、諮詢人、分銷商、承包商、供應商、代理、客戶、業務夥伴、合營公司業務夥伴、發起人、服務提供商合資格參與該計劃。



## OTHER INFORMATION 其他資料

The purpose of the Scheme is to reward participants who have contributed or will contribute to the Group and to encourage participants to work towards enhancing the value of the Company for the benefit of the Company and the Shareholders as a whole, and to maintain or attract business relationships with participants whose contributions are or may be beneficial to the growth of the Group. The Scheme shall be valid and effective for a period of ten years commencing from the Adoption Date and will expire on 24 August 2030.

Details of the movement of share options granted under the Scheme during the six months ended 30 September 2021 were as follows:

該計劃旨在為獎勵已對或將對本集團作出貢獻的參與者，以及鼓勵參與者為本公司及股東的整體利益，努力提升本公司的價值，並維持或吸引其貢獻或可能對本集團發展有利的參與者建立業務關係。該計劃將於採納日期起計10年期間有效及生效並將於2030年8月24日屆滿。

截至2021年9月30日止六個月，該計劃項下授出之購股權之變動詳情如下：

Category or Name of participant 參與者類型或姓名	Date of grant 授出日期	Exercise price per share 每股份行價	Exercise period (Note i) 行使期間 (附註i)	Balance as at 1.4.2021 於2021年4月1日之結餘	Exercised during the period (Note ii) 於期內行使 (附註ii)	Balance as at 30.9.2021 於2021年9月30日之結餘	Approximate percentage of issued share capital (Note iii) 佔已發行股本概約百分比 (附註iii)
<b>Directors of the Company</b> 本公司之董事							
Chung Sam Tin Abraham 鍾心田	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	327,000	-	327,000	0.07%
Chuk Kin Lun 祝健麟	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	945,000	-	945,000	0.22%
Lee Cheuk Hung 李卓雄	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	1,745,000	-	1,745,000	0.41%
Chau On Ta Yuen 周安達源	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	87,000	-	87,000	0.02%
Ho Richard Yan Ki 何新基	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	436,000	(436,000)	-	-
Yip Kai Yung 葉啓容	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	436,000	(436,000)	-	-
				3,976,000	(872,000)	3,104,000	
<b>Employees of the Group</b> 本集團之僱員							
	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	4,997,000	(1,640,000)	3,357,000	0.79%
				4,997,000	(1,640,000)	3,357,000	
<b>Other participants</b> 其他參與者							
Cha Mou Sing, Payson 查聯聲	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	09.10.2020 to 08.10.2025 2020年10月9日至2025年10月8日	4,363,000 (reclassified) (經重新分類)	-	4,363,000 (Note iv) (附註iv)	1.03%
				4,363,000	-	4,363,000	
Total 總計				13,336,000	(2,512,000)	10,824,000	

## Notes:

- (i) The share options vested immediately on the date of grant.
- (ii) The weighted average closing price of the Company's shares immediately before the exercise dates of the share options was HK\$0.85 per share.
- (iii) The percentage is calculated based on the total number of issued shares of the Company as at 30 September 2021 (i.e. 421,461,630 shares).
- (iv) Mr. Cha Mou Sing, Payson, the former non-executive Chairman of the Company, passed away on 6 November 2020 (PST). Pursuant to the Scheme, the legal personal representative(s) of Mr. Cha Mou Sing, Payson shall be entitled within a period of 12 months from the date of death (or such larger period as the Board may determine) to exercise the his remaining 4,363,000 share options in whole or in part. These remaining 4,363,000 share options of Mr. Cha Mou Sing, Payson were subsequently lapsed on 6 November 2021 (PST).

## 附註：

- (i) 購股權於授出日期即時歸屬。
- (ii) 本公司股份於緊接購股權獲行使日期前之加權平均收市價為每股0.85港元。
- (iii) 百分比乃根據本公司於2021年9月30日已發行股份總數(即421,461,630股)計算。
- (iv) 本公司前非執行主席查懋聲先生於2020年11月6日(太平洋標準時間)辭世。根據該計劃，查懋聲先生的法定遺產代理人有權於其身故日期後12個月(或董事會可能釐定的較長期間)內，全部或部分行使其餘下4,363,000份購股權。該等查懋聲先生餘下4,363,000份購股權已隨後於2021年11月6日(太平洋標準時間)失效。

## OTHER INFORMATION 其他資料

The maximum number of shares which may be issued upon exercise of all share options to be granted under the Scheme and any other schemes of the Company shall not exceed 10% of the number of the Company's shares in issue as at the date of approval of the Scheme, subject to renewal as approved by the Shareholders. Upon the refreshment of the Scheme mandate limit at the annual general meeting of the Company held on 24 August 2021, the maximum number of shares which may be issued upon exercise of all share options to be granted under the Scheme was 42,394,763 (the "**Refreshed Share Option Limit**").

The total number of shares that may be issued under the remaining Refreshed Share Option Limit as at the date of this interim report is 42,394,763, representing approximately 10.08% of the number of the Company's shares in issue at that date.

The overall limit on the number of shares of the Company which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Scheme and any other schemes of the Company must not exceed 30% of the number of the Company's shares in issue from time to time. As at the date of this interim report, taking into account the remaining Refreshed Share Option Limit to subscribe for 42,394,763 shares and the 6,461,000 shares that may be issued upon exercise of the outstanding share options granted and yet to be exercised under the Scheme, the cumulative total number of shares that may be issued under the Scheme is 48,855,763 shares, representing approximately 11.61% of the number of the Company's shares in issue as at the date of this interim report.

根據該計劃及本公司任何其他計劃擬授出之全部購股權獲行使時可予發行之最高股份數目不得超過該計劃批准日期已發行本公司股份數目之10%，惟須經股東批准更新。於本公司在2021年8月24日舉行股東週年大會更新該計劃授權上限後，因該計劃項下將授予之所有購股權獲行使而可予發行之最高股份數目為42,394,763股（「**經更新購股權上限**」）。

於本中期報告日期，餘下經更新購股權上限項下可予發行的股份總數為42,394,763股，相當於本公司於該日之已發行股份數目約10.08%。

因該計劃及本公司任何其他計劃項下所有授出而尚未行使購股權獲行使而可能發行之本公司股份總數上限不得超過本公司不時已發行股份數目之30%。於本中期報告日期，經計及可認購42,394,763股股份之餘下經更新購股權上限及因行使該計劃項下已授出但尚未行使之購股權而可予發行之6,461,000股股份後，該計劃項下可予發行之累計股份總數將為48,855,763股，佔本公司於本中期報告日期已發行股份數目約11.61%。



## INTERESTS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

So far as is known to the Company, as at 30 September 2021, in addition to those interests of the directors and chief executives of the Company as disclosed above, the interests of the Shareholders 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 Part XV of the SFO were as follows:

### Long position in the shares of the Company

## 根據證券及期貨條例須予披露的股東權益

據本公司所知，於2021年9月30日，除上文所披露本公司董事及最高行政人員之該等權益外，股東於本公司股份及相關股份中，擁有記錄於本公司根據證券及期貨條例第XV部第336條須存置之登記冊之權益如下：

### 於本公司股份之好倉

Name	Capacity	Number of ordinary shares held	Approximate percentage of issued share capital (Note v) 佔已發行股本概約百分比 (附註v)
名稱	身份	所持普通股數目	
CCM Trust (Cayman) Limited ("CCM Trust")	Trustee 信託人	195,104,050 (Note i) (附註i)	46.29%
CCM Trust (Cayman) Limited ("CCM Trust")	Interest of controlled corporations 受控法團之權益		
Mingly Corporation ("Mingly") 名力集團控股有限公司 ("名力")	Beneficial owner 實益擁有人	41,720,554 (Note ii) (附註ii)	9.89%
	Interest of controlled corporations 受控法團之權益		
CCM Capital Corporation ("CCM Capital")	Beneficial owner 實益擁有人	31,569,744 (Note ii) (附註ii)	7.49%
CCM Capital Corporation ("CCM Capital")			

## OTHER INFORMATION 其他資料

Name	Capacity	Number of ordinary shares held	Approximate percentage of issued share capital (Note vii) 佔已發行股本概約百分比 (附註vii)
名稱	身份	所持普通股數目	
LBJ Regents (PTC) Limited ("LBJ")	Trustee 信託人	27,131,828 (Note iii) (附註iii)	6.43%
LBJ Regents (PTC) Limited (「LBJ」)	Interest of controlled corporation 受控法團之權益		
David Michael Webb	Beneficial owner 實益擁有人	26,350,399 (Note iv) (附註iv)	6.25%
	Interest of controlled corporation 受控法團之權益		
Wong Lui Kwok Wai 王雷國慧	Beneficial owner 實益擁有人	23,346,637 (Note v) (附註v)	5.53%
	Interest of controlled corporation 受控法團之權益		
	Interest of spouse 配偶權益		
Cha Mou Sing, Payson (Deceased) 查懋聲 (已故)	Beneficial owner 實益擁有人	23,244,768 (Note vi) (附註vi)	5.51%
	Interest of controlled corporation 受控法團之權益		

Notes:

- (i) These share interests comprise 153,383,496 shares directly held by CCM Trust and 41,720,554 shares held indirectly through Mingly and its wholly-owned subsidiaries. CCM Trust is interested in 87.5% equity interest in Mingly. CCM Trust is holding the 153,383,496 shares as the trustee of certain but not identical discretionary trusts of which members of the Cha Family (comprising, inter alios, Mr. Cha Mou Daid, Johnson, being the director of the Company) are among the discretionary objects.

附註：

- (i) 該等股份權益包括由CCM Trust直接持有之153,383,496股股份及透過名力及其全資附屬公司間接持有之41,720,554股股份。CCM Trust擁有名力87.5%之權益。CCM Trust以信託人身份為若干不同酌情信託持有153,383,496股股份，該等信託之酌情受益人其中有查氏家族成員（當中包括本公司董事查懋德先生）。

- (ii) These share interests comprise 1,493,170 shares directly held by Mingly and 31,569,744 shares and 8,657,640 shares held indirectly through CCM Capital and Mingly Asia Capital Limited, respectively. CCM Capital and Mingly Asia Capital Limited are direct wholly-owned subsidiaries of Mingly. Mr. Cha Mou Daid, Johnson is also a non-executive director of Mingly and a director of CCM Capital.
- (iii) These share interests comprise 24,409,172 shares directly held by LBJ and 2,722,656 shares held indirectly through Bie Ju Enterprises Limited, its wholly-owned subsidiary. LBJ is holding the 24,409,172 shares as the trustee of certain but not identical discretionary trusts of which members of the Cha Family (comprising, inter alios, Mr. Cha Mou Daid, Johnson, being the director of the Company) are among the discretionary objects. Mr. Cha Mou Daid, Johnson is also a director of LBJ.
- (iv) These share interests comprise 11,512,732 shares directly held by Mr. David Michael Webb and 14,837,667 shares held indirectly through Preferable Situation Assets Limited, which is a direct wholly-owned subsidiary of Mr. David Michael Webb.
- (v) Ms. Wong Lui Kwok Wai is the wife of Mr. Wong Sue Toa, Stewart and is deemed under the SFO to be interested in 16,313,054 shares beneficially owned by her spouse. Ms. Wong is personally interested in 5,325,194 shares and owns 50% equity interest in Executive Plaza Limited which is holding 1,708,389 shares of the Company.
- (vi) These share interests comprise 14,978,168 shares (including 4,363,000 underlying shares under equity derivative) beneficially owned by the late Mr. Cha Mou Sing, Payson and 5,675,800 shares and 2,590,800 shares held indirectly through Accomplished Investments Limited and Kola Heights Limited, respectively. These two companies are directly wholly-owned by the late Mr. Cha.
- (vii) The percentage is calculated based on the total number of issued shares of the Company as at 30 September 2021 (i.e. 421,461,630 shares).
- (ii) 該等股份權益包括由名力直接持有之1,493,170股股份及透過CCM Capital及Mingly Asia Capital Limited分別間接持有之31,569,744股股份及8,657,640股股份。CCM Capital及Mingly Asia Capital Limited為名力之直接全資附屬公司。查懋德先生亦為名力之非執行董事以及CCM Capital之董事。
- (iii) 該等股份權益包括由LBJ直接持有之24,409,172股股份及透過其全資附屬公司Bie Ju Enterprises Limited間接持有之2,722,656股股份。LBJ以信託人身份為若干不同酌情信託持有24,409,172股股份，該等信託之酌情受益人其中有查氏家族成員（當中包括本公司董事查懋德先生）。查懋德先生亦為LBJ董事。
- (iv) 該等股份權益包括由David Michael Webb先生直接持有之11,512,732股股份及透過由David Michael Webb先生之直接全資附屬公司Preferable Situation Assets Limited間接持有之14,837,667股股份。
- (v) 王雷國慧女士為王世濤先生之配偶，根據證券及期貨條例，其被視為於由其配偶實益擁有之16,313,054股股份中擁有權益。王女士個人持有5,325,194股股份，並擁有世濤投資有限公司的50%股本，該公司持有本公司1,708,389股股份。
- (vi) 該等股份權益包括由已故查懋聲先生實益擁有之14,978,168股股份（包括股本衍生工具之4,363,000股相關股份），以及分別透過Accomplished Investments Limited及Kola Heights Limited間接持有之5,675,800股股份及2,590,800股股份。該兩間公司由已故查先生直接全資擁有。
- (vii) 百分比乃根據本公司於2021年9月30日已發行股份總數（即421,461,630股股份）計算。

Save as disclosed above, as at 30 September 2021, the Company has not been notified by any persons (other than the directors and chief executives of the Company) who had any interests or short positions in the shares and underlying shares of the Company which were recorded in the register required to be kept by the Company under section 336 of the SFO.

除上文所披露者外，於2021年9月30日，本公司並不知悉任何人士（本公司董事及最高行政人員除外）於本公司股份及相關股份中擁有記錄於本公司根據證券及期貨條例第336條須存置之登記冊之任何權益或淡倉。



## UPDATE ON DIRECTORS' INFORMATION PURSUANT TO RULE 13.51B(1) OF LISTING RULES

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in the information of the directors of the Company are set out below:

- (i) Mr. Chau On Ta Yuen has been re-designated from an independent non-executive director to executive director of Good Resources Holdings Limited (stock code: 109) ("Good Resources") and appointed as the chairman of the board of directors of Good Resources with effect from 23 September 2021.

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

## CORPORATE GOVERNANCE

The corporate governance principles of the Company emphasise a quality Board and transparency and accountability to all Shareholders.

Throughout the six months ended 30 September 2021, the Company has complied with all the Code Provisions of the Corporate Governance Code (the "CG Code") as set out in Appendix 14 to the Listing Rules, except for the following deviation:

- Code Provision A.6.7 of the CG Code stipulates that independent non-executive directors and other non-executive directors shall attend general meetings and develop a balanced understanding of the views of the Shareholders. Mr. Cha Mou Daid, Johnson, the non-executive director of the Company, was unable to attend the Company's 2021 annual general meeting due to other important engagement.

## MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as set out in Appendix 10 to the Listing Rules as its own code of conduct regarding directors' securities transactions.

Having made specific enquiry to all directors of the Company, all directors confirmed that they have complied with the required standard set out in the Model Code during the six months ended 30 September 2021.

## 根據上市規則第13.51B(1)條更新董事資料

根據上市規則第13.51B(1)條，本公司董事資料變動載列如下：

- (i) 周安達源先生自2021年9月23日起由天成國際集團控股有限公司（「天成國際」，股份代號：109）之獨立非執行董事調任為執行董事，並獲委任為天成國際之董事會主席。

除上文所披露者外，概無根據上市規則第13.51B(1)條須予披露的其他資料。

## 企業管治

本公司的企業管治原則強調董事會之高質素、高透明度及對全體股東負責。

於截至2021年9月30日止六個月內，本公司已遵守上市規則附錄14所載之《企業管治守則》（「企業管治守則」）的所有守則條文，惟下述偏離者除外：

- 企業管治守則之守則條文第A.6.7條規定，獨立非執行董事及其他非執行董事應出席股東大會，並對股東之意見作出公正了解。本公司非執行董事查懋德先生因需要處理其他重要事務而未能出席本公司2021年股東週年大會。

## 董事進行證券交易的標準守則

本公司已採納上市規則附錄10所載之標準守則作為其自身有關董事進行證券交易之行為守則。

經向本公司全體董事作出具體查詢後，全體董事確認，彼等於截至2021年9月30日止六個月內均已遵守標準守則所載之規定標準。

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

During the six months ended 30 September 2021, the Company repurchased 18,046,000 shares of the Company in aggregate on the market, of which 15,776,000 shares and 2,270,000 shares were repurchased pursuant to the general mandate granted by the then Shareholders at the annual general meetings held on 25 August 2020 and 24 August 2021 respectively. The aggregate consideration paid (excluding transaction costs) for such repurchase was approximately HK\$15,235,000. 17,880,000 shares of these repurchased shares were cancelled during the period and the remaining 166,000 shares were subsequently cancelled in October 2021.

## 購買、出售或贖回本公司上市證券

截至2021年9月30日止六個月，本公司於市場購回合共18,046,000股本公司股份，其中15,776,000股及2,270,000股乃分別根據於2020年8月25日及2021年8月24日舉行之股東週年大會上當時股東授予的一般授權購回。就上述購回已付的總代價（不包括交易成本）約為15,235,000港元。17,880,000股購回股份已於期內註銷，而餘下166,000股股份其後已於2021年10月註銷。

Month of repurchase 購回月份	Number of ordinary shares repurchased 已購回普通股數目	Purchase price paid per share 已付每股股份購買價		Aggregate consideration paid (excluding transaction costs) 已付總代價 (不包括交易成本) HK\$ 港元
		Highest 最高 HK\$ 港元	Lowest 最低 HK\$ 港元	
April 2021 2021年4月	11,832,000	0.86	0.81	10,037,000
May 2021 2021年5月	1,440,000	0.86	0.84	1,231,000
June 2021 2021年6月	606,000	0.86	0.83	514,000
July 2021 2021年7月	1,128,000	0.83	0.82	933,000
August 2021 2021年8月	770,000	0.83	0.82	635,000
September 2021 2021年9月	2,270,000	0.85	0.81	1,885,000
	18,046,000			15,235,000

Save as disclosed above, during the six months ended 30 September 2021, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

除上文所披露者外，於截至2021年9月30日止六個月內，本公司或其任何附屬公司並無購買、出售或贖回任何本公司之上市證券。

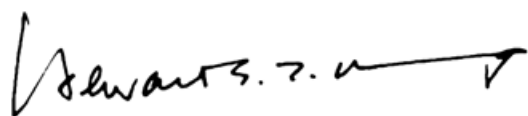
## EMPLOYEES AND REMUNERATION POLICY

As at 30 September 2021, the Group had 266 full time employees (of which 116 employees were in Mainland China). The Group offers competitive remuneration packages, including discretionary bonus, share options and depending on the position, cash allowances, to its employees. The Group also provides retirement schemes, medical benefits, on-the-job training to its employees and sponsors its employees to attend various external training courses.

## REVIEW OF INTERIM RESULTS

The Company has engaged Messrs. Deloitte Touche Tohmatsu, the Group's auditor, to assist the audit committee of the Company (the "Audit Committee") to review the unaudited condensed consolidated financial statements of the Group for the six months ended 30 September 2021. The unaudited condensed consolidated financial statements for the six months ended 30 September 2021 has been reviewed by the Audit Committee.

On behalf of the Board



Wong Sue Toa, Stewart  
Chairman

Hong Kong, 16 November 2021

*In case of any inconsistency, the English text of this interim report shall prevail over the Chinese text.*

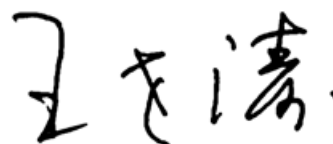
## 僱員及酬金政策

於2021年9月30日，本集團有266名全職僱員（其中116名僱員在中國內地）。本集團為僱員提供具競爭力的薪酬組合，包括酌情花紅、購股權及現金津貼（視乎職位而定）。本集團亦為僱員提供退休金計劃、醫療福利及在職培訓，以及資助僱員參加各種外部培訓課程。

## 中期業績審閱

本公司委託本集團核數師德勤•關黃陳方會計師行協助本公司審核委員會（「審核委員會」）審閱本集團截至2021年9月30日止六個月之未經審核簡明綜合財務報表。截至2021年9月30日止六個月之未經審核簡明綜合財務報表已經審核委員會審閱。

代表董事會



王世濤  
主席

香港，2021年11月16日

本中期報告之中英文本如有任何歧義，概以英文本為準。



# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

## 簡明綜合損益及其他全面收益表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2021  
截至2021年9月30日止六個月

For the six months ended  
30 September  
截至9月30日止六個月

		NOTES 附註	2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Revenue	收益	3	380,544	237,220
Cost of sales	銷售成本		(339,064)	(200,488)
Gross profit	毛利		41,480	36,732
Other income	其他收入		4,791	7,613
Other gains and losses	其他收益及虧損		1,218	(2,092)
Impairment loss under expected credit loss model, net	預期信貸虧損模式項下之減值虧損淨額		(3,573)	(914)
Administrative expenses	行政開支		(17,411)	(16,858)
Finance costs	財務費用		(977)	(840)
Profit before taxation	除稅前溢利	4	25,528	23,641
Taxation	稅項	5	(3,728)	(3,591)
Profit for the period	期內溢利		21,800	20,050
Other comprehensive income: Item that may be subsequently reclassified to profit or loss: Exchange differences on translation from functional currency to presentation currency	其他全面收入：其後可能重新分類至損益的項目：由功能貨幣換算為呈列貨幣的匯兌差額		865	3,271
Total comprehensive income for the period	期內全面收入總額		22,665	23,321
Earnings per share basic (HK\$)	每股盈利基本 (港元)	7	0.05	0.05
diluted (HK\$)	攤薄 (港元)	7	0.05	N/A不適用

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 簡明綜合財務狀況表

AT 30 SEPTEMBER 2021  
於2021年9月30日

		NOTES 附註	30.9.2021 2021年 9月30日 HK\$'000 千港元 (Unaudited) (未經審核)	31.3.2021 2021年 3月31日 HK\$'000 千港元 (Audited) (經審核)
Non-current assets	非流動資產			
Investment properties	投資物業	8	30,400	30,400
Property, plant and equipment	物業、廠房及設備	8	127,432	130,220
Right-of-use assets	使用權資產	8	5,390	5,525
Deferred tax assets	遞延稅項資產		1,345	579
			<b>164,567</b>	<b>166,724</b>
Current assets	流動資產			
Inventories	存貨		67,050	41,416
Debtors, deposits and prepayments	應收款項、按金及預付款項	9	187,738	148,990
Contract assets	合約資產		129,911	79,496
Bank balances and cash	銀行結餘及現金		164,614	236,019
			<b>549,313</b>	<b>505,921</b>
Current liabilities	流動負債			
Trade and other payables	應付賬款及其他應付款項	10	73,623	51,310
Provisions	撥備		12,080	9,404
Contract liabilities	合約負債		7,737	296
Tax payable	應付稅項		12,548	8,838
Lease liabilities	租賃負債		191	231
Deferred income	遞延收入		35	35
			<b>106,214</b>	<b>70,114</b>
Net current assets	流動資產淨值		<b>443,099</b>	<b>435,807</b>
Total assets less current liabilities	總資產減流動負債		<b>607,666</b>	<b>602,531</b>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION 簡明綜合財務狀況表

AT 30 SEPTEMBER 2021

於2021年9月30日

		NOTE 附註	30.9.2021 2021年 9月30日 HK\$'000 千港元 (Unaudited) (未經審核)	31.3.2021 2021年 3月31日 HK\$'000 千港元 (Audited) (經審核)
Non-current liabilities	非流動負債			
Provisions	撥備		63,927	56,456
Lease liabilities	租賃負債		23	100
Deferred income	遞延收入		90	109
			<b>64,040</b>	56,665
			<b>543,626</b>	545,866
Capital and reserves	資本及儲備			
Share capital	股本	11	42,146	44,266
Reserves	儲備		501,480	501,600
			<b>543,626</b>	545,866



# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 簡明綜合權益變動表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2021  
截至2021年9月30日止六個月

		Attributable to owners of the Company 本公司擁有人應佔							
		Share capital	Contributed reserves	Share-based compensation reserves 以股份為基礎的 補償儲備	Treasury shares reserves 庫存 股份儲備	Other reserves	Exchange reserve	Accumulated profits	Total
		股本 HK\$'000 千港元	實繳儲備 HK\$'000 千港元	補償儲備 HK\$'000 千港元	庫存 股份儲備 HK\$'000 千港元 (note i) (附註i)	其他儲備 HK\$'000 千港元 (note ii) (附註ii)	外匯儲備 HK\$'000 千港元	累計溢利 HK\$'000 千港元	總計 HK\$'000 千港元
At 1 April 2020	於2020年4月1日	43,633	-	-	-	321,022	(5,498)	155,725	514,882
Profit for the period	期內溢利	-	-	-	-	-	-	20,050	20,050
Exchange differences on translation from functional currency to presentation currency	由功能貨幣換算為呈列貨幣的匯兌差額	-	-	-	-	-	3,271	-	3,271
Total comprehensive income for the period	期內全面收入總額	-	-	-	-	-	3,271	20,050	23,321
Dividend paid (note 6)	已付股息 (附註6)	-	-	-	-	(8,727)	-	-	(8,727)
At 30 September 2020 (unaudited)	於2020年9月30日 (未經審核)	43,633	-	-	-	312,295	(2,227)	175,775	529,476
At 1 April 2021	於2021年4月1日	44,266	6,144	2,268	(5,021)	303,263	236	194,710	545,866
Profit for the period	期內溢利	-	-	-	-	-	-	21,800	21,800
Exchange differences on translation from functional currency to presentation currency	由功能貨幣換算為呈列貨幣的匯兌差額	-	-	-	-	-	865	-	865
Total comprehensive income for the period	期內全面收入總額	-	-	-	-	-	865	21,800	22,665
Dividend paid (note 6)	已付股息 (附註6)	-	-	-	-	(11,030)	-	-	(11,030)
Repurchase of shares	購回股份	-	-	-	(15,235)	-	-	-	(15,235)
Cancellation of shares	註銷股份	(2,371)	-	-	20,230	(17,859)	-	-	-
Transaction costs attributable to repurchase and cancellation of shares	購回及註銷股份應佔的交易成本	-	-	-	(122)	-	-	-	(122)
Issue of shares upon exercise of share options	因行使購股權而發行股份	251	1,660	(429)	-	-	-	-	1,482
At 30 September 2021 (unaudited)	於2021年9月30日 (未經審核)	42,146	7,804	1,839	(148)	274,374	1,101	216,510	543,626

### Notes:

- (i) The treasury shares reserve represents the share repurchased but not yet cancelled.
- (ii) Other reserves represent capital contribution from immediate holding company of the Company during the year ended 31 March 2019 of HK\$318,643,000 and the difference between the Group's investment cost of HK\$3,385,000 in Million Hope Industries Limited ("Million Hope Industries (HK)"), a subsidiary of the Company, and the entire share capital of HK\$11,000,000 of Million Hope Industries (HK) arising from the group reorganisation, net of dividends paid and premium paid for repurchase of shares.

### 附註：

- (i) 庫存股份儲備指已購回但尚未註銷的股份。
- (ii) 其他儲備指截至2019年3月31日止年度來自本公司直接控股公司的注資318,643,000港元以及本集團於本公司附屬公司美亨實業有限公司(「美亨實業(香港)」)之投資成本3,385,000港元及集團重組產生之美亨實業(香港)之全部股本11,000,000港元之間的差額(扣除購回股份的已付股息及已付溢價)。

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 簡明綜合現金流量表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2021  
截至2021年9月30日止六個月

For the six months ended  
30 September  
截至9月30日止六個月

		2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Net cash used in operating activities	用於營運業務之現金淨額	(47,297)	(27,606)
Investing activities	投資業務		
Interest received	已收利息	786	2,122
Purchase of property, plant and equipment	購置物業、廠房及設備	(931)	(72)
Net cash (used in) from investing activities	(用於) 來自投資業務之現金淨額	(145)	2,050
Financing activities	融資業務		
Proceeds from issue of shares upon exercise of share option	因行使購股權而發行股份所得款項	1,482	-
Dividends paid	已付股息	(11,030)	(8,727)
Payment on repurchase and cancellation of ordinary shares	購回及註銷普通股之付款	(15,235)	-
Repayments of lease liabilities	償還租賃負債	(117)	(96)
Transaction cost attributable to repurchase and cancellation of shares	購回及註銷股份應佔的交易成本	(122)	-
Net cash used in financing activities	用於融資業務之現金淨額	(25,022)	(8,823)
Net decrease in cash and cash equivalents	現金及現金等值減少淨額	(72,464)	(34,379)
Cash and cash equivalents at the beginning of the period	期初現金及現金等值	236,019	297,691
Effect of foreign exchange rate changes	匯率變動之影響	1,059	230
Cash and cash equivalents at the end of the period, representing bank balances and cash	期末現金及現金等值，即銀行結餘及現金	164,614	263,542

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 簡明綜合財務報表附註

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2021  
截至2021年9月30日止六個月

### 1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) (the “Listing Rules”).

### 2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties, which are measured at fair value.

The accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 September 2021 are the same as those presented in the Group’s annual financial statements for the year ended 31 March 2021.

### 1. 編製基準

簡明綜合財務報表乃根據香港會計師公會（「香港會計師公會」）頒佈之香港會計準則第34號「中期財務報告」及香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄十六所載之適用披露規定所編製。

### 2. 主要會計政策

除投資物業乃以公平值計量外，簡明綜合財務報表乃按歷史成本基準編製。

截至2021年9月30日止六個月之簡明綜合財務報表所使用之會計政策及計算方式與本集團截至2021年3月31日止年度之年度財務報表所呈列者一致。



## 2. PRINCIPAL ACCOUNTING POLICIES

(Continued)

### Application of amendments to Hong Kong Financial Reporting Standards (“HKFRSs”)

In the current interim period, the Group has applied the following amendments to HKFRSs issued by the HKICPA, for the first time, which are mandatorily effective for the annual period beginning on or after 1 April 2021 for the preparation of the Group’s condensed consolidated financial statements:

Amendment to HKFRS 16	Covid-19-Related Rent Concessions
Amendment to HKFRS 16	Covid-19-Related Rent Concessions beyond 30 June 2021
Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16	Interest Rate Benchmark Reform – Phase 2

The application of the amendments to HKFRSs in the current period has had no material impact on the Group’s financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

## 2. 主要會計政策 (續)

### 應用經修訂香港財務報告準則 (「香港財務報告準則」)

於本中期期間，本集團首次應用下列由香港會計師公會頒佈並於2021年4月1日或之後開始之年度期間強制生效之經修訂香港財務報告準則以編製本集團之簡明綜合財務報表：

香港財務報告準則第16號的修訂	與Covid-19相關的租金寬減
香港財務報告準則第16號的修訂	2021年6月30日後與Covid-19相關的租金寬減
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	利率基準改革—第2階段

於本期間應用經修訂香港財務報告準則對本集團本期間及過往期間財務狀況及表現以及／或載於該等簡明綜合財務報表之披露並無重大影響。

### 3. REVENUE AND SEGMENT INFORMATION

Revenue represents the fair value of amounts received and receivable from the provision of design, supply and installation of aluminium windows and curtain walls services by the Group to external customers which is recognised over time as the Group's contract work enhances an asset that the external customers control as the Group performs. The Group's revenue is derived from long-term contracts in relation to provision of design, supply and installation of aluminium windows and curtain walls services in Hong Kong and Mainland China during both periods.

#### Disaggregation of revenue

##### By contract type

### 3. 收益及分部資料

收益指本集團在一段時間內隨本集團合約工程提升一項資產(而該項資產於本集團履約時由外部客戶控制)向外部客戶提供設計、供應及安裝鋁窗及幕牆服務確認的已收及應收款項的公平值。於兩個期間，本集團的收益來自於與在香港及中國內地提供設計、供應及安裝鋁窗及幕牆服務有關的長期合約。

#### 收益分解

##### 按合約類別劃分

		For the six months ended 30 September 截至9月30日止六個月	
		2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Design, supply and installation for curtain walls, aluminium windows, doors and other products for new buildings (notes i and ii)	為新建築物設計、供應及安裝幕牆、鋁門窗及其他產品(附註i及ii)	320,841	223,603
Design, supply and installation for aluminium windows, doors and other products for new buildings (note ii)	為新建築物設計、供應及安裝鋁門窗及其他產品(附註ii)	55,980	10,044
Design, supply and installation for renovation works for existing buildings	為現有建築物的裝修工程提供設計、供應及安裝服務	-	1,106
Repairing, maintenance and others (note iii)	維修保養及其他(附註iii)	3,723	2,467
<b>Total</b>	<b>總計</b>	<b>380,544</b>	<b>237,220</b>

### 3. REVENUE AND SEGMENT INFORMATION (Continued)

#### Disaggregation of revenue (Continued)

##### By contract type (Continued)

###### Notes:

- (i) The contract type involves aluminium windows, doors and other products in addition to curtain walls. The curtain walls are the principal products for the contract type and the principal revenue from this contract type is also from curtain walls.
- (ii) Other products represent balustrade, louvre, cladding, window wall, canopy and grille.
- (iii) Others mainly represent mock up and window testing.

#### Segment information

Information reported to the directors of the Company, being the chief operating decision maker, for the purposes of resource allocation and assessment focuses on revenue analysis by contract type. No other discrete financial information is provided other than the Group's results and financial position as a whole. Accordingly, only geographic information is presented.

### 3. 收益及分部資料 (續)

#### 收益分解 (續)

##### 按合約類別劃分 (續)

###### 附註：

- (i) 除幕牆外，該合約類別涉及鋁門窗及其他產品。幕牆為該合約類別的主要產品，該合約類別的主要收益亦來自幕牆。
- (ii) 其他產品指欄河、百葉、飾板、玻璃牆、簷篷及護柵。
- (iii) 其他主要指模型及試窗。

#### 分部資料

向本公司董事（即主要經營決策者）報告之資料以按合約類型分類的收益分析為主，以作資源分配及績效評估。除本集團之整體業績及財務狀況外，概無提供其他獨立財務資料。因此，僅呈列地區資料。



### 3. REVENUE AND SEGMENT INFORMATION (Continued)

#### Segment information (Continued)

#### Geographical information

Information about the Group's revenue from external customers is presented based on the geographical location of the projects:

### 3. 收益及分部資料 (續)

#### 分部資料 (續)

#### 地區資料

有關本集團來自外部客戶之收益資料按項目的地理位置呈列如下：

		For the six months ended 30 September 截至9月30日止六個月	
		2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Hong Kong	香港	377,723	234,731
Mainland China	中國內地	2,821	2,489
		<b>380,544</b>	<b>237,220</b>

#### 4. PROFIT BEFORE TAXATION

#### 4. 除稅前溢利

		For the six months ended 30 September 截至9月30日止六個月	
		2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Profit before taxation has been arrived at after charging (crediting): 除稅前溢利已扣除(計入) 下列各項後達致:			
Depreciation of right-of-use assets 使用權資產折舊		222	193
Depreciation of property, plant and equipment 物業、廠房及設備折舊		3,951	3,258
Less: Depreciation expenses included in the cost of inventories 減: 計入存貨成本的折舊開支		(1,110)	(906)
		3,063	2,545
Government grants, included in other income (note) 計入其他收入的政府補助(附註)		-	4,324

Note: During the six months ended 30 September 2020, the Group mainly received government grants in form of cash of HK\$6,456,000 in respect of COVID-19-related subsidies of which HK\$6,446,000 relates to Employment Support Scheme provided by the Hong Kong government, and had recognised government grants of HK\$4,297,000 in profit or loss. The government grants of HK\$2,149,000 had been recognised as deferred income and to be credited to profit or loss on a systematic basis over the period in which the Group recognised staff costs for which the grants are intended to compensate.

附註: 截至2020年9月30日止六個月, 本集團主要就COVID-19相關的補助以現金形式獲得政府補助6,456,000港元, 其中6,446,000港元與香港政府提供的保就業計劃有關, 並已於損益確認4,297,000港元之政府補助。2,149,000港元之政府補助已確認為遞延收入, 並將在本集團確認補助擬補償的員工成本期間有系統地計入損益。

## 5. TAXATION

## 5. 稅項

		For the six months ended 30 September 截至9月30日止六個月	
		2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
The taxation charge (credit) comprises: 稅項支出(抵免)包括：			
Current taxation	即期稅項		
Hong Kong Profits Tax	香港利得稅	4,462	916
People's Republic of China (the "PRC") Enterprise Income Tax	中華人民共和國 (「中國」) 企業所得稅	32	2,864
Deferred taxation	遞延稅項	4,494 (766)	3,780 (189)
		<b>3,728</b>	<b>3,591</b>

Hong Kong Profits Tax for both periods is calculated at 16.5% of the estimated assessable profits for the period, except for the group entity which is a qualifying corporation under the two-tiered profits tax rates regime. For this group entity, the first HK\$2 million of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%.

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of EIT Law, the tax rate of the PRC subsidiary was 25% for both periods.

兩個期間的香港利得稅均按該期間估計應課稅溢利之16.5%計算，惟屬於兩級利得稅稅率制度項下的合資格法團的集團實體除外。就該集團實體而言，首2,000,000港元應課稅溢利按稅率8.25%徵稅，而餘下應課稅溢利則按稅率16.5%徵稅。

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細則，中國附屬公司於兩個期間之稅率為25%。

## 6. DIVIDENDS

During the six months ended 30 September 2021, a second interim dividend of HK2.6 cents per share totalling HK\$11,030,000 in respect of the year ended 31 March 2021 (six months ended 30 September 2020: a final dividend of HK2.0 cents per share totalling HK\$8,727,000 in respect of the year ended 31 March 2020) was paid to shareholders.

Subsequent to the end of the current interim period, the directors of the Company have determined that a first interim dividend of HK1.6 cents per share amounting to HK\$6,732,000 in aggregate (six months ended 30 September 2020: an interim dividend of HK1.6 cents per share amounting to HK\$6,981,000) will be paid to the owners of the Company whose names appear in the Register of Members on 3 December 2021.

## 6. 股息

於截至2021年9月30日止六個月，本公司已向股東派發截至2021年3月31日止年度之第二次中期股息每股2.6港仙，合共11,030,000港元（截至2020年9月30日止六個月：截至2020年3月31日止年度之末期股息每股2.0港仙，合共8,727,000港元）。

於本中期期末後，本公司董事已釐定將向於2021年12月3日名列股東名冊之本公司擁有人派發第一次中期股息每股1.6港仙，合共6,732,000港元（截至2020年9月30日止六個月：中期股息每股1.6港仙，合共6,981,000港元）。



## 7. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to owners of the Company for the period is based on the following data:

## 7. 每股盈利

期內本公司擁有人應佔每股基本及攤薄盈利乃根據以下數據計算：

		For the six months ended 30 September 截至9月30日止六個月	
		2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Earnings: Profit for the period attributable to owners of the Company for the purpose of basic and diluted earnings per share	盈利： 用於計算每股基本及攤薄盈利之本公司擁有人應佔期內溢利	21,800	20,050
Number of shares: Weighted average number of ordinary shares for the purpose of basic earnings per share	股份數目： 用於計算每股基本盈利之普通股加權平均數	424,444,920	436,332,630
Effect of dilutive potential ordinary shares: Adjustment in relation to share options granted by the Company	潛在攤薄普通股之影響： 就本公司授出的購股權作出調整	3,651,723	N/A 不適用
Weighted average number of ordinary shares for the purpose of diluted earnings per share	用於計算每股攤薄盈利之普通股加權平均數	428,096,643	N/A 不適用

For the six months ended 30 September 2021, the weighted average number of ordinary shares for the purpose of calculating basic and diluted earnings per share has been taken into account the ordinary shares repurchased from the market during the six months ended 30 September 2021 and subsequently cancelled in October 2021.

No diluted earnings per share is presented as there was no potential ordinary share for the six months ended 30 September 2020.

截至2021年9月30日止六個月，用於計算每股基本及攤薄盈利的普通股加權平均數已計入於截至2021年9月30日止六個月從市場上購回並隨後於2021年10月註銷之普通股。

由於截至2020年9月30日止六個月並無潛在普通股，故並無呈列每股攤薄盈利。

## 8. MOVEMENTS IN INVESTMENT PROPERTIES, PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

### Investment properties

The fair values of the Group's investment properties at 30 September 2021 and 31 March 2021 have been arrived at on the basis of a valuation carried out on that date by Colliers International (Hong Kong) Limited, an independent property valuer not connected with the Group. Colliers International (Hong Kong) Limited has appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations.

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

As at 30 September 2021, the valuation of properties amounting to HK\$30,400,000 (31 March 2021: HK\$30,400,000) was arrived at by reference to the income capitalisation method which is based on the capitalisation of the net income potential by adopting an appropriate capitalisation rate, which is derived from analysis of sale transactions and interpretation of prevailing investor requirements or expectations.

## 8. 投資物業、物業、廠房及設備及使用權資產變動

### 投資物業

本集團投資物業於2021年9月30日及2021年3月31日之公平值乃根據與本集團概無關連之獨立物業估值師高力國際物業顧問(香港)有限公司於該日之估值達成。高力國際物業顧問(香港)有限公司具有合適資格，且近期亦有在相關地區對同類物業進行估值之經驗。

於估計物業之公平值時，物業之最高及最佳用途為其目前用途。

於2021年9月30日，參考收入資本化法估值之物業價值為30,400,000港元（2021年3月31日：30,400,000港元），此方法是根據採用適當資本化比率將潛在收入淨額予以資本化，而資本化比率乃通過分析銷售交易及對當時投資者之要求或期望之詮釋而得出。

## 8. MOVEMENTS IN INVESTMENT PROPERTIES, PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Continued)

### Property, plant and equipment

During the six months ended 30 September 2021, the Group acquired property, plant and equipment of HK\$931,000 (six months ended 30 September 2020: HK\$72,000).

### Right-of-use assets

During the six months ended 30 September 2020, the Group entered into a new lease agreement for the use of an office for 2 years. The Group recognised a right-of-use asset of HK\$251,000 and a lease liability of HK\$251,000 (six months ended 30 September 2021: nil).

## 9. DEBTORS, DEPOSITS AND PREPAYMENTS

Trade debtors 應收賬款  
 Deposits and prepayments 按金及預付款項  
 Other receivables 其他應收款項

The Group allows a credit period of 30 to 90 days to its customers.

## 8. 投資物業、物業、廠房及設備及使用權資產變動 (續)

### 物業、廠房及設備

於截至2021年9月30日止六個月，本集團收購物業、廠房及設備為931,000港元（截至2020年9月30日止六個月：72,000港元）。

### 使用權資產

於截至2020年9月30日止六個月，本集團就使用辦公室訂立為期2年之新租賃協議。本集團確認使用權資產251,000港元及租賃負債251,000港元（截至2021年9月30日止六個月：無）。

## 9. 應收款項、按金及預付款項

		30.09.2021 2021年9月30日 HK\$'000 千港元 (Unaudited) (未經審核)	31.03.2021 2021年3月31日 HK\$'000 千港元 (Audited) (經審核)
Trade debtors	應收賬款	168,799	139,183
Deposits and prepayments	按金及預付款項	17,663	8,754
Other receivables	其他應收款項	1,276	1,053
		<b>187,738</b>	<b>148,990</b>

本集團給予其客戶的賒賬期為30至90日。

## 9. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)

The following is an aged analysis of the trade debtors presented based on the the right to consideration became unconditional/invoice date at the end of the reporting period:

		30.09.2021 2021年9月30日 HK\$'000 千港元 (Unaudited) (未經審核)	31.03.2021 2021年3月31日 HK\$'000 千港元 (Audited) (經審核)
Within 30 days	30日內	47,434	40,800
31 – 60 days	31至60日	71,826	44,068
61 – 90 days	61至90日	28,847	40,558
Over 90 days	超過90日	20,692	13,757
		<b>168,799</b>	<b>139,183</b>

There is no material change in the basis of determining the inputs and assumptions and the estimation techniques used in the condensed consolidated financial statements for the six months ended 30 September 2021 as those followed in the preparation of the Group's annual financial statements for the year ended 31 March 2021.

## 9. 應收款項、按金及預付款項 (續)

以下為於報告期末按收取代價之權利成為無條件／發票日期呈列的應收賬款賬齡分析：

如編製本集團截至2021年3月31日止年度之年度財務報表所遵循者，釐定截至2021年9月30日止六個月之簡明綜合財務報表所用之輸入數據及假設以及估值技術之基準並無重大變動。



## 10. TRADE AND OTHER PAYABLES

## 10. 應付賬款及其他應付款項

		30.09.2021 2021年9月30日 HK\$'000 千港元 (Unaudited) (未經審核)	31.03.2021 2021年3月31日 HK\$'000 千港元 (Audited) (經審核)
Trade payables	應付賬款	27,842	15,296
Retention payable – amount payable within one year	應付保固金—一年內應付之款項	22,763	18,097
Accrued costs for construction work	應計建設工程成本	4,194	4,564
Accrued operating costs and charges	應計營運成本及費用	3,367	1,235
Accrued staff costs	應計員工成本	15,200	9,831
Rental deposits received	已收租賃按金	171	171
Value-added tax payables	應付增值稅	86	2,116
		<b>73,623</b>	<b>51,310</b>

The following is an aged analysis of trade payables presented based on the invoice date at the end of each reporting period:

應付賬款之賬齡分析根據各報告期末之發票日期呈列如下：

		30.09.2021 2021年9月30日 HK\$'000 千港元 (Unaudited) (未經審核)	31.03.2021 2021年3月31日 HK\$'000 千港元 (Audited) (經審核)
Within 30 days	30日內	20,330	12,527
31 – 60 days	31至60日	4,678	1,135
61 – 90 days	61至90日	537	228
Over 90 days	超過90日	2,297	1,406
		<b>27,842</b>	<b>15,296</b>

## 11. SHARE CAPITAL

## 11. 股本

	Notes 附註	Number of shares 股份數目	Share capital 股本 HK\$'000 千港元
Ordinary shares of HK\$0.1 each 每股面值0.1港元之普通股			
Authorised: 法定：			
At 1 April 2020, 31 March 2021 and 30 September 2021 於2020年4月1日、2021年3月31日及2021年9月30日		5,000,000,000	500,000
Issued and fully paid: 已發行及繳足：			
At 1 April 2020 於2020年4月1日		436,332,630	43,633
Issue of shares upon 因行使購股權而			
exercise of share options 發行股份 (i)		9,309,000	931
Repurchased and cancelled 購回及註銷 (ii)		(2,984,000)	(298)
At 31 March 2021 於2021年3月31日		442,657,630	44,266
Issue of shares upon 因行使購股權而			
exercise of share options 發行股份 (i)		2,512,000	251
Repurchased and cancelled 購回及註銷 (ii)		(23,708,000)	(2,371)
At 30 September 2021 於2021年9月30日		421,461,630	42,146

## 11. SHARE CAPITAL (Continued)

Notes:

- (i) The new shares issues rank pari passu in all respects with the existing shares in issue.
- (ii) The Company repurchased 18,046,000 shares on the market during the six months ended 30 September 2021 (31 March 2021: 8,812,000 shares on the market in March 2021) at price ranged from HK\$0.81 per share to HK\$0.86 per share (31 March 2021: HK\$0.67 per share to HK\$0.86 per share) for an aggregated consideration paid of approximately HK\$15,235,000 (31 March 2021: HK\$7,336,000), in which 17,880,000 and 166,000 shares were cancelled during the six months ended 30 September 2021 and October 2021 (31 March 2021: in which 2,984,000 and 5,828,000 shares were cancelled in March 2021 and April 2021, respectively), respectively.

## 12. PERFORMANCE BONDS

As at 30 September 2021, the Group had outstanding performance bonds in respect of construction contracts amounting to HK\$125,483,000 (31 March 2021: HK\$107,220,000).

## 13. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

## 11. 股本 (續)

附註：

- (i) 新股份於所有方面與現有已發行股份享有同等地位。
- (ii) 截至2021年9月30日止六個月，本公司按介乎每股0.81港元至每股0.86港元（2021年3月31日：每股0.67港元至每股0.86港元）的價格從市場上購回18,046,000股股份（2021年3月31日：於2021年3月市場上之8,812,000股股份），已付代價合共為約15,235,000港元（2021年3月31日：7,336,000港元），其中17,880,000股及166,000股股份已分別於截至2021年9月30日止六個月及2021年10月註銷（2021年3月31日：其中2,984,000股及5,828,000股股份已分別於2021年3月及2021年4月註銷）。

## 12. 履約保證金

於2021年9月30日，本集團就建築合約持有之未償付履約保證金為125,483,000港元（2021年3月31日：107,220,000港元）。

## 13. 財務工具的公平值計量

本公司董事認為，按攤銷成本在簡明綜合財務報表入賬的財務資產及財務負債的賬面值與其公平值相若。

## 14. SHARE OPTION SCHEME

Pursuant to the Company's share option scheme (the "Scheme") which was adopted and became effective on 25 August 2020, all directors (including independent non-executive directors), full-time employees of any member the Group and any advisers, consultants, distributors, contractors, suppliers, agents, customers, business partners, joint venture partners, promoters, service providers of any member of the Group who the board of directors considers, in its sole discretion, to have contributed or will contribute to the Group are eligible to participate in the Scheme.

The purpose of the Scheme is to award the participants who have contributed or will contribute to the Group and to encourage them to work towards enhancing the value of the Company and its shares for the benefit of the Company and its shareholders as a whole, and to maintain or attract business relationships with participants whose contributions are or may be beneficial to the growth of the Group.

### (a) Maximum number of shares available for issuance

The maximum number of shares which may be issued upon exercise of all options to be granted under the Scheme shall not exceed 10% of the shares of the Company in issue as at the date of approval of the Scheme, subject to renewal as approved by the shareholders of the Company. Upon the refreshment of the Scheme mandate limit at the annual general meeting of the Company held on 24 August 2021, the maximum number of share options that can be granted under the Scheme was 42,394,763.

## 14. 購股權計劃

根據本公司的購股權計劃（「該計劃」）（於2020年8月25日獲採納及生效），董事會全權酌情認為已對或將對本集團作出貢獻的本集團任何成員公司的所有董事（包括獨立非執行董事）、全職職員及本集團任何成員公司的任何顧問、諮詢人、分銷商、承包商、供應商、代理、客戶、業務夥伴、合營公司業務夥伴、發起人、服務提供商合資格參與該計劃。

該計劃旨在為獎勵已對或將對本集團作出貢獻的參與者，以及鼓勵彼等為本公司及其股東的整體利益，努力提升本公司及其股份的價值，並維持或吸引其貢獻會對或可能對本集團發展有利的參與者建立業務關係。

### (a) 可供發行之最高股份數目

因根據該計劃將予授出之所有購股權獲行使而可予發行之最高股份數目不得超過該計劃批准日期本公司已發行股份數目之10%，惟須經本公司股東批准更新。於本公司在2021年8月24日舉行股東週年大會更新該計劃授權上限後，該計劃項下可授出的購股權數目上限為42,394,763份。



## 14. SHARE OPTION SCHEME (Continued)

### (b) Maximum entitlement of each participant

- (1) The total number of shares issued and to be issued upon exercise of the options granted to each participant (including both exercised and outstanding options) under the Scheme in any 12-month period must not exceed 1% of the number of Company's shares in issue unless otherwise approved by the shareholders of the Company.
- (2) Where any grant of options to a substantial shareholder or an independent non-executive director of the Company, or any of their respective associates (as defined in the Listing Rules), would result in the shares issued and to be issued upon exercise of all options already granted and to be granted to such person in any 12-month period up to and including the date of the grant:
  - (i) representing in aggregate over 0.1% of the number of the Company's shares in issue; and
  - (ii) having an aggregate value, based on the closing price of the shares of the Company on the date of grant, in excess of HK\$5.0 million.

Such grant of options shall be subject to prior approval of the shareholders of the Company who are not connected persons of the Company as defined in the Listing Rules.

## 14. 購股權計劃 (續)

### (b) 各參與者之購股權配額上限

- (1) 除非經本公司股東另作批准，否則於任何12個月期間，因根據該計劃授予各參與者之購股權（包括已行使及尚未行使之購股權）獲行使而發行及將予發行之股份總數不得超過本公司已發行股份數目之1%。
- (2) 倘向本公司之主要股東或獨立非執行董事或任何彼等各自之聯繫人（定義見上市規則）授出任何購股權，將會導致於直至授出日期止之任何12個月期間（包括授出之日）向該人士已授出及將予授出之所有購股權獲行使而已發行及將予發行之股份：
  - (i) 合共佔本公司已發行股份數目之0.1%以上；及
  - (ii) 總值超過5,000,000港元（根據本公司股份於授出日期之收市價計算），

則授出該項購股權須預先取得本公司股東（並非本公司之關連人士（定義見上市規則））批准。

#### 14. SHARE OPTION SCHEME (Continued)

**(c) Period within which the shares must be taken up under an option**

Within ten years from the date on which an option is granted or such shorter period as the board of directors or the relevant committee thereof may specify.

**(d) Minimum period, if any, for which an option must be held before it can be exercised**

At the time of granting an option, the board of directors or the relevant committee thereof must specify the minimum period(s) (if any) and achievement of performance target(s) (if any), for which an option must be held before it can be exercised in whole or in part.

**(e) Period open for acceptance of an option**

The offer of the grant of an option (of which the date of grant must be a business day of the Stock Exchange) must be accepted within 14 days after the date of grant.

**(f) Amount payable upon acceptance of the option**

A consideration of HK\$1 shall be paid upon the acceptance of the option.

#### 14. 購股權計劃 (續)

**(c) 根據購股權必須認購股份之期限**

由授出購股權之日起十年期間或董事會或轄下有關委員會可能指定之較短期間。

**(d) 購股權於可予行使前之最短持有期 (如有)**

於授出購股權之時，董事會或轄下有關委員會必須指定購股權於可予行使 (全部或部分) 前之最短持有期 (如有) 及達成的表現目標 (如有)。

**(e) 接納購股權之期限**

授出購股權 (授出日期必須為聯交所之營業日) 的要約必須在授出日期後14日內獲接納。

**(f) 於接納購股權時應付之款項**

於接納購股權時須付1港元作為代價。

## 14. SHARE OPTION SCHEME (Continued)

### (g) Basis of determining exercise price of the option

The exercise price of the option shall be no less than the highest of:

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

### (h) Remaining life of the Scheme

The Scheme has a life of 10 years and will expire on 24 August 2030 unless otherwise terminated in accordance with the terms of the Scheme.

## 14. 購股權計劃 (續)

### (g) 釐定購股權行使價之基準

購股權之行使價必須不低於下列三者之最高者：

- (i) 聯交所於授出日期(須為營業日)發出之日報表所述之本公司股份收市價；
- (ii) 聯交所於緊接授出日期前五個營業日發出之日報表所述之本公司股份平均收市價；及
- (iii) 本公司股份於授出日期之面值。

### (h) 該計劃之餘下年限

除非根據該計劃條款予以終止，否則該計劃之有效年限為10年，並將於2030年8月24日屆滿。

#### 14. SHARE OPTION SCHEME (Continued)

At 30 September 2021, the number of shares in respect of which options had been granted and remained outstanding under the Scheme was 10,824,000 (31 March 2021: 13,336,000), representing approximately 2.57% (31 March 2021: 3.01%) of the shares of the Company issued at that date.

Details of the movements of the share option granted during the six months ended 30 September 2021 are as follows:

Category of participants	Date of grant	Exercise period	Exercise price per share	Outstanding as at 1 April 2021 於2021年4月1日 尚未行使	Exercised during the period	Outstanding as at 30 September 2021 於2021年9月30日 尚未行使
參與者類型	授出日期	行使期間	每股行使價 HK\$ 港元		於期內行使	
Directors 董事	9 October 2020 2020年10月9日	9 October 2020 to 8 October 2025 2020年10月9日至 2025年10月8日	0.59	3,976,000	(872,000)	3,104,000
Employees 僱員	9 October 2020 2020年10月9日	9 October 2020 to 8 October 2025 2020年10月9日至 2025年10月8日	0.59	4,997,000	(1,640,000)	3,357,000
Other participant (Note) 其他參與者(附註)	9 October 2020 2020年10月9日	9 October 2020 to 8 October 2025 2020年10月9日至 2025年10月8日	0.59	4,363,000	-	4,363,000
				13,336,000	(2,512,000)	10,824,000
Weight average exercise price 加權平均行使價				0.59	0.59	0.59
Exercisable at the end of the period 於期末可行使						10,824,000

In respect of the share options exercised during the six months ended 30 September 2021, the weighted average closing price of the shares immediately before the dates of exercise was HK\$0.85 per share.

Note: Mr. Cha Mou Sing, Payson, the former non-executive Chairman of the Company, passed away on 6 November 2020 (PST). Pursuant to the Scheme, his personal representative(s) shall be entitled within a period of 12 months from the date of death to exercise his remaining 4,363,000 share options.

#### 14. 購股權計劃 (續)

於2021年9月30日，根據該計劃已授出惟尚未行使之購股權所涉及之股份數目為10,824,000股（2021年3月31日：13,336,000股），相當於該日本公司已發行股份之約2.57%（2021年3月31日：3.01%）。

截至2021年9月30日止六個月授出的購股權的變動詳情如下：

Category of participants	Date of grant	Exercise period	Exercise price per share	Outstanding as at 1 April 2021 於2021年4月1日 尚未行使	Exercised during the period	Outstanding as at 30 September 2021 於2021年9月30日 尚未行使
參與者類型	授出日期	行使期間	每股行使價 HK\$ 港元		於期內行使	
Directors 董事	9 October 2020 2020年10月9日	9 October 2020 to 8 October 2025 2020年10月9日至 2025年10月8日	0.59	3,976,000	(872,000)	3,104,000
Employees 僱員	9 October 2020 2020年10月9日	9 October 2020 to 8 October 2025 2020年10月9日至 2025年10月8日	0.59	4,997,000	(1,640,000)	3,357,000
Other participant (Note) 其他參與者(附註)	9 October 2020 2020年10月9日	9 October 2020 to 8 October 2025 2020年10月9日至 2025年10月8日	0.59	4,363,000	-	4,363,000
				13,336,000	(2,512,000)	10,824,000
Weight average exercise price 加權平均行使價				0.59	0.59	0.59
Exercisable at the end of the period 於期末可行使						10,824,000

就截至2021年9月30日止六個月已行使之購股權而言，於緊接行使日期前股份之加權平均收市價為每股0.85港元。

附註：本公司前任非執行主席查懋聲先生於2020年11月6日（太平洋標準時間）辭世。根據該計劃，其遺產代理人有權於其身故日期後12個月期間內行使其餘下4,363,000份購股權。



## 15. RELATED PARTY TRANSACTIONS

Other than as disclosed elsewhere in the condensed consolidated financial statements, the Group has following transactions and balances with related parties during the period:

### (a) Subsidiaries of Hanison Construction Holdings Limited ("Hanison") (note):

		For the six months ended 30 September 截至9月30日止六個月	
		2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Design, supply and installation of aluminium windows and curtain walls services expenses	鋁窗及幕牆的設計、供應及安裝服務開支	1,336	-
Rental income received	已收租金收入	-	777
Interest expenses on lease liabilities	租賃負債利息開支	-	2
		30.09.2021 2021年9月30日 HK\$'000 千港元 (Unaudited) (未經審核)	31.03.2021 2021年3月31日 HK\$'000 千港元 (Audited) (經審核)
Contract assets	合約資產	214	214
Retention payable	應付保固金	138	-
Lease liabilities	租賃負債	80	109

Note: Hanison and its subsidiaries are regarded as related companies in which CCM Trust (Cayman) Limited, a substantial shareholder of the Company, and certain discretionary trusts have beneficial interests.

## 15. 關聯方交易

除簡明綜合財務報表其他部分披露者外，於期內本集團與關聯方的交易及結餘載列如下：

### (a) 興勝創建控股有限公司（「興勝」）的附屬公司（附註）：

附註：興勝及其附屬公司被視為CCM Trust (Cayman) Limited (本公司之主要股東) 及若干全權信託於其中擁有實益權益的關聯公司。

## 15. RELATED PARTY TRANSACTIONS

(b) A related party in which a director of the Company was control:

	For the six months ended 30 September 截至9月30日止六個月	
	2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Interest expenses on lease liabilities 租賃負債利息開支	-	1

## 15. 關聯方交易

(b) 本公司董事控制的關聯方：

(c) Compensation of key management personnel

The remuneration of directors and other members of key management during the period is as follows:

(c) 主要管理人員之薪酬

於期內董事及主要管理層其他成員的薪酬如下：

	For the six months ended 30 September 截至9月30日止六個月	
	2021 2021年 HK\$'000 千港元 (Unaudited) (未經審核)	2020 2020年 HK\$'000 千港元 (Unaudited) (未經審核)
Short-term employee benefits 短期僱員福利	2,359	2,282
Post-employment benefits 離職後福利	158	154
	<b>2,517</b>	<b>2,436</b>

# REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS 簡明綜合財務報表審閱報告

# Deloitte.

TO THE BOARD OF DIRECTORS OF MILLION HOPE  
INDUSTRIES HOLDINGS LIMITED

*(incorporated in the Cayman Islands with limited liability)*

## INTRODUCTION

We have reviewed the condensed consolidated financial statements of Million Hope Industries Holdings Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”) set out on pages 23 to 49, which comprise the condensed consolidated statement of financial position as of 30 September 2021 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and certain 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 Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements 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.

致美亨實業控股有限公司董事會

*(於開曼群島註冊成立的有限公司)*

## 引言

核數師已審閱列載於第23至49頁美亨實業控股有限公司（以下簡稱「**貴公司**」）及其附屬公司（統稱「**貴集團**」）的簡明綜合財務報表，此財務報表包括截至2021年9月30日的簡明綜合財務狀況表與截至該日止六個月期間的相關簡明綜合損益及其他全面收益表、權益變動表和現金流量表以及若干說明附註。香港聯合交易所有限公司證券上市規則規定，就中期財務資料編製的報告必須符合其有關條款及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號編製及列報該等簡明綜合財務報表。我們的責任是根據我們的審閱對該等簡明綜合財務報表作出結論，並按照我們受聘之協定條款，僅向全體董事會報告，而此報告不可用作其他用途。我們概不就本報告的內容，對任何其他人士負責或承擔責任。

## 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 Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements 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 condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

**Deloitte Touche Tohmatsu**  
*Certified Public Accountants*  
Hong Kong  
16 November 2021

## 審閱範圍

我們已根據香港會計師公會頒佈的香港審閱委聘準則第2410號「由實體獨立核數師審閱中期財務資料」進行審閱。該等簡明綜合財務報表審閱工作包括主要向負責財務及會計事務的人員作出查詢，並應用分析和其他審閱程序。由於審閱的範圍遠較按照香港審計準則進行審核的範圍為小，所以不能保證我們會知悉在審核中可能會被發現的所有重大事項。因此，我們不會發表審核意見。

## 結論

根據我們的審閱工作，我們並無察覺到任何事項，使我們相信此簡明綜合財務報表在所有重大方面並非按照香港會計準則第34號編製。

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## SUMMARY OF MAJOR PROPERTIES 主要物業摘要

### A. INVESTMENT PROPERTIES HELD FOR RENTAL PURPOSES

### A. 持有投資物業作為租金收入用途

Descriptions 概況	Area (sq.ft.) 面積 (平方呎)	Nature of property 物業性質	Attributable interest of the Group 本集團 應佔權益	Category of lease 租約類別
1. Offices F, G & H on 20/F, Kings Wing Plaza 1, 3 On Kwan Street, Shatin, New Territories, Hong Kong 香港新界沙田安群街3號京瑞廣場一期20樓之辦公室F、G及H	2,790 (Marketing gross floor area) 2,790 (可售建築面積)	Commercial  商業	100%  100%	Medium-term lease  中期租約

### B. PROPERTIES HELD FOR OWN USE IN HONG KONG

### B. 於香港持有之自用物業

Descriptions 概況	Area (sq.ft.) 面積 (平方呎)	Nature of property 物業性質	Attributable interest of the Group 本集團 應佔權益	Category of lease 租約類別
1. Offices A, B, C, D, E, J, K, L, M, N & P on 20/F, and car parking space numbers P50 and P51 on Basement Floor, Kings Wing Plaza 1, 3 On Kwan Street, Shatin, New Territories, Hong Kong 香港新界沙田安群街3號京瑞廣場一期20樓之辦公室A、B、C、D、E、J、K、L、M、N及P及地庫第P50及P51號停車位	12,191 (Marketing gross floor area)  12,191 (可售建築面積)	Commercial  商業	100%  100%	Medium-term lease  中期租約

### C. PROPERTY HELD FOR OWN USE IN MAINLAND CHINA

### C. 於中國內地持有之自用物業

Descriptions 概況	Area (sq.m.) 面積 (平方米)	Nature of property 物業性質	Attributable interest of the Group 本集團 應佔權益	Category of lease 租約類別
1. An industrial complex located at Huanzhen Road, Shangxia Development Zone, Shuikou, Huizhou, Guangdong Province, The PRC 位於中國廣東省惠州市水口鎮環鎮路上霞開發區的一棟工業綜合建築	12,645.8 (Gross floor area)  12,645.8 (建築面積)	Industrial  工業	100%  100%	Medium-term lease  中期租約

