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ANNUAL  
REPORT  
年報



**UPBEST GROUP LIMITED**  
(美建集團有限公司)

(Incorporated in the Cayman Islands with limited liability)  
(於開曼群島註冊成立之有限公司) Stock code 股份代號 : 335



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# CORPORATE INFORMATION

## 公司資料

### Board of Directors

#### Non-Executive Directors

Mr. IP Man Tin, David (*Chairman*)  
Dr. SZE Ping Fat

#### Executive Directors

Ms. CHENG Wai Ling, Annie, ACA, CPA  
Mr. CHENG Wai Lun, Andrew  
Mr. MOK Kwai Hang

#### Independent Non-Executive Directors

Mr. CHAN Chung Yee, Alan, CPA  
Mr. POON Kai Tik  
Mr. HUI Man Ho, Ivan, CPA (Australia)

#### Company Secretary

Ms. CHENG Lai Kei, ACG, ACS  
(Appointed on 17 November 2021)  
Mr. YUEN Shing Him, CPA  
(Resigned on 17 November 2021)

#### Auditors

Asian Alliance (HK) CPA Limited  
Certified Public Accountants (Practising)

#### Audit Committee

Mr. CHAN Chung Yee, Alan, CPA (*Chairman*)  
Mr. POON Kai Tik  
Mr. HUI Man Ho, Ivan, CPA (Australia)

#### Remuneration Committee

Mr. POON Kai Tik (*Chairman*)  
Mr. CHAN Chung Yee, Alan, CPA  
Mr. HUI Man Ho, Ivan, CPA (Australia)  
Ms. CHENG Wai Ling, Annie, ACA, CPA

### 董事會

#### 非執行董事

葉漫天先生 (*主席*)  
施炳法博士

#### 執行董事

鄭偉玲小姐, ACA, CPA  
鄭偉倫先生  
莫桂衡先生

#### 獨立非執行董事

陳宗彝先生, CPA  
潘啟迪先生  
許文浩先生, CPA (Australia)

#### 公司秘書

鄭麗姬女士, ACG, ACS  
(於二零二一年十一月十七日獲委任)  
袁承謙先生, CPA  
(於二零二一年十一月十七日辭任)

#### 核數師

華融(香港)會計師事務所有限公司  
執業會計師

#### 審核委員會

陳宗彝先生, CPA (*主席*)  
潘啟迪先生  
許文浩先生, CPA (Australia)

#### 薪酬委員會

潘啟迪先生 (*主席*)  
陳宗彝先生, CPA  
許文浩先生, CPA (Australia)  
鄭偉玲小姐, ACA, CPA

**Nomination Committee**

Mr. POON Kai Tik (*Chairman*)  
Mr. CHAN Chung Yee, Alan, CPA  
Mr. HUI Man Ho, Ivan, CPA (Australia)  
Ms. CHENG Wai Ling, Annie, ACA, CPA

**Principal Banker**

OCBC Wing Hang Bank, Limited

**Stock Code**

Hong Kong Stock Exchange: 335

**Website**

<http://www.upbest.com>

**Principal Place of Business in Hong Kong**

2<sup>nd</sup> Floor, Wah Kit Commercial Centre  
300 Des Voeux Road Central  
Hong Kong

**Registered Office**

P.O. Box 309  
Ugland House  
Grand Cayman  
KY1-1104  
Cayman Islands

**Cayman Islands Principal Registrar**

Suntera (Cayman) Limited  
Suite 3204, Unit 2A  
Block 3, Building D  
P.O. Box 1586  
Gardenia Court  
Camana Bay  
Grand Cayman KY1-1100  
Cayman Islands

**Hong Kong Branch Registrar**

Tricor Standard Limited  
Level 54  
Hopewell Centre  
183 Queen's Road East  
Hong Kong  
(and with effect from 15 August 2022 onwards,  
at 17<sup>th</sup> Floor, Far East Finance Centre,  
No. 16 Harcourt Road, Hong Kong)

**提名委員會**

潘啟迪先生 (*主席*)  
陳宗彝先生 · CPA  
許文浩先生 · CPA (Australia)  
鄭偉玲小姐 · ACA · CPA

**主要往來銀行**

華僑永亨銀行有限公司

**股票代號**

香港聯合交易所：335

**網址**

<http://www.upbest.com>

**香港主要營業地點**

香港  
德輔道中300號  
華傑商業中心2樓

**註冊辦事處**

P.O. Box 309  
Ugland House  
Grand Cayman  
KY1-1104  
Cayman Islands

**開曼群島主要股份過戶登記處**

Suntera (Cayman) Limited  
Suite 3204, Unit 2A  
Block 3, Building D  
P.O. Box 1586  
Gardenia Court  
Camana Bay  
Grand Cayman KY1-1100  
Cayman Islands

**香港股份過戶登記分處**

卓佳標準有限公司  
香港  
皇后大道東183號  
合和中心  
54樓  
(自二零二二年八月十五日起，  
地址改為香港夏慤道16號  
遠東金融中心17樓)

# FINANCIAL HIGHLIGHTS

## 財務摘要

(In HK\$'000)

(以千港元為單位)

|   |                 | 2022      | 2021      | 2020      | 2019      | 2018      |
|---|-----------------|-----------|-----------|-----------|-----------|-----------|
|   |                 | 二零二二年     | 二零二一年     | 二零二零年     | 二零一九年     | 二零一八年     |
| OPERATING RESULTS   |                 | 營運狀況      |           |           |           |           |
| Revenue   | 收益              | 127,011   | 119,221   | 174,831   | 191,589   | 124,642   |
| Profit for the year attributable to owners of the Company | 本公司擁有人應佔年內溢利    | 87,036    | 46,227    | 47,738    | 254,624   | 163,603   |
| Earnings per share – Basic<br>HK cents                    | 每股溢利 – 基本<br>港仙 | 3.2       | 1.7       | 1.8       | 9.5       | 6.1       |
| FINANCIAL POSITION  |                 | 財務狀況      |           |           |           |           |
| Total assets  | 資產總值            | 3,292,975 | 3,468,281 | 3,238,239 | 2,903,628 | 2,713,372 |
| Net assets  | 資產淨值            | 2,718,501 | 2,655,793 | 2,633,091 | 2,642,866 | 2,491,167 |
| Total liabilities   | 負債總值            | 574,474   | 812,488   | 605,148   | 260,762   | 222,205   |
| SEGMENT INFORMATION                                       |                 | 分部資料      |           |           |           |           |
| – SEGMENT REVENUE   |                 | – 分部收益    |           |           |           |           |
| Broking   | 經紀              | 8,340     | 11,379    | 9,564     | 8,136     | 11,307    |
| Financing   | 財務              | 84,575    | 77,772    | 94,614    | 73,146    | 77,307    |
| Corporate finance   | 企業融資            | 3,176     | 1,076     | 3,714     | 1,276     | 16        |
| Assets management   | 資產管理            | 1,735     | 1,621     | 2,075     | 2,242     | 2,565     |
| Properties investment                                     | 房地產投資           | 28,757    | 27,075    | 64,569    | 106,496   | 25,912    |
| Precious metal trading                                    | 貴金屬買賣           | 428       | 298       | 295       | 293       | 7,535     |
| – SEGMENT RESULTS   |                 | – 分部業績    |           |           |           |           |
| Broking   | 經紀              | (2,809)   | 243       | 76        | (1,609)   | 1,162     |
| Financing   | 財務              | 54,598    | 48,772    | 44,561    | 13,490    | 33,158    |
| Corporate finance   | 企業融資            | 3,120     | 1,043     | 3,669     | 1,224     | 7         |
| Assets management   | 資產管理            | 659       | 83        | 383       | 634       | 1,552     |
| Properties investment                                     | 房地產投資           | 24,967    | 23,847    | 58,656    | 100,347   | 20,562    |
| Precious metal trading                                    | 貴金屬買賣           | (343)     | (611)     | (640)     | (686)     | (703)     |

# CHAIRMAN'S STATEMENT

## 主席報告

Dear Shareholders

On behalf of the board (the "Board") of directors (the "Directors") of Upbest Group Limited (the "Company"), I am pleased to present to you the results of the Company and its subsidiaries (collectively the "Group") for the year ended 31 March 2022.

### Financial and Business Review

During the financial year 2022, the Group recorded a profit of approximately HK\$87.0 million, 88.0% increase when compared with HK\$46.2 million in the preceding year. Revenue increased by approximately HK\$8.0 million, around 6.5% increase when compared with last year of HK\$119.0 million.

The financing segment of our Group has recorded a revenue and operating results during the year, amounted to HK\$84.6 million and HK\$54.6 million respectively. In view of the downturn of the economy in Hong Kong, the Group has implemented a more prudent treasury control approach in terms of evaluating and controlling our clients' loan recoverability.

### Market Review

Throughout the world, resurging of the COVID-19 variants spread that the first quarter of 2022 is still challenging, and the world health and economy are facing myriads of significant threats. To alleviate the spread of the COVID-19 pandemic (since its outbreak in late 2019), a series of precautionary actions such as the lockdowns, quarantines, travel restrictions, vaccination, directions and restriction among various kinds of business have been continuously implemented. Those waves of COVID-19 and variants have lasted far longer than anticipated thereby causing enormous impacts over the global economy. Businesses have been responded by implementing tougher and long-lasting differences against social contact in response to COVID-19 pandemic in those major economics, such actions among the Pan-Asia regions have shown signs of accelerating adverse effect on the world's finance and economy.

The economic growth of Hong Kong in 2022, as observed in the report by the Government Economist prepared in the midst of the threat from new COVID-19 variants and the persistent tension in Ukraine, has adjusted the expected growth rate revising from the original forecast increase of 2-3.5% to 1-2% as attributed to the decreasing outlook of exports, together with noticeably, declining performance in the first quarter of 2022.

致各股東

本人非常榮幸代表美建集團有限公司(「本公司」)董事(「董事」)會(「董事會」)跟閣下分享本公司及其附屬公司(統稱「本集團」)截至二零二二年三月三十一日止年度之業績。

### 財務及業務回顧

在二零二二年財政年度，本集團錄得溢利約87.0百萬港元，較去年的溢利約46.2百萬港元增加88.0%。年內收益增加了約8.0百萬港元，對比去年119.0百萬港元上升約6.5%。

本集團的財務分部之年內收益和經營業績分別錄得84.6百萬港元和54.6百萬港元。鑑於香港經濟不景氣，本集團在評估和控制客戶的貸款可收回性方面採取了更謹慎的財務監控方法。

### 市場回顧

由於COVID-19變種病毒再次在全球蔓延，二零二二年的第一季度仍然充滿挑戰，世界不論在醫療系統及經濟狀況都正面臨著重大威脅。自二零一九年底 COVID-19爆發以來，為緩解疫情的蔓延，各行各業持續實行一系列預防措施，包括各種形式的封城、隔離、旅行限制、疫苗接種、指令及限制措施等。COVID-19和變種病毒的蔓延時間比預期為長，並對全球經濟產生了巨大影響。在一些主要經濟體中，企業已經針對COVID-19疫情大流行實施更嚴厲及持久的社交接觸距離措施，特別是在泛亞地區，此將對世界金融和經濟產生進一步的不利影響。

根據政府經濟學家在新COVID-19變種病毒威脅及烏克蘭持續緊張局勢下發表的報告，香港於二零二二年的經濟增長率將從最初預測的2-3.5%的增長調整為1-2%，主要歸因於出口前景轉淡，再加上二零二二年第一季度的經濟表現明顯下滑。



# CHAIRMAN'S STATEMENT

## 主席報告

The Hong Kong Government Economist statement, predicted that “The worsened global economic prospects may continue to weigh on Hong Kong’s export performance,” with the Ukraine tensions driving up the commodity prices and the disruptions in the supply chain. “In the face of mounting inflation, major central banks are expected to expedite their monetary policy tightening, further dampening global economic growth.”

The evolving new COVID-19 variants, high tension in Ukraine, and the tightening relationship between mainland China and the US imposed more uncertainties to the global economy. Such development in the monetary policy would inevitably impede Hong Kong’s economic growth forecasted for the year.

The anticipated economic recession as well as uncertain global economic outlook had greatly affected investors’ appetite and market performance. The Hang Seng index (“HSI”) was moving within the range from the point of 18,235.48 to 29,490.61 in the financial year under review. As at 31 March 2022, the HSI was at the point of 21,996.85, which represented a decrease of 24.0% comparing with that on 1 April, 2021. For the period from April 2021 to March 2022, the total turnover value amounted to approximately HK\$36.37 billion, an approximately 4.8% decrease compared with approximately HK\$38.19 billion for the same period last year.

On recognizing the relatively slow down of economic development in Hong Kong, Pan Asia and Globally, the Group has been acting more prudently in terms of (a) preserving financial resources as far as practicable, and (b) leveraging on increasing the proportion of portfolio towards value-based clients, for securing earnings on a sustainable basis and weathering through this COVID-19 aftermath with more ease.

### Brokerage

The securities’ daily operation agency business within the brokerage segment continued to make positive contributions to our Group. On the other side, the quiet market activities since second half of 2021/22 slowed down the other business opportunities available to our Group such as brokerage services relating to the subscription of new shares and placement of securities.

Revenue of brokerage segment was approximately HK\$8.3 million, a decrease by approximately HK\$3.1 million on a like-with-like basis (HK\$11.4 million in prior year), representing a contraction of approximately 26.7% which led to a nominal manageable operating loss of HK\$2.8 million during the year, as compared with the profit of HK\$243,000 recorded last year.

香港政府經濟學者預測，「環球經濟前景轉差，或會繼續影響香港的出口表現」，加上烏克蘭緊張局勢推動商品價格上漲造成供應鏈中斷。「面對通脹加劇，主要央行料將加快收緊貨幣政策，進一步壓抑環球經濟增長。」

不斷演變的COVID-19新變種病毒、烏克蘭的高度緊張局勢以及中美關係的收緊，給全球經濟帶來了更多的不確定性。加上貨幣政策的收緊，勢必會阻礙香港本年度的經濟增長。

經濟衰退以及不確定的全球經濟前景極大地影響了投資者的意欲和市場表現。恒生指數（「恒指」）在本個財政年度在18,235.48點至29,490.61點之間波動。於二零二二年三月三十一日，恒生指數收市報21,996.85點，與二零二一年四月一日相比，下跌了24.0%。在二零二一年四月至二零二二年三月期間，總成交金額約為363.7億港元，與去年同期的約381.9億港元相比，減少約4.8%。

鑑於香港、泛亞和全球經濟發展相對放緩，本集團在以下方面採取更為審慎的行動：(a)盡可能保留財務資源及(b)提高投資組合中基於客戶價值的比重方面，確保可在持續的基礎上獲得收益，並更從容地度過COVID-19病毒的餘波。

### 經紀

經紀業務中的證券日常營業代理業務繼續為本集團做出積極貢獻。另一方面，自二零二一／二二年下半年以來，淡靜的市場活動令本集團的其他業務機會放緩，如認購新股和配股的經紀相關的服務。

經紀業務分部的收益為約8.3百萬港元，較去年下跌約3.1百萬港元（去年為11.4百萬港元），下跌約26.7%，導致年內名義上應負擔的營運業績錄得2.8百萬港元虧損，而去年則錄得溢利約243,000港元。

### Financing

Revenue of the financing segment was approximately HK\$84.6 million, representing an increase of approximately HK\$6.8 million or 8.7% compared with the preceding year thereby leveraging an encouraging increment in segment results by 11.9%, recording to HK\$54.6 million.

Implementing stricter treasury control approach in evaluating the loan recoverability of our clients portfolio (including new clients) before granting or extending loan to them, we maintained a cautious attitude in structuring the terms of loans, without losing sight of offering attractive money lending packages in a risk-bearable base so as to maintain our competitiveness.

### Corporate Finance and Asset Management

During the financial year 2022, the corporate finance segment contributed revenue and segment results for approximately HK\$3.2 million and approximately HK\$3.1 million respectively.

For the asset management segment, the revenue and results in the current year were approximately HK\$1.7 million and HK\$0.7 million respectively, which were aligned with the market environment.

### Precious Metal Trading

During the current financial year, the segment loss was approximately HK\$0.3 million which was half of the preceding financial year.

### Properties Investment

Our shopping mall in Macau generated a stable income to our Group despite economic downturn. During the period, our rental capacity rate of shopping mall as well as car parks increased when compared with the previous years. Our Directors are of the view that our shopping mall provided a comprehensive range of dining, shopping, lifestyle and leisure facilities for citizens living in Macau, which attracted a stable income even during lockdown.

During the current financial year, the properties investment segment recorded a revenue of approximately HK\$28.8 million, increased by approximately HK\$1.7 million. The segment recorded a result of HK\$25.0 million for the year ended 31 March 2022.

As at 31 March 2022, the fair value of our investment properties was approximately HK\$1,622.1 million, with the net fair value increase of approximately HK\$21.0 million recorded during the year.

### 財務

財務分部的收益為約84.6百萬港元，較上年增加約6.8百萬港元或上升8.7%，年內的分部業績增長至54.6百萬港元，錄得令人鼓舞的11.9%增長。

在向客戶（包括新客戶）發放或延長貸款之前，我們實施了更嚴格的財務監控方法來評估客戶組合的貸款可收回性，我們在構建貸款條款時保持謹慎的態度，同時不忘在可承受風險的基礎上提供有吸引力的貸款方案，以保持我們的競爭力。

### 企業融資及資產管理

於二零二二財政年度，企業融資分部貢獻收益及分部業績分別約3.2百萬港元及約3.1百萬港元。

就資產管理分部而言，本年度的收益及其業績分別為約1.7百萬港元及約0.7百萬港元，與市場環境一致。

### 貴金屬買賣

於本財政年度，該分部虧損為約0.3百萬港元，較上一個財政年度減半。

### 房地產投資

即使在經濟不景氣的情況下，澳門的購物中心仍為本集團帶來了穩定的收入。在此期間，我們的購物中心和停車場的出租率對比去年上升。董事認為，我們的購物中心為澳門市民提供了一應俱全的餐飲、購物、生活和休閒設施，即使在封城期間也能帶來穩定收入。

於本財政年度，房地產投資分部錄得收益約28.8百萬港元，增加約1.7百萬港元。截至二零二二年三月三十一日止年度分部錄得業績25.0百萬港元。

於二零二二年三月三十一日，本集團投資物業之公允值為約1,622.1百萬港元，於年內錄得公允值淨增值為約21.0百萬港元。



# CHAIRMAN'S STATEMENT

## 主席報告

### Administration Performance

The administrative and other operating expenses for the current financial year amounted to approximately HK\$26.4 million, which represented an increase of HK\$0.1 million comparing with last year. The administrative expenses to revenue ratio of approximately 20.8% was lower than that in 2021 with approximately 1.3%. This demonstrates that the management has been mindful of exercising proper cost control in particular during period of business containment.

### Prospects

We expect the current conditions of the global economy, as well as the Hong Kong economy, will be maintained in the coming quarters of 2022, having regard to the US Fed decision to increase the interest rate, fears of new contagious COVID-19 variants, persistent geopolitical conflict of Ukraine, and long-lasting dispute between mainland China and the United States.

Despite the continuous headwinds of the economy and geopolitics, we are hopeful that the global and Hong Kong economy might soon be recovered and rebound ahead along with a worldwide continuous application and improvements in vaccination, which should inter alia provide scope for further releasing travel restrictions and loosening restrictive policy on local retail segment for boosting international trade and tourism activities globally. And in Hong Kong with persistent close monitoring on travel traffic and tight control on local infected cases, the Government has indicated its attempt to implement different stimulus policies to boost the economy: rounds of consumption vouchers and cash subsidies to certain industries for the growth of such industries and market.

Economic growth in mainland China sustained, according to the National Bureau of Statistics of the People's Republic of China (the "PRC") that Gross Domestic Production (GDP) grew by about 4.8% of GDP in the first quarter of 2022 compared to the same quarter last year, and 1.3% compared to the fourth quarter of last year. Mainland China's "14<sup>th</sup> Five-Year Plan" stated that the year 2023-2024 is in the phase of "Growth and Release" that will be expanding internally and externally to regain and improve the level of international openness. Such is predicted to boost Hong Kong's economic recovery with the expected borders reopening and harmonized political and administrative governing bodies, and meanwhile contributing to the internal consumption in mainland China.

### 行政表現

本財政年度的行政及其他經營開支為約26.4百萬港元，較去年上升約0.1百萬港元。行政費用佔收益的比率約20.8%，比二零二一年低約1.3%。這表明管理層一直注意進行適當的成本控制，特別是在業務緊縮期。

### 展望

我們預計當前全球經濟以及香港經濟狀況將在二零二二年未來幾個季度保持不變，考慮到不明朗因素包括美國聯儲局決定加息，對COVID-19病毒變種的擔憂，持續的烏克蘭地緣政治衝突，以及中美之間的長期爭端等。

儘管經濟和地緣政治持續緊張，但我們希望全球和香港的經濟能夠很快復甦，但隨著全球疫苗的持續應用和改進，這將為進一步放寬旅遊限制和放鬆對本地零售業的限制政策提供空間，以促進全球國際貿易和旅遊活動。而且，香港持續密切監測旅遊交通流量和嚴格控制本地感染病例，以及政府實施不同的刺激政策來促進經濟：派發消費券和向若干行業提供多輪現金補貼，以促進該等行業和市場的發展。

根據中國國家統計局（「中國」）的數據，中國大陸的經濟持續增長，二零二二年第一季度的國內生產總值(GDP)同比增長約4.8%，與去年第四季度相比，則增長了1.3%。中國大陸「十四五」規劃指出，二零二三年至二零二四年處於「成長與釋放」階段，將在內部和外部擴張，以恢復和提高對國際開放水平。隨著預期香港將重新開放邊境，和諧的政治和行政管理架構，同時中國大陸的內部消費的提升，預計都將推動香港的經濟復甦。

## CHAIRMAN'S STATEMENT 主席報告

Facing such complicated investment environment, our Group will continue to work on prudence amid challenges and maintain a cautious approach to regularly review and adjust our business strategies in due occasion. We strive to look for other investment opportunities to contribute a long-term economic benefit to our shareholders for a sustainable growth in shareholder funds and return on investment.

### Appreciation

The Board would like to thank the management of the Group and all staff for their hard work and dedication, as well as shareholders of the Company, the Group's business partners and associates, bankers and auditors for their supports to the Group.

On behalf of the Board

**IP Man Tin, David**

*Chairman and*

*Non-executive Director*

Hong Kong, 24 June 2022

面對如此複雜的投資環境，本集團將繼續在挑戰中謹守崗位，以務實謹慎態度，定期審視及適時調整我們的業務戰略。我們亦致力尋找其他投資機會，為股東的長期經濟得益作出貢獻，以實現股東資金及投資回報的可持續增長。

### 鳴謝

董事會謹此向本集團管理層及所有員工為努力不懈、盡心盡力為本集團效力，以及本公司之股東、本集團業務伙伴及往來商號、銀行及核數師對本集團的鼎力支持，致以衷心謝意。

承董事會命

葉漫天先生

*主席及*

*非執行董事*

香港，二零二二年六月二十四日

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### FINANCIAL REVIEW

#### Liquidity and Financial Resources

As at 31 March 2022, the Group had bank balance and cash of approximately HK\$568.4 million (2021: HK\$816.2 million) of which approximately HK\$10.0 million (2021: HK\$10.0 million) were pledged to bank for facilities granted to the Group. The Company has given guarantees to the extent of HK\$452.0 million (2021: HK\$452.0 million) to secure the facilities granted to subsidiaries. As at 31 March 2022 the Group had available aggregate banking facilities of approximately HK\$468.0 million (2021: HK\$468.0 million) of which HK\$233.4 million (2021: HK\$209.4 million) was not utilised.

As at 31 March 2022, the Group's borrowings decreased to approximately HK\$234.6 million from approximately HK\$263.4 million as at 31 March 2021.

#### Gearing Ratio

As at 31 March, 2022, the amount of total borrowings was approximately HK\$234.6 million (2021: HK\$263.4 million). The gearing being equal to approximately 8.6% (2021: 9.9%) of the net assets of approximately HK\$2,718.5 million (2021: HK\$2,655.8 million).

#### Capital Structure

There was no significant change in the Group's capital structure for the year ended 31 March 2022.

As at 31 March 2022, the total equity attributable to owners of the Company amounted to approximately HK\$2,719.8 million (2021: HK\$2,657.0 million). The Group's consolidated net assets per share as at the reporting date was HK\$1.01 (2021: HK\$0.99).

### FOREIGN EXCHANGE EXPOSURE

The Group operates in Hong Kong, Macau and the PRC and the majority of transactions are denominated in Hong Kong dollars ("HK\$"), United State dollars ("US\$") and Macau Pataca. Foreign exchange risk arises from commercial transactions, recognized assets and liabilities, which are denominated in a currency which is not the functional currency of the Group and the Company.

During the year, the Group mainly uses Hong Kong dollars, Macau Pataca and United States dollars to carry out its business transactions. The Board considers the foreign currency exposure is insignificant.

### 財務回顧

#### 流動資金及財務資源

於二零二二年三月三十一日，本集團銀行結餘及現金共約568.4百萬港元（二零二一年：816.2百萬港元），而其中約10.0百萬港元（二零二一年：10.0百萬港元）乃抵押予銀行以取得銀行信貸。本公司亦為其附屬公司給予擔保達452.0百萬港元（二零二一年：452.0百萬港元），以協助附屬公司向銀行取得信貸。於二零二二年三月三十一日，本集團可動用總銀行信貸約468.0百萬港元（二零二一年：468.0百萬港元），其中約233.4百萬港元（二零二一年：209.4百萬港元）並未動用。

於二零二二年三月三十一日，本集團的借款由二零二一年三月三十一日約263.4百萬港元下跌至約234.6百萬港元。

#### 債務率

於二零二二年三月三十一日，本集團之借貸合共約234.6百萬港元（二零二一年：263.4百萬港元），債務率為約8.6%（二零二一年：9.9%），相對資產淨值約2,718.5百萬港元（二零二一年：2,655.8百萬港元）。

#### 資本架構

截至二零二二年三月三十一日止年度，本集團資本結構並無重大變動。

於二零二二年三月三十一日，本公司擁有人應佔權益總值為數約2,719.8百萬港元（二零二一年：2,657.0百萬港元）。於報告日，本集團的每股綜合資產淨值為1.01港元（二零二一年：0.99港元）。

#### 外匯風險

本集團於香港、澳門及中國經營業務，而其大多數交易均以港元（「港元」）、美元（「美元」）及澳門幣計值。外匯風險主要源於以本集團及本公司功能貨幣以外之貨幣計值的商業交易以及確認的資產及負債。

於年內本集團主要以港元、澳門幣及美元進行商業交易。董事會認為所承受外匯風險並不重大。



# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

### CHARGES ON GROUP ASSETS

As at 31 March 2022, the Group has pledged certain of its investment properties with fair value of approximately HK\$1,386.1 million (2021: HK\$1,394.1 million) to a bank to secure general banking facilities granted to the Group.

### 集團資產押記

於二零二二年三月三十一日，本集團公允價值約1,386.1百萬港元（二零二一年：1,394.1百萬港元）的若干投資物業已經質押，以取得授予本集團之一般銀行融資。

### FINANCIAL GUARANTEE CONTRACTS

### 財務擔保合約

|  |                              | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|------------------------------|----------------------------------|----------------------------------|
| Guarantees given by the Company and its subsidiaries to financial institutions in respect of facilities to independent third parties | 本公司及其附屬公司為獨立第三方取得信貸而給予財務機構擔保 | 3,000                            | 3,000                            |
| Guarantees given by the Company to financial institutions in respect of facilities granted to subsidiaries                           | 本公司為其附屬公司取得信貸而給予財務機構擔保       | 452,000                          | 452,000                          |

At the end of the reporting period, the Directors do not consider it probable that a claim will be made against the Group under any of the guarantees.

於報告期末，董事不認為本集團因擔保而可能引起索償。

Of the above guarantees, the amount utilised by the subsidiaries at 31 March 2022 is HK\$234.6 million (2021: HK\$258.6 million).

上述擔保，已於二零二二年三月三十一日使用之額度為234.6百萬港元（二零二一年：258.6百萬港元）。

The Company has not recognised any deferred income in respect of these guarantees as its fair value cannot be reliably measured and its transaction price was HK\$Nil (2021: HK\$Nil).

由於此等擔保之公允價值難以確實地計算及該交易價格為零港元（二零二一年：零港元），因此本公司並沒有為就擔保確認任何遞延收入。

### EMPLOYEES AND REMUNERATION POLICY

As at 31 March 2022, the Group had 40 staff including those staff of Macau (2021: 40). For the year ended 31 March 2022, the staff costs of the Group amounted to approximately HK\$15.5 million (2021: HK\$16.6 million), representing 12.2% and 13.9% of the Group's revenue in financial year 2022 and 2021 respectively.

### 僱員及薪酬政策

截至二零二二年三月三十一日，本集團擁有40名員工，包括澳門員工（二零二一年：40名）。截至二零二二年三月三十一日，本集團的員工費用總額為約15.5百萬港元（二零二一年：16.6百萬港元），分別為本集團於二零二二財政年度及二零二一財政年度收益的12.2%及13.9%。

The Group continues to maintain and upgrade the capabilities of its workforce by providing them with adequate and regular training in order to enhance their technical skills and update their industry knowledge with regards to laws and regulations.

本集團繼續透過向其員工提供足夠定期培訓去維持及提升其員工之能力，從而提高員工的技術能力及更新與法律和法規有關的行業知識。

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層討論及分析

The Group remunerates its employees mainly based on industry practices, market remuneration and individual's performance and experience. On top of regular remuneration, discretionary bonus may be granted to eligible staff by reference to the Group's performance as well as individual's performance.

### PROPOSED FINAL DIVIDEND

Subject to the approval of the shareholders of the Company at the AGM, the Board has recommended the payment of a proposed final dividend of HK2.0 cents per ordinary share (2021: HK1.0 cent per ordinary share) in respect of the year ended 31 March 2022 to all shareholders of the Company whose names appear on the register of members of the Company on Friday, 9 September 2022. If approved, the payment of the proposed final dividend will be made on or about Friday, 23 September 2022.

### SHARE OPTION

The Company does not have share option scheme.

### CREDIT CONTROL

The Group has been practicing tight credit control policy. A credit committee composed of two executive Directors and other members is responsible for overseeing the granting of credit facilities. Daily operation of money lending will be guided by the stringent procedures as prescribed by the internal control manual.

### COMPLIANCE AND RISK STEERING COMMITTEE AND STRATEGY MANAGEMENT COMMITTEE

The Group has established a Compliance and Risk Steering Committee and a Strategy Management Committee which aims to maintain a good corporate governance environment for the Group. The Board believed that this will help to enhance the Group's expanding process in the future.

本集團之僱員薪酬政策主要根據業內慣例、市場薪酬及按僱員個人表現及經驗而釐定。除一般薪酬外，本集團亦因應本集團表現及員工的個人表現，向合資格員工授出酌情花紅。

### 擬派末期股息

董事會建議就截至二零二二年三月三十一日止年度擬派末期股息每股普通股2.0港仙(二零二一年：每股普通股1.0港仙)予於二零二二年九月九日(星期五)名列本公司股東登記冊之全體本公司股東，唯須於股東週年大會上獲得本公司之股東通過。倘獲通過，擬派末期股息將於或約二零二二年九月二十三日(星期五)派付。

### 購股權

本公司並無購股權計劃。

### 信貸監控

本集團遵行嚴謹之信貸監控。一個由兩位執行董事及其它成員組成之信貸監控小組負責監督信貸批核。日常業務中之貸款活動則參照內部監控手冊所訂定之嚴格程序。

### 監察及風險督導委員會及策略管理委員會

本集團已成立監察及風險督導委員會及策略管理委員會，目標旨在為本集團維持良好之企業管治環境。董事會相信此舉有助本集團未來之擴展過程。

### ANNUAL GENERAL MEETING

The annual general meeting of the Company (the “AGM”) will be convened and held on Friday, 26 August 2022. Notice of the AGM will be published on the websites of the Company and The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and sent to the shareholders of the Company together with the Company’s 2022 Annual Report in due course.

### CLOSURE OF REGISTER OF MEMBERS FOR THE AGM

The register of members of the Company will be closed from Monday, 22 August 2022 to Friday, 26 August 2022, both days inclusive, during which period no share transfers can be registered. In order to be eligible to attend and vote at the AGM, all transfer, accompanied by the relevant share certificates, must be lodged with the Company’s branch share registrar in Hong Kong, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong (and with effect from 15 August 2022 onwards, at 17<sup>th</sup> Floor, Far East Finance Centre, No. 16 Harcourt Road, Hong Kong) for registration no later than 4:30 p.m. on Friday, 19 August 2022.

### CLOSURE OF REGISTER OF MEMBERS FOR FINAL DIVIDEND

The register of members of the Company will be closed from Wednesday, 7 September 2022 to Friday, 9 September 2022, both dates inclusive, during which period no share transfers can be registered. In order to qualify for the proposed final dividend, all transfers, accompanied by the relevant share certificates, must be lodged with the Company’s branch share registrar in Hong Kong, Tricor Standard Limited, at Level 54, Hopewell Centre, 183 Queen’s Road East, Hong Kong (and with effect from 15 August 2022 onwards, at 17<sup>th</sup> Floor, Far East Finance Centre, No. 16 Harcourt Road, Hong Kong) for registration no later than 4:30 p.m. on Tuesday, 6 September 2022.

### 股東週年大會

本公司將於二零二二年八月二十六日(星期五)召開及舉行本公司股東週年大會(「股東週年大會」)。股東週年大會通告將會於適當時候刊登於本公司及香港聯合交易所有限公司(「聯交所」)之網站，並連同本公司之二零二二年年報發送予本公司股東。

### 就股東週年大會暫停辦理過戶登記

本公司將由二零二二年八月二十二日(星期一)至二零二二年八月二十六日(星期五)，首尾兩天包括在內，暫停辦理股份過戶登記手續。股東如欲符合資格出席股東週年大會及於會上表決，所有股份過戶文件連同有關股票須於二零二二年八月十九日(星期五)下午四時半前，一併送達本公司於香港之股份過戶登記分處卓佳標準有限公司，地址為香港皇后大道東183號合和中心54樓(自二零二二年八月十五日起，地址改為香港夏慤道16號遠東金融中心17樓)，辦理過戶登記手續。

### 就末期股息暫停辦理過戶登記

本公司將由二零二二年九月七日(星期三)至二零二二年九月九日(星期五)，首尾兩天包括在內，暫停辦理股份過戶登記手續。股東如欲獲派建議之末期股息，所有股份過戶文件連同有關股票須於二零二二年九月六日(星期二)下午四時半前，一併送達本公司於香港之股份過戶登記分處卓佳標準有限公司，地址為香港皇后大道東183號合和中心54樓(自二零二二年八月十五日起，地址改為香港夏慤道16號遠東金融中心17樓)，辦理過戶登記手續。



## BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT

### 董事及高級管理層資料

#### Non-Executive Director and Chairman

**Mr. IP Man Tin, David** (“Mr. Ip”), aged 76, is the chairman and non-executive Director of the Company. He holds a Bachelor of Arts Degree and Master’s Degree in Public Administration. Mr. Ip is a Chartered Marketer and a Certified Management Consultant trained in ISO20700:2017. He has more than 25 years of public administration and more than 15 years of public company management experience in Hong Kong and Britain. He has extensive consultancy experience across industry sectors. Save as disclosed above, Mr. Ip does not hold directorship in any other listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

#### Non-Executive Director

**Dr. SZE Ping Fat** (“Dr. Sze”), aged 64, is a non-executive Director of the Company. Dr. Sze is an Australian legal practitioner having obtained the Doctorate in Juridical Science from Deakin Law School in Melbourne as well as Master’s degrees in law from Trinity College Dublin, the University of Leuven and the University of Sydney. He was appointed a Justice of the Peace in and for New South Wales in 1996 and elected a Member of the National Institute of Accountants (with a Master’s degree in Professional Accounting from the University of Southern Queensland) in 1997, a Visiting Fellow of Clare Hall in the University of Cambridge in 2002, a Fellow of the Malaysian Institute of Arbitrators in 2003, a Member of the Society of Trust and Estate Practitioners and a Fellow of the Chartered Institute of Arbitrators in 2008, a Full Fellow of the Society for Advanced Legal Studies in the University of London in 2009, a Special Member of the International Association of Prosecutors (The United Nations) in 2012 and a Member of the Magistrates’ Association of Great Britain in 2015.

Dr. Sze specializes in criminal and commercial matters. Since 2007, he has been a Visiting Professor of the IMO International Maritime Law Institute (The United Nations). He has authored a treatise on carrier’s liability, several monographs for The International Encyclopedia of Laws, and more than 60 articles in the areas of public law, business law and international trade law. He has been commissioned by the University of Oxford to produce a biography of the late Sir Denys Roberts, a former Chief Justice of Hong Kong. In 2005 and 2008, he served as a PhD thesis examiner at Macquarie Law School in Sydney. Save as disclosed above, Dr. Sze does not hold directorship in any other listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

#### 非執行董事及主席

葉漫天先生（「葉先生」），76歲，為本公司主席及非執行董事。彼持有文學士及公共行政碩士學位。葉先生為英國特許市務師及擁有ISO20700：2017國際認證之管理諮詢師。葉先生於香港及英國擁有逾25年之公共行政及逾15年之上市公司管理經驗。彼亦於不同行業有廣泛之顧問經驗。除上述披露外，葉先生於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。

#### 非執行董事

施炳法博士（「施博士」），64歲，為本公司之非執行董事。施博士乃澳洲執業律師，並從墨爾本迪肯法學院取得法理學博士學位，及分別獲都柏林聖三一學院、魯汶大學及悉尼大學頒授法律碩士學位。彼於一九九六年在新南威爾斯被委任為太平紳士，一九九七年成為澳洲國立會計師公會會士（並擁有南昆士蘭大學會計專業碩士學位），二零零二年獲選為劍橋大學嘉勒學院客席院士，二零零三年成為馬來西亞仲裁學會資深會士，二零零八年分別取得英國信託遺產律師會會士及英皇特許仲裁學會資深會士等資格，二零零九年獲倫敦大學高深法律研究院頒授正院士資格，二零一二年成為聯合國國際檢察官協會特邀會士，並於二零一五年獲英國裁判司協會頒授會士資格。

施博士專注刑事及商法事務。自二零零七年起，彼出任聯合國國際海事組織之國際海事法學院客座教授。彼就承運人義務論著，並為《國際法律全書》之撰寫人。彼曾在公法、商法及國際貿易法等領域發表過60多篇論文。彼應牛津大學邀請為香港前首席按察司羅弼時爵士（已故）撰寫傳記。於二零零五年及二零零八年，彼是悉尼麥覺理法學院之博士論文評審員。除上述披露外，施博士於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。

## BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT 董事及高級管理層資料

### Executive Directors

**Ms. CHENG Wai Ling, Annie** (“Ms. Cheng”), aged 43, is an executive Director, Chief Executive Officer, member of the Remuneration Committee and member of the Nomination Committee of the Company. She is responsible for overseeing the daily operations of the Company. Ms. Cheng received her bachelor’s degree in Business Administration (Accounting and Finance) from the University of Hong Kong and is a member of the Hong Kong Institute of Certified Public Accountants and the Institute of Chartered Accountants in England and Wales. Prior to joining the Company, she had served with an international audit firm. Save as disclosed above, Ms. Cheng does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years. Ms. Cheng is the sister of Mr. Cheng Wai Lun, Andrew, an executive Director of the Company. She also holds directorships in various subsidiaries of the Company.

**Mr. CHENG Wai Lun, Andrew** (“Mr. Cheng”), aged 49, is an executive Director of the Company. He obtained his bachelor’s degree from the California State University, USA. He has over 22 years’ experience in securities, corporate finance and direct investment. He is also an executive director of UBA Investments Limited (Stock Code: 0768). Save as disclosed above, Mr. Cheng does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years. He also holds directorships in various subsidiaries of the Company. Mr. Cheng is the brother of Ms. Cheng Wai Ling, Annie, an executive Director of the Company.

**Mr. MOK Kwai Hang** (“Mr. Mok”), aged 58, is an executive Director of the Company. Mr. Mok is responsible for overseeing the daily operation of the Company’s property investment segment. Mr. Mok received his Bachelor’s Degree in Quantity Surveying from Hong Kong Polytechnic (currently the Hong Kong Polytechnic University) and is a member of the Hong Kong Institute of Surveyors, the Royal Institution of Chartered Surveyors and the Chartered Institute of Architectural Technologists. Prior to joining the Company, he had served with Hip Hing Construction Company Limited as Deputy General Manager (Commercial) involved in various projects in Hong Kong and Macau and as associate director in Widnell Limited involved in building and infrastructure projects in Hong Kong. Saved as disclosed above, Mr. Mok has not held any other directorships in other Hong Kong or overseas listed public companies in the last three years. He also holds directorships in various subsidiaries of the Company.

### 執行董事

**鄭偉玲小姐**（「鄭小姐」），43歲，為本公司執行董事、行政總裁、薪酬委員會及提名委員會委員。彼負責監督本公司日常運作。鄭小姐持有香港大學之會計及財務學士學位，並為香港會計師公會及英格蘭及威爾斯特許會計師公會之會員。彼於加入本公司前曾服務於一所國際會計師事務所。除上述披露外，鄭小姐於過去三年並無在香港或海外任何上市公司擔任董事職務。鄭小姐是本公司之執行董事鄭偉倫先生之妹妹。彼亦為本公司不同附屬公司的董事。

**鄭偉倫先生**（「鄭先生」），49歲，為本公司執行董事。彼持有美國加州州立大學學士學位。彼於證券、企業融資及直接投資累積逾二十二年經驗。彼同時為開明投資有限公司（股份代號：0768）之執行董事。除上述披露外，鄭先生於過去三年並無在香港或海外任何上市公司擔任董事職務。彼亦為本公司不同附屬公司的董事。鄭先生是本公司之執行董事鄭偉玲小姐之兄長。

**莫桂衡先生**（「莫先生」），現年58歲，為本公司之執行董事，莫先生負責監督本公司的房地產投資分部之日常運作。莫先生獲得香港理工學院（現為香港理工大學）工料測量學學士學位，並為香港測量師學會會員、英國皇家測量師學會會員、英國特許建築設計技師學會會員。莫先生加入本公司前，曾服務於協興建築有限公司並擔任副總經理（商務）一職，在香港和澳門參與多項大型建築項目。在此之前，莫先生曾服務於偉歷信並擔任助理董事一職，參與在香港的建築及基建工程項目。除上述披露外，莫先生於過去三年內並無擔任其他香港或海外上市公司的任何董事職務。彼亦為本公司不同附屬公司的董事。

# BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT

## 董事及高級管理層資料

### Independent Non-Executive Directors

**Mr. CHAN Chung Yee, Alan** (“Mr. Chan”), aged 55, is an independent non-executive Director, chairman of the Audit Committee, member of the Remuneration Committee and member of the Nomination Committee of the Company.

Mr. Chan is currently the Chief Operations Officer of Miramar Hotel and Investment Company Limited, (a company listed on the Hong Kong Stock Exchange, Stock code: 0071). He is also an Independent Non-executive Director and the Chairman of the Audit Committee of China Resources Mixc Lifestyle Services Limited (a company listed on the Hong Kong Stock Exchange, Stock code: 1209). Mr. Chan was previously an Independent Non-Executive Director, and the Chairman of the Audit, Remuneration and Nomination Committees of UBA Investments Limited (a company listed on the Hong Kong Stock Exchange, Stock code: 0768).

Mr. Chan is a standing member and convenor of Hong Kong members of the Political Consultative Conference of Yunfu City, Guangdong since 2011, a standing member of the Guangdong’s Association for Promotion of Cooperation between Guangdong, Hong Kong & Macao since 2009, a member of the China Overseas Friendship Association since 2019, a member of Friends of Hong Kong Association 2019, a joint convenor of Hong Kong Coalition since 2020 and the secretary general of the China Hong Kong and Macao Boundary Crossing Bus Association since 2004. Previously, Mr. Chan was appointed as a member of the Board of Review (Inland Revenue Ordinance) of the HKSAR from 2009 to 2011.

Mr. Chan graduated from the Hong Kong Polytechnic (currently known as the Hong Kong Polytechnic University) in 1989 with a professional diploma in Business Studies (Banking) and graduated from Monash University in Australia with master degrees in Practising Accounting and Business Law, in 2000 and 2006 respectively.

He is a member and fellow of the Hong Kong Institute of Certified Public Accountants since 2002 and 2014, respectively; a member and fellow of CPA Australia since 2001 and 2014, respectively, the certified membership of the Institute of Certified Management Accountants (Australia) since 2003, a fellow of The Chartered Governance Institute since 2001 (and has subsequently received the designations of “Chartered Secretary” and “Chartered Governance Professional” in 2018), a fellow of The Hong Kong Institute of Chartered Secretaries since 2001, a fellow of The Hong Kong Institute of Directors since 2002, an ordinary member of the Hong Kong Securities and Investment Institute since 2015, a member of Chartered Institute of Logistics and Transport in Hong Kong since 2000. Mr. Chan is also a member of the Chartered Bankers Institute, the United Kingdom since 2014, with a designation of “Chartered Banker” and a “Certified Banker” of the Hong Kong Institute of Bankers, since 2003 and 2018 respectively.

Save as disclosed above, Mr. Chan does not hold directorship in any other listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

### 獨立非執行董事

陳宗彝先生（「陳先生」），55歲，為本公司的獨立非執行董事、審核委員會主席、薪酬委員會委員及提名委員會委員。

陳先生現為美麗華酒店企業有限公司之首席營運總裁（於香港聯交所上市，股份代號：0071），彼同時為華潤萬象生活有限公司（於香港聯交所上市，股份代號：1209）之獨立非執行董事及審核委員會主席。陳先生亦曾擔任開明投資有限公司（於香港聯交所上市，股份代號：0768）之獨立非執行董事，以及審核、薪酬及提名委員會主席。

陳先生自二零一一年起為廣東雲浮市政治協商會議常務委員及香港委員召集人，自二零零九年起為廣東省粵港澳合作促進會常務理事，自二零一九年起為中華海外聯誼會理事及香港友好協進會會員，自二零二零年起為香港再出發大聯盟共同發起人及自二零零四年起為中港澳直通巴士聯會秘書長。之前，陳先生於二零零九年至二零一一年間獲委任為香港特別行政區稅務上訴委員會委員。

陳先生於一九八九年取得香港理工學院（現稱香港理工大學）商業學專業文憑（銀行學），及分別於二零零零年及二零零六年取得澳洲蒙納士大學實務會計碩士學位及商業法律碩士學位。

彼自二零零二年及二零一四年起先後成為香港會計師公會會計師及資深會計師，自二零零一年及二零一四年起先後成為澳洲會計師公會註冊會計師及資深註冊會計師，自二零零三年起成為澳洲管理會計師公會公認管理會計師，自二零零一年起成為特許公司治理公會資深會員（其後於二零一八年獲「特許秘書」及「特許公司治理專業」職稱），自二零零一年起成為香港特許秘書公會資深會士，自二零零二年起成為香港董事學會資深會員，自二零一五年起成為香港證券及投資學會普通會員，並自二零零零年起成為香港運輸物流學會會員。陳先生亦自二零一四年為英國特許銀行家協會會員（獲「特許銀行家」職稱）及自二零零三年及二零一八年先後成為香港銀行學會會士及銀行專業會士。

除上述披露外，陳先生於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。



## BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT 董事及高級管理層資料

**Mr. POON Kai Tik** (“Mr. Poon”), aged 69, is an independent non-executive Director, member of the Audit Committee, Chairman of the Remuneration Committee and Chairman of the Nomination Committee of the Company. Mr. Poon graduated from the University of Hong Kong with a Bachelor Degree in Arts and a Master’s Degree in Business Administration from the Chinese University of Hong Kong. Having more than 40 years of working experience, Mr. Poon is well respected across industries, ranging from advertising, marketing to public relations. He previously served as Head of Corporate Communications of the Hospital Authority, assistant director of Corporate and Community Relations of the Housing Authority and director of Government and Community Engagement of the Link Real Estate Investment Trust (Stock code: 0823). Save as disclosed above, Mr. Poon does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

**Mr. HUI Man Ho, Ivan** (“Mr. Hui”), aged 43, is an independent non-executive Director, member of the Audit Committee, Remuneration Committee and Nomination Committee of the Company. Mr. Hui holds Master degree in Practising Accounting, Master degree in Applied Finance and a Bachelor degree in Business (Banking & Finance) from Monash University, Australia. He is also a member of CPA Australia. Mr. Hui has over 16 years of working experience in auditing, accounting, financial management and corporate finance. He is currently an independent non-executive director of Zhejiang United Investment Holdings Limited (Stock Code: 8366) since 21 October 2021 and Elegance Optical International Holdings Limited (Stock Code: 907). He was also an independent non-executive director of Prime Intelligence Solutions Group Limited (Stock Code: 8379) during the period from 18 January 2018 to 15 December 2021. Save as disclosed above, Mr. Hui does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

### Company Secretary

**Ms. CHENG Lai Kei**, aged 54, is the company secretary and the authorised representative of the Company. Ms. Cheng Lai Kei holds a Master of Corporate Governance degree from Hong Kong Metropolitan University. She is an associate member of the Hong Kong Institute of Chartered Secretaries. Ms. Cheng Lai Kei has years of experience in accounting and company secretarial practice.

潘啟迪先生(「潘先生」)，69歲，為本公司之獨立非執行董事、審核委員會委員、薪酬委員會主席及提名委員會主席。潘先生畢業於香港大學，獲文學學士學位，並於香港中文大學獲得工商管理碩士學位。於超過40年的工作經驗中，潘先生曾在許多行業，由廣告、營銷至公關均備受推崇。他過往曾出任醫院管理局傳訊部主管、房屋委員會機構及社區關係助理署長，以及領匯房地產投資信託基金(現稱為領展房地產投資信託基金)(股份代號：0823)之政府及社區合作總監。除上述披露外，潘先生於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。

許文浩先生(「許先生」)，43歲，為本公司之獨立非執行董事、審核委員會委員、薪酬委員會委員及提名委員會委員。許先生持有澳洲蒙納士大學頒發的實務會計碩士學位、應用金融學碩士學位及商業(銀行及金融)學士學位。彼亦為澳洲會計師公會會員。許先生於審計、會計、財務管理及企業融資方面擁有逾16年之工作經驗。彼自二零二一年十月二十一日起為浙江聯合投資控股集團有限公司(股份代號：8366)之獨立非執行董事，現時亦為高雅光學國際集團有限公司(股份代號：907)之獨立非執行董事。彼於二零一八年一月十八日至二零二一年十二月十五日期間曾任懶豬科技集團有限公司(股份代號：8379)之獨立非執行董事。除上述披露外，許先生於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。

### 公司秘書

鄭麗姬女士，現年54歲，為本公司之公司秘書及授權代表。鄭麗姬女士持有香港都會大學的企業管治碩士學位，亦為香港特許秘書公會會員。鄭麗姬女士在會計及公司秘書方面擁有多多年經驗。

# REPORT OF THE DIRECTORS

## 董事會報告

The Board is pleased to present its report and the audited consolidated financial statements of the Group for the year ended 31 March 2022.

### PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. Its subsidiaries are principally engaged in securities broking, futures broking, securities margin financing, money lending, corporate finance advisory, assets management, precious metal trading and properties investment.

### BUSINESS REVIEW

A fair review of the business and the prospect of the Company and a discussion and analysis of the Group's performance during the year and the material factors underlying its results and financial position are provided in the section "Chairman's Statement" and "Management Discussion and Analysis" from pages 5 to 9 and pages 10 to 13 of this annual report respectively. These discussion form part of this director's report. Description of the principal risks and uncertainties facing the Company can be found throughout this annual report particularly in note 28 and note 29 to the consolidated financial statements. Environmental policies and performance are discussed in the "Environmental, Social and Governance Report" from pages 48 to 77 of this annual report.

### SEGMENT INFORMATION

Details of segment information by principal businesses and geographical locations are set out in note 6 to the consolidated financial statements.

### SUBSIDIARIES AND ASSOCIATE

Details of the Company's subsidiaries and associate at 31 March 2022 are set out in note 34 and note 17 to the consolidated financial statements respectively.

### RESULTS

The results of the Group for the year ended 31 March 2022 are set out in the consolidated income statement on page 86.

### DIVIDEND

The Board has resolved to recommend the payment of a final dividend of HK2.0 cents per ordinary share in respect of the year to the shareholders whose names appear on the register of members of the Company on 9 September 2022.

董事會欣然提呈其報告及截至二零二二年三月三十一日止年度本集團之經審核綜合財務報表。

### 主要業務

本公司的主要業務是投資控股，其附屬公司主要提供證券經紀、期貨經紀、證券孖展融資、貸款融資、企業融資顧問、資產管理、貴金屬買賣及房地產投資。

### 業務回顧

對本公司業務及前景的中肯審視以及本集團於本年度內之表現以及其業績及財務狀況之相關重大因素的討論及分析，分別在本年報第5頁至第9頁「主席報告」及第10頁至第13頁「管理層討論及分析」提供。該討論為董事會報告之其中一部分。對本公司面對的主要風險及不明朗因素的描述載於本年報多處，尤其是綜合財務報表附註28及29。環境政策及表現在本年報第48頁至第77頁之「環境、社會及管治報告」內討論。

### 分部資料

根據主要業務及地理位置的分部資料詳情載於綜合財務報表附註6。

### 附屬公司及聯營公司

本公司於二零二二年三月三十一日之附屬公司及聯營公司之詳情分別載於綜合財務報表附註34及附註17。

### 業績

本集團截至二零二二年三月三十一日止年度之業績載於第86頁之綜合收益表。

### 股息

董事會決議向二零二二年九月九日登記在本公司股東名冊的股東派發本年度末期股息，每股普通股2.0港仙。

## SHARE CAPITAL

Details of movements in share capital of the Company are set out in note 27 to the consolidated financial statements.

## 股本

有關本公司股本之變動詳情載於綜合財務報表附註27。

## FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out below. This summary does not form part of the audited consolidated financial statements.

## 財務概要

以下為本集團於過去五個財政年度之業績及資產與負債之概要。此概要並非經審核綜合財務報表之部分。

## RESULTS

## 業績

| (In HK\$'000)   | (以千港元為單位)    | During the year ended 31 March,<br>截至三月三十一日止年度 |               |               |               |               |
|---|--------------|--|---------------|---------------|---------------|---------------|
|   |              | 2022<br>二零二二年                                  | 2021<br>二零二一年 | 2020<br>二零二零年 | 2019<br>二零一九年 | 2018<br>二零一八年 |
| Revenue   | 收益           | <b>127,011</b>                                 | 119,221       | 174,831       | 191,589       | 124,642       |
| Profit before taxation                                    | 除稅前溢利        | <b>97,450</b>                                  | 57,349        | 62,273        | 290,588       | 165,504       |
| Income tax expenses                                       | 所得稅開支        | <b>(10,457)</b>                                | (11,161)      | (15,872)      | (28,039)      | (1,921)       |
| Profit for the year attributable to owners of the Company | 本公司擁有人應佔年內溢利 | <b>87,036</b>                                  | 46,227        | 47,738        | 254,624       | 163,603       |

## ASSETS AND LIABILITIES

## 資產與負債

| (In HK\$'000)     | (以千港元為單位) | As at 31 March,<br>於三月三十一日 |               |               |               |               |
|-------------------|-----------|----------------------------|---------------|---------------|---------------|---------------|
|                   |           | 2022<br>二零二二年              | 2021<br>二零二一年 | 2020<br>二零二零年 | 2019<br>二零一九年 | 2018<br>二零一八年 |
| Total assets      | 資產總值      | <b>3,292,975</b>           | 3,468,281     | 3,238,239     | 2,903,628     | 2,713,372     |
| Total liabilities | 負債總值      | <b>(574,474)</b>           | (812,488)     | (605,148)     | (260,762)     | (222,205)     |
| Net assets        | 資產淨值      | <b>2,718,501</b>           | 2,655,793     | 2,633,091     | 2,642,866     | 2,491,167     |

## RESERVES

Movements in the reserves of the Group and the Company during the year are set out in the consolidated statement of changes in equity and note 32 to the consolidated financial statements respectively.

## 儲備

有關本年度內之本集團及本公司儲備變動情況分別載於綜合權益變動表及綜合財務報表附註32。

# REPORT OF THE DIRECTORS

## 董事會報告

### DISTRIBUTABLE RESERVES

The Company's reserves available for distribution represent the share premium, contributed surplus, retained profits and proposed dividend under the Companies Law of the Cayman Islands. The share premium of the Company is available for paying dividend to shareholders subject to the provisions of its Memorandum and Articles of Association and provided that immediately following the distribution of dividend the Company is able to pay its debts as they fall due in the ordinary course of business. In accordance with the Company's Articles of Association, dividends can be distributed out of the share premium, contributed surplus, retained profits and proposed dividend of the Company which in aggregate amounted to approximately HK\$370.0 million as at 31 March 2022 (2021: HK\$343.6 million).

### PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

The Group's investment properties were revalued at 31 March 2022, resulting an increase in net fair value amounting to approximately HK\$21.0 million (2021: net decrease in fair value approximately HK\$40.9 million) which has been recognised in the consolidated income statement.

Details of these and other movements during the year in the property, plant and equipment and investment properties are set out in notes 14 and 15 to the consolidated financial statements, respectively.

### BORROWINGS

Borrowings repayable within one year or on demand are classified as current liabilities. A repayment analysis of borrowings is set out in note 23 to the consolidated financial statements. No interest was capitalised by the Group during the year.

### MAJOR CLIENTS AND SUPPLIERS

For the year ended 31 March 2022, the Group's five largest clients accounted for in aggregate approximately 38% (2021: 32%) of the Group's revenue, of which one customer has contributed over 10% of the total revenue of the Group (2021: one customer has contributed over 10% of the total revenue of the Group).

The Group had no major suppliers due to the nature of the principal activities of the Group.

None of the Directors or any of their associates or any shareholder of the Company which to the knowledge of the Directors of the Company owned more than 5% of the Company's issued share capital have an interest in the Group's five largest clients.

### 可供分派儲備

根據開曼群島公司法之規定，本公司可供分派之儲備乃指股份溢價、實繳盈餘、保留溢利及擬派股息。本公司之股份溢價可根據本公司之公司組織章程大綱及細則之規定，用作向股東派發股息，惟本公司在緊隨派發股息後仍須有能力支付在日常業務運作下到期應付之債務。於二零二二年三月三十一日，本公司之股份溢價、實繳盈餘、保留溢利及擬派股息合共約為370.0百萬港元（二零二一年：343.6百萬港元）。根據本公司之公司組織章程細則之規定，該等款項均可用作派發股息。

### 物業、機器及設備及投資物業

本集團之投資物業已於二零二二年三月三十一日重估，所產生的公允淨增值約21.0百萬港元（二零二一年：公允淨減值約40.9百萬港元）已於綜合收益表中反映。

有關以上及其他於年內物業、機器及設備及投資物業之變動情況分別刊載於綜合財務報表附註14及15。

### 借款

於一年內或按通知應付之借貸乃被列為流動負債。有關償還借款之分析載於綜合財務報表附註23。本集團於本年度並無任何資本化利息。

### 主要客戶及供應商

截至二零二二年三月三十一日止年度，本集團的五大客戶合計約佔本集團收益的38%（二零二一年：32%），其中一位客戶貢獻了本集團總收益的10%以上（二零二一年：一位客戶貢獻了本集團總收益的10%以上）。

由於本集團主要業務的性質，本集團並無主要供應商。

據董事所知，任何董事或彼等任何聯繫人等或擁有本公司5%或以上已發行股本之任何股東，概無擁有本集團五大客戶任何權益。



## DIRECTORS

The Directors of the Company during the year and up to the date of this report were:

### Non-executive directors

Mr. IP Man Tin, David (*Chairman*)

Dr. SZE Ping Fat

### Executive directors

Ms. CHENG Wai Ling, Annie

Mr. CHENG Wai Lun, Andrew

Mr. MOK Kwai Hang

### Independent non-executive directors

Mr. CHAN Chung Yee, Alan

Mr. POON Kai Tik

Mr. HUI Man Ho, Ivan

Brief biographical details in respect of the directors are set out in the “Biography of directors and senior management” from pages 14 to 17 of this annual report.

In accordance with Articles 116 of the Company's Articles of Association, Dr. SZE Ping Fat, Ms. CHENG Wai Ling, Annie and Mr. CHAN Chung Yee, Alan shall retire by rotation from office at the AGM. Two of the above retiring directors, Dr. SZE Ping Fat and Ms. CHENG Wai Ling, Annie being eligible, offers themselves for re-election at the AGM. The other retiring director, Mr. CHAN Chung Yee, Alan, will not seek for re-election at the AGM and will retire as an Independent non-executive Director after the conclusion of the AGM.

The term of office of each of the independent non-executive Directors lasts until his retirement by rotation as required by the Company's Articles of Association.

The Company received confirmation of independence in respect of the year ended 31 March 2022 from each of the independent non-executive Directors pursuant to Rule 3.13 of the Revised Listing Rules. Up to and as at the date of this report, the Company still considers the independent non-executive Directors to be independent.

## EQUITY-LINKED AGREEMENTS

No equity-linked agreements were entered into during the year or subsisted at the end of the year.

## COMPLIANCE WITH LAWS AND REGULATIONS

The Group's operations are mainly carried out in Hong Kong and accordingly shall comply with material relevant laws and regulations in Hong Kong. During the year and up to the date of this report, the Company has complied with all the material relevant laws and regulations in Hong Kong.

## 董事

在本年度及截至本報告刊發日期為止，本公司之董事如下：

### 非執行董事

葉漫天先生 (*主席*)

施炳法博士

### 執行董事

鄭偉玲小姐

鄭偉倫先生

莫桂衡先生

### 獨立非執行董事

陳宗彝先生

潘啟迪先生

許文浩先生

有關董事的簡歷詳情載於本年報第14至17頁的「董事及高級管理層資料」。

根據本公司之組織章程細則第116條，施炳法博士、鄭偉玲小姐及陳宗彝先生須於股東週年大會上輪值告退。上述即將退任的其中兩名董事施炳法博士及鄭偉玲小姐符合資格並願意於股東週年大會上膺選連任。另一位即將退任的董事陳宗彝先生將不會於股東週年大會上尋求連任，並將於股東週年大會結束後退任獨立非執行董事。

各獨立非執行董事之任期乃直至其根據本公司之公司組織章程細則須依章輪值告退為止。

本公司已接獲各獨立非執行董事根據經修訂上市規則第3.13條發出有關截至二零二二年三月三十一日止年度之獨立確認書。截至及於本報告所載之日，本公司認為獨立非執行董事視為獨立。

## 股票掛鈎協議

於本年度完結日或年內任何時間概無訂立任何股票掛鈎協議。

## 遵守法例及法規

本公司業務主要於香港進行，因此須遵守香港重大相關法例及法規。於本年度及直至本報告日期，本公司已遵守香港所有重大相關法例及法規。

# REPORT OF THE DIRECTORS

## 董事會報告

### PERMITTED INDEMNITY PROVISION

Article 179 of Articles of Association of the Company provides that every Director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities incurred or sustained by him/her as a Director or other officer of the Company in defending any proceedings, whether civil or criminal, in which judgment is given in his/her favour, or in which he is acquitted. Subject to the Cayman companies law, if any Director or other person shall become personally liable for the payment of any sum primarily due from the Company, the Board may execute or cause to be executed any mortgage, charge, or security over or affecting the whole or any part of the assets of the Company by way of indemnity to secure the Director or person so becoming liable as aforesaid from any loss in respect of such liability.

In addition, the Company has taken out and maintained directors' and officers' liability insurance throughout the year, which provides appropriate cover the certain legal actions brought against its directors and officers.

### ENVIRONMENTAL POLICIES

The Group is committed to building an eco-friendly corporation that tries to reduce the impacts of its operation on the environment, and to ensure our compliance of prevailing environmental protection laws and regulations. For details, please refer to the "Environmental, Social and Governance Report" contained in this annual report.

### KEY RELATIONSHIPS WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

The Group continues to ride on 6 key pillars on the six business streams, being (i) Brokerage (securities and futures), (ii) Financing, (iii) Corporate Financial Advisory, (iv) Assets Management, (v) Properties Investment and (vi) Precious Metal Trading.

Yet there is no major customers or suppliers involved in the operation of business, we maintain good working relationship with them to create value for the Group. The Group also values the knowledge and skills of its employees, and continues to provide favourable career development opportunities for its employees.

### DIRECTORS' SERVICE CONTRACTS

None of the Directors being proposed for re-election at the forthcoming AGM has a service contract with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

### 獲准許之彌償條文

本公司組織章程細則第179條規定，本公司的每名董事，在獲判勝訴或獲判無罪的而獲法院給予寬免的民事或刑事法律程序中，其以本公司董事或其他高級人員身份進行辯護所招致的所有損失或任何法律責任，均合資格從本公司的資產中撥付彌償。在開曼群島公司法的規限下，如任何董事或其他人士為主要源於本公司的任何款項而須個人承擔繳款，董事會可以彌償方法行使或安排行使任何按揭、押記或抵押品或影響本公司全部或任何部分資產的彌償方法，以保障上述須承擔繳款的董事或人士不會受到任何虧損。

此外，本公司於年內已購買及維持董事及高級職員責任保險，為其董事及高級職員面對若干法律行動時提供適當的保障。

### 環保政策

本集團致力成為一家重視環保的機構，不斷減低其業務營運對環境造成的影響，以及確保遵守現行之環境保護法律及法規。有關詳情請參閱本年報的「環境、社會及管治報告」。

### 與僱員、顧客及供應商的重要關係

本集團繼續倚重於六個主要業務：(i)經紀(證券及期貨)、(ii)財務、(iii)企業融資顧問、(iv)資產管理、(v)房地產投資及(vi)貴金屬買賣。

雖然本集團於主要業務並沒有牽涉特定客戶及供應商，我們與客戶及供應商之間維持良好工作關係，並為本集團創造價值。本集團亦重視僱員的知識及技能並繼續為僱員提供有利的事業發展機會。

### 董事之服務合約

在即將舉行之股東週年大會上獲提名重選連任之董事與本集團概無訂立本集團如不作出賠償(法定賠償除外)則不能在一年內予以終止之服務合約。

### DIRECTORS' INTERESTS IN CONTRACT OF SIGNIFICANCE

Save for the contracts described under the section headed "Connected transactions and continuing connected transactions" below, no contracts of significance in relation to the Group's business to which the Company or any of its subsidiaries was a party and in which any Director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

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

As at 31 March 2022, the interests and short positions of the Directors and chief executive of the Company 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 are 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 they are taken or deemed to have under such provisions of the SFO) or which are required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which are required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers to be notified to the Company and the Stock Exchange were as follows:

### 董事於合約之權益

除下文「關連交易及持續關連交易」一節所披露之合約外，本公司或其任何附屬公司概無參與訂立任何於年結或年內任何時間內仍然生效，而本公司董事於其中直接或間接擁有重大權益並對本集團業務為重要之合約。

### 董事及主要行政人員於本公司或任何聯營公司之股份、相關股份及債券之權益及淡倉

於二零二二年三月三十一日，本公司各董事或主要行政人員於本公司或任何相聯法團（定義見證券及期貨條例第XV）之股份、相關股份及債券中擁有下列之權益及淡倉，須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（包括根據證券及期貨條例有關條文該等被當作或視為擁有的權益及淡倉），或須根據證券及期貨條例第352條須登記於該規定所述登記冊，或須根據上市公司董事進行證券交易的標準守則之規定知會本公司及聯交所：

| Name of Director<br>董事姓名                               |                   | Personal interests<br>(held as beneficial owner)<br>個人權益<br>(為實益擁有人) | Family interests<br>(interest of spouse)<br>家屬權益<br>(配偶權益) | Number of shares<br>股份數目    |                         | Total<br>總計   | Percentage of issued share capital<br>已發行股本百分比 |
|--|-------------------|--|--|-----------------------------|-------------------------|---------------|--|
|  |                   |  |  | Corporate interests<br>法團權益 | Other interests<br>其他權益 |               |  |
| <b>Ordinary Shares of HK\$0.01 each in the Company</b> | 本公司每股面值0.01港元之普通股 |  |  |                             |                         |               |  |
| CHENG Wai Ling, Annie (Note 1)                         | 鄭偉玲 (附註1)         | -  | -  | 1,992,721,496               | -                       | 1,992,721,496 | 74.29%   |
| CHENG Wai Lun, Andrew (Note 1)                         | 鄭偉倫 (附註1)         | -  | -  | 1,992,721,496               | -                       | 1,992,721,496 | 74.29%   |
| MOK Kwai Hang (Note 2)                                 | 莫桂衡 (附註2)         | 1,200,000  | 1,394,190  | -                           | -                       | 2,594,190     | 0.10%  |

# REPORT OF THE DIRECTORS

## 董事會報告

*Note 1:* As at 31 March 2022, CCAA Group Limited ("CCAA"), an associated corporation (within the meaning of Part XV of the SFO) of the Company, was directly interested in 1,992,721,496 shares in, representing approximately 74.29% of, the issued share capital of the Company. Mr. CHENG Wai Lun, Andrew, Ms. CHENG Wai Ling, Annie and their family members are the beneficiaries of the trust which assets include interests in the entire issued share capital of CCAA and accordingly, they are deemed to be interested in 1,992,721,496 shares and the entire issued share capital of CCAA under the SFO.

*Note 2:* As at 31 March 2022, Mr. MOK Kwai Hang, an executive Director of the Company with his spouse together have beneficial interest in 2,594,190 shares of the Company.

At no time during the year was the Company, its subsidiaries or its associate a party to any arrangements to enable the Directors or executives of the Company (including their spouse and children under 18 years of age) to acquire benefits by means of the acquisition in shares or debentures of the Company or its associate.

Save as disclosed above, as at 31 March 2022, none of the Directors or the chief executive of the Company had any interest or short position 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 are 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 they are taken or deemed to have under such provisions of the SFO) or which are required, pursuant to section 352 of the SFO to be entered in the register referred to therein, or which are required, pursuant to the Model Code for Securities Transactions by Directors of Listed Companies to be notified to the Company and the Stock Exchange.

### DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

At no time during the year was the Company, its ultimate holding company or any of its subsidiaries a party to any arrangement to enable the Directors or chief executives of the Company or their respective spouse or children under the age of 18 to acquire benefits by means of the acquisition of shares in, or debt securities (including debentures) of, the Company or any other body corporate.

*附註1:* 於二零二二年三月三十一日，本公司之相聯法團（定義見證券及期貨條例第XV部）CCAA Group Limited（「CCAA」）直接擁有1,992,721,496股股份，約佔本公司已發行股本之74.29%。鄭偉倫先生、鄭偉玲小姐及其家人為信託之受益人，而資產包括CCAA所有已發行股本，因此，根據證券及期貨條例，彼等被視為擁有1,992,721,496股股份及CCAA所有已發行股本之權益。

*附註2:* 於二零二二年三月三十一日，莫桂衡先生，本公司之執行董事與其配偶共同擁有本公司2,594,190股股份之實益權益。

本公司、其附屬公司或其聯營公司概無於年內任何時間參與作出任何安排，使本公司董事或行政人員（包括其配偶及十八歲以下子女）可藉購入本公司或其聯營公司之股票或債券而從中得益。

除上文所披露者外，於二零二二年三月三十一日，概無本公司董事或主要行政人員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）之股份、相關股份及債券中擁有任何權益或淡倉，須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所（包括根據證券及期貨條例有關條文被當作或視為擁有之權益及淡倉），或須根據證券及期貨條例第352條規定列入該條例所述之登記冊，或須根據上市公司董事進行證券交易的標準守則之規定知會本公司及聯交所。

### 董事購買股份或債券之權利

在有關期間內，本公司、本公司之控股公司或其附屬公司概無參與能使本公司董事或主要行政人員或彼等之配偶或年齡在十八歲以下之子女可藉著購入本公司或任何其他法人團體之股份或債務證券（包括債券）而獲得利益之任何安排。



**SUBSTANTIAL SHAREHOLDER'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES OF THE COMPANY**

As at 31 March 2022, the following persons or corporations, interest in 5% or more in the shares and underlying shares of the Company have been notified to the Company and recorded in the register of substantial shareholders' interests in shares and short positions required to be kept under Section 336 of Part XV of the SFO:

主要股東於本公司之股份及相關股份之權益及淡倉

於二零二二年三月三十一日，下列人士或法團就擁有本公司股份及相關股份逾5%以上之股份權益及淡倉而知會本公司，並須根據證券及期貨條例第XV部第336條規定紀錄於主要股東登記冊：

| Number of shareholder<br>股東名稱                              |                       | Number of shares held<br>所持普通股股數 | Percentage of<br>total number of<br>shares in issued<br>佔已發行股份百分比 |
|--|-----------------------|----------------------------------|---|
| <b>Ordinary shares of HK\$0.01 each<br/>in the Company</b> | 本公司每股面值0.01港元之<br>普通股 |                                  |   |
| CCAA (Note)  | CCAA (附註)             | 1,992,721,496                    | 74.29%  |

Note: Identical to those disclosed above as "Directors' and chief executives' interests and short positions in the shares, underlying shares and debentures of the Company or any associated corporation".

附註：與上文披露之「董事及主要行政人員於本公司或任何聯營公司之股份、相關股份及債券之權益及淡倉」相同。

Save as disclosed above, as at 31 March 2022, the Directors are not aware of any other persons who have interests or short positions in the shares, underlying shares of equity derivatives or debentures of the Company or any associated corporations (within the meaning of Part XV of the SFO) which would be required to be disclosed to the Company pursuant to Part XV of the SFO.

除上文所披露者外，於二零二二年三月三十一日，董事並不知悉有任何其他人士於本公司或任何相聯法團（具有證券及期貨條例第XV部所賦予之涵義）之股份、股本衍生工具之相關股份或債券中擁有權益或淡倉而須根據證券及期貨條例第XV部之規定而予以披露。

**DIRECTORS' REMUNERATION**

The Directors' fees are subject to shareholders' approval at general meeting. Other emoluments are determined by the Board with reference to Directors' duties, responsibilities and performance and the results of the Group. In addition, the Directors' remuneration is reviewed by the Remuneration Committee annually.

**董事酬金**

董事袍金須於股東大會上經股東批准。其他酬金則由本公司董事會依據董事之職務、責任及表現以及本集團之業績釐定。此外，董事酬金由薪酬委員會每年審閱。

**REPURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES**

Other than as an agent for clients of the Company or its subsidiaries, neither the Company nor any of its subsidiaries repurchased, sold or redeemed any of the Company's listed securities during the year ended 31 March 2022.

**回購、出售或贖回本公司之上市證券**

除以經紀身份代本公司或其附屬公司之顧客進行交易外，本公司或其任何附屬公司在截至二零二二年三月三十一日止年度內並無回購、出售或贖回本公司之上市證券。

### CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS

During the year, the connected transactions and continuing connected transactions undertaken by the Group are included in the transactions set out in note 30 to the consolidated financial statements, certain details of which are disclosed in compliance with the requirements of Chapter 14A of the Listing Rules.

The independent non-executive Directors have reviewed the connected transactions and continuing connected transactions in note 30 to the consolidated financial statements and have confirmed that the connected transactions and continuing connected transactions have been entered into (i) in the ordinary and usual course of business of the Group; (ii) on normal commercial terms or on terms no less favourable to the Group than terms available to or from (as appropriate) independent third parties; and (iii) in accordance with the relevant agreements governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

The auditors of the Company have reviewed the continuing connected transactions during the year as set out in note 30 to the consolidated financial statements and confirmed that these transactions:

- (i) were approved by the Board of Directors of the Company;
- (ii) where applicable, were in accordance with the pricing policies of the Company;
- (iii) had been entered into in accordance with the relevant agreements governing the transactions; and
- (iv) have not exceeded the caps stated in the relevant announcement.

As disclosed in the joint announcement of the Company and UBA Investments Limited (“UBA”, together with its subsidiaries as the “UBA Group”) dated 26 January 2022, various members of the Group entered into certain conditional agreements with the UBA Group, which would constitute continuing connected transactions (the “CCT”) on the part of the Group for the years ending 31 March 2023, 2024 and 2025.

### 關連交易及持續關連交易

於本年度內，本集團進行之關連交易及持續關連交易已包括在綜合財務報表附註30所載之交易內，若干詳情已遵從上市規則第14A章的規定予以披露。

獨立非執行董事已審議綜合財務報表附註30所載之關連交易及持續關連交易，並已確認，關連交易及持續關連交易乃(i)在本集團日常及一般業務運作下產生；(ii)按一般商業條款或按不遜於本集團向獨立第三方提供或獲得之條款（如適用）進行；及(iii)根據管轄交易之相關協議按公平合理及符合本公司股東整體利益的條款訂立。

本公司之核數師已審閱載於綜合財務報告附註30之年內持續關連交易，並確認此等交易：

- (i) 已獲本公司董事會批准；
- (ii) 如適用，符合本公司之價格政策；
- (iii) 乃按有關交易之協議條款進行；及
- (iv) 並無超逾相關公告內所述上限。

誠如本公司與開明投資有限公司（「開明投資」，連同其附屬公司，統稱為「開明投資集團」）日期為二零二二年一月二十六日的聯合公佈內所披露，本集團若干成員公司與開明投資集團訂立若干有條件協議，於截至二零二三、二零二四及二零二五年三月三十一日止年度，其構成本集團的持續關連交易（「持續關連交易」）。

### CONFIRMATION FOR CONTINUING CONNECTED TRANSACTIONS

A letter pursuant to Rule 14A.56 of the Listing Rules has been issued to the Board by the auditors of the Company confirming the matters stated in Rule 14A.56 in respect of the above continuing connected transactions for management agreement.

### MANAGEMENT CONTRACTS

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

### PENSION SCHEME

The Group has operated a pension scheme under the rules and regulations of the Mandatory Provident Fund Schemes Ordinance (the "MPF Scheme") for all qualifying employees in Hong Kong. The assets of the MPF Scheme are held separately in an independently managed fund. The Group has followed the minimum statutory contribution requirements of 5% of eligible employees' relevant aggregate income. The contributions, amounting HK\$444,000 (2021: HK\$453,000), are charged to the consolidated income statement as incurred.

### PRE-EMPTIVE RIGHTS

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

### 持續關連交易確認書

本公司之核數師已向董事會發出上市規則第14A.56條所規定之函件以確認第14A.56條關於以上持續關連交易所述管理協議事項。

### 管理合約

本公司於本年度並沒有簽訂任何關於本公司全部或大部分業務之管理及行政合約。

### 退休福利計劃

本集團已根據強制性公積金計劃條例之規則及規例為香港所有合資格僱員制定退休福利計劃（「強積金計劃」）。強積金計劃之資產由一個獨立管理基金所持有。本集團已根據最低法定供款規定，即合資格僱員每月有關總入息之5%供款。為數444,000港元（二零二一年：453,000港元）之供款已發生並於綜合收益表扣除。

### 優先購買權

本公司之公司組織章程大綱及細則或開曼群島法例均無載列有關本公司須按比例基準向現有股東提呈新股之優先購買權規定。

# REPORT OF THE DIRECTORS

## 董事會報告

### AUDIT COMMITTEE

The Company has established an Audit Committee according to “A Guide for the Formation of an Audit Committee” published by the Hong Kong Institute of Certified Public Accountants. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control system of the Group.

As at 31 March 2022, the Audit Committee of the Group is comprised of three independent non-executive Directors, namely Mr. CHAN Chung Yee, Alan, Mr. POON Kai Tik and Mr. HUI Man Ho, Ivan. Two of them have appropriate professional qualifications or accounting or related financial management expertise as prescribed by the Listing Rules. The main duties of the Audit Committee include the review of the relationship with external auditors of the Company, review of financial information of the Group and oversight of the Group’s financial reporting system and internal control procedures.

### CODE ON CORPORATE GOVERNANCE PRACTICES

The Listing Rules have been amended by the Stock Exchange by replacing the Code of Best Practice in Appendix 14 by a new Code on Corporate Governance Practices (“CG Code”) and adding a new Appendix 23 on the requirements for a Corporate Governance Report to be included in annual reports of Listed Issuers.

Pursuant to code provisions A.4.1 in respect of the service term of directors, none of the existing non-executive Directors (including independent non-executive Directors) is appointed for a specific term. This constitutes a deviation from code provision A.4.1 of the Code. However, all the Directors are subject to the retirement provisions under article 116 of the Articles of Association of the Company. As such, the Company considers that sufficient measures have been taken to ensure that the Company’s corporate governance practices are no less exacting than those in the Code.

### MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors by Listed Issuers (the “Model Code”) set out in Appendix 10 of the Listing Rules. Upon enquiry by the Company, all Directors have confirmed that they have complied with the required standards set out in the Model Code throughout the year.

### DIRECTORS’ INTERESTS IN COMPETING BUSINESSES

As at 31 March 2022, none of the Directors and their associates had any interests in an entity whose business competes or is likely to compete, either directly or indirectly, with the Company’s business.

### 審核委員會

本公司已根據香港會計師公會編撰之「成立審核委員會指引」成立審核委員會，其主要職責為審閱並監察本集團之財務匯報程序及內部監控制度。

於二零二二年三月三十一日，本集團之審核委員會包括三位獨立非執行董事，分別為陳宗彝先生、潘啟迪先生及許文浩先生。兩名獨立非執行董事具備上市規則規定之合適專業資格、會計或相關財務管理專業知識。審核委員會之主要職責包括檢討與本公司外聘核數師之間的關係、審閱本集團之財務資料，以及監察本集團之財務報告制度及內部監控程序。

### 企業管治常規守則

聯交所已修訂上市規則，當中包括以新企業管治常規守則（「企業管治守則」）取代附錄14之最佳應用守則，以及加入有關上市發行人年報須載有企業管治報告之規定之新附錄23。

根據該守則之守則條文第A.4.1條，就董事服務任期而言，現時之非執行董事（包括獨立非執行董事）並無特定任期，此偏離該守則之守則條文第A.4.1條。然而，全體其他董事須遵守本公司組織章程細則第116條之退任條文。因此，本公司認為已採取足夠措施，以確保本公司之企業管治常規不遜於該守則所載者。

### 董事進行證券交易之標準守則

本公司已採納上市規則附錄10所載上市發行人董事進行證券交易之標準守則（「標準守則」）。經本公司查詢後，全體董事確認，彼等於年內一直遵照標準守則所載之標準規定。

### 董事於競爭業務中之權益

於二零二二年三月三十一日，董事及彼等各自之聯繫人士概無於其業務與本公司業務直接或間接構成競爭或可能構成競爭之實體中擁有任何權益。



### SUFFICIENCY OF PUBLIC FLOAT

According to the information that is publicly available to the Company and within the knowledge of the Directors, the percentage of the Company's shares which are in the hands of the public is not less than 25% of the Company's total number of issued shares.

### CORPORATE GOVERNANCE

The Company's corporate governance principles and practices are set out in the Corporate Governance Report on pages 30 to 47 of this Annual Report.

### AUDITORS

HLB Hodgson Impey Cheng Limited has resigned with effect from 23 March 2022 as the auditor of the Company. Asian Alliance (HK) CPA Limited has been appointed as the auditor of the Company with effect from 23 March 2022 to fill the vacancy immediately arising from the resignation of HLB Hodgson Impey Cheng Limited and to hold office until the conclusion of the forthcoming AGM of the Company. For details, please refer to the Company's announcement dated 23 March 2022.

Asian Alliance (HK) CPA Limited will retire and a resolution for their reappointment as auditors of the Company will be proposed at the forthcoming annual general meeting.

On behalf of the Board

**Mr. IP Man Tin, David**

*Chairman and Non-executive Director*

Hong Kong, 24 June 2022

### 足夠公眾持股量

根據本公司獲得之公開資料及據董事所知，公眾人士所持有本公司之股份並不少於本公司已發行股份總數25%。

### 企業管治

本公司的企業管治原則及常規載於本年報第30至47頁之企業管治報告書。

### 核數師

國衛會計師事務所有限公司已辭任本公司之核數師，由二零二二年三月二十三日起生效。華融(香港)會計師事務所有限公司已獲委任為本公司之核數師，自二零二二年三月二十三日起生效，以填補因國衛會計師事務所有限公司之辭任而產生之空缺，任期至本公司即將舉行之股東週年大會結束為止。詳情請參閱本公司於二零二二年三月二十三日發佈之公告。

華融(香港)會計師事務所有限公司將任滿告退，惟於本公司應屆股東週年大會上將提呈一項決議案，續聘其為本公司之核數師。

承董事會命

**葉漫天先生**

*主席及非執行董事*

香港，二零二二年六月二十四日

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

The Board of Directors of the Upbest Group Limited (the “Company”) (the “Board”) is committed to maintain high standard of corporate governance practices, which are crucial to the smooth, effective and transparent operation of the Company and its ability to attract investment, protect rights of shareholders and stakeholders, and enhance shareholder value.

### Corporate Governance Practices

This report describes the Company’s corporate governance practices and structures that were in place during the financial year ended 31 March 2022, with specific reference to the principles and guidelines of the Corporate Governance Code (the “CG Code”) as set out in Appendix 14 of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) issued by The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). In developing and reviewing its corporate governance policies and practices, the Company has sought to adopt a balanced approach.

### Compliance with Corporate Governance Code

The Company complied with the code provisions as set out in the Corporate Governance Code contained in Appendix 14 to the Listing Rules throughout year ended 31 March 2022, except for the following:

#### Code Provision A.4.1

Pursuant to code provisions A.4.1 in respect of the service term of directors, none of the existing non-executive Directors (including independent non-executive Directors) is appointed for a specific term. This constitutes a deviation from code provision A.4.1 of the Code. However, all the Directors are subject to the retirement provisions under article 116 of the Articles of Association of the Company. As such, the Company considers that sufficient measures have been taken to ensure that the Company’s corporate governance practices are no less exacting than those in the Code.

### Model Code for Securities Transactions by Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (“Model Code”) as set out in Appendix 10 of the Listing Rules as the codes of conduct regarding securities transactions by Directors. All Directors have confirmed, following specific enquiry by the Company, that they fully complied with the Model Code throughout the year.

The Company has also established written guidelines regarding securities transaction on no less exacting terms of the Model Code for senior management and specific individual who may have access to price sensitive information in relation to the securities of the Company.

美建集團有限公司(「本公司」)董事會(「董事會」)致力維持高水平之企業管治常規，對本公司平穩、有效及具透明度之營運及吸引投資、保障股東及權益持有人之權益以及提升股東價值之能力最為重要。

### 企業管治

本報告乃就香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)附錄十四所載之企業管治守則(「企業管治守則」)之原則及指引以說明本公司於二零二二年三月三十一日止財政年度內實行之企業管治常規及架構。在擬定及檢討企業管治政策及常規時，本公司已盡量採取平衡之方法。

### 遵守企業管治守則

於截至二零二二年三月三十一日止年度內，除以下所示外，本公司已遵守上市規則附錄十四所載企業管治守則的守則條文：

#### 守則條文第A.4.1條

根據該守則之守則條文第A.4.1條，就董事服務任期而言，現時之非執行董事(包括獨立非執行董事)並無特定任期，此偏離該守則之守則條文第A.4.1條。然而，全體其他董事須遵守本公司組織章程細則第116條之退任條文。因此，本公司認為已採取足夠措施，以確保本公司之企業管治常規不遜於該守則所載者。

### 董事進行證券交易之標準守則

本公司已採納上市規則附錄十所載之上市發行人董事進行證券交易的標準守則(「標準守則」)，作為董事進行證券交易之操守指引。本公司經向全體董事作出特定查詢後確認，彼等於年內均全面遵守標準守則之規定。

本公司亦已就高級管理層及可能接觸到有關本公司證券之股價敏感資料之特定人士訂立有關證券交易之書面指引，其條款與標準守則所訂標準相約。

### Corporate Governance Structure

With the assistance of the Compliance Department, the Board has designed a proper corporate governance structure. Currently, there are seven board committees, including Audit Committee, Remuneration Committee, Nomination Committee, Credit Committee, Executive Committee, Compliance and Risk Steering Committee and Strategy Management Committee. Audit Committee, Remuneration Committee and Nomination Committee perform their distinct roles in accordance with their respective terms of reference. Executive Committee assists the Group to set up business strategy and planning, and Credit Committee oversees the granting of credit facilities. Compliance and Risk Steering Committee maintains and promotes the fairness, efficiency, competitiveness transparency and orderliness of the Group's business. Strategy Management Committee aims to review and formulate the Group's operations and business activities development.

### Board Composition, Function and Practices

As at 31 March 2022, the Board comprises of the chairman (non-executive Director), one non-executive Director, three executive Directors and three independent non-executive Directors. Mr. IP Man Tin, David acts as chairman ("Chairman") and non-executive Director of the Board. Dr. SZE Ping Fat is a non-executive Director. Other executive Directors are Ms. CHENG Wai Ling, Annie, Mr. CHENG Wai Lun, Andrew and Mr. MOK Kwai Hang. There are three independent non-executive Directors, Mr. CHAN Chung Yee, Alan, Mr. POON Kai Tik and Mr. HUI Man Ho. Mr. CHAN Chung Yee, Alan and Mr. HUI Man Ho, Ivan have appropriate professional accounting experience and expertise. All Directors are subject to election by shareholders at the first General Meeting after their appointment and are subject to retirement by rotation at least once every three years and eligible for re-election in accordance with the Company's Articles and Association.

All Directors have distinguished themselves in their field of expertise, and have exhibited high standard of personal and professional ethics and integrity. The biographical details of each Director and senior management are disclosed in pages 14 to 17 of this Annual Report.

Each independent non-executive Director has pursuant to the rule 3.13 of the Listing Rules, confirmed that he is independent of the Company and the Company also considers that they are independent.

There is no relationship (including financial, business, family or other material relationship) among members of the Board except that Mr. CHENG Wai Lun, Andrew is the brother of Ms. CHENG Wai Ling, Annie.

### 企業管治架構

在監察部門之協助下，董事會已制定合適之企業管治架構。目前，本公司有七個董事委員會，包括審核委員會、薪酬委員會、提名委員會、信貸委員會、執行委員會、監察及風險督導委員會及策略管理委員會。審核委員會、薪酬委員會及提名委員會各自在特定之職權範圍內履行本身獨有之職能。執行委員會協助本集團制定業務策略及計劃，而信貸委員會則監管信貸額之批核。監察及風險督導委員會保持及促進本集團業務之公平、效率、競爭透明及秩序井然。策略管理委員會旨在為檢討及擬訂本集團之營運及業務活動之發展。

### 董事會成員、職能及實務

於二零二二年三月三十一日，董事會由主席（非執行董事）、一名非執行董事、三名執行董事及三名獨立非執行董事組成。葉漫天先生為董事會主席（「主席」）兼非執行董事及施炳法博士為非執行董事。其他執行董事分別為鄭偉玲小姐、鄭偉倫先生及莫桂衡先生。本公司共有三名獨立非執行董事，分別為陳宗彝先生、潘啟迪先生及許文浩先生。而陳宗彝先生及許文浩先生均具有合適之專業會計經驗及專業知識。全體董事須於獲委任後首個股東大會上由股東選舉，並須根據本公司之組織章程細則最少每三年輪值告退一次，並符合資格膺選連任。

全體董事於本身之專業範圍均為傑出人士，展現出高水準之個人及專業道德及品格。各董事及高級管理層之履歷於本年報第14頁至第17頁披露。

每名獨立非執行董事均已根據上市規則第3.13條確認其獨立於本公司，而本公司亦認為彼等確屬獨立人士。

除鄭偉倫先生為鄭偉玲小姐之兄長外，董事會成員之間並不存有任何關係（包括財務、業務、家屬或其他重大之關係）。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

The Board, headed by the Chairman, is responsible for formulation and approval of the Group's development and business strategies and policies, approval of annual budgets and business plans, overseeing the Group's compliance with statutory and regulatory obligations, scrutinising the performance of the Group in achieving agreed corporate goals and objectives, financial reporting and ensuring proper internal control, risk management have been implemented, recommendation of dividend, and supervision of management in accordance with the rules governing the meeting of the Board, articles of association and rules governing the meeting of shareholders.

The executive Directors are responsible for day-to-day management of the Company's operations. They conduct regular meetings with the senior management of the Company and its subsidiaries and associate, at which operational issues and financial performance are evaluated.

Regular Board meetings are held no less than four times a year. Apart from the regular Board meetings, the Chairman shall hold meetings with the non-executive Directors (including independent non-executive Directors) without the presence of executive Directors at least once every year.

In respect of regular Board meetings, an agenda and accompanying board papers are sent in full to all Directors in a timely manner and at least three days before the intended date of a Board or board committee meeting. Adequate information related to the issues are also supplied for the Board and its committee to make decisions which is for the best interests of the Group. Notice of at least fourteen days are given to all Directors and all Directors have an opportunity to attend. The Directors who cannot attend in person might through other electronic means of communications to participate. Senior management executives may, from time to time, be invited to attend the Board meeting for making presentation and/or answering any queries that may be raised by the Board.

The non-executive Directors would seek guidance and direction from the Chairman, Chief Executive Officer ("CEO") and executive Directors on the future business direction and strategic plans in order to gain a comprehensive understanding of the business of the Company to facilitate their exercise of independent judgment. The non-executive Directors also reviewed the financial information and operational performance of the Group on a regular basis.

董事會由主席領導，負責根據規管董事會會議之規則、組織章程細則及規管股東大會之規則訂定及批准本集團之發展及業務策略及政策、批准週年預算及業務計劃、監督本集團遵守法定及規管義務、監察本集團於達至議定企業目標及目的之表現、財務申報及確保合適內部監控、實行風險管理、建議股息及監督管理層。

執行董事負責本公司營運之日常管理。執行董事與本公司及其附屬公司及聯營公司之高級管理層定期舉行會議，會上評估經營事宜及財務表現。

本公司每年舉行不少於四次之定期董事會會議。除定期召開之董事會會議外，主席與非執行董事（包括獨立非執行董事）至少每年一次在執行董事沒有出席之情況下舉行會議。

就定期召開之董事會會議而言，會議議程及隨附有關之董事會文件均於適時（即於董事會會議或董事委員會會議擬定舉行日期前最少三天）送達全體董事。董事會及其委員會已就該等議題提供充份資料，以決定是否符合本集團之最佳利益。通告應於會議日期前最少十四日送交全體董事，讓全體董事均可抽空出席。未能親身出席之董事可透過其他電子通訊方式參與會議。高級管理行政人員時獲邀出席董事會會議，於會上作出陳述及／或回答董事會所作出之任何提問。

非執行董事就未來業務方向及策略規劃向主席、行政總裁（「行政總裁」）及執行董事尋求指引及方向，以瞭解本公司的業務，從而有助於作出獨立判斷。非執行董事亦定期審閱本集團的財務資料及營運表現。



### Board Diversity Policy

the Board adopted the board diversity policy (the “Board Diversity Policy”) with a view to achieving a sustainable and balanced development of the Company. The Company views the increasing board diversity as an essential element in supporting the attainment of its strategic objectives and its sustainable development. In determining the composition of the Board, a number of aspects, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service are taken into account in respect of the diversity of the Board. All Board appointments will be based on meritocracy and candidates will be selected based on objective criteria, having due regard for the benefits of diversity of the Board. Final decisions to be made by the Board will be based on each candidate’s attributes and contributions to be made to the Board.

The Nomination Committee has responsibilities to identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships and on relevant matters relating to the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and the chief executive officer, taking into account the Company’s corporate strategy and the skills mix, knowledge, experience and diversity needed in the future.

The Nomination Committee will also review the Board diversity policy, as appropriate and review the measurable objectives that the Board has set for implementing the Board diversity policy, and the progress on achieving the objectives.

The following tables further illustrate the diversity of the Board members as at 31 March 2022:

### 董事會多元化政策

董事會通過董事會多元化政策（「董事會多元化政策」），以實踐本公司的可持續及平衡發展。本公司視增加董事會多元化為維持策略性目標及持續發展的重要元素。在決定董事會的組成時，會考慮董事會的多元化，包括但不限於性別、年齡、文化及教育背景、種族、專業經驗、技能、知識及服務任期方面等因素。為顧及董事多元化之裨益，所有董事會的委任將以用人唯才，亦以客觀標準揀選候選人。董事會根據每一名候選人的條件及對董事會的貢獻而作最終決定。

提名委員會有責任物色具備合適資格可擔任董事的人士，並挑選提名有關人士出任董事或就此向董事會提供意見及因應本公司的企業策略及日後需要的技能、知識、經驗及多元化組合，就委任或重新委任董事以及主席、行政總裁繼任計劃的有關事宜向董事會提出建議。

提名委員會亦需在適當情況下檢討董事會多元化政策及檢討董事會為執行董事會多元化政策而制定的可計量目標和達標進度。

於二零二二年三月三十一日，董事會之多元化概述如下：

| Name of Directors                | 董事姓名      | Gender<br>性別 |        | Age Group<br>年齡組別 |             | Professional Experience<br>專業經驗 |                        |                    |   |
|----------------------------------|-----------|--------------|--------|-------------------|-------------|---------------------------------|------------------------|--------------------|---|
|                                  |           | Male         | Female | 40 to 60          | 60 or above | Business Management             | Accounting and Finance | Law and Litigation | Property Investment and Development<br>房地產投資及發展 |
| Mr. IP Man Tin, David (Chairman) | 葉漫天先生(主席) | ✓            |        |                   | ✓           | ✓                               |                        |                    |   |
| Dr. SZE Ping Fat                 | 施炳法博士     | ✓            |        |                   | ✓           |                                 | ✓                      | ✓                  |   |
| Ms. CHENG Wai Ling, Annie        | 鄭偉玲小姐     |              | ✓      | ✓                 |             | ✓                               | ✓                      |                    | ✓   |
| Mr. CHENG Wai Lun, Andrew        | 鄭偉倫先生     | ✓            |        | ✓                 |             | ✓                               | ✓                      |                    |   |
| Mr. MOK Kwai Hang                | 莫桂衡先生     | ✓            |        | ✓                 |             | ✓                               |                        |                    | ✓   |
| Mr. CHAN Chung Yee, Alan         | 陳宗彙先生     | ✓            |        | ✓                 |             | ✓                               | ✓                      |                    |   |
| Mr. POON Kai Tik                 | 潘啟迪先生     | ✓            |        |                   | ✓           | ✓                               |                        |                    |   |
| Mr. HUI Man Ho, Ivan             | 許文浩先生     | ✓            |        | ✓                 |             |                                 | ✓                      |                    |   |

### Dividend Policy

The Company may declare and distribute dividend to the shareholders, provided that the Group records a profit after tax and that the declaration and distribution of dividend does not affect the normal operations of the Group.

In deciding whether to propose a dividend and in determining the dividend amount the Board shall take into account, inter alia:

- the general financial condition of the Group;
- capital and debt level of the Group;
- future cash requirements and availability for business operations, business strategies and future development needs;
- the general market conditions;
- any restrictions on payment of dividend that may be imposed by the Group's lenders; and
- any other factors that the Board deems appropriate.

The payment of the dividend by the Company is also subject to any restrictions under the Company Law of the Cayman Islands and Articles of Association of the Company.

### 股息政策

本公司可向股東宣派及派發股息，惟本集團須錄得除稅後溢利，以及該股息之宣派及派發對本集團正常經營不構成影響。

於釐定是否擬派股息及釐定股息金額時，董事會須考慮（其中包括）：

- 本集團之總體財務狀況；
- 本集團之資本及債務水平；
- 未來現金需求以及業務營運、業務策略及未來發展所需的可用資金；
- 整體市況；
- 本集團貸款方可能就支付股息施加的任何限制；及
- 以及董事會認為合適的任何其他因素。

本公司支付股息亦受限於開曼群島公司法及本公司組織章程細則的任何限制條件。

### Proceedings of the Board and Respective Board Committees Meetings

The Company Secretary will assist the chairman of the Board and the respective board committees in setting agenda for meetings, and each Director is given an opportunity to include any matters to be transacted in the agenda. Where any Director is considered to be having a conflict of interest in any transactions, the Director concerned will not be counted in the quorum of the relevant meeting.

Minutes of meetings of the Board and the respective board committees are recorded in details. All draft minutes are circulated to all those present at the meetings for comment before submission to the chairman of the meetings for approval.

During the financial year ended 31 March 2022, the Board held 8 Board meetings. Due notice and Board papers were given to all Directors prior to the meeting in accordance with the Company's articles of association and the CG Code. Each individual member of the Board and the respective Board committee at the Board and the respective board committee meeting(s) held during the year and attendance of the individual Directors are as follows:

### 董事會及各董事委員會會議之程序

公司秘書會協助董事會主席及各董事會委員會編製會議議程，各董事可藉此將任何須予決定之事宜載入議程。如任何董事被認為在任何交易中有利益衝突，則有關董事將不會被計作有關會議之法定人數。

董事會及各董事會會議之會議記錄均會詳盡記載。所有草擬之會議記錄均會在提呈會議主席批准之前交予出席會議之人士批閱。

於截至二零二二年三月三十一日止之財政年度，董事會曾舉行8次董事會會議。適當通知及董事會文件已根據本公司組織章程細則及企業管治守則在會議前送交全體董事。董事會及董事委員會之成員於年內出席董事會會議及各董事委員會會議之出席情況如下：

| Name of Directors<br>董事姓名                  |           | Attendance/Number of Meetings held<br>出席情況/召開會議次數 |                                    |   |   |                                  |
|--|-----------|---|------------------------------------|---|---|----------------------------------|
|  |           | Board Meeting<br>董事會會議                            | Audit Committee Meeting<br>審核委員會會議 | Remuneration Committee Meeting<br>薪酬委員會會議 | Nomination Committee Meeting<br>提名委員會會議 | Annual General Meeting<br>股東週年大會 |
| <b>Total number of meetings</b>            | 會議總數      | 8   | 3                                  | 1   | 1                                       | 1                                |
| <b>Non-executive Directors</b>             | 非執行董事     |   |                                    |   |   |                                  |
| Mr. IP Man Tin, David (Chairman)           | 葉漫天先生(主席) | 8   | N/A 不適用                            | N/A 不適用                                   | N/A 不適用                                 | 1                                |
| Dr. SZE Ping Fat                           | 施炳法博士     | 8   | N/A 不適用                            | N/A 不適用                                   | N/A 不適用                                 | 1                                |
| <b>Executive Directors</b>                 | 執行董事      |   |                                    |   |   |                                  |
| Ms. CHENG Wai Ling, Annie                  | 鄭偉玲小姐     | 8   | N/A 不適用                            | 1   | 1                                       | 1                                |
| Mr. CHENG Wai Lun, Andrew                  | 鄭偉倫先生     | 8   | N/A 不適用                            | N/A 不適用                                   | N/A 不適用                                 | 1                                |
| Mr. MOK Kwai Hang                          | 莫桂衡先生     | 8   | N/A 不適用                            | N/A 不適用                                   | N/A 不適用                                 | 1                                |
| <b>Independent Non-executive Directors</b> | 獨立非執行董事   |   |                                    |   |   |                                  |
| Mr. CHAN Chung Yee, Alan                   | 陳宗彙先生     | 8   | 3                                  | 1   | 1                                       | 1                                |
| Mr. POON Kai Tik                           | 潘啟迪先生     | 8   | 3                                  | 1   | 1                                       | 1                                |
| Mr. HUI Man Ho, Ivan                       | 許文浩先生     | 8   | 3                                  | 1   | 1                                       | 1                                |

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### Directors' Continuous Professional Development

To ensure Directors' contribution to the Board remains informed and relevant, the Company encourages Directors to participate in continuous professional development to develop and refresh their knowledge and skills and understanding of the business and markets in which the Group operates. Directors are also provided with monthly performance and position updates of the Group, and information such as performance and key operational highlights to enable the Board as a whole as well as each Director to discharge their duties. For the financial year ended 31 March 2022, all Directors have participated in appropriate continuous professional development and provided the Company with their records of training. A summary of training records provided by the current Directors is as follows:

| Name of Directors                          | 董事姓名               | Reading articles, newspapers, journal and/or updates<br>閱讀文章、報章、<br>期刊及／或最新資訊 | Attending trainings and/or seminars<br>出席會議及／或研討會 |
|--|--------------------|---|---|
| <b>Non-executive Directors</b>             |                    |   |   |
| Mr. IP Man Tin, David (Chairman)           | 非執行董事<br>葉漫天先生(主席) | ✓   | ✓   |
| Dr. SZE Ping Fat                           | 施炳法博士              | ✓   | ✓   |
| <b>Executive Directors</b>                 |                    |   |   |
| Ms. CHENG Wai Ling, Annie                  | 執行董事<br>鄭偉玲小姐      | ✓   | ✓   |
| Mr. CHENG Wai Lun, Andrew                  | 鄭偉倫先生              | ✓   | ✓   |
| Mr. MOK Kwai Hang                          | 莫桂衡先生              | ✓   | ✓   |
| <b>Independent non-executive Directors</b> |                    |   |   |
| Mr. CHAN Chung Yee, Alan                   | 獨立非執行董事<br>陳宗彝先生   | ✓   | ✓   |
| Mr. POON Kai Tik                           | 潘啟迪先生              | ✓   | ✓   |
| Mr. HUI Man Ho, Ivan                       | 許文浩先生              | ✓   | ✓   |

### Company secretary

Company secretary is to ensure there is good information flow within the Board and between the Board and senior management, provides advice to the Board in relation to directors' obligations under the Listing Rules and applicable laws and regulations and assists the Board in implementing the corporate governance practices. Company secretary has provided his training records to the Company indicating his compliance with the training requirement under Rule 3.29 of the Listing Rules.

### Independent Professional Advice

The Company has set up a procedure agreed by the Board for its Directors to seek independent professional advice in appropriate circumstances, and at the Company's expense to discharge their duties to the Company.

### 董事之持續專業發展

為確保董事在具備全面資訊及切合所需之情況下對董事局作出貢獻，本公司鼓勵董事參與持續專業發展，以發展並更新彼等之知識、技能及對本集團運作之業務及市場之理解；並向董事提供本集團每月之業績及財務狀況之最新資料，以及如業績及營運重點等資料，使董事局全體及各董事均能履行彼等之職責。於截至二零二二年三月三十一日止年度，所有董事均已參與合適之持續專業發展，並已向本公司提供彼等接受培訓之紀錄。董事提供之培訓記錄概要如下：

### 公司秘書

公司秘書確保董事會成員之間以及董事會與高層管理人員之間的資訊交流良好，就根據上市規則及適用法律法規之董事責任向董事會提供意見，以及協助董事會實行企業管治常規。公司秘書已向本公司提供所接受培訓的紀錄以示彼已遵守上市規則第3.29條之培訓規定。

### 獨立專業意見

本公司與董事會已協議制定程序，各董事可在適當情況下尋求獨立專業意見以履行彼等於本公司之職責，有關費用由本公司支付。



### Chairman and Management

The roles of the Chairman is separated from that of the CEO and their responsibilities are clearly established. The Chairman and CEO of the Company are Mr. IP Man Tin, David and Ms. CHENG Wai Ling, Annie respectively. The Chairman is responsible for providing leadership to the Board to ensure the Board will act in the best interests of the Group.

The CEO will work with executive committee (including head of each department) and other executive Directors to manage the businesses of the Group. The CEO is responsible for the day-to-day management of the business of the Group, attends to formulation and successful implementation of policies, and assumes full accountability to the Board for all operations of the Group.

Two of the independent non-executive Directors, namely Mr. CHAN Chung Yee, Alan and Mr. HUI Man Ho, Ivan have the appropriate professional accounting experiences and expertise. The Board membership is covered by professionally qualified and widely experienced personnel so as to bringing in valuable contribution and different professional advices and consultancy for the development of the Company. Over one-half of the Board members have recognised legal, professional securities and/or accounting qualifications.

In the course of discharging their duties, the Directors act in good faith, with due diligence and care, and in the best interests of the Company and its shareholders. Their responsibilities include:

- regular Board meetings focusing on business strategy, operational issues and financial performance;
- active participation on the boards of subsidiaries and associate;
- approval of annual budgets for each operating company covering strategy, financial and business performance, key risks and opportunities;
- monitoring the quality, timeliness, relevance and reliability of internal and external reporting;
- reviewing of the compliance with the CG Code;
- monitoring and managing potential conflicts of interest of management, Board members and shareholders, including misuse of corporate assets and abuse in related party transaction;

### 主席及管理層

主席與行政總裁之角色互有區分，彼等之職責已明確訂定。本公司之主席及行政總裁分別為葉漫天先生及鄭偉玲小姐。主席負責領導董事會，確保董事會以本集團之最佳利益行事。

行政總裁將與執行委員會（包括各部門主管）及其他執行董事合作管理本集團之業務。行政總裁負責本集團業務之日常管理、處理政策之制定及成功實行，並就本集團一切營運對董事會承擔全部問責責任。

兩名獨立非執行董事陳宗彝先生及許文浩先生均具備適當之專業會計經驗及專業知識。董事會成員包括具有專業資格及豐富經驗之人士，藉以為本公司帶來寶貴之貢獻，以及就本公司之發展提供各類專業建議及意見。逾一半董事會成員擁有法律、認可專業證券及／或會計資格。

在履行職責之過程中，董事真誠地、竭盡所能及謹慎，及以本公司及其股東的最佳利益行事。其責任包括：

- 定期召開董事會會議，專注於業務策略、營運事宜及財務表現；
- 積極參與附屬公司及聯營公司之董事會；
- 為每家經營公司審批週年預算，涵蓋策略、財務及業務表現、主要風險及機會；
- 監察內部及外部報告之素質、適時性、相關性及可靠性；
- 檢討符合企業管治守則之情況；
- 監察及管理管理層、董事會成員與股東之間可能出現之利益衝突，包括誤用企業資產及濫用關聯方交易；

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- ensuring processes are in place to maintain the overall integrity of the Company, including financial statements, relationships with suppliers, customers and other stakeholders, and compliance with all laws and ethics; and
- reviewing of the effectiveness of the risk management and internal control systems of the Company through the Audit Committee.

To enable the Company's Directors to meet their obligations, an appropriate organizational structure is in place with clearly defined responsibilities and limits of authority.

### Board Committees

A number of Board Committees, including Audit Committee, Remuneration Committee, Nomination Committee, Credit Committee, Executive Committee, Compliance and Risk Steering Committee and Strategy Management Committee have been established by the Board to strengthen its functions and to enhance its expertise. These committees have been formed with specific written terms of reference which deal clearly with the committees authority and duties.

### Audit Committee

The Company has established an Audit Committee according to "A Guide for the Formation of an Audit Committee" published by the Hong Kong Institute of Certified Public Accountants. In accordance with the requirements of the CG Code, the terms of reference of the Audit Committee was revised and approved on 18 July 2005 and 16 March 2012 to comply with the provisions set out in the CG Code. The primary duties of the Audit Committee are to review and supervise the financial reporting system and internal control procedures, review of the relationship with the auditors and financial information of the Group. The revised terms of reference, explaining its role and the authority delegated to it by the Board are available for inspection on request at the Company's principal place of business in Hong Kong.

As at 31 March 2022, the Audit Committee of the Company is comprised of three independent non-executive Directors, namely Mr. CHAN Chung Yee, Alan, Mr. POON Kai Tik and Mr. HUI Man Ho, Ivan. It is chaired by Mr. CHAN Chung Yee, Alan. It reports directly to the Board and reviews matters within the scope of audit, such as financial statements and internal controls, to protect the interests of the Company's shareholders.

The Audit Committee meets regularly with the Company's external auditors to discuss audit process and accounting issues, and reviews effectiveness of internal controls and risk evaluation. Written terms of reference, which describes the authority and duties of the Audit Committee are regularly reviewed and updated by the Board.

- 確保訂有程序維持本公司之整體行事持正，包括財務報表，與供應商、客戶及其他股權持有人之關係，以及遵守所有法例及操守規定；及
- 透過審核委員會檢討風險管理及內部監控系統之成效。

為讓本公司董事可履行彼等之義務，現已有合適之組織架構，清楚界定責任及權限。

### 董事委員會

董事會已設立多個董事委員會，包括審核委員會、薪酬委員會、提名委員會、信貸委員會、執行委員會、監察及風險督導委員會及策略管理委員會，以加強其職能及提升其專業能力。該等委員會經已設立，其特定之職權範圍已清楚說明委員會之權限及職責。

### 審核委員會

本公司已根據香港會計師公會編撰之「成立審核委員會指引」成立審核委員會。根據企業管治守則之規定，審核委員會之職權範圍已於二零零五年七月十八日及二零一二年三月十六日修訂及獲批准，以符合企業管治守則所載之條文規定。審核委員會之主要職責為審閱並監管本集團之財務申報程序及內部監控程序、審閱與核數師之關係及本集團之財務資料。職權範圍之修訂條款、其職責之闡釋及董事會賦予之權力於本公司於香港之主要營業地點可供查閱。

截至二零二二年三月三十一日，本公司審核委員會成員包括三名獨立非執行董事，即陳宗彞先生、潘啟迪先生及許文浩先生，由陳宗彞先生擔任主席。審核委員會直接向董事會匯報，並檢討審核範圍以內之事宜，例如財務報表及內部監控，以保障本公司股東之權益。

審核委員會與本公司外聘核數師定期舉行會議，以討論審核程序及會計事宜，並檢討內部監控及風險評估是否有效。其職權範圍描述審核委員會之權限及職責，並由董事會定期檢討及更新。

Set out below is the summary of work done in financial year 2022:

- to review the interim financial report and annual financial statements;
- to review effectiveness of the internal control system, financial controls and risk management system;
- to review auditors' statutory audit plan and letters of representation;
- to consider and approve audit fees and audit work;
- ensure that the internal audit function is adequately resourced and has appropriate standing within the Company;
- to review of continuing connected transactions and annual cap;
- review of the internal audit review reports prepared by the internal audit function and discuss the risk management and internal control issues of the Group;
- review of the 2022 internal audit plan; and
- review of the updated reports on substantiation of the resources, qualifications and experience of staff of the Group's accounting, internal audit and financial reporting functions and their training programmes and budget, with a recommendation to the Board for approval.

The Audit Committee has recommended to the Board that Asian Alliance (HK) CPA, be nominated for re-appointment as external auditors of the Company at the forthcoming AGM of the Company.

The Audit Committee held 3 meetings during the year. Details of individual attendance of its members are set out in the table above.

#### Remuneration Committee

As at 31 March 2022, the Remuneration Committee is comprised of independent non-executive Directors Mr. POON Kai Tik, Mr. CHAN Chung Yee, Alan and Mr. HUI Man Ho, Ivan and an executive Director, Ms. CHENG Wai Ling, Annie. Mr. POON Kai Tik is appointed as chairman of the Remuneration Committee. The Committee shall meet not less than once every year. The terms of reference of the Remuneration Committee have been reviewed with reference to the CG Code.

以下列載於二零二二年財政年度之工作概要：

- 審閱中期財務報告及全年財務報表；
- 檢討內部監控系統、財務控制及風險管理系統是否有效；
- 審閱核數師之法定審核計劃及聲明函件；
- 考慮及批准核數費用及審核工作；
- 確保內部審核功能獲得足夠資源運作，並且在本公司內具有適當地位；
- 審閱持續關連交易及年度上限；
- 審閱由內部審核功能編製的內部審核報告，並討論了本集團的風險管理和內部監控問題；
- 審閱二零二二年內部審核計劃；及
- 審閱及建議董事會批准就本集團會計、內部審核及財務匯報職能方面的資源，員工資歷及經驗，以及有關員工所接受的培訓課程及預算是否足夠之更新報告。

審核委員會已向董事會建議，於本公司即將舉行之股東週年大會上提名華融(香港)會計師事務所有限公司續任本公司之外聘核數師。

年內，審核委員會曾舉行3次會議。各成員之出席詳情已載於上文。

#### 薪酬委員會

截至二零二二年三月三十一日，薪酬委員會成員包括獨立非執行董事潘啟迪先生、陳宗彝先生及許文浩先生及執行董事鄭偉玲小姐。潘啟迪先生獲委任為薪酬委員會主席。委員會每年舉行最少一次會議。薪酬委員會之權責範圍已參考企業管治守則進行檢討。

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

The principal responsibilities of the Remuneration Committee are to review and consider the Company's policy for remuneration of Directors and senior management, to determine remuneration packages of executive Directors and senior management including benefits in kind, pension rights and compensation payments, and to recommend to the Board remuneration of non-executive Directors and independent non-executive Directors. Set out below is the summary of work of the Remuneration Committee done in financial year 2022:

- to review the remuneration policy for the financial year 2022;
- to review the terms of reference of remuneration of committee;
- to review the policy for the remuneration of the Directors; and
- to review the annual share option policy (if any).

The Remuneration Committee held 1 meeting during the financial year ended 31 March 2022. Details of individual attendance of its members are set out in the table above.

### Nomination Committee

The Board has established a Nomination Committee on 21 March 2012 comprising one executive Director, Ms. CHENG Wai Ling, Annie and three independent non-executive Directors, Mr. POON Kai Tik, Mr. CHAN Chung Yee, Alan and Mr. HUI Man Ho, Ivan. It is chaired by Mr. POON Kai Tik. The terms of reference of the Nomination Committee, which is available on the Company's website, set out details of the Committee's duties, powers and functions, nomination procedures and the process and criteria adopted for selection and recommendation of candidates for directorship of the Company, summary of which in the financial year 2022 is set out below:

- to determine the policy for the nomination of Directors;
- to review and recommend the implementation of the Board Diversity Policy;
- to review the size and composition (including the skills, knowledge and experience and length of service) of the Board annually; and making recommendations to the Board regarding any proposed changes to implement the Company's corporate strategy;

薪酬委員會之主要責任為檢討及考慮本公司有關董事及高級管理層薪酬之政策，決定執行董事及高級管理層之薪酬組合（包括實物利益、退休金權利及補償付款），以及向董事會推薦非執行董事及獨立非執行董事之薪酬。以下列載薪酬委員會於二零二二年財政年度之工作概要：

- 檢討二零二二年財政年度之薪酬政策；
- 檢討薪酬委員會之職權範圍；
- 檢討董事之薪酬政策；及
- 檢討年度購股權政策（如有）。

於截至二零二二年三月三十一日止財政年度，薪酬委員會曾舉行1次會議。各成員之出席詳情已載於上表。

### 提名委員會

董事於二零一二年三月二十一日成立提名委員會，由一名執行董事鄭偉玲小姐及三名獨立非執行董事潘啟迪先生、陳宗彝先生及許文浩先生組成，並由潘啟迪先生擔任主席。本公司網站已登載獲採納之提名委員會職權範圍，詳載該委員會職責、權力和職能、挑選及建議合適人選加入本公司董事會之提名程序、過程及準則，其二零二二年財政年度之內容撮要載列如下：

- 釐定提名董事之政策；
- 檢討及推薦董事會多元化政策的執行；
- 每年檢討董事會的規模及架構（包括技能、知識、經驗及服務任期等方面），並就本公司企業策略的執行向董事會提出任何改動建議；



- to identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships;
- to assess the independence of independent non-executive Directors; and
- to make recommendations to the Board on the relevant matters relating to the appointment or re-appointment of Directors.

The Nomination Committee held 1 meeting during the financial year ended 31 March 2022. Details of individual attendance of its members are set out in the table above.

### Nomination Policy

The Nomination Committee shall nominate suitable candidates to the Board for it to consider to appoint as director to fill casual vacancies and consider of directors to be re-appointed at an annual general meeting.

The factors listed below would be used as reference by the Nomination Committee in assessing the suitability of a proposed candidate:

- Reputation for integrity;
- Accomplishment and experience in the relevant industries in which the Company's business is involved and other professional qualifications;
- Commitment in respect of available time and relevant interest; and
- Diversity in all aspects including but not limited to gender, age, cultural and educational background, experience (professional or otherwise), skills, knowledge and length of service.

These factors are for reference only, and not meant to be exhaustive and decisive. The Nomination Committee has the discretion to nominate any person, as it considers appropriate.

Proposed candidates will be asked to submit the necessary personal information in a prescribed form, together with their written consent to be appointed as a director and to the public disclosure of their personal data on any documents or the relevant websites for the purpose of or in relation to their standing for election as a director.

- 物色具備合適資格可擔任董事會成員之人士，並挑選提名有關人士出任董事或就此向董事會作出建議；
- 評核獨立非執行董事之獨立性；及
- 就董事委任或重新委任向董事會作出建議。

於截至二零二二年三月三十一日止財政年度，提名委員會曾舉行1次會議。各成員之出席詳情已載於上表。

### 提名政策

提名委員會須向董事會提名合適人選，以考慮委任董事填補臨時職位空缺，並考慮在股東週年大會上重新委任董事。

下列因素將在提名委員會評估擬議候選人的適合性時作為參考：

- 誠信之聲譽；
- 涉及本集團業務的相關行業的成就及經驗以及其他專業資格；
- 其可投入的時間及代表相關界別的利益；及
- 各方面之多元化，包括但不限於性別、年齡、文化及教育背景、經驗（專業或其他）、技能、知識及服務年期。

該等因素僅供參考，並不詳盡及具決定性。提名委員會可全權酌情提名其認為合適的任何人士。

擬議候選人將被要求以指定格式提交必要個人資料，連同其同意獲委任為本公司董事，並就其參選有關董事職務或與此有關，於任何文件或相關網站上公開披露其個人資料之書面同意。

### Credit Committee

A Credit Committee comprises two executive Directors and other members responsible for overseeing the granting of credit facilities. Daily operation of money lending will be guided by the stringent procedures as prescribed by the internal control manual. The Committee meets weekly and ad-hoc meetings will be held when market and economic conditions changes significantly.

### Executive Committee

The Committee comprises the CEO and the heads of each departments of the Group. The Committee manages the day-to-day business of the Group and meets regularly to resolve problems, makes decisions on business matters to achieve corporate goals and objectives.

### Compliance and Risk Steering Committee

The Group has established a Compliance and Risk Steering Committee headed by the Compliance Officer. The objectives of the Compliance and Risk Steering Committee are to:

- maintain and promote the fairness, efficiency, competitiveness transparency and orderliness of the Group's business;
- promote understanding by the staff members of the operation and functioning of the Group's business;
- provide appropriate protection for the Group's clients; and
- prevent crime and misconduct in the Group's business.

The Compliance and Risk Steering Committee meets regularly to discuss any current compliance issue and enhance the Group's practice and relevant compliance issue if necessary. It is believed that better and balanced corporate governance environment will help to enhance the Group's expanding process which in turn translates into shareholder value in the future.

### Strategy Management Committee

The Group has established a Strategy Management Committee headed by an executive Director. The Strategy Management Committee meeting is held on a regular basis. The objectives of the Strategy Management Committee include:

- formulation of medium and long-term strategies of the Group;
- review of operations and business activities of the Group; and
- making recommendations to improve operational efficiencies.

### 信貸委員會

信貸委員會由兩名執行董事及其他成員組成，負責監督信貸額之批核情況。借貸融資之日常營運將根據內部監控手冊所述之嚴謹程序指引執行。委員會每個星期舉行會議，若市場及經濟狀況出現重大變動，則會召開臨時會議。

### 執行委員會

委員會由集團行政總裁及本集團各部門主管組成。委員會負責管理本集團之日常業務，並定期舉行會議以解決問題及作出業務決定以達致企業目標及目的。

### 監察及風險督導委員會

本集團已設立監察及風險督導委員會並由合規主任帶領。監察及風險督導委員會目標旨在：

- 保持及促進本集團業務之公平、高效、競爭透明及秩序井然；
- 促進僱員業務運作理解及本集團業務運行良好；
- 提供對本集團客戶之適當保護；及
- 避免本集團業務犯法及不合規例。

如需要，監察及風險督導委員會定期舉行例會討論當前監管問題及提高集團準則以及相關監管問題。本集團相信良好及均衡的企業管制環境對本集團之業務擴展極為有利同時於將來會轉成為股東之價值。

### 策略管理委員會

本集團已成立策略管理委員會，由執行董事領導。策略管理委員會定期舉行例會。該策略管理委員會之目標包括：

- 擬訂本集團之中期及長期策略計劃；
- 檢討本集團之營運及業務活動；及
- 提出建議，以改善營運效率。

### Corporate Governance Functions

The Board as a whole is responsible for performing the corporate governance duties including:

- (a) to develop and review the Company's policies and practices on corporate governance;
- (b) to review and monitor the training and continuous professional development of Directors and senior management;
- (c) to review and monitor the Company's policies and practices in compliance with legal and regulatory requirements;
- (d) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and Directors; and
- (e) to review the Company's compliance with the CG code and disclosure in the Corporate Governance Report.

### Internal Control and Risk Management

The internal controls of the Group are designed to provide reasonable assurance that the Group's assets and shareholders' investment are safeguarded against unauthorised use or disposition, transactions are executed in accordance with the management's authorisation, internal audit, proper accounting records are maintained, and the relevant legislation and regulations are being complied with.

Internal control procedures and risk management systems are in place in each of the principal operating units of the Group. The Compliance Department undertakes the role of reviewing and assessing the Group's internal control system implemented in the principal operations for their respective effectiveness and efficiency on a continuous basis.

The key tasks basically include:

- reviewing the Group's principal activities and risk management effectiveness;
- conducting comprehensive examination of the practices and procedures as to the recognition of income and expenditure; and internal control systems of the business units of the Group on a regular basis;

### 企業管治職能

董事會整體負責執行企業管治職責，包括：

- (a) 發展及檢討本公司有關企業管治之政策及常規；
- (b) 檢討及監察董事及高級管理層之培訓及持續專業發展；
- (c) 檢討及監察遵守法定及監管規定之本公司政策及常規；
- (d) 發展、檢討及監察適用於僱員及董事之行為守則及合規手冊(如有)；及
- (e) 檢討本公司遵守企業管治守則及於企業管治報告內披露。

### 內部監控及風險管理

本集團之內部監控系統與設計提供合理之信心為保障本集團之資產及股東投資不會在未經許可下使用及處置，交易有根據管理層之授權進行，內部審核、妥當存置會計記錄及已符合相關規例及法規。

本集團之主要營運部門均有內部監控程式及風險管理系統。監察部門負責持續檢討及評估相關主要營運內部監控系統執行之效能及效率。

主要任務基本包括：

- 評估本集團主要活動及風險管理之成效；
- 就確認收益及支出之慣例及程序及本集團業務部門之內部監控系統進行定期廣泛之檢測；

- undertaking special reviews and investigations of areas for improvement identified by management; and
- the Audit Committee of the Group reviews internal control issues identified by external auditors, regulatory authorities and the management, and evaluates the adequacy and effectiveness of the Group's risk management and internal control systems.

The Compliance Department has conducted a thorough review and assessment of the Group's existing internal control systems. The review covers all material activities, including finance, operational and compliance controls and risk management.

### Internal Audit

Internal audit is an independent function reporting to the Board. It provides an independent and objective assurance to safeguard the Group's operations. It effectuates a systematic and disciplined approach to evaluate and improve the Group's process on risk management, internal control and governance. The audit plans are risk based to ensure that a methodical coverage of the Group's operations and resources are focused on high risk areas. Ad hoc reviews are conducted on areas of concern where necessary.

The Board, through the Audit Committee, reviews the adequacy of resources, training programmes, budget, qualifications and experience of the accounting, internal audit and financial reporting staff in accordance with the requirements of the Listing Rules. The Audit Committee and the Board review the effectiveness of the risk management and internal control systems of the Group and fulfill the requirement of the CG Code regarding risk management and internal control systems in general.

### Dissemination of Inside Information

The Board ensures the inside information is kept strictly confidential until the relevant announcement is made. The Directors are not aware of any significant areas which need to be brought to the attention of the Shareholders.

### Finance

The Company's assets were used in an appropriate manner, the expenditures in each of the operating units of the Group were under strict control. Expenditures exceeding certain predetermined amounts needed management's authorisation. Accounting records were properly maintained.

- 就管理層發現有待改善之地方作特別檢討及研究；及
- 本集團之審核委員會審閱外聘核數師、監管機構及管理層所確定之內部監控事項，並評估集團風險管理及內部監控系統之充足性及有效性。

監察部門已就現時內部監控系統進行詳盡的檢討及評估，檢討涵蓋所有重大活動，包括財務、營運及合規監控及風險管理。

### 內部審核

內部審核部為一個為向董事會報告的獨立部門，提供獨立及客觀的保證以保障集團運作，採取有序而自律的方法評估及完善本集團風險管理、內部監控及管治程序。審核計劃以風險作基礎，確保本集團業務及資源中的高風險領域受重點關注。如有需要，亦會對相關範疇進行特別審核。

董事會已根據上市規則之規定透過審核委員會檢討會計、內部審計及財務報告人員的資源、培訓計劃、預算、資格及經驗是否充足。審核委員會及董事會檢討集團風險管理及內部監控系統的有效性，並履行企業管治守則中有關風險管理及內部監控系統的一般規定。

### 發佈內幕消息

董事會確保內幕信息嚴格保密，直至相關公告作出。董事並不知悉須提請股東注意的任何重大方面。

### 財務

本公司妥善運用資產，本集團各營運單位之開支均受嚴緊控制。超過若干預訂金額之開支須經由管理層審批。會計記錄亦已妥善保存。



### Operation

A hierarchical system with proper work flow and reporting procedures was duly established in each of the operating units. Every employee was assigned with a specific area of duty and responsibility

Regular meetings with the attendance of senior management and representatives from each of the operating units were held during the year in order to improve communication and identify potential issues within the Group.

### Listing Rules Compliance

Throughout the year, the Group has fully complied with the Listing Rules requirements. Financial reports, announcements and circulars have been prepared and published in accordance with the requirements of the Listing Rules.

### Summary Remarks

The Board is satisfied that adequate measures have been put in place to strengthen and continue to improve the internal control systems. The Listing Rules Task Force has been formed and continued to monitor the operations of the Group. The prevailing internal control system are complied satisfactorily with all the requirements of the Listing Rules.

### External Auditors

During the year ended 31 March 2022, Asian Alliance (HK) CPA Limited was appointed as auditor of the Company on 23 March 2022 after the resignation of HLB Hodgson Impey Cheng Limited. An analysis of the remuneration paid to HLB Hodgson Impey Cheng Limited and Asian Alliance (HK) CPA Limited in respect of audit related services and non-audit related services for the year ended 31 March 2022 is set out below:

#### Asian Alliance (HK) CPA Limited Service rendered for the Group (In HK\$'000)

華融(香港)會計師事務所有限公司  
向本集團提供之服務  
(以千港元為單位)

|                                 |          |            |
|---------------------------------|----------|------------|
| Audit services                  | 審核服務     | 650        |
| Non-audit and taxation services | 非審核及稅務服務 | -          |
|                                 |          | <b>650</b> |

### 營運

各營運單位均設有合適工作流程及申報程序之等級體系。各僱員均有特定範疇之職能及責任。

年內已定期舉行會議，由高級管理層及各營運單位之代表出席，務求改善本集團內之溝通及物色具發展潛力之事項。

### 遵守上市規則

於本年度內，本集團已完全遵守上市規則之要求。本集團已根據上市規則之規定編製及刊發財務報告、公佈及通函。

### 短評

董事會滿意恰當及廣泛合適之措施已執行以加強及持續改善內部監控系統。上市規則專案小組已成立及持續監督本集團之營運。現時之內部監控符合上市規則所有要求。

### 外聘核數師

於截至二零二二年三月三十一日止年度內，國衛會計師事務所有限公司辭任後，華融(香港)會計師事務所有限公司於二零二二年三月二十三日獲委任為本公司之核數師。截至二零二二年三月三十一日止年度，就審核相關服務及非審核相關服務而支付予國衛會計師事務所有限公司及華融(香港)會計師事務所有限公司的酬金載列如下：

# CORPORATE GOVERNANCE REPORT

## 企業管治報告

HLB Hodgson Impey Cheng Limited

Service rendered for the Group

(In HK\$'000)

國衛會計師事務所有限公司

向本集團提供之服務

(以千港元為單位)

2021  
二零二一年

|                                 |          |       |
|---------------------------------|----------|-------|
| Audit services                  | 審核服務     | 752   |
| Non-audit and taxation services | 非審核及稅務服務 | 30    |
|                                 |          | <hr/> |
|                                 |          | 782   |

### Going Concern

The Board, having made appropriate enquiries, considers that the Company has adequate resources to continue in operational existence for the foreseeable future and that for this reason, it is appropriate to adopt the going concern basis in preparing the consolidated financial statements.

### Directors' Responsibility in Preparing the Consolidated Financial Statements

The Directors acknowledge that it is their responsibilities in preparing the consolidated financial statements. The Statements of the Auditors about their reporting responsibilities on the consolidated financial statements is set out in the Independent Auditors' Report on pages 78 to 85.

### 持續經營

董事會經作出適當查詢後認為，本公司擁有足夠資源在可見將來繼續經營，因此，在編製綜合財務報表時採納持續經營基準實屬合適。

### 董事編製綜合財務報表之責任

董事知悉彼等有責任編製綜合財務報表。核數師就彼等對綜合財務報表之申報責任作出之聲明已載於第78至85頁之獨立核數師報告。

### Communication with Shareholders

Communications between the Company and its shareholders can be through several means. The shareholders can visit the Company's website at [www.upbest.com](http://www.upbest.com) to learn the general background of the Company and its activities, which enable the general public to have a better understanding of the Group. Extensive and detail information related to the Group's activities and financial data can be retrieved from the annual report and interim report issued. In addition, the annual general meeting provides an opportunity for direct communication between the Board and the Company's shareholders.

An AGM held on Friday, 27 August 2021, the Chairman of the Board and the representative of external auditors were available to answer questions at the AGM. The chairman of the meeting had explained the procedures of conducting a poll during the meeting. All resolutions were proposed by the Chairman at the AGM and voted separately by way of poll. All the votes cast at the said meeting were properly counted and recorded.

### Shareholder's Right and Investor Relations

#### The Way for Convening an Extraordinary General Meeting

Pursuant to Article 72 of the Articles of Association of the Company, general meetings shall also be convened on the written requisition of any two or more members of the Company deposited at the principal office of the Company in Hong Kong or, in the event the Company ceases to have such a principal office, the registered office specifying the objects of the meeting and signed by the requisitionists, provided that such requisitionists held as at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company which carries the rights of voting at general meetings of the Company. General meetings may also be convened on the written requisition of any one member of the Company which is a recognised clearing house (or its nominee) deposited at the principal office of the Company in Hong Kong or, in the event the Company ceases to have such a principal office, the registered office specifying the objects of the meeting and signed by the requisitionist, provided that such requisitionist held as at the date of deposit of the requisition not less than one-tenth of the paid up capital of the Company which carries the rights of voting at general meetings of the Company.

### 與股東之通訊

本公司與其股東可透過多種渠道通訊。股東可瀏覽本公司網頁 [www.upbest.com](http://www.upbest.com) 瞭解本公司及其業務之背景概覽，讓公眾人士可對本集團有更佳認識。有關本集團業務及財務數據之整體及詳盡資料可細閱所刊發之年報及中期報告。此外，股東週年大會可為董事會與本公司股東提供直接溝通之機會。

本公司於二零二一年八月二十七日（星期五）已舉行一次股東週年大會，董事會主席及外聘核數師代表均有出席股東週年大會以回答本公司各股東之提問。大會主席於大會期間已解釋進行投票之程序。於股東週年大會上呈呈之所有決議案均以獨立投票方式表決。於股東大會上點算之所有票數已適當點算及記錄。

### 股東權利

#### 召開股東特別大會之方式

根據本公司之組織章程細則第72條，任何兩名或以上的本公司股東可書面要求而召開股東大會；書面要求須送交本公司在香港的主要辦事處，如本公司停止持有主要辦事處，則須送交登記辦事處，列明會議目的及附有要求人士簽署；在遞交要求當日，要求人士須擁有附帶會議表決權、不少於本公司實繳股本的十分之一。股東大會的召開亦可應任何一名為認可結算所（或其代理人）的本公司股東的書面要求；書面要求須送交本公司在香港的主要辦事處，如本公司停止營運主要辦事處，則須送交登記辦事處，列明會議目的及附有要求人士簽署；在遞交要求當日，要求人士須擁有附帶會議表決權、不少於本公司實繳股本的十分之一。



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### ABOUT THIS REPORT

Upbest Group Limited (the “Company”), together with its subsidiaries (collectively, the “Group”), is pleased to present this Environmental, Social and Governance (the “ESG”) Report (the “Report”) to provide an overview of the Group’s management of significant issues affecting its operation, including environmental, social and governance issues.

The objective of this Report is to highlight the Group’s ESG performance for the purpose of assisting all stakeholders in understanding the Group’s ESG concepts and practices in achieving sustainable development for the future.

The Group is principally engaged in the provision of a wide range of financial services including securities broking, futures broking, securities margin financing, money lending, corporate finance advisory, assets management, properties investment and precious metal trading. The Board of Directors (the “Board”) acknowledged the responsibility for monitoring and managing ESG-related risks and the effectiveness of the ESG management system. The Board reviews and discusses the goals and targets under the ESG initiatives to optimise efficient use of resources and to minimise the impact on the environment and natural resources from the Group’s operation annually.

Sustainable development is an integral part of the Group’s business strategy in order to achieve business excellence and enhance capabilities for long-term competitiveness. The Group is committed to operating in a manner that is economically, socially and environmentally sustainable while balancing the interests of various stakeholders and fostering a positive impact on society. The Group’s sustainability strategy is based on compliance with the applicable legal requirements, sustainability principle and stakeholders’ opinions. The Group has established and implemented various policies to manage and monitor the risks related to the environment, employment, operating practices and community.

### 關於本報告

美建集團有限公司(「本公司」，連同其附屬公司統稱為「本集團」)欣然提呈本環境、社會及管治(「環境、社會及管治」)報告(「本報告」)，以提供有關本集團管理影響營運的重大事宜(包括環境、社會及管治事宜)的概覽。

本報告乃為強調本集團的環境、社會及管治表現，旨在協助所有權益人瞭解本集團在實現未來可持續發展方面的環境、社會及管治理念及常規。

本集團主要從事提供廣泛的金融服務，包括證券經紀、期貨經紀、證券孖展融資、貸款融資、企業融資顧問、資產管理、房地產投資及貴金屬買賣。董事會(「董事會」)認同監察及管理環境、社會及管治相關風險的責任及環境、社會及管治管理系統的有效性。董事會每年審視及討論環境、社會及管治措施的目的及目標，以優化善用資源並降低本集團營運對環境及天然資源的影響。

可持續發展為本集團業務策略的組成部分，藉以取得業務上的卓越成就及提升維持長遠競爭力的能力。本集團致力於以經濟、社會及環境可持續的方式營運，同時兼顧各權益人的利益，務求造福社會。本集團的可持續策略乃基於遵守適用法律規定、可持續原則及權益人意見。本集團已制定及實施各項政策以管理及監察環境、僱傭、營運常規及社區的相關風險。



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

The Board believes that a sound environmental, social and governance structure is vital for the continued sustainability and development of the Group's activities. The Group is willing to take more responsibilities for the society but with a view to balancing the Shareholders' interests and the society's benefits. The Group will continue to strengthen the efforts in information collection for better performance in the ESG areas and broader disclosure of related information in sustainable development.

### REPORTING STANDARDS AND PRINCIPLES

This Report is prepared in accordance with Appendix 27 of the Main Board Listing Rules – “Environmental, Social and Governance Reporting Guide” and has complied with the “comply or explain” provision in the Listing Rules.

The Group has prepared this Report in accordance with the following reporting principles:

- **Materiality:** Important and relevant information to stakeholders on different ESG aspects is covered in the Report. A materiality assessment was conducted to determine material ESG issues with results approved by the Board.
- **Quantitative:** The relevant standards, methodologies and assumptions used to prepare the quantitative information are disclosed, as appropriate. Quantitative information is provided with narrative and comparative figures, where possible.
- **Consistency:** Consistent methodologies are used to prepare and present ESG data in the Report, unless otherwise specified, to allow for meaningful comparisons.
- **Balance:** The information is presented without the inappropriate use of selections, omissions or other forms of manipulation that would influence a decision or judgment by the reader.

董事會認為，健全的環境、社會及管治架構對本集團業務活動的可持續發展相當重要。本集團願意為社會承擔更多責任，惟會保持股東權益與社會利益之平衡。本集團將繼續加強資訊收集方面的力度，務求環境、社會及管治範疇的表現得以改善，且就可持續發展的相關資訊作更廣泛的披露。

### 報告準則及原則

本報告乃依照主板上市規則附錄27「環境、社會及管治報告指引」編製，並遵守上市規則「不遵守就解釋」條文。

本集團已依照以下報告原則編製本報告：

- **重要性：** 本報告涵蓋於不同環境、社會及管治層面對權益人而言屬重要且相關的資料。已進行重要性評估以釐定重要環境、社會及管治事宜，且評估結果獲董事會批准。
- **量化：** 用於編製量化資料的相關標準、方法及假設已於合適情況披露。在可能情況下，通過敘述及比較數字提供量化資料。
- **一致性：** 除另有指明外，本報告使用一致的方法編製及呈列環境、社會及管治數據，以便進行有意義的比較。
- **平衡：** 資料的呈列並無不恰當地使用影響讀者決策或判斷的選擇、遺漏或其他形式的操縱。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

### REPORTING PERIOD AND BOUNDARY

This Report demonstrates the Group's sustainability initiatives during the reporting period from 1 April 2021 to 31 March 2022 (the "Reporting Period"). There was no material change to the methods or key performance indicators ("KPIs") used by the Group in the years ended 31 March 2022 and 2021. The Group did not have any reporting boundaries for this Report.

### STAKEHOLDER ENGAGEMENT AND MATERIALITY ASSESSMENT

The Group understands the success of the Group's business depends on the support from its key stakeholders, who (a) have invested or will invest in the Group; (b) have the ability to influence the outcomes within the Group; and (c) are interested in or affected by or have the potential to be affected by the impact of the Group's activities, products, services and relationships. It allows the Group to understand risks and opportunities. The Group will continue to ensure effective communication and maintain a good relationship with each of its key stakeholders.

Stakeholders are prioritised from time to time in view of the Group's roles and duties, strategic plan and business initiatives. The Group engages with its stakeholders to develop mutually beneficial relationships and to seek their views on its business proposals and initiatives as well as to promote sustainability in the marketplace, workplace, community and environment.

The Group acknowledges the importance of intelligence gained from the stakeholders' insights, inquiries and continuous interest in the Group's business activities. The Group has identified key stakeholders that are important to the Group's business and established various channels for communication. The following table provides an overview of the Group's key stakeholders, and various platforms and methods of communication used to reach, listen and respond.

### 報告期及範圍

本報告闡述本集團於二零二一年四月一日至二零二二年三月三十一日報告期間(「報告期」)的可持續發展措施。本集團於截至二零二二年及二零二一年三月三十一日止年度所用的該等方法或關鍵績效指標(「關鍵績效指標」)並無重大變動。本集團並無就本報告制訂任何報告範圍。

### 權益人參與及重要性評估

本集團深明，本集團之業務成功與否取決於(a)已投資或將投資於本集團；(b)有能力影響本集團內部事宜的結果；及(c)於本集團之業務活動、產品、服務及關係中擁有權益或受其影響或可能受其影響的主要權益人的支持。此讓本集團了解風險與機遇。本集團將繼續確保與每個主要權益人有效溝通，並保持良好關係。

本集團不時因應其角色及職責、策略規劃及業務計劃對權益人進行重要性排序。本集團與其權益人溝通以建立互利關係，並尋求彼等對業務建議及計劃之意見，同時促進市場、工作場所、社區及環境之可持續發展。

本集團認同自權益人對本集團業務活動之見解、查詢及持續關注所得資料之重要性。本集團已識別對本集團業務而言屬重要之主要權益人，並設立多種溝通渠道。下表提供本集團主要權益人以及用於接觸、聆聽及回應的各種溝通平台及方式的概要。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

| Key stakeholders<br>主要權益人            | Main concerns<br>主要關注事項  | Channels for communication/feedback<br>溝通／反饋渠道   |
|--------------------------------------|--|--|
| Regulatory bodies<br>監管機構            | <ul style="list-style-type: none"> <li>- Legal compliance</li> <li>- Anti-corruption and anti-money laundering</li> <li>- 合規經營</li> <li>- 反貪腐及反洗錢</li> </ul>   | <ul style="list-style-type: none"> <li>- Policies and regulations updates</li> <li>- On-site investigations</li> <li>- Formal correspondence</li> <li>- Tele-communication</li> <li>- 政策及法規更新</li> <li>- 現場調查</li> <li>- 正式信函</li> <li>- 電子通信</li> </ul> |
| Shareholders and Investors<br>股東及投資者 | <ul style="list-style-type: none"> <li>- Operation performance</li> <li>- Risk management</li> <li>- 經營業績</li> <li>- 風險管理</li> </ul>   | <ul style="list-style-type: none"> <li>- Company website</li> <li>- Annual general meeting</li> <li>- Announcements and disclosures</li> <li>- Public reports</li> <li>- 公司網站</li> <li>- 股東週年大會</li> <li>- 公告及披露</li> <li>- 公開報告</li> </ul>              |
| Customers<br>客戶                      | <ul style="list-style-type: none"> <li>- Customer relationship</li> <li>- Responsible investment</li> <li>- Risk management</li> <li>- 客戶關係</li> <li>- 責任投資</li> <li>- 風險管理</li> </ul>   | <ul style="list-style-type: none"> <li>- Telephone/E-mails</li> <li>- Surveys</li> <li>- Conferences</li> <li>- 電話／電子郵件</li> <li>- 問卷</li> <li>- 會議</li> </ul>   |
| Employees<br>員工                      | <ul style="list-style-type: none"> <li>- Long-term career development</li> <li>- Health and safety</li> <li>- Remuneration and benefits</li> <li>- Staff training</li> <li>- 長遠事業發展</li> <li>- 健康與安全</li> <li>- 薪酬及福利</li> <li>- 員工培訓</li> </ul> | <ul style="list-style-type: none"> <li>- Regular management &amp; staff meetings</li> <li>- Internal policy circulation</li> <li>- Performance evaluation</li> <li>- 常規管理及員工會議</li> <li>- 內部政策傳達</li> <li>- 表現評估</li> </ul>                              |
| Community<br>社區                      | <ul style="list-style-type: none"> <li>- Community service</li> <li>- 公益服務</li> </ul>  | <ul style="list-style-type: none"> <li>- Telephone/E-mails</li> <li>- 電話／電子郵件</li> </ul>   |

Through general communication with stakeholders, the Group understands the expectations and concerns of stakeholders. The feedbacks obtained allow the Group to make more informed decisions, and to better assess and manage the resulting impact.

透過與權益人進行一般溝通，本集團了解到權益人的期望及關注。所獲得的反饋讓本集團能夠作出更為明智的決策，且更好地評估及管理由此產生的影響。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

The Group have adopted the principle of materiality in the ESG reporting by understanding the key ESG issues that are important to the business of the Group. All the key ESG issues and KPIs are reported in the Report according to the recommendations of the ESG Reporting Guide (Appendix 27 of the Listing Rules).

The Group has evaluated the materiality and importance of ESG aspects through the following steps:

### Step 1: Identification – Industry Benchmarking

- Relevant ESG areas were identified through the review of relevant ESG reports of the local and international industry peers.
- The materiality of each ESG area was determined based on the importance of each ESG area to the Group through internal discussion of the management and the recommendation of the ESG Reporting Guide (Appendix 27 of the Listing Rules).

### Step 2: Prioritisation – Stakeholder Engagement

- The Group discussed with key stakeholders about key ESG areas identified above to ensure that all the key aspects were covered.

### Step 3: Validation – Determining Material Issues

- Based on the discussion with key stakeholders and internal discussion among the management, the Group's management ensured that all the key and material ESG areas, which were important to the business development, were reported and in compliance with ESG Reporting Guide.

### STAKEHOLDER FEEDBACK

The Group welcomes stakeholders' feedback on this Report for the Group's sustainability initiatives. Please contact us by email at [info@upbest.com](mailto:info@upbest.com).

本集團通過了解對本集團業務而言屬重要的關鍵環境、社會及管治事宜，於環境、社會及管治報告中已採用重要性原則。根據環境、社會及管治報告指引(上市規則附錄27)的建議，本報告就所有關鍵環境、社會及管治事宜及關鍵績效指標作出匯報。

本集團已透過以下步驟評估環境、社會及管治方面的重大性及重要性：

### 步驟一：識別－行業基準

- 透過審查當地及國際同業的相關環境、社會及管治報告，確定相關的環境、社會及管治範疇。
- 根據各個環境、社會及管治範疇對本集團的重要性，透過管理層的內部討論及環境、社會及管治報告指引(上市規則附錄27)的建議，釐定各個環境、社會及管治範疇的重要性。

### 步驟二：排序－權益人的參與

- 本集團已就上文確定的關鍵環境、社會及管治範疇與主要權益人進行討論，以確保涵蓋所有關鍵層面。

### 步驟三：確認－釐定重大議題

- 根據與主要權益人的討論以及管理層之間的內部討論，本集團的管理層確保所有對業務發展至關重要的關鍵及重大環境、社會及管治範疇已予報告並符合環境、社會及管治報告指引。

### 權益人的反饋

本集團歡迎權益人就本報告對本集團提出可持續發展措施方面的反饋。請電郵至[info@upbest.com](mailto:info@upbest.com)聯絡我們。



**A. ENVIRONMENTAL ASPECTS**

The Group is mainly involved in office operations and its business activities do not have a significant impact on the environment or natural resources. In spite of this, the Group are committed to continuously improving the environmental sustainability of the Group's business and ensuring that environmental consideration remains one of the key focuses in fulfilling the obligations to both the environment and community. To demonstrate the commitment to sustainable development, the Group have established relevant emission reduction and energy-saving initiatives to manage the emission and maintain green operations.

Throughout the year, the Group fully complied with all of the relevant environmental laws and regulations in Hong Kong, such as the Air Pollution Control Ordinance (Chapter 311), the Sewage Services Ordinance (Chapter 463) and the Waste Disposal Ordinance (Chapter 354). Besides, during the Reporting Period, the Group were not aware of any non-compliance with relevant laws and regulations that had a significant impact on the Group related to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. The Group also regularly update with the latest development of the applicable laws and regulations on environmental protection.

**A. 環境層面**

本集團主要從事辦公室營運，其業務活動對環境或天然資源並無重大影響。儘管如此，本集團仍致力於不斷改進本集團業務環境層面之可持續發展，並確保環境因素為履行環境及社區責任時的主要關注之一。為表明致力於可持續發展，本集團已制定相關節能減排措施，以管理排放及維持綠色營運。

年內，本集團全面遵守香港所有相關環境法例及法規，例如空氣污染管制條例（第311章）、污水處理服務條例（第463章）及廢物處置條例（第354章）。此外，於報告期，本集團概不知悉任何未遵守有關廢氣及溫室氣體排放、向水及土地排污以及產生有害及無害廢棄物之相關法律及法規而對本集團產生重大影響之情況。本集團亦定期了解適用於環境保護的法律及法規的最新發展。

**A1. EMISSIONS**

**Air Pollutant Emissions**

Air emission control is essential to mitigate environmental impacts and protect employees' health. As the Group is mainly involved in general office activities, the amount of air pollutant emissions is insignificant. The air pollutant emissions are mainly generated from the executive passenger vehicles used for senior executive staff's local travel. The emission from motor vehicles imposed an immaterial impact on the overall air pollution in Hong Kong. The detail of air pollutant emissions of the Group during the Reporting Period was as follows:

**A1. 排放物**

**空氣污染物排放**

廢氣排放控制對減低環境影響及保障僱員健康至關重要。由於本集團主要從事一般辦公室業務，故空氣污染物排放量微乎其微。空氣污染物排放主要源於高級行政員工於本地出行之用的代步用車。機動車輛排放對香港整體空氣污染的影響不大。於報告期，本集團的空氣污染物排放詳情如下：

| Type of air pollutants             | 空氣污染物類別                | Unit<br>單位 | 2022<br>二零二二年 | 2021<br>二零二一年 |
|------------------------------------|------------------------|------------|---------------|---------------|
| Nitrogen oxides (NO <sub>x</sub> ) | 氮氧化物(NO <sub>x</sub> ) | kg 公斤      | 1.90          | 2.63          |
| Sulphur dioxide (SO <sub>2</sub> ) | 硫氧化物(SO <sub>2</sub> ) | kg 公斤      | 0.04          | 0.04          |
| Particulate matter (PM)            | 懸浮顆粒(PM)               | kg 公斤      | 0.14          | 0.19          |

### Greenhouse Gas (“GHG”) Emissions

Climate change is gradually concerned by the community. The Group recognises that climate change poses a risk to its business and it is committed to mitigating the effects of climate change. Regarding GHG emissions of the Group, scope 1 direct emissions and scope 2 and 3 indirect emissions have mainly resulted from the combustion of fuels in motor vehicles, purchased electricity and paper waste. Giving the majority of the GHG emissions of the Group come from energy consumption, the Group place great emphasis on improving energy efficiency and reducing energy consumption. The Group have adopted energy-saving initiatives mentioned in the section “Use of Resources” of this Report. The Group aims to reduce or maintain the current GHG emissions at a stable level in the next 3 years in the future compared to this Reporting Period. The GHG emissions of the Group during the Reporting Period were as follows:

### 溫室氣體(「溫室氣體」) 排放

氣候變化正逐漸受到社區的關注。本集團深明氣候變化對其業務構成風險，並致力於紓緩氣候變化的影響。就本集團溫室氣體排放而言，範圍1直接排放及範圍2及3間接排放主要源自燃燒機動車輛的燃料、購入電力及浪費紙張。鑒於本集團大部分溫室氣體排放來自能源消耗，故本集團高度重視提高能效及減少能耗。本集團已採取本報告「資源利用」一節所述的節能措施。與本報告期相比，本集團旨在於未來3年將目前的溫室氣體排放量減少或維持於穩定水平。於報告期，本集團的溫室氣體排放如下：

| Type of air pollutants    | 空氣污染物類別          | Unit<br>單位   | 2022<br>二零二二年 | 2021<br>二零二一年 |
|---------------------------|------------------|--|---------------|---------------|
| Scope 1 <sup>1</sup>      | 範圍1 <sup>1</sup> | tonnes of CO <sub>2</sub> -e<br>公噸二氧化碳當量             | 7.8           | 7.1           |
| Scope 2 <sup>2</sup>      | 範圍2 <sup>2</sup> | tonnes of CO <sub>2</sub> -e<br>公噸二氧化碳當量             | 104.1         | 106.2         |
| Scope 3 <sup>3</sup>      | 範圍3 <sup>3</sup> | tonnes of CO <sub>2</sub> -e<br>公噸二氧化碳當量             | 8.5           | 6.5           |
| <b>Total GHG Emission</b> | <b>溫室氣體總排放量</b>  | tonnes of CO <sub>2</sub> -e<br>公噸二氧化碳當量             | <b>120.4</b>  | <b>119.8</b>  |
| GHG Intensity             | 溫室氣體密度           | tonnes of CO <sub>2</sub> -e/employee<br>公噸二氧化碳當量／僱員 | <b>3.01</b>   | 2.99          |

<sup>1</sup> Scope 1: Direct emission from sources that are owned or controlled by the Group.

<sup>1</sup> 範圍1：來自本集團擁有或控制的來源的直接排放。

<sup>2</sup> Scope 2: Indirect emissions from the generation of purchased electricity consumed by the Group.

<sup>2</sup> 範圍2：來自本集團所消耗的購入電力產生的間接排放。

<sup>3</sup> Scope 3: Includes all other indirect emissions that occur in the Group's value chain.

<sup>3</sup> 範圍3：包括本集團價值鏈中產生之所有其他間接排放。

### Sewage Discharge

The Group does not consume a significant volume of water in its daily operation due to its office-based nature, therefore its business activities did not generate a material portion of discharge into water. Since the sewage discharged by the Group is discharged into the municipal sewage pipe network to the regional water purification plant, water consumed by the Group is considered sewage discharged.

### Hazardous and Non-hazardous Wastes

The Group recognises the importance of waste reduction. Waste management measures have been introduced to minimise the amount of waste generated and reduce the impact of the Group's operation on the environment. Due to the Group's business operation nature, no hazardous waste was generated during the Reporting Period.

Due to the nature of office operation, non-hazardous waste can be classified into two categories, including domestic waste generated from the daily operation and recyclable waste. The Group strives to reduce the amount of non-hazardous waste generated and strengthen the environmental awareness of employees by introducing various waste reduction measures and education as mentioned in the section "Use of Resources" of this Report. The Group aims to reduce or maintain the current non-hazardous consumption at a stable level in the next 3 years in the future compared to this Reporting Period.

### 污水排放

由於本集團的性質以在辦公室辦公為主，其日常營運中的耗水量並不重大，故其業務活動並未產生大量向水排污。由於本集團排出的污水被排入市政污水管網至區域污水淨化廠，本集團的耗水被視為污水排放。

### 有害及無害廢棄物

本集團深知減廢之重要性。已推行廢棄物管理措施以將廢棄物產生量減至最低，並降低本集團營運對環境之影響。鑒於本集團的業務經營性質，報告期內並無產生有害廢棄物。

鑒於辦公室營運的性質，無害廢棄物可分為兩類，包括日常營運產生之生活垃圾及可回收廢棄物。如本報告「資源使用」一節所述，本集團致力減少無害廢棄物產生量，並透過採取各種減廢措施及教育提高僱員的環保意識。與本報告期相比，本集團旨在於未來3年將目前的無害廢棄物消耗量減少或維持於穩定水平。



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Non-hazardous waste generated is mainly recycled wastes such as papers from the office operation during the year. The non-hazardous waste generated by the Group during the Reporting Period was as follows:

產生的無害廢棄物主要為本年度辦公室營運回收的廢物(如紙張)。於報告期，本集團產生的無害廢棄物如下：

| Type of waste                 | 廢棄物類別   | Unit<br>單位               | 2022<br>二零二二年 | 2021<br>二零二一年 |
|-------------------------------|---------|--------------------------|---------------|---------------|
| Non-hazardous waste           | 無害廢棄物   | tonnes<br>公噸             | 1.75          | 1.30          |
| Non-hazardous waste intensity | 無害廢棄物密度 | tonnes/employee<br>公噸/僱員 | 0.04          | 0.03          |

### A2. USE OF RESOURCES

The Group considers environmental protection as an essential component of a sustainable and responsible business. The Group has an in-depth understanding of the importance of safeguarding sustainable development of the environment and attaches importance to efficient utilization of resources by introducing various measures in daily business operations. The Group understand that staff participation is the key to achieving such goals. The Group have adopted energy and water efficiency initiatives policies to motivate the employees to participate in resource conservation activities.

#### Energy consumption

The Group considers environmental protection as an essential component of a sustainable and responsible business. With aims of resource-saving and implementing energy-saving measures, the Group actively promote the concept of energy-saving and emission reduction into its business development and operation. The Group have advocated various energy conservation strategies as follows:

- Promote the green office concept in the workplace to save electricity consumption.
- Set up the temperature of air-conditioner according to seasonal changes.

### A2. 資源使用

本集團視環境保護為可持續及負責任企業的重要組成部分。本集團已深入了解保障環境可持續發展的重要性，因此在日常業務營運過程中推行各種措施，藉此強調有效使用資源。本集團深明員工參與是達致有關目標的關鍵。本集團因而採納能源效益及用水效益措施政策，激勵僱員參加資源保育活動。

#### 能源耗用

本集團視環境保護為可持續及負責任企業的重要組成部分，本集團藉節省資源及推行節能措施，積極在業務發展及營運中宣揚節能減排理念。本集團提倡以下各種能源節約策略：

- 在工作場所推廣綠色辦公理念以節省電力消耗。
- 根據季節變化設置空調溫度。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

- Switch off lights and equipment after work, during lunch break or during the time working outside the office and wherever possible.
- Energy-efficient office equipment is always preferred in making purchase decisions.

### Water consumption

Water is an important natural resource. The business of the Group is operated in leased office premises where the water supply is solely controlled and centrally managed by the building management company. In this case, it is not feasible for us to provide water consumption data as there is no separate meter for each individual office unit to record water usage data. In spite of this, the Group still actively seek ways to reduce water consumption in daily operation by encouraging employees to turn taps off tightly to prevent the dripping of water and giving priority to effective water-saving products. The Group does not have difficulty in sourcing water in the Reporting Period.

### Paper consumption

Paper is one of the major natural resources consumed by the Group. Paper consumption mainly comes from the operations of the offices. To reduce the consumption of paper, the Group has adopted the following practices:

- Encourage to use duplex printing for internal documents in order to maximise the usage of waste paper
- Facilities and procedures are in place for paper waste recycling

### Use of packaging material

Due to the business nature, the Group does not consume a significant amount of product packaging materials as the Group does not have any industrial productions nor any manufacturing facilities.

- 在工作後、午休時間或在辦公室外工作的時間內，盡可能關閉燈光及設備。
- 在決定購置設備時總會首選節能辦公設備。

### 耗水

食水是珍貴的天然資源。本集團於租賃辦公場所經營業務，供水僅受樓宇管理公司控制及集中管理。在此情況下，我們無法提供耗水數據，原因是每個辦公單位並無單獨設置水錶以記錄用水數據。儘管如此，本集團仍透過鼓勵僱員關緊水龍頭以防止滴水，並首選有效節水的產品，積極探索方法減少日常營運中的耗水量。於報告期，本集團並未遇到任何取水上的困難。

### 耗紙

紙張為本集團所使用的主要自然資源之一。紙張使用主要來自辦公室運作。為減少紙張消耗，本集團已採納以下措施：

- 為最大限度地利用廢紙，鼓勵員工對內部文件使用雙面打印
- 廢紙回收的設備及程序已實施

### 使用包裝材料

鑒於業務性質，本集團並無消耗大量的產品包裝材料，因為本集團並無擁有任何工業生產或任何製造設施。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

Total resource consumption of the Group by category during the Reporting Period was as follows:

於報告期，本集團的資源總消耗量按類別劃分如下：

| Type of energy                  | 能源類別   | 2022<br>二零二二年  | 2021<br>二零二一年 |                                    |
|---------------------------------|--------|----------------|---------------|------------------------------------|
| <b>Energy consumption</b>       | 能源耗用   |                |               |                                    |
| Purchased electricity           | 購入電力   | <b>146,543</b> | 150,848       | kWh<br>千瓦時                         |
| Petrol                          | 汽油     | <b>28,545</b>  | 26,497        | kWh<br>千瓦時                         |
| <b>Total energy consumption</b> | 能源總消耗量 | <b>175,088</b> | 177,346       | kWh<br>千瓦時                         |
| Energy intensity                | 能源密度   | <b>4,377</b>   | 4,433         | kWh/<br>employee<br>千瓦時／僱員         |
| <b>Water consumption</b>        | 耗水     |                |               |                                    |
| Water                           | 水      | <b>375</b>     | 484           | m <sup>3</sup><br>立方米              |
| Water intensity                 | 用水密度   | <b>9.3</b>     | 12.1          | m <sup>3</sup> /employee<br>立方米／僱員 |
| <b>Paper consumption</b>        | 耗紙     |                |               |                                    |
| Paper                           | 紙張     | <b>1.75</b>    | 1.30          | tonnes<br>公噸                       |
| Paper intensity                 | 耗紙密度   | <b>0.04</b>    | 0.03          | tonnes/<br>employee<br>公噸／僱員       |

In addition to the resource conservative measures as stated above, the Group also actively participates in recycling schemes. Equipment such as computers, printers and toner cartridges are returned to suppliers. An electronic platform is used within the Group for internal administration and effective communication with all staff at the office.

此外，除了上述節約資源措施外，本集團亦積極參與回收計劃。設備如電腦、打印機及碳粉盒會交回供應商進行回收。本集團會以電子平台進行內部行政管理，及與全體員工於辦公室進行有效溝通。

The Group is committed to upholding resource conservation and environmental protection in the Group's business operation. In the future, the Group continue its commitment to environmental protection and strive to build a greener and sustainable environment.

The Group aims to reduce or maintain the current resource consumption at a stable level in the next 3 years in the future compared to this Reporting Period.

### A3. THE ENVIRONMENT AND NATURAL RESOURCES

The Group understands that implementing environmental protection can reduce operational risk and increase business opportunities. Regarding the business nature of the Group, the Group do not aware of any significant impact of the business activities on the environment and natural resources. Despite this, the Group endeavour to consistently improve environmental performance by implementing the aforementioned waste reduction measures and resource-saving initiatives. The Group will continue to seek opportunities to further reduce emissions and resources consumption with the aim to reduce the impacts on the environment and natural resources to minimal.

### A4. CLIMATE CHANGE

The Group's principal businesses have no direct effect on facing climate change. However, climate change risk is increasing, and extreme weather is affecting the Global in recent years. The Group believes that no one can escape from climate change, and everyone should put effort into tackling the issue.

#### Acute risks

Extreme weather such as rainstorms and typhoons may cause damage to building foundations, damage to utility cables, risk of rain penetration due to heavy rain and storm surges. There is a risk of failure in the operation of the Group.

Storm surges and heavy rain would cause tree failure and immediate dangers to the safety of the employees.

本集團致力在本集團業務營運中維護資源保護和環境保護。未來，本集團將繼續致力於環境保護，努力營造綠色環保的可持續發展環境。

與本報告期相比，本集團旨在於未來3年將目前的資源消耗量減少或維持於穩定水平。

### A3. 環境及天然資源

本集團深明推行環保可降低營運風險，並增加業務機遇。鑒於本集團的業務性質，本集團並不知悉業務活動對環境及天然資源產生的任何重大影響。儘管如此，本集團致力實施上述減廢及節約資源措施，不斷改進我們的環境表現。本集團將繼續物色進一步減少排放及耗用資源的機會，務求將對環境及天然資源的影響降至最低。

### A4. 氣候變化

本集團的主要業務對面臨氣候變化沒有直接影響。然而，近年來氣候變化風險不斷增加，極端氣候正在影響全球。本集團相信無人能獨善其身，避開氣候變化，各界應同心致力解決該問題。

#### 急性風險

極端天氣（如暴雨及颱風）可能因大雨及風暴潮而破壞樓宇基礎、損壞公用事業電纜，並且有雨水滲透的風險。本集團面臨無法營運的風險。

風暴潮及大雨會導致樹木倒塌，並對僱員的安全構成直接威脅。



The extreme weather may cause damage to the direct and indirect risk to telecommunications and computer failure. The unstable network would cause risk to the principal business activities which are securities trading and other operations of the Group.

The Group has developed mitigation measures to reduce the effect raised by typhoons on employees and office. For instance, before the Black Rainstorm Warning Signals and No. 8 or above Tropical Cyclone Warning Signals are incurred, the Group will release employees from work and ensure there is sufficient time for their journeys between living place and the office.

#### **Chronic risk**

In long-term, climate change would change chronic health conditions. For example, the higher temperature would result in changes in transmission patterns of infectious diseases or a higher risk of thermal stress.

The Group would regularly raise the awareness of the employees about the risk of health issues caused by fluctuation of temperature as well as the risk of infectious diseases. At the current stage, the chronic risk to the Company is not significant.

#### **Compliance risk**

The law and regulations are expected to be changed for the higher requirement of ESG-related disclosure. For example, the Group is expected to incur higher compliance costs to comply with the ESG-related disclosure requirement of the Group's businesses. Failure of disclosure or incorrect disclosure may impose a higher compliance risk on the Group.

The compliance risk would be addressed by the regular collection of relevant ESG-related data and the local laws and regulations regarding the ESG-related aspect.

During the Reporting Period, the Group has not been seriously affected by the extreme weather conditions.

極端天氣可能會對通訊及電腦故障造成直接及間接的損害。不穩定的網絡會對主要業務活動(證券交易及本集團其他業務)造成風險。

本集團已制定緩解措施，以減少颱風對僱員及辦公室的影響。例如，在黑色暴雨警告信號及8號或以上熱帶氣旋警告信號發出前，本集團會讓僱員下班，確保彼等有足夠時間歸家。

#### **長期風險**

長期而言，氣候變化將改變長期健康狀況。例如，較高的溫度將導致傳染病傳播模式改變或熱應力風險增加。

本集團會定期提高僱員有關溫度波動所造成的健康問題風險以及對傳染病風險的認識。在現階段，本公司的長期風險並不顯著。

#### **合規風險**

預計法律和法規將因與環境、社會及管治有關的披露的更高要求而發生變化。例如，本集團預計會產生更高的合規成本，以遵守本集團業務的環境、社會及管治相關披露要求。不披露或不正確的披露可能會給本集團帶來更高的合規風險。

合規風險將通過定期收集相關的環境、社會及管治相關數據和當地有關環境、社會及管治方面的法律和法規來解決。

於報告期，本集團並無受到極端天氣環境的嚴重影響。

**B. SOCIAL ASPECTS**

**EMPLOYMENT AND LABOUR PRACTICES**

**B1. EMPLOYMENT**

Employees are the most important asset that can drive the long-term development and sustainability of the Group. The Group provide benefits to employees including salaries, incentives, directors' fees and contribution to a defined contribution retirement scheme. Remuneration and benefits packages are determined with reference to the position, skills, capability and performance of employees. The human resources department is responsible to comply with the following applicable employment-related laws and regulations in Hong Kong:

- Employment Ordinance
- Minimum Wage Ordinance
- Employees' Compensation Ordinance
- Sex Discrimination Ordinance
- Disability Discrimination Ordinance
- Family Status Discrimination Ordinance
- Race Discrimination Ordinance
- Mandatory Provident Fund Schemes Ordinance
- Occupational Safety and Health Ordinance
- Personal Data (Privacy) Ordinance
- Prevention of Bribery Ordinance

During the Reporting Period, the Group has no known non-compliance with the above relevant regulations. The Group endeavour to provide a well-structured and caring working environment to raise their sense of belonging and work efficiency in the Group.

**B. 社會層面**

**僱傭及勞工常規**

**B1. 僱傭**

僱員是最重要資產，是本集團推動長期發展及可持續增長的動力。本集團為僱員提供之福利包括薪金、獎勵、董事袍金及定額退休計劃供款。薪酬福利計劃是參照僱員的職位、技能、能力和表現釐定的。本集團的人力資源部門負責遵守以下適用於香港的僱傭法律和法規：

- 僱傭條例
- 最低工資條例
- 僱員補償條例
- 性別歧視條例
- 殘疾歧視條例
- 家庭崗位歧視條例
- 種族歧視條例
- 強制性公積金計劃條例
- 職業安全及健康條例
- 個人資料(私隱)條例
- 防止賄賂條例

於報告期，本集團並無知悉違反上述有關規例。本集團致力提供完善及關愛的工作環境，以提升員工對本集團的歸屬感和工作效率。

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

As of 31 March 2022, the employee compositions (in numbers of employees, excluding independent non-executive directors) by gender, employee category, age group and geographical region were as follows:

於二零二二年三月三十一日，按性別、僱員類別、年齡組別及地理區域劃分的僱員組成（以僱員（不包括獨立非執行董事）數目計）如下：

| <b>Employee Structure</b>     | <b>僱員架構</b>  | <b>2022</b><br>二零二二年 | 2021<br>二零二一年 |
|-------------------------------|--------------|----------------------|---------------|
| Total number of employees     | 僱員總數         | <b>40</b>            | 40            |
| <b>By gender</b>              | <b>按性別</b>   |                      |               |
| Male                          | 男性           | <b>21</b>            | 22            |
| Female                        | 女性           | <b>19</b>            | 18            |
| <b>By age</b>                 | <b>按年齡</b>   |                      |               |
| Aged below 30                 | 30歲以下        | –                    | –             |
| Aged 30-60                    | 30至60歲       | <b>29</b>            | 30            |
| Aged 61 or above              | 61歲或以上       | <b>11</b>            | 10            |
| <b>By Employment Type</b>     | <b>按僱員類別</b> |                      |               |
| Full time                     | 全職           | <b>40</b>            | 40            |
| Part-time                     | 兼職           | –                    | –             |
| <b>By Geographical Region</b> | <b>按地理區域</b> |                      |               |
| Hong Kong                     | 香港           | <b>39</b>            | 39            |
| Macau                         | 澳門           | <b>1</b>             | 1             |

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

The employee turnover rates by gender and age group during the Reporting Period were as follows:

於報告期，按性別及年齡組別劃分的僱員流失率如下：

| Employment         | 僱傭         | 2022<br>二零二二年 | 2021<br>二零二一年 |   |
|--------------------|------------|---------------|---------------|---|
| <b>By gender</b>   | <b>按性別</b> |               |               |   |
| - Male             | - 男性       | 19            | 5             | % |
| - Female           | - 女性       | -             | 22            | % |
| <b>By age</b>      | <b>按年齡</b> |               |               |   |
| - Aged below 30    | - 30歲以下    | -             | -             | % |
| - Aged 30-60       | - 30至60歲   | 14            | 17            | % |
| - Aged 61 or above | - 61歲或以上   | -             | -             | % |
| <b>Overall</b>     | <b>合計</b>  | <b>4</b>      | <b>5</b>      |   |

### B2. HEALTH AND SAFETY

The Group strictly adhere to the laws and regulations regarding occupational health and safety, for example, the Occupational Safety and Health Ordinance. The Group seek to provide a safe, healthy and comfortable working environment for employees to minimise any adverse health and safety impacts arising from the Group's operation.

Due to the impact of COVID-19, the Company holds a cautious attitude on a series of prevention measures to ensure employees with a safe and comfortable working environment during the review period. The Group has purchased additional cleaning and epidemic prevention equipment and consumables such as surgical face masks, sanitiser etc. The Group has implemented precautionary measures to prevent and control the spread of COVID-19 in the working place, including compulsory body temperature checks, the mandatory wearing of a surgical face mask, limit the visitor to access the office.

With the above measures implemented, there was no work-related fatal or injury for the past three years. The Group was not aware of any non-compliance with relevant laws and regulations that had a significant impact on the Group in providing a safe and healthy working environment during the Reporting Period.

### B2. 健康及安全

本集團嚴格遵守有關職業健康與安全的法律及法規，例如職業安全與健康條例。本集團力求為員工提供安全、健康和舒適的工作環境，並將本集團營運產生的任何不利健康及安全的影響減至最低。

由於受到COVID-19的影響，本公司謹慎進行一系列預防措施，以確保僱員在回顧期內於安全及舒適的環境工作。本集團已購入額外的清潔及防疫設備及消耗品，如外科口罩、消毒劑等。本集團已實施預防措施，以防止及控制COVID-19在工作場所的傳播，包括強制體溫檢測、強制佩戴外科口罩、限制訪客進入辦公室。

透過實施以上措施，於過往三年並無發生因工相關傷亡事故。於報告期，本集團並不知悉於提供安全健康的工作環境方面存在任何未遵守相關法律及法規而對本集團產生重大影響的情況。



**B3. DEVELOPMENT AND TRAINING**

The Group is aware of the importance of continuous development and updates of relevant laws and regulations. Employees, especially those who are involved in regulated businesses and activities, have to receive continuous professional training including on-the-job training, in-house regular meetings and training programs organised by professional bodies to keep abreast of the latest market practices and matters relating to the daily job duties. In-house regular meetings and training are tailor-made by directors and senior management which covered the key aspects as follows:

- Compliance and regulatory – general compliance, market and regulatory updates, prevention of bribery, bankruptcy laws, data privacy, and the Money Lender's Ordinance;
- Management skills and personal development – leadership skills, supervisory skills, KPI setting, communication and interpersonal skills, creative thinking and problem-solving skills, self-development skills; and
- General training – language skills, computer skills, debt collection skills and customer service skills.

Employees are encouraged to attend seminars and read prescribed periodicals to update the industry and regulatory latest developments for their continuing competence and professional employees are required to comply with continuous professional training and examination requirements as stipulated in relevant regulations.

**B3. 發展及培訓**

本集團意識到持續發展及更新相關的法律及法規的重要性。僱員，尤其是涉及受規管業務及活動的員工，需接受持續專業培訓，包括在職培訓，內部定期會議及由專業團體舉辦的培訓課程，以了解最新市場慣例及與日常工作相關的資訊。內部定期會議和培訓由董事和高級管理人員負責設計，其中涵蓋以下主要方面：

- 合規及監管—一般合規、最新市場及監管資料、防止賄賂、破產法例、資料私隱及放債人條例；
- 管理技巧及個人發展—領導技巧、監管技巧、設立關鍵績效指標、溝通及人際技巧、創意思考及解難技巧、自我發展技巧；及
- 工作技巧—語言技巧、電腦技能、追討欠款技巧、客戶服務技巧。

本集團亦鼓勵員工出席相關的研討會及閱讀指定的期刊以掌握行業及監管方面的最新動態以保持競爭力；專業員工須根據相關法規的規定遵守持續專業培訓及考試的規定。

The training details during the Reporting Period were as follows:

於報告期內的培訓詳情如下：

|  |                  |               |
|--|------------------|---------------|
| <b>The percentage of employees trained by gender</b>               | 按性別劃分的受訓僱員百分比    |               |
| Male   | 男性               | 90%           |
| Female   | 女性               | 53%           |
| <b>The percentage of employees trained by employment category</b>  | 按僱傭類別劃分的受訓僱員百分比  |               |
| General  | 普通僱員             | 56%           |
| Middle management  | 中級管理層            | 100%          |
| Senior management  | 高級管理層            | 100%          |
| <b>Average training hours for employees by gender</b>              | 按性別劃分的僱員平均培訓時數   |               |
| Male   | 男性               | 4.62 hours 小時 |
| Female   | 女性               | 2.74 hours 小時 |
| <b>Average training hours for employees by employment category</b> | 按僱傭類別劃分的僱員平均培訓時數 |               |
| General  | 普通僱員             | 2.80 hours 小時 |
| Middle management  | 中級管理層            | 5.20 hours 小時 |
| Senior management  | 高級管理層            | 5.40 hours 小時 |

#### B4. LABOUR STANDARDS

Child or forced labour is prohibited in the Group's operation which was in compliance with the Employment of Children Regulations, made under the Employment Ordinance (Cap. 57). To avoid such practices happening in the Group, the human resources department is responsible to check the resume, original identification cards and other certificates of new joiners and potential candidates in order to eliminate the possibility of child and forced labour in the employment. The human resources department also communicates with the candidates' preceded employment for verification purposes.

During the Reporting Period, the Group was not aware of any non-compliance with relevant laws and regulations related to the recruitment of child labour or forced labour practices.

#### B4. 勞工準則

根據僱傭條例(第57章)制定的僱用兒童規例,本集團的營運禁止童工或強制勞工。為避免本集團發生此類行為,本集團的人力資源部負責檢查簡歷,身份證正本及其他新入職員工及求職者的證書,以消除聘用童工及強制勞工的可能性。人力資源部門還會與求職者曾任職的機構進行溝通,以進行核實。

於報告期,本集團並不知悉任何未遵守有關聘用童工或強制勞工行為的相關法律及法規的情況。

## OPERATING PRACTICES

### B5. SUPPLY CHAIN MANAGEMENT

Due to the Group's business nature, the Group maintains business relationships with suppliers including various computer system and software vendors, providers of market information, legal advisers and other business services professionals. The procurement decision is based on criteria such as price, reputation, track record of high corporate standards, expertise, capacity, creditability, business stability and product/service quality which the Group consider would not pose significant social risks for the business. During the Reporting Period, the Group had a total of 25 suppliers in Hong Kong and 1 supplier in another area.

In order to minimise possible disruptions to the supply chain, the management from different departments maintained a close dialogue with the suppliers. The Group also expect that suppliers of the Group are of high quality and operate in compliance with applicable local environmental laws, ordinances and regulations.

### B6. SERVICES RESPONSIBILITY

The business activities of the Group are required to comply with the rules and regulations of various regulators in Hong Kong such as Hong Kong Exchanges and Clearing Limited and Hong Kong Securities and Futures Commission. The Group is responsible to comply with the requirements of the rules and regulations in Hong Kong relating to the services responsibility as below:

- Code of Conducts for Persons Licensed by or Registered with the Securities and Future Commission
- Securities and Futures Ordinance (the "SFO")
- Securities and Futures (Financial Resources) Rules
- Securities and Futures (Client Money) Rules
- Securities and Futures (Client Securities) rules
- Anti-Money Laundering and Counter-Terrorist Financing (Financial Institutions) Ordinance
- Drug Trafficking (Recovery of Proceeds) Ordinance
- Organised and Serious Crimes Ordinance
- United Nations (Anti-Terrorism Measures) Ordinance

## 營運常規

### B5. 供應鏈管理

由於本集團業務的性質，本集團與供應商保持業務關係，包括各種電腦系統和軟件供應商、市場信息提供商、法律顧問和其他商業服務專業人士。採購決策乃基於價格、聲譽、高企業標準的記錄、專業知識、能力、信譽、業務穩定性和產品／服務質量等標準，本集團認為該標準不會對業務構成重大社會風險。於報告期，本集團在香港共有25個供應商，而在其他地區有1個供應商。

為了盡量減少供應鏈可能出現的中斷，本集團相關部門的管理層會與供應商保持密切聯繫。本集團亦要求其供應商提供高質量服務，並遵守適用的當地環境法律、條例和法規。

### B6. 服務責任

本集團的業務活動須遵守香港交易及結算所有限公司及香港證券及期貨事務監察委員會等香港各監管機構的規則及規例。本集團有責任遵守香港有關服務責任的規則及規例的規定如下：

- 證券及期貨事務監察委員會持牌人或註冊人操守準則
- 證券及期貨條例（「證券及期貨條例」）
- 證券及期貨（財政資源）規則
- 證券及期貨（客戶款項）規則
- 證券及期貨（客戶證券）規則
- 打擊洗錢及恐怖分子資金籌集（金融機構）條例
- 販毒（追討得益）條例
- 有組織及嚴重罪行條例
- 聯合國（反恐怖主義措施）條例

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

The Group provides loan and margin financing to individuals and corporates in Hong Kong. Corporate structured loans, mortgage loans, consumer finance and small business loans are provided through a wholly owned subsidiary of the Group operates under the Money Lenders' Ordinance ("MLO"), being licensed money lenders. The Group also provides margin financing to clients through another wholly-owned subsidiary of the Group operating under the Securities and Futures Ordinance ("SFO"), being licensed margin financier. During the year, the Group had no known cases of non-compliance with the above laws or regulations.

In Hong Kong, both the MLO and SFO focus on borrowers' rights as well as lenders' practices. The Compliance and Risk Steering Committee of the Group regularly reviews the update of the code of practice and relevant regulations to make sure compliance in various business aspects such as customer relationship, know-your-client, anti-money laundering, credit valuation, collection and recovery and data privacy.

The Group emphasises the importance of providing quality services to clients. All operational departments are responsible for the implementation of the established policies and procedures based on the internal control manuals set out by the Group. The internal control manuals of the Group contain guidelines and implementation plans to ensure:

- conduct business in an orderly and efficient manner;
- protect the security of the assets for the Group and clients;
- maintain proper records and ensure the reliability of financial information and other information used by the Group;
- prevent and detect potential fraud; and
- comply with all applicable laws and regulatory requirements.

本集團於香港為個人及企業提供貸款及孖展融資。企業結構性貸款、抵押貸款、私人財務及小企業貸款乃透過本集團旗下一間全資附屬公司根據放債人條例（「放債人條例」），作為持牌放債人經營。本集團同時透過旗下另一全資附屬公司根據證券及期貨條例（「證券及期貨條例」），以持牌提供證券孖展融資人身份，為客戶提供孖展融資。於年內，本集團並無得悉有違反上述法律或法規的情況。

在香港，放債人條例及證券及期貨條例的重點在於借款人的權利及貸款人的常規做法。本集團之監察及風險督導委員會定期檢討實務守則及相關法規之更新以確保業務上不同範疇的合規，如客戶關係、認識你的客戶、反洗黑錢、信貸評估、收款及追收，以及資料私隱等。

本集團注重為我們客戶提供優質服務。所有營運部門負責根據本集團制定的內部監控手冊實施既定政策和程序。本集團內部監控手冊載有指引及實施計劃以確保：

- 有序及有效地開展業務；
- 保護本集團及客戶的資產安全；
- 保持適當的記錄並確保本集團使用的財務信息和其他信息的可靠性；
- 防止和偵查潛在的欺詐行為；及
- 遵守所有適用的法律和監管要求。

The directors and compliance officer are responsible for overseeing the day-to-day operations of departments and ensuring that the internal control procedures are followed. In case of any complaint received from clients either verbally or in writing, the compliance department will review such complaints to ensure that they are handled in a prompt and appropriate manner. A customer services hotline is set up to handle complaints from clients. All valid complaints will be recorded monthly by the compliance department. During the Reporting Period, the Group have not received any complaints from clients.

The Group emphasises the importance of protecting the privacy of clients in the collection, processing and use of their personal data and is committed to compliance with the Personal Data (Privacy) Ordinance and other relevant codes of practice issued by the Privacy Commissioner for Personal Data.

The Group have a contractual obligation to protect the information of clients as stated in the account opening agreements and treat their transactions record and personal information as private and confidential, subject to the disclosure requirements under the relevant laws, rules and regulations.

During the Reporting Period, The Group have not received any complaints from clients relating to the violation of the Personal Data (Privacy) Ordinance.

## B7. ANTI-CORRUPTION

The Group strictly complies with the Prevention of Bribery Ordinance (Chapter 201 of the Laws of Hong Kong) enforced by the Independent Commission Against Corruption to prevent unethical pursuit. The Group place great importance on maintaining the highest standards of integrity and honesty and has no tolerance for any misconduct case. Once a misconduct case is discovered and confirmed, the employee will be subject to disciplinary action and the case will be reported to relate governing body when necessary. The Group also fully cooperate with the international drive against services crime, drug trafficking and terrorism and is committed to assisting the authorities in identifying money laundering and terrorist financing transactions. The Group strict adhere to the applicable laws and rules in anti-money laundering and terrorist financing, including but not limited to the Drug Trafficking (Recovery of Proceeds) Ordinance, Organised and Serious Crimes Ordinance, Guideline on Anti-Money Laundering and Counter-Terrorist Financing, and United Nation (Anti-Terrorism Measure) Ordinance.

董事和合規人員負責監督部門的日常運作並確保遵守內部監控程序。如果客戶以口頭或書面方式進行任何投訴，合規部門將對此類投訴進行審核，以確保以及時和適當的方式處理投訴。本公司已設立客戶服務熱線處理客戶的投訴。所有屬實的投訴將按月由合規部門記錄。於報告期，本集團並無收到任何來自客戶的投訴。

本集團在收集、處理及使用客戶個人資料方面重視保障客戶私隱，並致力遵守個人資料(私隱)條例以及個人資料私隱專員所發出的其他相關實務守則。

本集團根據開戶協議所載對客戶負有對資料保密的責任，因此在本集團須遵守的相關法律、規則及規例的披露規定下將客戶的交易記錄及個人信息視為私人及機密信息。

於報告期，本集團並無收到任何來自客戶就有關違反個人資料(私隱)條例的投訴。

## B7. 反貪腐

本集團嚴格遵守廉政公署所執行的防止賄賂條例(香港法例第201章)，以防止不道德行為。本集團高度重視維持誠信及誠實的最高標準及對任何不當行為個案採取零容忍態度。一旦發現及確認不當行為個案，有關僱員將面臨紀律處分，而有關個案將於有需要時向相關監管機構匯報。本集團亦致力聯合國際力量打擊服務犯罪、販毒和恐怖主義，並承諾協助有關當局查明洗黑錢和恐怖分子融資交易。本集團嚴格遵守反洗黑錢和恐怖分子融資的適用法律和規則，包括但不限於販毒(追討得益)條例、有組織及嚴重罪行條例、打擊洗錢及恐怖分子資金籌集指引，以及聯合國(反恐怖主義措施)條例。





# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## 環境、社會及管治報告

The Group has implemented an effective whistle-blower policy for reporting fraud and corruption. Employees are encouraged to report on suspected business irregularities and provide clear channels specifically for this purpose.

The Group is committed to strengthening compliance training. Reading materials in relation to business ethics and anti-corruption conducted by the Independent Commission Against Corruption (“ICAC”) were circulated to the Directors and staff of the Group, so as to enhance employees’ understanding of anti-bribery and anti-corruption.

During the Reporting Period, the Group was not aware of any non-compliance with the relevant laws and regulations that had a significant impact on the Group relating to bribery, extortion, fraud and money laundering.

### COMMUNITY

#### B8. COMMUNITY INVESTMENT

As a socially responsible company, the Group is committed to understanding the needs of the communities in which the Group operate. The Group encourage our employees to pursue their personal passions and dedicate their time and skills to supporting local communities. The Group strive to develop long-term relationships with the stakeholders and bring a positive impact on community development.

本集團已實施有效舉報欺詐和貪污政策。本集團鼓勵僱員報告涉嫌違規行為並為此專門提供明確的渠道。

本集團致力於加強合規培訓。本集團向董事及員工傳閱由廉政公署（「廉政公署」）製作有關商業道德及反貪腐的閱讀材料，以增進僱員對反賄賂及反貪腐的認識。

於報告期，本集團並不知悉任何未遵守有關賄賂、勒索、欺詐及洗黑錢的相關法律及法規而對本集團產生重大影響的情況。

### 社區

#### B8. 社區投資

作為一間對社會負責的公司，本集團致力於了解本集團營運所在社區的需求。本集團鼓勵僱員追求其個人熱忱並奉獻時間及技能回饋本地社區。本集團竭力與權益人保持長期關係及為社區發展帶來正面影響。

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| 關鍵績效指標A1.3              | 所產生有害廢棄物總量及(倘適用)密度  | 不適用 – 本集團並無產生有害廢棄物。                                      |       |
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| KPI A3.1   | Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them     | No significant impact of activities on the environment and natural resources was noted. | N/A         |
| 關鍵績效指標A3.1   | 描述業務活動對環境及天然資源的重大影響以及所採取管理有關影響的行動  | 並無發現業務活動對環境及天然資源有重大影響。  | 不適用         |

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| KPI A4.1                                       | Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them | No significant impact on climate change was noted. | 61           |
| 關鍵績效指標A4.1                                     | 描述已對或可能對發行人構成影響的重大氣候相關問題，以及所採取處理該等問題的行動   | 並無發現對氣候變化有重大影響。                                    |              |
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| 關鍵績效指標B1.1                                     | 按性別、僱傭類別、年齡組別及地理區域劃分的僱員總數   | 「僱傭」   |              |
| KPI B1.2                                       | Employee turnover rate by gender, age group and geographical region   | “Employment”                                       | 64           |
| 關鍵績效指標B1.2                                     | 按性別、年齡組別及地理區域劃分的僱員流失率   | 「僱傭」   |              |
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| <b>General Disclosure 一般披露</b>                 |   | <b>“Health and Safety”「健康及安全」</b>                  | <b>64</b>    |
| KPI B2.1                                       | Number and rate of work-related fatalities  | No case of work-related fatality was noted.        | 64           |
| 關鍵績效指標B2.1                                     | 因工亡故的人數及比率  | 並無發現因工亡故的個案。                                       |              |
| KPI B2.2                                       | Lost days due to work injury  | No case of lost days due to work injury was noted. | 64           |
| 關鍵績效指標B2.2                                     | 因工傷損失工作日數   | 並無發現因工傷損失工作日數的個案。                                  |              |

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| KPI B2.3                  | Description of occupational health and safety measures adopted, how they are implemented and monitored | “Health and Safety” | 64          |
| 關鍵績效指標B2.3                | 描述所採取的職業健康及安全措施、實施及監察方式  | 「健康及安全」             |             |

**B3: Development and Training 發展及培訓**

|                                |   |  |           |
|--------------------------------|---|--|-----------|
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| 關鍵績效指標B3.1                     | 按性別及僱員類別劃分的受訓僱員百分比  | 「發展及培訓」                                      |           |
| KPI B3.2                       | The average training hours completed per employee by gender and employee category | “Development and Training”                   | 66        |
| 關鍵績效指標B3.2                     | 按性別及僱員類別劃分的每名員工完成受訓的平均時數  | 「發展及培訓」                                      |           |

**B4: Labour Standards 勞工準則**

|                                |   |   |           |
|--------------------------------|---|---|-----------|
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| KPI B4.1                       | Description of measures to review employment practices to avoid child and forced labour | “Labour Standards”  | 66        |
| 關鍵績效指標B4.1                     | 描述檢討僱傭慣例的措施以避免聘用童工及強制勞工   | 「勞工準則」  |           |
| KPI B4.2                       | Description of steps taken to eliminate such practices when discovered                  | No non-compliance with relevant laws and regulations related to recruitment of child labour or forced labour practices was noted. | 66        |
| 關鍵績效指標B4.2                     | 描述在發現違規情況時消除該等行為所採取的步驟  | 並無發現任何未遵守有關聘用童工或強制勞工行為的相關法律及法規的情況。  |           |



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B5: Supply Chain Management 供應鏈管理

General Disclosure 一般披露

“Supply Chain Management”

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「供應鏈管理」

KPI B5.1 Number of suppliers by geographical region

關鍵績效指標B5.1 按地理區域劃分的供應商數目

“Supply Chain Management”

「供應鏈管理」

67

KPI B5.2 Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored

關鍵績效指標B5.2 描述委聘供應商的常規、實施有關常規的供應商數目、實施及監察方式

“Supply Chain Management”

「供應鏈管理」

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KPI B5.3 Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored

關鍵績效指標B5.3 描述用以識別供應鏈中環境及社會風險的常規，以及實施及監察方式

“Supply Chain Management”

「供應鏈管理」

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KPI B5.4 Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.

關鍵績效指標B5.4 描述用以於挑選供應商時提倡環保產品及服務的常規，以及實施及監察方式

“Supply Chain Management”

「供應鏈管理」

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B6: Product Responsibility 產品責任

General Disclosure 一般披露

“Services Responsibility”

67-69

「服務責任」

KPI B6.1 Percentage of total products sold or shipped subject to recalls for safety and health reasons

關鍵績效指標B6.1 已出售或出運產品總數中因安全及健康原因而須回收的百分比

No product sold or shipped subject to recalls for safety and healthy reasons.

並無已出售或出運產品因安全及健康原因而須回收。

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# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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|--------------------------------|--|--|--------------|
| KPI B6.2                       | Number of products and services related complaints received and how they are dealt with  | No products and services related complaints received.          | 69           |
| 關鍵績效指標B6.2                     | 接獲有關產品及服務的投訴宗數及處理方式  | 並未接獲有關產品及服務的投訴。  |              |
| KPI B6.3                       | Description of practices relating to observing and protecting intellectual property rights   | “Services Responsibility”                                      | 67-69        |
| 關鍵績效指標B6.3                     | 描述遵守及保護知識產權的相關常規   | 「服務責任」   |              |
| KPI B6.4                       | Description of quality assurance process and recall procedures   | “Services Responsibility”                                      | 67-69        |
| 關鍵績效指標B6.4                     | 描述質量檢定過程及回收程序  | 「服務責任」   |              |
| KPI B6.5                       | Description of consumer data protection and privacy policies, how they are implemented and monitored   | “Services Responsibility”                                      | 67-69        |
| 關鍵績效指標B6.5                     | 描述消費者資料保護及私隱政策、實施及監察方式   | 「服務責任」   |              |
| <b>B7: Anti-corruption 反貪腐</b> |  |  |              |
| <b>General Disclosure 一般披露</b> |  | <b>“Anti-corruption”「反貪腐」</b>                                  | <b>69-70</b> |
| KPI B7.1                       | Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the case | No concluded legal case regarding corrupt practices was noted. | 70           |
| 關鍵績效指標B7.1                     | 於報告期內向發行人或其僱員提出的已結案貪腐法律案件數目及案件結果   | 並無發現已結案的貪腐法律案件。  |              |
| KPI B7.2                       | Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored  | “Anti-corruption”  | 69-70        |
| 關鍵績效指標B7.2                     | 描述預防措施及舉報程序、實施及監察方式  | 「反貪腐」  |              |
| KPI B7.3                       | Description of anti-corruption training provided to directors and staff  | “Anti-corruption”  | 69-70        |
| 關鍵績效指標B7.3                     | 描述向董事及員工提供的反貪腐培訓   | 「反貪腐」  |              |

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B8: Community Investment 社區投資

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“Community Investment”

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「社區投資」

KPI B8.1 Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport)

“Community Investment”

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關鍵績效指標B8.1 專注貢獻範疇(如教育、環境事宜、勞工需求、健康、文化、體育)

「社區投資」

KPI B8.2 Resources contributed (e.g. money or time) to the focus area

–

N/A

關鍵績效指標B8.2 對專注範疇所動用的資源(如金錢或時間)

–

不適用

# INDEPENDENT AUDITORS' REPORT

## 獨立核數師報告



**TO THE SHAREHOLDERS OF UPBEST GROUP LIMITED**  
(incorporated in the Cayman Islands with limited liability)

### OPINION

We have audited the consolidated financial statements of Upbest Group Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 86 to 192, which comprise the consolidated statements of financial position as at 31 March 2022, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2022, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

### BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditors’ Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### KEY AUDIT MATTERS

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

致美建集團有限公司列位股東  
(於開曼群島註冊成立之有限公司)

### 意見

我們已審核第86至192頁所載美建集團有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)之綜合財務報表，包括於二零二二年三月三十一日的綜合財務狀況表及截至該日止年度的綜合收益表、綜合全面收益表、綜合權益變動表及綜合現金流動表，以及綜合財務報表附註，包括主要會計政策概要。

我們認為，綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則(「香港財務報告準則」)真實而公平地反映貴集團於二零二二年三月三十一日的綜合財務狀況以及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港公司條例的披露規定妥為編製。

### 意見的基礎

我們根據香港會計師公會頒佈的香港審計準則(「香港審計準則」)進行審核。在該等準則下，我們的責任在我們的報告內核數師就審核綜合財務報表須承擔的責任一節進一步闡述。根據香港會計師公會的「國際職業會計師道德守則」(「守則」)，我們獨立於貴集團，並已遵循守則履行其他道德責任。我們相信，我們所獲得的審核憑證能充足及適當地為我們的審核意見提供基礎。

### 關鍵審核事項

根據我們的專業判斷，關鍵審核事項為我們審核於本期間的綜合財務報表中最重要的事項。我們在審核綜合財務報表及就此達致意見時處理此等事項，而不會就此等事項單獨發表意見。

KEY AUDIT MATTERS – CONTINUED

Key audit matter

關鍵審核事項

**Impairment assessment of interest-bearing receivables from loans and margin financing**

來自貸款及孖展融資的計息應收款項的減值評估

As disclosed in Note 18 to the consolidated financial statements, as at 31 March 2022, the Group's gross amounts of interest-bearing receivables from loans and margin financing amounted to approximately HK\$967,076,000 and HK\$140,194,000 respectively, and an allowance for credit losses of interest-bearing receivables from loans and margin financing amounted to approximately HK\$144,805,000 and HK\$77,211,000 respectively were included in the Group's consolidated statement of financial position.

誠如綜合財務報表附註18所披露，於二零二二年三月三十一日，貴集團來自貸款及孖展融資的計息應收款項的總額分別約為967,076,000港元及140,194,000港元，而來自貸款及孖展融資的計息應收款項的信貸虧損撥備分別約144,805,000港元及77,211,000港元已計入貴集團的綜合財務狀況表。

The impairment loss, net of reversal, on interest-bearing receivables from loans and margin financing included in the Group's consolidated income statement for the year ended 31 March 2022 amounted to approximately HK\$12,536,000 and HK\$4,208,000 respectively.

貴集團截至二零二二年三月三十一日止年度的綜合收益表內來自貸款及孖展融資的計息應收款項(扣除撥回)的減值虧損分別約為12,536,000港元及4,208,000港元。

The allowance for credit loss of interest-bearing receivables from loans and margin financing represents the management's best estimates at the end of the reporting period of expected credit losses under Hong Kong Financial Reporting Standard 9: Financial Instruments' Expected Credit Loss model.

來自貸款及孖展融資的計息應收款項的信貸虧損撥備指管理層根據香港財務報告準則第9號：金融工具預期信貸虧損模式對預期信貸虧損於報告期末的最佳估計。

關鍵審核事項 – 續

**How our audit addressed the key audit matter**

我們如何於審核中處理關鍵審核事項

Our audit procedures in relation to management's impairment assessment of interest-bearing receivables from loans and margin financing included:

我們有關管理層對來自貸款及孖展融資的計息應收款項的減值評估之審核程序包括：

- Understanding and evaluating the credit control procedures performed by management, including its procedures on periodic review of aged receivables and assessment on expected credit losses allowance of receivables;
- 了解和驗證管理層執行的信貸控制程序，包括定期審查長賬齡應收款項的程序和評估應收款項的預期信貸虧損撥備；
- Testing on a sample basis, the accuracy of ageing profile of the receivables by checking to the underlying agreements;
- 透過檢查相關協議，以抽樣方式測試應收款項賬齡之準確性；
- Testing on a sample basis, the subsequent settlement of the receivables against bank receipts;
- 以抽樣方式對照銀行收據測試應收款項於結算日後的償付情況；



# INDEPENDENT AUDITORS' REPORT

## 獨立核數師報告

### KEY AUDIT MATTERS – CONTINUED

#### Key audit matter

##### 關鍵審核事項

#### Impairment assessment of interest-bearing receivables from loans and margin financing – *continued*

來自貸款及孖展融資的計息應收款項的減值評估 – 續

Receivables are assessed individually for provision for impairment allowance. The expected credit loss rates are determined based on historical credit losses experienced and are adjusted to reflect current and forward-looking information affecting the ability of the customers to settle the receivables.

應收款項將單獨評估減值撥備。預期信貸損失率乃根據所經歷的歷史信貸虧損釐定，經調整以反映影響客戶清償應收款項能力的當前及前瞻性資料。

We consider impairment assessment on interest-bearing receivables from loans and margin financing as a key audit matter because of its significance to the consolidated financial statements and the significant estimates and judgement involved in determining the expected credit losses allowance on the interest-bearing receivables from loans and margin financing.

由於來自貸款及孖展融資的計息應收款項的減值評估對綜合財務報表而言屬重要，且在釐定來自貸款及孖展融資的計息應收款項的預期信貸虧損撥備涉及重大估計及判斷，我們將來自貸款及孖展融資的計息應收款項的減值評估視為關鍵審核事項。

#### 關鍵審核事項 – 續

#### How our audit addressed the key audit matter

我們如何於審核中處理關鍵審核事項

- Evaluating the management's assessment of the internal credit rating of the interest-bearing receivables from loans and margin financing by reference to past due status, past collection history and financial condition of the borrowers;
- 評估管理層對來自貸款及孖展融資的計息應收款項的內部信貸評級之評估，乃參考逾期狀況、過往收回記錄及借款人之財務狀況；
- Understanding the management's basis and judgement in determining credit loss allowance on interest-bearing receivables from loans and margin financing at 31 March 2022, including the identification of credit-impaired receivables, estimated loss rates applied to each customer, collaterals pledged to the Group; and
- 了解管理層於釐定二零二二年三月三十一日之來自貸款及孖展融資的計息應收款項的信貸虧損撥備時採用的基準及判斷，包括識別出現信貸減值之應收款項、適用於每位客戶之估計虧損率、抵押予貴集團之抵押品；及
- Evaluating the disclosures regarding the impairment assessment of interest-bearing receivables from loans and margin financing in the consolidated financial statements.
- 評估綜合財務報表中有關來自貸款及孖展融資的計息應收款項的減值評估之相關披露。

**KEY AUDIT MATTERS – CONTINUED**

**Key audit matter**

**關鍵審核事項**

**Valuation of investment properties**

**投資物業估值**

As disclosed in Note 15 to the consolidated financial statements, at 31 March 2022, investment properties, which were stated at fair value, amounted to approximately HK\$1,622,100,000.

誠如綜合財務報表附註15所披露，於二零二二年三月三十一日，按公允價值列賬的投資物業約為1,622,100,000港元。

Net increase in fair value of investment properties of approximately HK\$21,000,000 was recognised in the Group's consolidated income statement for the year ended 31 March 2022.

投資物業的公允價值之淨增加值約21,000,000港元已在本集團截至二零二二年三月三十一日止年度的綜合收益表中確認。

The management performed valuations on the fair value of investment properties with the assistance from an independent professional valuer. 管理層在獨立專業估值師的幫助下對投資物業的公允價值進行了評估。

Details of the valuation techniques and key inputs used in the valuations are disclosed in Note 15 to the consolidated financial statements. The valuations are dependent on certain key inputs that require significant management judgements and estimates, which involves certain estimates of market conditions and assumptions made on the investment properties including comparable market transactions with adjustments to reflect different locations or conditions, and comparable market rents and capitalisation rate.

所使用的估值技術和主要輸入變數詳情載於綜合財務報表附註15。估值依據若干主要輸入數據，需要重大管理層判斷及估計，涉及若干市場狀況的估計和對投資物業的假設，包括可比較市場交易，並調整以反映不同地點或狀況，以及可比較市場租金及資本化比率。

We identified the valuation of investment properties as a key audit matter due to the significance of the balance to the consolidated financial statements as a whole, combined with the judgements involved in determining the inputs used in the valuation.

我們認為投資物業估值為關鍵審核事項，是由於投資物業在整體綜合財務報表中所佔的金額重大，且在釐定使用各估值輸入變數時涉及判斷。

**關鍵審核事項 – 續**

**How our audit addressed the key audit matter**

**我們如何於審核中處理關鍵審核事項**

Our procedures in relation to management's valuation of investment properties included:

我們有關管理層對投資物業估值的程序包括：

- Evaluating the independent external valuers' competence, capabilities and objectivity;
- 評估獨立外聘估值師的才幹、能力及客觀性；
- Assessing the appropriateness and reasonableness of the methodologies used and the key assumptions and parameters based on our knowledge of the property industry and using our audit valuation experts; and
- 根據我們對房地產行業的了解並運用我們的審核估值專家，評估所使用方法以及關鍵假設及參數的適當性及合理性；及
- Checking, on sample basis, the accuracy and relevance of the input data used.
- 抽樣檢查所用數據之準確性及適切性。

# INDEPENDENT AUDITORS' REPORT

## 獨立核數師報告

### OTHER MATTER

The consolidated financial statements of the Group for the year ended 31 March 2021 were audited by another auditor who expressed an unmodified opinion on those statements on 25 June 2021.

### OTHER INFORMATION

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

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

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

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

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

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

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

### 其他事項

貴集團截至二零二一年三月三十一日止年度的綜合財務報表已經由另一核數師審核並於二零二一年六月二十五日對該等財務報表發表無保留意見。

### 其他資料

貴公司的董事（「董事」）須對其他資料負責。其他資料包括 貴集團年報內之所有資料，惟不包括綜合財務報表及我們之核數師報告。

我們對綜合財務報表之意見並不涵蓋其他資料，且我們亦不對該等其他資料發表任何形式之保證結論。

關於我們對綜合財務報表之審核，我們之責任是閱讀其他資料，同時考慮其他資料是否與綜合財務報表或我們於審核中瞭解之情況存在重大不一致，或另外出現重大錯報。根據我們所做之工作，倘我們得出其他資料存有重大錯報之結論，我們須就這一事實作出報告。我們並無就此作出報告。

### 董事及管治層就綜合財務報表之責任

董事負責根據香港會計師公會頒佈之香港財務報告準則及香港公司條例之披露規定編製真實而公允之綜合財務報表，以及維持董事認為必要之內部控制，以確保編製綜合財務報表時不存在由於欺詐或錯誤而導致之重大錯報。

於編製綜合財務報表時，董事負責評估 貴集團之持續經營能力，並在適用情況下披露與持續經營有關之事項，以及使用持續經營為會計基礎，除非董事有意將 貴集團清盤或停止經營，或別無其他實際之替代方案。

管治層負責監督 貴集團之財務報告流程。

# INDEPENDENT AUDITORS' REPORT

## 獨立核數師報告

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

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

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

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

### 核數師就綜合財務報表審核之責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並按照協定委聘條款向閣下（即整體股東）出具包含我們意見的核數師報告，除此之外本報告別無其他目的。合理保證是高水平的保證，惟不能保證按照香港審計準則進行之審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，倘合理預期單獨或滙總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

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

- 識別並評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對該等風險，以及獲取充足和適當的審核憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部監控，以設計適當的審核程序，惟目的並非對貴集團內部監控的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。



# INDEPENDENT AUDITORS' REPORT

## 獨立核數師報告

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

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

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

### 核數師就綜合財務報表審核之責任 – 續

- 對董事採用持續經營會計基礎之恰當性作出結論。根據所獲取的審核憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表之整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 就貴集團實體或業務活動之財務信息獲取充足、適當的審核憑證，以便對綜合財務報表發表意見。我們負責貴集團審計之方向、監督和執行。我們為審計意見承擔全部責任。

除其他事項外，我們與管治層溝通了計劃之審核範圍、時間安排、重大審核發現等，包括我們在審計中識別出內部控制之任何重大缺陷。

我們亦向管治層提交聲明，說明我們已符合有關獨立性之相關道德要求，並與他們溝通有可能合理被認為會影響我們獨立性之所有關係及其他事項，以及在適用情況下，相關之用以消除對獨立性產生威脅的行動或採取的防範措施。



**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE  
CONSOLIDATED FINANCIAL STATEMENTS – CONTINUED**

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

**Asian Alliance (HK) CPA Limited**

*Certified Public Accountants (Practising)*

**Lam Chik Tong**

Practising Certificate Number: P05612

8/F, Catic Plaza  
8 Causeway Road  
Causeway Bay  
Hong Kong

24 June 2022

核數師就綜合財務報表審核之責任 – 續

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

華融(香港)會計師事務所有限公司  
執業會計師

林植棠  
執業證書編號：P05612

香港  
銅鑼灣  
高士威道8號  
航空大廈8樓

二零二二年六月二十四日

# CONSOLIDATED INCOME STATEMENT

## 綜合收益表

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

|   |                      | Notes | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|---|----------------------|-------|----------------------------------|----------------------------------|
|   |                      | 附註    |                                  |                                  |
| Revenue   | 收益                   | 5     | 127,011                          | 119,221                          |
| Other revenue   | 其他收益                 |       | 542                              | 2,407                            |
| Impairment losses under expected credit loss model, net of reversal | 預期信貸虧損模式項下之減值虧損，扣除撥回 | 7     | (16,744)                         | (13,176)                         |
| Net increase (decrease) in fair value of investment properties      | 投資物業公允值之淨增(減)值       | 15    | 21,000                           | (40,900)                         |
| Administrative and other operating expenses                         | 行政及其他經營開支            |       | (26,409)                         | (26,332)                         |
| Finance costs   | 融資成本                 | 8     | (3,695)                          | (6,357)                          |
| Share of results of an associate                                    | 應佔聯營公司之業績            |       | (4,255)                          | 22,486                           |
| Profit before taxation  | 除稅前溢利                | 9     | 97,450                           | 57,349                           |
| Income tax expenses   | 所得稅開支                | 12    | (10,457)                         | (11,161)                         |
| Profit for the year   | 年內溢利                 |       | 86,993                           | 46,188                           |
| Profit for the year attributable to:                                | 以下人士應佔年內溢利：          |       |                                  |                                  |
| Owners of the Company   | 本公司擁有人               |       | 87,036                           | 46,227                           |
| Non-controlling interests   | 非控股權益                |       | (43)                             | (39)                             |
|   |                      |       | 86,993                           | 46,188                           |
| <b>Proposed final dividend</b>                                      | <b>擬派末期股息</b>        | 13    | 53,646                           | 26,823                           |
| <b>Earnings per share</b>   | <b>每股溢利</b>          | 11    |                                  |                                  |
| Basic (HK cents)  | 基本(港仙)               |       | 3.2                              | 1.7                              |
| Diluted (HK cents)  | 攤薄(港仙)               |       | N/A 不適用                          | N/A 不適用                          |

# CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

## 綜合全面收益表

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

|  |                            | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|----------------------------|----------------------------------|----------------------------------|
| <b>Profit for the year</b>   | 年內溢利                       | <b>86,993</b>                    | 46,188                           |
| <b>Other comprehensive income for the year, net of tax:</b>                    | 年內其他全面收益(稅後淨值):            |                                  |                                  |
| <i>Item that may be reclassified subsequently to profit or loss:</i>           | <i>隨後可能重新分類至損益之項目:</i>     |                                  |                                  |
| Share of other comprehensive income of an associate, net of related income tax | 應佔聯營公司其他全面收益<br>(相關所得稅後淨值) | <b>2,538</b>                     | 3,337                            |
| <b>Total comprehensive income for the year</b>                                 | 年內全面收益總額                   | <b>89,531</b>                    | 49,525                           |
| Total comprehensive income (expenses) attributable to:                         | 以下人士應佔年內全面收益(開支)<br>總額:    |                                  |                                  |
| Owners of the Company  | 本公司擁有人                     | <b>89,574</b>                    | 49,564                           |
| Non-controlling interests  | 非控股權益                      | <b>(43)</b>                      | (39)                             |
|  |                            | <b>89,531</b>                    | 49,525                           |

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

As at 31 March 2022 於二零二二年三月三十一日

|   |                   |       | 2022             | 2021             |
|---|-------------------|-------|------------------|------------------|
|   |                   |       | 二零二二年            | 二零二一年            |
|   |                   | Notes | HK\$'000         | HK\$'000         |
|   |                   | 附註    | 千港元              | 千港元              |
| <b>NON-CURRENT ASSETS</b>                             | <b>非流動資產</b>      |       |                  |                  |
| Property, plant and equipment                         | 物業、機器及設備          | 14    | 941              | 939              |
| Investment properties                                 | 投資物業              | 15    | 1,622,100        | 1,601,100        |
| Intangible assets                                     | 無形資產              | 16    | 2,040            | 2,040            |
| Interests in an associate                             | 於聯營公司之權益          | 17    | 58,135           | 59,852           |
| Trade receivables                                     | 貿易應收款項            | 18    | 89,251           | 72,669           |
| Other assets  | 其他資產              | 19    | 3,400            | 3,400            |
| Deferred tax assets                                   | 遞延稅項資產            | 22    | 2,892            | 2,198            |
|   |                   |       | <b>1,778,759</b> | <b>1,742,198</b> |
| <b>CURRENT ASSETS</b>                                 | <b>流動資產</b>       |       |                  |                  |
| Properties held for development                       | 持作發展物業            | 20    | 3,011            | 3,011            |
| Trade and other receivables, deposits and prepayments | 貿易及其他應收款項、按金及預付款項 | 18    | 941,657          | 904,503          |
| Tax recoverable                                       | 可收回稅款             |       | 1,162            | 2,377            |
| Bank balances and cash                                | 銀行結餘及現金           | 21    | 568,386          | 816,192          |
|   |                   |       | <b>1,514,216</b> | <b>1,726,083</b> |
| <b>CURRENT LIABILITIES</b>                            | <b>流動負債</b>       |       |                  |                  |
| Trade and other payables                              | 貿易及其他應付款項         | 26    | 124,668          | 345,972          |
| Borrowings  | 借款                | 23    | 234,625          | 263,353          |
| Amounts due to related parties                        | 應付關聯人士款項          | 24    | 1,172            | 264              |
| Amount due to the ultimate holding company            | 應付最終控股公司款項        | 25    | 213,384          | 200,362          |
| Provision for taxation                                | 稅務撥備              |       | 625              | 2,537            |
|   |                   |       | <b>574,474</b>   | <b>812,488</b>   |
| <b>NET CURRENT ASSETS</b>                             | <b>流動資產淨值</b>     |       | <b>939,742</b>   | <b>913,595</b>   |
| <b>NET ASSETS</b>                                     | <b>資產淨值</b>       |       | <b>2,718,501</b> | <b>2,655,793</b> |

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 綜合財務狀況表

As at 31 March 2022 於二零二二年三月三十一日

|  |            |       | 2022             | 2021      |
|--|------------|-------|------------------|-----------|
|  |            | Notes | 二零二二年            | 二零二一年     |
|  |            | 附註    | HK\$'000         | HK\$'000  |
|  |            |       | 千港元              | 千港元       |
| <b>CAPITAL AND RESERVES</b>                  | 資本及儲備      |       |                  |           |
| Share capital                                | 股本         | 27    | 26,824           | 26,824    |
| Reserves                                     | 儲備         |       | 2,692,932        | 2,630,181 |
| Equity attributable to owners of the Company | 本公司擁有人應佔權益 |       | 2,719,756        | 2,657,005 |
| Non-controlling interests                    | 非控股權益      |       | (1,255)          | (1,212)   |
| <b>TOTAL EQUITY</b>                          | 權益總值       |       | <b>2,718,501</b> | 2,655,793 |

The consolidated financial statements on pages 86 to 192 were approved and authorised for issue by the Board of Directors on 24 June 2022 and are signed on its behalf by:

第86至192頁的綜合財務報表已獲董事會於二零二二年六月二十四日批准及授權發出及由下列董事代表簽署：

**Cheng Wai Lun, Andrew**

鄭偉倫

Executive Director

執行董事

**Cheng Wai Ling, Annie**

鄭偉玲

Executive Director

執行董事



# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 綜合權益變動表

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

|   |              | Attributable to owners of the Company<br>本公司擁有人應佔 |                |                     |                     |                  |                   | Non-controlling interests |                           | Total equity     |
|---|--------------|---|----------------|---------------------|---------------------|------------------|-------------------|---------------------------|---------------------------|------------------|
|   |              | Share capital                                     | Share premium  | Contributed surplus | Translation reserve | Retained profits | Proposed dividend | Total                     | Non-controlling interests | Total equity     |
|   |              | 股本  | 股份溢價           | 實繳盈餘                | 匯兌儲備                | 保留溢利             | 擬派股息              | 總計                        | 非控股權益                     | 權益總值             |
|   |              | HK\$' 000   | HK\$' 000      | HK\$' 000           | HK\$' 000           | HK\$' 000        | HK\$' 000         | HK\$' 000                 | HK\$' 000                 | HK\$' 000        |
|   |              | 千港元   | 千港元            | 千港元                 | 千港元                 | 千港元              | 千港元               | 千港元                       | 千港元                       | 千港元              |
| At 1 April 2020                                   | 於二零二零年四月一日   | 26,824  | 304,284        | 8,515               | (5,599)             | 2,273,417        | 26,823            | 2,634,264                 | (1,173)                   | 2,633,091        |
| Profit (loss) for the year                        | 年內溢利(虧損)     | -   | -              | -                   | -                   | 46,227           | -                 | 46,227                    | (39)                      | 46,188           |
| Other comprehensive income for the year           | 本年度其他全面收益    | -   | -              | -                   | 3,337               | -                | -                 | 3,337                     | -                         | 3,337            |
| Total comprehensive income (expense) for the year | 年內全面收益(開支)總額 | -   | -              | -                   | 3,337               | 46,227           | -                 | 49,564                    | (39)                      | 49,525           |
| Dividend payable                                  | 應付股息         | -   | -              | -                   | -                   | -                | (26,823)          | (26,823)                  | -                         | (26,823)         |
| Proposed final dividend                           | 擬派末期股息       | -   | -              | -                   | -                   | (26,823)         | 26,823            | -                         | -                         | -                |
| At 31 March 2021                                  | 於二零二一年三月三十一日 | 26,824  | 304,284        | 8,515               | (2,262)             | 2,292,821        | 26,823            | 2,657,005                 | (1,212)                   | 2,655,793        |
| Profit (loss) for the year                        | 年內溢利(虧損)     | -   | -              | -                   | -                   | 87,036           | -                 | 87,036                    | (43)                      | 86,993           |
| Other comprehensive income for the year           | 本年度其他全面收益    | -   | -              | -                   | 2,538               | -                | -                 | 2,538                     | -                         | 2,538            |
| Total comprehensive income (expense) for the year | 年內全面收益(開支)總額 | -   | -              | -                   | 2,538               | 87,036           | -                 | 89,574                    | (43)                      | 89,531           |
| Dividend payable                                  | 應付股息         | -   | -              | -                   | -                   | -                | (26,823)          | (26,823)                  | -                         | (26,823)         |
| Proposed final dividend                           | 擬派末期股息       | -   | -              | -                   | -                   | (53,646)         | 53,646            | -                         | -                         | -                |
| <b>At 31 March 2022</b>                           | 於二零二二年三月三十一日 | <b>26,824</b>                                     | <b>304,284</b> | <b>8,515</b>        | <b>276</b>          | <b>2,326,211</b> | <b>53,646</b>     | <b>2,719,756</b>          | <b>(1,255)</b>            | <b>2,718,501</b> |

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流動表

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

|   |                               | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|---|-------------------------------|----------------------------------|----------------------------------|
| <b>OPERATING ACTIVITIES</b>   | <b>經營活動</b>                   |                                  |                                  |
| Profit before taxation  | 除稅前溢利                         | 97,450                           | 57,349                           |
| Adjustments for:  | 已就下列各項作出調整：                   |                                  |                                  |
| Finance costs   | 融資成本                          | 3,695                            | 6,357                            |
| Depreciation on property,<br>plant and equipment                                  | 折舊－物業、機器及設備                   | 80                               | 87                               |
| Impairment losses under expected credit<br>loss model, net of reversal            | 預期信貸虧損模式項下之<br>減值虧損，扣除撥回      | 16,744                           | 13,176                           |
| Net (increase) decrease in fair value of<br>investment properties                 | 投資物業公允值之淨增<br>(減)值            | (21,000)                         | 40,900                           |
| Share of results of an associate  | 應佔聯營公司之業績                     | 4,255                            | (22,486)                         |
| <b>Operating cash flows before working<br/>capital changes</b>                    | <b>未計營運資金變動前<br/>之經營現金流量</b>  | <b>101,224</b>                   | <b>95,383</b>                    |
| Decrease in inventories   | 存貨之減少                         | -                                | 18                               |
| (Increase) decrease in trade and other<br>receivables, deposits and prepayments   | 貿易及其他應收款項、按金及<br>預付款項之(增加)減少  | (70,480)                         | 78,583                           |
| Decrease (increase) in trust and segregated<br>accounts included in bank balances | 信託及分開處理戶口結存包括<br>於銀行結餘之減少(增加) | 220,839                          | (231,396)                        |
| (Decrease) increase in unsecured<br>other borrowing                               | 無抵押其他借款之<br>(減少)增加            | (4,724)                          | 2,273                            |
| Increase (decrease) in amounts due to<br>related parties                          | 應付關聯人士款項之增加<br>(減少)           | 908                              | (433)                            |
| (Decrease) increase in trade and<br>other payables                                | 貿易及其他應付款項之(減少)<br>增加          | (221,304)                        | 226,855                          |
| <b>Cash generated from operations</b>   | <b>經營業務產生之現金</b>              | <b>26,463</b>                    | <b>171,283</b>                   |
| Interest paid for other borrowing   | 已付其他借款利息                      | (121)                            | (145)                            |
| Hong Kong profits tax paid  | 已付香港利得稅                       | (11,848)                         | (22,179)                         |
| Overseas tax paid   | 已付海外稅款                        | -                                | (250)                            |
| <b>NET CASH FROM OPERATING ACTIVITIES</b>   | <b>經營活動產生之現金淨值</b>            | <b>14,494</b>                    | <b>148,709</b>                   |

# CONSOLIDATED STATEMENT OF CASH FLOWS

## 綜合現金流動表

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

|   |                   | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|---|-------------------|----------------------------------|----------------------------------|
| <b>NET CASH USED IN INVESTING ACTIVITIES</b>                  | 投資活動應用之現金淨值       |                                  |                                  |
| Purchase of property, plant and equipment                     | 購買物業、機器及設備        | (82)                             | (38)                             |
| <b>FINANCING ACTIVITIES</b>                                   | 融資活動              |                                  |                                  |
| Dividend paid   | 已付股息              | (26,823)                         | (26,823)                         |
| Increase in amount due to the ultimate holding company        | 應付最終控股公司款項之增加     | 13,022                           | 11,523                           |
| Interest paid for borrowings                                  | 已付借款利息            | (3,574)                          | (6,212)                          |
| Repayment of borrowings                                       | 償還借款              | (24,004)                         | (22,575)                         |
| <b>NET CASH USED IN FINANCING ACTIVITIES</b>                  | 融資活動應用之現金淨值       | (41,379)                         | (44,087)                         |
| <b>NET (DECREASE) INCREASE IN CASH AND CASH EQUIVALENTS</b>   | 現金及現金之等價物之淨(減少)增加 | (26,967)                         | 104,584                          |
| <b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b> | 年初之現金及現金之等價物      | 491,518                          | 386,934                          |
| <b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>       | 年末之現金及現金之等價物      | 464,551                          | 491,518                          |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 1. GENERAL

Upbest Group Limited (the “Company”) is a public limited company incorporated in the Cayman Islands with its shares listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The address of its registered office is P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands. The principal place of business is 2<sup>nd</sup> Floor, Wah Kit Commercial Centre, 300 Des Voeux Road Central, Hong Kong.

As at the date of this report, CCAA Group Limited held a direct interest in 1,992,721,496 (2021: 1,992,721,496) shares of the Company, representing approximately 74.29% (2021: 74.29%) of the issued share capital of the Company.

The Company is principally engaged in investment holding. Its subsidiaries are principally engaged in the provision of a wide range of financial services including securities broking, futures broking, securities margin financing, money lending, corporate finance advisory, assets management, properties investment and precious metal trading.

The consolidated financial statements are presented in Hong Kong dollars (“HK\$”), which is the same as the functional currency of the Company. All values are rounded to the nearest thousand (“HK\$’000”), except when otherwise indicated.

### 1. 概況

美建集團有限公司(「本公司」)乃於開曼群島註冊成立之有限責任公眾公司，其股份於香港聯合交易所有限公司(「聯交所」)上市。本公司之註冊地址為P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands。其主要營業地點位於香港德輔道中300號華傑商業中心2樓。

於本報告所載之日，CCAA Group Limited 直接擁有1,992,721,496股(二零二一年：1,992,721,496股)本公司股份，約佔本公司已發行股本之74.29%(二零二一年：74.29%)。

本公司的主要業務是投資控股。其附屬公司之主要業務為提供廣泛種類金融服務，包括證券經紀、期貨經紀、證券孖展融資、貸款融資、企業融資顧問、資產管理、房地產投資及貴金屬買賣。

本綜合財務報表以港元(「港元」)呈列，與本公司之功能貨幣相同。除另有說明，所有數值均四捨五入至最接近的千位(「千港元」)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

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

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

In the current year, the Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the annual periods beginning on or after 1 April 2021 for the preparation of the consolidated financial statements:

Amendments to HKFRS 16 Covid-19-Related Rent Concessions

Amendments to HKFRS 16 Covid-19-Related Rent Concessions beyond 30 June 2021

Amendments to HKFRS 9, Hong Kong Accounting Standards (“HKAS”) 39, HKFRS 7, HKFRS 4 and HKFRS 16 Interest Rate Benchmark Reform – Phase 2

In addition, the Group applied the agenda decision of the IFRS Interpretations Committee (the “Committee”) of the International Accounting Standards Board issued in June 2021 which clarified the costs an entity should include as “estimated costs necessary to make the sale” when determining the net realisable value of inventories.

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

### 2. 應用經修訂香港財務報告準則（「香港財務報告準則」）

本年度強制生效的經修訂香港財務報告準則

於本年度，本集團已首次採用由香港會計師公會（「香港會計師公會」）頒佈並於二零二一年四月一日或之後開始之年度期間強制生效之下列經修訂香港財務報告準則，以編製綜合財務報表：

香港財務報告準則第16號（修訂本）

2019冠狀病毒病相關之租金寬減

香港財務報告準則第16號（修訂本）

二零二一年六月三十日後之2019冠狀病毒病相關租金減免

香港財務報告準則第9號、香港會計準則（「香港會計準則」）第39號、香港財務報告準則第7號、香港財務報告準則第4號及香港財務報告準則第16號（修訂本）

第二階段利率基準改革

另外，本集團已應用國際會計準則理事會於二零二一年六月頒佈之國際財務報告準則詮釋委員會（「委員會」）的議程決定，其釐清於釐定存貨之可變現淨值時，實體應計入「銷售必要的估計成本」的成本。

於本年度採用經修訂香港財務報告準則並無對本集團本年度及過往年度的綜合財務表現及狀況及／或該等綜合財務報表所載的披露造成任何重大影響。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

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

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

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

|   |  |
|---|--|
| HKFRS 17  | Insurance Contracts and the related Amendments <sup>1</sup>  |
| Amendments to HKFRS 3                               | Reference to the Conceptual Framework <sup>2</sup>   |
| Amendments to HKFRS 10 and HKAS 28                  | Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>                               |
| Amendments to HKAS 1                                | Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020) <sup>1</sup> |
| Amendments to HKAS 1 and HKFRS Practice Statement 2 | Disclosure of Accounting Policies <sup>1</sup>   |
| Amendments to HKAS 8                                | Definition of Accounting Estimates <sup>1</sup>  |
| Amendments to HKAS 12                               | Deferred Tax related to Assets and Liabilities arising from a Single Transaction <sup>1</sup>                                    |
| Amendments to HKAS 16                               | Property, Plant and Equipment – Proceeds before Intended Use <sup>2</sup>  |
| Amendments to HKAS 37                               | Onerous Contracts – Cost of Fulfilling a Contract <sup>2</sup>   |
| Amendments to HKFRSs                                | Annual Improvements to HKFRSs 2018-2020 <sup>2</sup>   |

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

<sup>2</sup> Effective for annual periods beginning on or after 1 January 2022.

<sup>3</sup> Effective for annual periods beginning on or after a date to be determined.

Except for the new and amendments to HKFRSs mentioned below, the directors of the Company (the “Directors”) anticipate that the application of all other new and amendments to HKFRSs will have no material impact on the consolidated financial statements in the foreseeable future.

### 2. 應用經修訂香港財務報告準則（「香港財務報告準則」）– 續

#### 已頒佈但尚未生效之新訂及經修訂香港財務報告準則

本集團並無提早應用以下已頒佈但尚未生效之新訂及經修訂之香港財務報告準則：

|                                |   |
|--------------------------------|---|
| 香港財務報告準則第17號                   | 保險合約及相關修訂本 <sup>1</sup>                       |
| 香港財務報告準則第3號（修訂本）               | 概念框架之提述 <sup>2</sup>                          |
| 香港財務報告準則第10號及香港會計準則第28號（修訂本）   | 投資者及其聯營公司或合資企業之間出售或注入資產 <sup>3</sup>          |
| 香港會計準則第1號（修訂本）                 | 負債分類為流動或非流動及香港詮釋第5號（二零二零年）之相關修訂本 <sup>1</sup> |
| 香港會計準則第1號及香港財務報告準則作業準則第2號（修訂本） | 會計政策披露 <sup>1</sup>                           |
| 香港會計準則第8號（修訂本）                 | 會計估計定義 <sup>1</sup>                           |
| 香港會計準則第12號（修訂本）                | 單一交易產生之資產及負債相關遞延稅項 <sup>1</sup>               |
| 香港會計準則第16號（修訂本）                | 物業、機器及設備 – 擬定用途前之所得款項 <sup>2</sup>            |
| 香港會計準則第37號（修訂本）                | 虧損性合約 – 履行合約之成本 <sup>2</sup>                  |
| 香港財務報告準則（修訂本）                  | 香港財務報告準則二零一八年至二零二零年之年度改進 <sup>2</sup>         |

<sup>1</sup> 於二零二三年一月一日或之後開始之年度期間生效。

<sup>2</sup> 於二零二二年一月一日或之後開始之年度期間生效。

<sup>3</sup> 於待定期限或之後開始之年度期間生效。

除以下所述之新訂香港財務報告準則及修訂本外，本公司董事（「董事」）預期，應用所有新訂及經修訂香港財務報告準則在可見未來不會對綜合財務報表產生重大影響。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

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

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

#### Amendments to HKFRS 3 Reference to the Conceptual Framework

The amendments:

- update a reference in HKFRS 3 *Business Combinations* so that it refers to the *Conceptual Framework for Financial Reporting 2018* issued in June 2018 (the “Conceptual Framework”) instead of *Framework for the Preparation and Presentation of Financial Statements* (replaced by the *Conceptual Framework for Financial Reporting 2010* issued in October 2010);
- add a requirement that, for transactions and other events within the scope of HKAS 37 *Provisions, Contingent Liabilities and Contingent Assets* or HK(IFRIC)-Int 21 *Levies*, an acquirer applies HKAS 37 or HK(IFRIC)-Int 21 instead of the Conceptual Framework to identify the liabilities it has assumed in a business combination; and
- add an explicit statement that an acquirer does not recognise contingent assets acquired in a business combination.

The application of the amendments is not expected to have significant impact on the consolidated financial position and performance of the Group.

### 2. 應用經修訂香港財務報告準則（「香港財務報告準則」）– 續

#### 已頒佈但尚未生效之新訂及經修訂香港財務報告準則 – 續

#### 香港財務報告準則第3號（修訂本）概念框架之提述

該等修訂：

- 更新對香港財務報告準則第3號業務合併的提述，並引用二零一八年六月頒佈之二零一八年財務報告概念框架（「概念框架」），取代編製及呈報財務報告框架（由二零一零年十月頒佈之二零一零年財務報告概念框架取代）；
- 添加一項規定，就香港會計準則第37號撥備、或然負債及或然資產或香港（國際財務報告詮釋委員會）– 詮釋第21號徵費範圍內的交易及其他事件而言，收購方應用香港會計準則第37號或香港（國際財務報告詮釋委員會）– 詮釋第21號而非概念框架以識別其於業務合併中所承擔的負債；及
- 添加一項明確聲明，即收購方不會確認於一項業務合併中所收購的或然資產。

預期應用該等修訂不會對本集團之綜合財務狀況及表現造成重大影響。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

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

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

#### Amendments to HKAS 1 Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)

The amendments provide clarification and additional guidance on the assessment of right to defer settlement for at least twelve months from reporting date for classification of liabilities as current or non-current, which:

- specify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Specifically, the amendments clarify that:
  - (i) the classification should not be affected by management intentions or expectations to settle the liability within 12 months; and
  - (ii) if the right is conditional on the compliance with covenants, the right exists if the conditions are met at the end of the reporting period, even if the lender does not test compliance until a later date; and
- clarify that if a liability has terms that could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instruments, these terms do not affect its classification as current or non-current only if the entity recognises the option separately as an equity instrument applying HKAS 32 *Financial Instruments: Presentation*.

In addition, Hong Kong Interpretation 5 was revised as a consequence of the Amendments to HKAS 1 to align the corresponding wordings with no change in conclusion.

Based on the Group's outstanding liabilities as at 31 March 2022, the application of the amendments will not result in reclassification of the Group's liabilities.

### 2. 應用經修訂香港財務報告準則（「香港財務報告準則」）– 續

#### 已頒佈但尚未生效之新訂及經修訂香港財務報告準則 – 續

#### 香港會計準則第1號（修訂本）負債分類為流動或非流動及香港詮釋第5號（二零二零年）之相關修訂本

該等修訂本就評估由報告日期起延期清償至少十二個月的權利提供澄清及額外指引，以將負債分類為流動或非流動，其中：

- 指出將負債分類為流動或非流動應基於報告期末已存在的權利而定。具體而言，該等修訂本澄清：
  - (i) 分類不應受到管理層意向或期望於12個月內清償負債的影響；及
  - (ii) 倘該權利以遵守契諾為條件，而倘於報告期末滿足條件，則該權利存在，即使貸款人直到較後日期方才測試合規性；及
- 澄清倘負債設有條款（可由交易對手選擇）致可以通過轉讓實體自身的股本權益工具進行結算，則僅當該實體將選擇權單獨確認為適用於香港會計準則第32號 *金融工具：呈列* 下之股本權益工具時，該等條款將不會影響其分類為流動或非流動。

此外，由於香港會計準則第1號（修訂本）對香港詮釋第5號進行修訂，以使相應的措詞保持一致且結論不變。

根據本集團於二零二二年三月三十一日的未償還負債，應用該等修訂本不會導致本集團的負債重新分類。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

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

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

##### Amendments to HKAS 1 and HKFRS Practice Statement 2 Disclosure of Accounting Policies

HKAS 1 is amended to replace all instances of the term “significant accounting policies” with “material accounting policy information”. Accounting policy information is material if, when considered together with other information included in an entity’s financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

The amendments also clarify that accounting policy information may be material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial. However, not all accounting policy information relating to material transactions, other events or conditions is itself material. If an entity chooses to disclose immaterial accounting policy information, such information must not obscure material accounting policy information.

HKFRS Practice Statement 2 *Making Materiality Judgements* (the “Practice Statement”) is also amended to illustrate how an entity applies the “four-step materiality process” to accounting policy disclosures and to judge whether information about an accounting policy is material to its financial statements. Guidance and examples are added to the Practice Statement.

The application of the amendments is not expected to have significant impact on the consolidated financial position or performance of the Group but may affect the disclosures of the Group’s significant accounting policies. The impacts of application, if any, will be disclosed in the Group’s future consolidated financial statements.

### 2. 應用經修訂香港財務報告準則（「香港財務報告準則」） – 續

#### 已頒佈但尚未生效之新訂及經修訂香港財務報告準則 – 續

##### 香港會計準則第1號及香港財務報告準則作業準則第2號（修訂本）會計政策披露

香港會計準則第1號修訂以「重大會計政策資料」取代「主要會計政策」一詞的所有情況。倘連同實體財務報表內其他資料一併考慮，會計政策資料可以合理預期會影響通用財務報表的主要使用者根據該等財務報表所作出的決定，則該會計政策資料屬重大。

該等修訂亦澄清，即使金額不大，但基於相關交易性質、其他事項或情況，會計政策資料仍可屬重大。然而，並非所有與重大交易、其他事項或情況有關的會計政策資料本身均屬重大。倘實體選擇披露非重大會計政策資料，有關資料不得掩蓋重大會計政策資料。

香港財務報告準則作業準則第2號作出*重大性判斷*（「作業準則」）亦經修訂，以說明實體如何將「四步法重大性流程」應用於會計政策披露及判斷有關會計政策的資料對其財務報表是否屬重大。作業準則已增加指引及範例。

預期應用該等修訂不會對本集團綜合財務狀況或業績產生重大影響，但或會影響本集團主要會計政策的披露。應用之影響（如有）將在本集團未來的綜合財務報表中披露。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

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

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

##### Amendments to HKAS 8 Definition of Accounting Estimates

The amendments define accounting estimates as “monetary amounts in financial statements that are subject to measurement uncertainty”. An accounting policy may require items in financial statements to be measured in a way that involves measurement uncertainty – that is, the accounting policy may require such items to be measured at monetary amounts that cannot be observed directly and must instead be estimated. In such a case, an entity develops an accounting estimate to achieve the objective set out by the accounting policy. Developing accounting estimates involves the use of judgements or assumptions based on the latest available, reliable information.

In addition, the concept of changes in accounting estimates in HKAS 8 is retained with additional clarifications.

The application of the amendments is not expected to have significant impact on the Group’s consolidated financial statements.

##### Amendments to HKFRSs Annual Improvements to HKFRSs 2018-2020

The annual improvements make amendments to the following standards:

###### HKFRS 9 Financial Instruments

The amendment clarifies that for the purpose of assessing whether modification of terms of original financial liability constitutes substantial modification under the “10 per cent” test, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or the lender on the other’s behalf.

###### HKFRS 16 Leases

The amendment to Illustrative Example 13 accompanying HKFRS 16 removes from the example the illustration of reimbursement relating to leasehold improvements by the lessor in order to remove any potential confusion.

### 2. 應用經修訂香港財務報告準則（「香港財務報告準則」）– 續

#### 已頒佈但尚未生效之新訂及經修訂香港財務報告準則 – 續

香港會計準則第8號（修訂本）會計估計定義該修訂定義會計估計為「財務報表內存在計量不明朗因素的貨幣金額」。會計政策可能要求財務報表內的項目以涉及計量不明朗因素的方式進行計量，即會計政策可能要求有關項目按無法直接觀察到的貨幣金額進行計量，且必須予以估算。於此情況下，實體應制定會計估計，以達成會計政策載列的目標。制定會計估計涉及使用根據最新可得之可靠資料所作出的判斷或假設。

此外，香港會計準則第8號的會計估計變動的概念予以保留惟有進一步澄清。

預期應用該等修訂不會對本集團的綜合財務報表產生重大影響。

香港財務報告準則（修訂本）香港財務報告準則二零一八年至二零二零年之年度改進年度改進對下列準則作出修訂：

###### 香港財務報告準則第9號金融工具

該修訂澄清，為評估在「10%」測試下對原有財務負債條款的修訂是否構成實質性修訂，借款人僅包括在借款人与贷款人之間已支付或收取的費用，包括由借款人或贷款人代表对方支付或接收的費用。

###### 香港財務報告準則第16號租賃

附隨香港財務報告準則第16號對示例第13號的修訂從示例中刪除了關於出租人進行租賃物業裝修的補償的說明，以消除任何潛在混淆。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

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

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

#### Amendments to HKFRSs Annual Improvements to HKFRSs 2018-2020 – Continued

The application of the amendments is not expected to have significant impact on the consolidated financial position and performance of the Group.

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

#### Basis of preparation

The consolidated financial statements have been prepared in accordance with HKFRSs, which collective term includes all applicable HKFRSs, HKAS and Interpretations issued by the HKICPA and accounting principles generally accepted in Hong Kong. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include applicable disclosure required by the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis except for certain properties and financial assets that are measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

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

### 2. 應用經修訂香港財務報告準則（「香港財務報告準則」） – 續

已頒佈但尚未生效之新訂及經修訂香港財務報告準則 – 續

香港財務報告準則香港財務報告準則二零一八年至二零二零年之年度改進 – 續

預期應用該等修訂不會對本集團之綜合財務狀況及表現造成重大影響。

### 3. 重大會計政策概要

以下為編製本綜合財務報表所採納之主要會計政策。除非另有說明與過往財政年度所採納者一致。

#### 編製基準

本綜合財務報表乃按照香港會計師公會所頒佈之香港財務報告準則編製，其統稱已包括所有適用之香港財務報告準則、香港會計準則及詮釋編製，並符合香港公認會計準則之規定。就編製本綜合財務報表而言，如果合理地預期該資料會影響主要使用者之決策，則該資料被視為重要資料。此外，本綜合財務報表包括聯交所證券上市規則（「上市規則」）適用披露條文的規定及香港公司條例規定的適用披露。

綜合財務報表以歷史成本為基礎編制，除了某些財產和財務資產在每個報告期末按公允值計量外，有關會計政策於下文闡述。

歷史成本一般乃根據交換貨品及服務所付代價之公允值。

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Basis of preparation – Continued

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

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

### 3. 重大會計政策概要 – 續

#### 編製基準 – 續

公允值是於計量日期市場參與者於有秩序交易中出售資產可收取或轉讓負債須支付的價格，而不論該價格是否直接可觀察或可使用其他估值技術估計。若市場參與者於計量日期對資產或負債定價時會考慮資產或負債的特點，則本集團於估計資產或負債的公允值時會考慮該等特點。該等綜合財務報表中作計量及／或披露用途的公允值乃按此基準釐定，惟以下各項除外：屬於香港財務報告準則第2號「以股份為基礎之付款」範圍內之以股份為基礎之付款交易、屬於香港財務報告準則第16號「租賃」範圍內之租賃交易，以及其計量與公允值之計量存在某些相似之處但並非公允值，例如香港會計準則第2號「存貨」之可變現淨值或香港會計準則第36號「資產減值」之使用價值。

非財務資產的公允值計量考慮了市場參與者通過使用資產的最高和最佳用途或將其出售給另一位將在資產中使用其最高和最佳用途的市場參與者來產生經濟利益的能力。

對於以公允值進行交易的金融工具和投資物業，以及在隨後期間將使用無法觀察到的輸入值來計量公允值的估值技術，對估值技術進行校準，以便在初始確認時，估值技術的結果等於交易價格。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Basis of preparation – Continued

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

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

The principal accounting policies are set out below.

#### Basis of consolidation

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

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

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

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

### 3. 重大會計政策概要 – 續

#### 編製基準 – 續

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

- 第一級：輸入數據為活躍市場上相同資產或負債的報價（未經調整），而有關實體於計量日期能夠取得該等報價；
- 第二級：輸入數據為第一級範圍內的報價以外資產及負債的直接或間接觀察可得輸入數據；及
- 第三級：輸入數據為就資產及負債而言無法觀察可得的輸入數據。

主要會計政策如下。

#### 綜合財務報表基準

綜合財務報表包括本公司及由本公司及其附屬公司控制實體之財務報表。倘屬以下情況，則本公司獲得控制權：

- 可對投資對象行使權力；
- 參與投資對象之業務而獲得或有權獲得可變回報；及
- 有能力藉行使其權力而影響該等回報。

倘有事實或情況顯示上述三項控制因素中，有一項或以上出現變動，本集團會重新評估其是否控制投資對象。

於本集團取得對附屬公司之控制權時開始，綜合附屬公司並於失去對附屬公司控制權時予以終止。具體而言，於年內被收購或出售之附屬公司收益及開支乃自本集團獲取控制日期起至本集團失去對附屬公司控制日期止期間計入綜合收益表。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Basis of consolidation – Continued

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

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

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

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

#### Intangible assets

##### *Intangible assets acquired separately*

Intangible assets with finite useful lives that are acquired separately are carried at costs less accumulated amortisation and any accumulated impairment losses. Amortisation for intangible assets with finite useful lives is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less any subsequent accumulated impairment losses.

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

### 3. 重大會計政策概要 – 續

#### 綜合財務報表基準 – 續

損益及其他全面收益之每個項目乃歸屬於本公司擁有人及非控股權益。附屬公司之全面收益總額歸屬於本公司擁有人及非控股權益，即使此舉會導致非控股權益產生虧絀結餘。

於必要時，將對附屬公司之財務報表作出調整，以令彼等之會計政策與本集團一致。

有關本集團成員公司之間交易之所有集團內公司間資產及負債、權益、收益、開支及現金流量於綜合賬目時悉數對銷。

於附屬公司之非控股權益與本集團於當中的權益分開呈列，其乃現時擁有之權益且賦予持有人權利於清盤時按比例分佔相關附屬公司之淨資產。

#### 無形資產

##### *單獨收購之無形資產*

個別收購並具有限使用年期的無形資產按成本減累計攤銷及任何累計減值虧損列賬。具有有限可使用年期的無形資產的攤銷乃於其估計可使用年期內使用直線法確認。估計可使用年期及攤銷方式於各報告期末審閱，並將估計變動的影響按追溯基準入賬。個別收購並具無限使用年期的無形資產按成本減任何其後累計減值虧損列賬。

無形資產於出售時或當預計使用或出售均不會產生未來經濟利益時終止確認。終止確認無形資產所產生的盈虧乃按出售所得款項淨額與該項資產賬面值之間的差額計量，並於終止確認資產時在損益內確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Property, plant and equipment

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

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

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

#### Investment properties

Investment properties are properties held to earn rental income and/or for capital appreciation.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Construction costs incurred for investment properties under construction are recognised as part of the carrying amount of the investment properties under construction.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

### 3. 重大會計政策概要 – 續

#### 物業、機器及設備

物業、機器及設備為用作生產或提供貨物或服務或作行政用途的有形資產，綜合財務狀況表所列物業、機器及設備乃按成本減去其後累計折舊及其後累計減值虧損（如有）列賬。

物業、機器及設備確認的折舊乃以資產（在建工程除外）成本減其殘值後，按預計可使用年期以直線法撇銷。預計可使用年期、殘值及折舊方法均於各報告期末作出檢討，並對估計變更的影響按追溯基準列賬。

當一項物業、機器及設備出售或預期繼續使用該資產不會為將來帶來經濟利益時，該項物業、機器及設備不再被確認。因出售或報廢物業、機器及設備而產生的收益或虧損，乃按出售所得款項與資產的賬面值之差額計算，並於損益賬中確認。

#### 投資物業

投資物業為持有以賺取租金收入及／或資本升值之物業。

於初次確認時，投資物業乃按成本（包括任何直接應佔費用）計量。於初次確認後，投資物業乃按公允值計量，並作出調整以撇除任何預付或應計的經營租賃收入。

投資物業公允值變動所產生之收益或虧損於產生期間計入損益。

在建投資物業產生的建築成本被確認為在建投資物業的部分賬面值。

投資物業於出售、或當投資物業永久地撤銷用途及預期有關出售不會產生經濟利益時，方會取消確認。於終止確認物業時所產生之任何收益或虧損（以出售所得款項淨值與該項目之資產賬面值之差額計算）乃計入於該物業取消確認期間之損益內。



### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Impairment on property, plant and equipment and intangible assets

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

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

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

### 3. 重大會計政策概要 – 續

#### 物業、機器及設備以及無形資產之減值

於各報告期末，本集團會檢討物業、機器及設備以及使用年期有限之無形資產之賬面值，以釐定該等資產是否出現任何減值虧損跡象。倘存在任何有關跡象，則會估計有關資產可收回金額，以釐定任何可能出現的減值虧損（如有）的程度。

估計個別物業、機器及設備以及無形資產之可收回金額。倘無法個別地估計可收回金額，本集團估計該資產所屬現金產生單位之可收回金額。

於對現金產生單位進行減值測試時，公司資產可分配至相關現金產生單位，當可建立合理一致之分配基準時，或另行分配至可建立合理一致之分配基準之最小現金產生單位組別。可收回金額按公司資產所屬的現金產生單位或現金產生單位組別釐定，並與相關現金產生單位或現金產生單位組別之賬面值作比較。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Impairment on property, plant and equipment and intangible assets – Continued

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

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

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

### 3. 重大會計政策概要 – 續

#### 物業、機器及設備以及無形資產之減值 – 續

可收回金額為公允值減出售成本與使用價值兩者中之較高值。於評估使用價值時，估計未來現金流量使用反映當時市場對貨幣時間價值及資產（或現金產生單位）之特定風險評估之稅前貼現率折算成現值，而估計未來現金流量並未予以調整。

倘估計資產（或現金產生單位）之可收回金額少於其賬面值，資產（或現金產生單位）之賬面值下調至其可收回金額。就未能按合理一致的基準分配至現金產生單位的公司資產或部分公司資產，本集團會比較一個組別的現金產生單位賬面值（包括已分配至該組現金產生單位公司資產或部分公司資產的賬面值）與該組現金產生單位的可收回金額。於分配減值虧損時，減值虧損將首先分配以調低任何商譽之賬面值（如適用），其後根據該單位或該組現金產生單位內各資產之賬面值按比例分配至其他資產。資產之賬面值不會扣減至低於其公允值減出售成本（倘可計量）、其使用價值（倘可釐定）及零中之最高者。原應分配至資產之減值虧損金額按比例分配至該單位或該組現金產生單位內之其他資產。減值虧損即時於損益中確認。

倘減值虧損其後撥回，則該項資產（或現金產生單位或一組現金產生單位）之賬面值會增加至其經修訂之估計可收回金額，惟增加後之賬面值不得超出假設過往年度並無就該項資產（或現金產生單位或一組現金產生單位）確認減值虧損時原應釐定之賬面值。減值虧損撥回即時於損益中確認。

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Investment in associates

An associate is an entity in which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

An investment in an associate is accounted for in the consolidated financial statements under the equity method, unless it is classified as held for sale (or included in a disposal group that is classified as held for sale). Under the equity method, the investment is initially recorded at cost, adjusted for any excess of the Group's share of the acquisition-date fair values of the investee's identifiable net assets over the cost of the investment (if any). Thereafter, the investment is adjusted for the post acquisition change in the Group's share of the investee's net assets and any impairment loss relating to the investment. Any acquisition-date excess over cost, the Group's share of the post-acquisition, post-tax results of the investees and any impairment losses for the year are recognised in the consolidated income statement, whereas the Group's share of the post-acquisition post-tax items of the associates' other comprehensive income is recognised in the consolidated statement of comprehensive income. When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

On acquisition of the investment in an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

### 3. 重大會計政策概要 – 續

#### 於聯營公司之投資

聯營公司為本集團對其有重大影響力之實體。重大影響力為參與投資對象的財務及營運政策決定的權力，惟並非控制或共同控制該等政策。

於聯營公司之投資乃按權益法於綜合財務報表內列賬，除非它被分類為持作出售（或包括在分類為持作出售之出售組別）。根據權益法，該投資乃先以成本列賬，並就本集團於收購日應佔投資對象之可辨別淨資產超出投資成本之金額（如有）而作出調整。然後該投資乃就本集團應佔投資對象之資產淨值於收購後之變動及有關該投資所產生之任何減值虧損作出調整。任何於收購日超出成本之資產、本集團應佔投資對象在收購後及已除稅之業績及年度內之任何減值虧損均在綜合收益表內確認，而本集團應佔聯營公司在收購後及已除稅項目之其他全面收益則在綜合全面收益表內確認。當本集團分佔一間聯營公司的虧損超出本集團於該聯營公司的權益時（包括實質上構成本集團於聯營公司的投資淨值一部分的任何長期權益），本集團會取消確認其分佔的進一步虧損。額外虧損僅於本集團已產生法定或推定責任或代表該聯營公司付款時方予確認。

在收購於聯營公司的投資時，投資成本超過本集團在投資對象之可識別資產及負債的公允值淨額中所佔份額的部分確認為商譽，並列入投資的賬面值。本集團在可識別資產及負債的公允值淨額中所佔份額超過投資成本的部分，經重新評估後，乃即時在收購投資期間的損益中確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Investment in associates – Continued

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

When the Group ceases to have significant influence over an associate, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Group retains an interest in the former associate and the retained interest is a financial asset within the scope of HKFRS 9, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the associate and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the associate is included in the determination of the gain or loss on disposal of the associate. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate on the same basis as would be required if that associate had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant associate.

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

### 3. 重大會計政策概要 – 續

#### 於聯營公司之投資 – 續

本集團評估是否有客觀證據顯示於聯營公司之投資可能出現減值。倘有客觀證據顯示出現減值，則根據香港會計準則第36號將投資(包括商譽)之整體賬面值作為一項單獨資產進行減值測試，方法是將其可收回金額(使用價值與公允值減出售成本之較高者)與其賬面值進行比較。任何已確認之減值虧損不會分配予任何資產(包括商譽)，而構成投資賬面值之一部分。該減值虧損之任何撥回僅於投資之可收回金額其後增加之情況，方根據香港會計準則第36號進行確認。

倘本集團對聯營公司失去重大影響力，則以於被投資公司之全部權益之出售入賬，所產生之收益或虧損於損益確認。倘本集團於前聯營公司保留權益且該保留權益為香港財務報告準則第9號範疇內之財務資產，則本集團於該日按公允值計量保留權益，而該公允值被視為於初步確認時之公允值。於聯營公司之賬面值與任何保留權益及出售於聯營公司之相關權益之任何所得款項之公允值兩者之差額，於釐定出售聯營公司之收益或虧損時計算在內。此外，本集團將先前於其他全面收益就該聯營公司確認之所有金額入賬，基準與該聯營公司直接出售相關資產或負債時所須之基準相同。因此，倘先前於其他全面收益確認之該聯營公司收益或虧損將於出售相關資產或負債時重新分類至損益，則本集團於出售／部分出售相關聯營公司時將收益或虧損(作為重新分類調整)由權益重新分類至損益。

當於聯營公司之投資成為於合營公司之投資或於合營公司之投資成為於聯營公司之投資時，本集團將繼續使用權益法。所有權權益出現此等變動時，不會重新計量公允值。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Investment in associates – Continued

When the Group reduces its ownership interest in an associate but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate of the Group, profits and losses resulting from the transactions with the associate are recognised in the consolidated financial statements only to the extent of interests in the associate that are not related to the Group.

#### Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

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

### 3. 重大會計政策概要 – 續

#### 於聯營公司之投資 – 續

當本集團減少其於聯營公司之所有權權益但本集團繼續採用權益法時，倘有關收益或虧損將於出售相關資產或負債時重新分類至損益，則本集團將與減少所有權權益有關之先已於其他全面收益確認之收益或虧損部分重新分類至損益。

當集團實體與本集團之聯營公司進行交易時，僅在於聯營公司之權益與本集團無關之情況，方於綜合財務報表中確認與聯營公司進行交易所產生之溢利及虧損。

#### 金融工具

財務資產及財務負債於集團實體成為工具合約條文之訂約方時確認。所有日常買賣之財務資產於交易日確認及取消確認。日常買賣指買賣需要於市場規例或慣例規定時限內交付資產的財務資產買賣。

財務資產及財務負債初步按公允值計量（除首次根據香港財務報告準則第15號「客戶合約收益」初步估算有關客戶合約產生的貿易應收款項外）。因收購或發行財務資產及財務負債（按公允值於損益賬列賬（「按公允值於損益賬列賬」）之財務資產或財務負債除外）而直接產生之交易成本於首次確認時計入財務資產或財務負債（如適用）之公允值或自其公允值扣除。就按公允值於損益賬列賬之財務資產或財務負債而言，收購直接產生之交易成本即時於損益賬確認。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

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

Interest income which are derived from the Group's ordinary course of business are presented as revenue.

#### Financial assets

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

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

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

Financial assets that meet the following conditions are subsequently measured at fair value through other comprehensive income ("FVTOCI"):

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

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

實際利率法乃計算財務資產或財務負債的攤銷成本及於相關期間攤分利息收入或利息開支的方法。實際利率是在財務資產或財務負債的預計年期或較短期間(如適用)內,將估計未來現金收款及付款(包括構成實際利率組成部分的所付或所收到的所有費用及點子、交易成本及其他溢價或折讓)準確貼現至於初步確認時的賬面值所使用的利率。

源自本集團日常業務範圍的利息收入呈列為收益。

#### 財務資產

##### 財務資產之分類及後續計量

符合下列條件的財務資產隨後按攤銷成本計量:

- 持有財務資產的業務模式的目標為獲取合約現金流量;及
- 合約條款於特定日期產生完全為支付本金及未償還本金的利息的現金流。

符合下列條件的財務資產隨後按公允值於其他全面收益列賬(「按公允值於其他全面收益列賬」):

- 持有財務資產的業務模式的目標為同時出售及獲取合約現金流;及
- 合約條款於特定日期產生完全為支付本金及未償還本金的利息的現金流。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

#### Financial assets – Continued

*Classification and subsequent measurement of financial assets – Continued*

All other financial assets are subsequently measured at FVTPL, except that at the date of initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3 *Business Combinations* applies.

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務資產 – 續

#### 財務資產之分類及後續計量 – 續

所有其他財務資產隨後按公允值於損益賬列賬，惟於財務資產首次確認日期，如股權投資既非持作買賣，亦非香港財務報告準則第3號業務合併適用的業務合併中收購方確認的或然代價，本集團可不可撤回地選擇將該股權投資公允值的後續變動於其他全面收益呈列。

倘有下列情況，財務資產乃分類為持作買賣：

- 其購入主要目的為於短期內出售；或
- 其於初步確認時構成本集團管理的金融工具之已識別組合之一部分且具有最近實際短期獲利模式；或
- 其為未被指定之衍生工具及可有效作為對沖工具。

此外，如將須按攤銷成本計量或按公允值於其他全面收益列賬的財務資產指定為按公允值於損益賬列賬可消除或大幅減少會計錯配，本集團可不可撤回地作出該指定。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

#### Financial assets – Continued

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

##### (i) Amortised cost and interest income

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

##### Impairment of financial assets

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

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

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務資產 – 續

#### 財務資產之分類及後續計量 – 續

##### (i) 攤銷成本及利息收入

利息收入就隨後按攤銷成本計量的財務資產使用實際利率法確認。利息收入透過將實際利率應用於財務資產的總賬面值計算，隨後已信貸減值的財務資產除外（見下文）。就隨後已信貸減值的財務資產而言，利息收入透過自下一報告期間起將實際利率應用於財務資產的攤銷成本確認。如已信貸減值金融工具的信貸風險改善，令財務資產不再信貸減值，則利息收入透過自釐定該資產不再信貸減值後的報告期間初起將實際利率應用於財務資產的總賬面值確認。

##### 財務資產之減值

本集團根據預期信貸虧損模式對於須根據香港財務報告準則第9號進行減值評估的財務資產（包括貿易及其他應收款項、按金、其他資產及銀行結餘）進行減值評估。預期信貸虧損的金額於各報告日期更新，以反映自首次確認起的信貸風險變動。

存續期預期信貸虧損指將因相關工具預計年期內所有可能違約事件而導致的預期信貸虧損。相反，12個月預期信貸虧損（「12個月預期信貸虧損」）指預計因報告日期後12個月內可能出現的違約事件導致的存續期預期信貸虧損的一部分。評估基於本集團的過往信貸虧損經驗作出，並就債務人特定因素、整體經濟狀況及報告日期現行狀況的評估及未來狀況預測而作出調整。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

#### Financial assets – Continued

##### Impairment of financial assets – Continued

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

(i) Significant increase in credit risk

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

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

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

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務資產 – 續

##### 財務資產之減值 – 續

本集團一直對貿易應收款項確認存續期預期信貸虧損。就所有其他工具而言，本集團計量等於12個月預期信貸虧損的虧損撥備，除非自首次確認起信貸風險大幅增加，則本集團確認存續期預期信貸虧損。對是否應確認存續期預期信貸虧損的評估，基於自首次確認起發生違約的可能性或風險大幅增加。

(i) 信貸風險大幅增加

在評估自首次確認起信貸風險是否大幅增加時，本集團將金融工具於報告日期發生違約的風險與金融工具於首次確認日期發生違約的風險進行比較。在作出本評估時，本集團考慮合理並有支持的定量及定性資料，包括過往經驗及無需過度成本或努力即可獲得的前瞻性資料。

具體而言，在評估信貸風險是否大幅增加時考慮以下資料：

- 金融工具的外部(如有)或內部信貸評級是否實際或預計會嚴重惡化；
- 信貸風險的外部市場指標嚴重惡化，如信貸息差、債務人的信貸違約交換價格大幅上升；
- 業務、財務或經濟狀況已經或預計發生不利變動，預計將導致債務人履行債務責任的能力大幅下降；

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

#### Financial assets – Continued

#### Impairment of financial assets – Continued

##### (i) Significant increase in credit risk – Continued

- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

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

##### (ii) Definition of default

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

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

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務資產 – 續

#### 財務資產之減值 – 續

##### (i) 信貸風險大幅增加 – 續

- 債務人的經營業績實際或預計會嚴重惡化；
- 債務人的監管、經濟或技術環境實際或預計會發生重大不利變動，導致履行債務責任的能力大幅下降。

不論上述評估的結果，本集團假定信貸風險於合約付款逾期超過30日時已大幅增加，除非本集團具有合理有支持的資料能證明並非如此。

本集團定期監督識別信貸風險是否已大幅增加時使用的標準的有效性，並適時作出修訂，以確保該標準能在款項逾期前識別信貸風險大幅增加。

##### (ii) 違約定義

就信貸風險管理而言，當內部形成或從外部來源取得的資料表明債務人不大可能向債權人（包括本集團）悉數付款時，本集團認為已發生違約事件（當中不計及本集團持有之任何抵押品）。

不論上文所述，當財務資產逾期超過90日時，本集團認為已發生違約，除非本集團有合理有支持的資料證明更適合採用更滯後的違約標準。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

#### Financial assets – Continued

#### Impairment of financial assets – Continued

#### (iii) Credit-impaired financial assets

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

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

#### (iv) Write-off policy

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

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務資產 – 續

#### 財務資產之減值 – 續

#### (iii) 已信貸減值的財務資產

當發生一項或多項違約事件，對財務資產的估計未來現金流量具有負面影響時，即財務資產已信貸減值。財務資產已信貸減值的證據包括有關以下事件的可觀察證據：

- (a) 發行人或借款人面臨重大財務困難；
- (b) 違反合約，如拖欠或逾期事件；
- (c) 出於與借款人的財務困難有關的經濟或合約原因，借款人的貸款人向借款人授出貸款人在其他情況下不會考慮的寬限；
- (d) 借款人很可能破產或進行其他財務重組；或
- (e) 該財務資產之活躍市場因財務困難而消失。

#### (iv) 撇銷政策

當有資料表明對手方處於嚴重財務困境，且並無收回的現實可能性（例如，當對手方被清盤或已進入破產程序）時，（以較早發生者為準），本集團撇銷財務資產。經考慮法律意見（如適用）後，根據本集團的收回程序，已撇銷的財務資產可能仍然受到強制執行活動。撇銷構成終止確認事件。任何後續收回於損益賬確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

#### Financial assets – Continued

#### Impairment of financial assets – Continued

#### (v) Measurement and recognition of ECL

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

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

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

For ECL on financial guarantee contracts for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務資產 – 續

#### 財務資產之減值 – 續

#### (v) 預期信貸虧損的計量及確認

預期信貸虧損的計量取決於違約概率、違約損失(即如存在違約時的損失程度)及違約風險。對違約概率及違約損失的評估基於歷史數據,並就前瞻性資料作出調整。對預期信貸虧損的估計反映所釐定的公正概率加權金額(以發生違約的風險作為權重)。

一般而言,預期信貸虧損為本集團按照合約應收到的所有合約現金流量與本集團預計收到的現金流量之間的差額,按首次確認時釐定的實際利率貼現。

就財務擔保合約而言,本集團僅須在債務人違約的情況下,根據所擔保工具的條款作出付款。因此,預期信貸虧損為預期就所產生信貸虧損償還持有人的款項減去本集團預期從持有人、債務人或任何其他人士收取的任何金額的現值。

就財務擔保合約之預期信貸虧損而言,由於實際利率無法釐定,本集團將應用可反映貨幣時間價值及現金流量特有風險之目前市場評估之貼現率,惟僅在透過調整貼現率而非調整貼現現金差額之方式計及風險之情況下,方應用有關貼現率。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES— CONTINUED

#### Financial instruments – Continued

#### Financial assets – Continued

#### Impairment of financial assets – Continued

#### (v) Measurement and recognition of ECL – Continued

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit impaired, in which case interest income is calculated based on amortised cost of the financial asset.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception for trade and other receivables where the corresponding adjustment is recognised through a loss allowance account.

#### Derecognition of financial assets

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

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務資產 – 續

#### 財務資產之減值 – 續

#### (v) 預期信貸虧損的計量及確認 – 續

利息收入基於財務資產的總賬面值計算，除非財務資產已信貸減值，在此情況下，利息收入基於財務資產的攤銷成本計算。

本集團通過調整賬面金額之方式而在損益賬中就所有金融工具確認減值收益或虧損（貿易及其他應收款項除外，其相應之調整需通過虧損撥備確認）。

#### 終止確認財務資產

僅當對資產現金流之合約權利屆滿時，或轉讓財務資產及將財務資產所有權所附帶之絕大部分風險及回報轉移予另一實體後，本集團即會終止確認該項財務資產。倘本集團並無轉移或保留擁有權的絕大部分風險及回報，並繼續控制已轉讓資產，本集團確認其於資產的保留權益，並就其可能須支付的款項確認相關負債。倘本集團保留已轉讓財務資產擁有權的絕大部分風險及回報，則本集團繼續確認財務資產，同時亦就已收取的所得款項確認有抵押借款。

於終止確認按攤銷成本計量之財務資產時，有關資產之賬面值與已收及應收代價總和之差額，會於損益賬中確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

##### Financial liabilities and equity

###### Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

###### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

###### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method.

###### Financial liabilities at amortised cost

Financial liabilities including trade and other payables, borrowings, amounts due to related parties and amount due to the ultimate holding company are subsequently measured at amortised cost, using the effective interest method.

###### Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument. Financial guarantee contract liabilities are measured initially at their fair values. It is subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with HKFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

##### 財務負債及權益

###### 分類為債務或權益

債務及權益工具乃根據合約安排之內容及財務負債與權益工具之定義分類為財務負債或權益。

###### 權益工具

權益工具乃證明實體於扣除其所有負債後之資產中擁有剩餘權益之任何合約。本公司發行之權益工具按已收取所得款項扣除直接發行成本入賬。

###### 財務負債

所有財務負債其後使用實際利率法按攤銷成本計量。

###### 按攤銷成本列賬的財務負債

財務負債(包括貿易及其他應付款項、借款、應付關聯人士款項及應付最終控股公司款項)其後使用實際利率法按攤銷成本計量。

###### 財務擔保合約

財務擔保合約指發行人須於持有人因指定欠債人未能根據債務工具之條款支付到期款項而蒙受損失時，向持有人償付指定款項之合約。財務擔保合約負債初始按其公允值計量。其後按以下兩項之較高者計量：

- 根據香港財務報告準則第9號釐定之虧損撥備金額；及
- 初始確認之金額減(倘適用)隨擔保期確認之累計攤銷。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Financial instruments – Continued

#### Financial liabilities and equity – Continued

##### *Derecognition of financial liabilities*

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

#### Properties held for development

Properties held for development are stated at the lower of cost and net realisable value. Net realisable value is determined by reference to sale proceeds received after the end of the reporting period less selling expenses, or by management estimates based on prevailing market conditions.

Costs of properties include acquisition costs, development expenditure, interest and other direct costs attributable to such properties. The carrying values of properties held by subsidiaries are adjusted in the consolidated financial statements to reflect the Group's actual acquisition costs where appropriate.

Properties held for development included in the current assets are expected to be realised, or is intended for sales in the Group's normal operation cycle.

#### Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

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

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit.

### 3. 重大會計政策概要 – 續

#### 金融工具 – 續

#### 財務負債及權益 – 續

##### *終止確認財務負債*

當且僅當本集團的義務被解除，取消或到期時，本集團才終止確認財務負債。終止確認之財務負債之賬面值與已付及應付代價之差額於損益中確認。

#### 持作發展物業

持作發展物業均以成本值及變現淨值之較低者列賬。變現淨值乃根據於報告期末後出售及扣除銷售費用之所得或按市場情況所作出之內部評估而決定。

物業成本包括購入成本、發展工程開支、利息及其他直接費用。附屬公司持有物業之賬面價值，其在綜合財務報表內經適當調整，以顯示本集團購入之確實成本。

包括在流動資產的持作發展物業預計會在本集團的正常營運週期內會被變賣或擬作出售。

#### 稅項

所得稅開支代表目前應付稅項及遞延稅項的總和。

本期應付之稅項乃按年內應課稅溢利計算。由於在其他年度應課稅或可扣稅之收入或開支項目及毋須課稅或不可扣稅之項目，故此應課稅溢利與除稅前溢利或虧損並不相同。本集團就本期稅項承擔之負債乃按已於呈報期末或之前實施或大致實施之稅率計算。

遞延稅項乃就綜合財務報表之資產及負債賬面值及計算應課稅溢利所使用相應稅基兩者之暫時差額而確認。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Taxation – Continued

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit. In addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

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

### 3. 重大會計政策概要 – 續

#### 稅項 – 續

遞延稅項負債通常會就所有應課稅暫時差額確認。遞延稅項資產通常會在可能出現可動用可扣稅暫時差額扣減之應課稅溢利時就所有該等可扣稅暫時差額確認。倘暫時差額是在不會影響應課稅溢利或會計溢利之交易中初步確認(於業務合併除外)資產及負債而引致，則不會確認有關遞延稅項資產及負債。此外，倘若暫時差額是源自商譽的初步確認，則不會確認遞延稅項負債。

遞延稅項負債乃就與於附屬公司及聯營公司之投資有關之應課稅暫時差額確認，惟倘本集團能夠控制暫時差額之撥回及暫時差額於可見將來可能不會撥回則除外。與該等投資及權益有關之可扣稅暫時差額產生之遞延稅項資產僅於可能有足夠應課稅溢利可動用暫時差額之利益及預期暫時差額於可見將來撥回時確認。

遞延稅項資產之賬面值於呈報期末作檢討，並於不再有足夠應課稅溢利收回全部或部分資產時調減。

遞延稅項資產及負債乃按預期於負債償還或資產變現期間之適用稅率計量。遞延稅項會扣自或計入收益表，惟有關直接扣自或計入股本之項目，其遞延稅項亦會於股本中處理。

遞延稅項負債及資產之計量反映本集團預期於呈報期末收回或清償其資產及負債賬面值之方式所產生之稅務後果。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Taxation – Continued

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale, except for freehold land, which is always presumed to be recovered entirely through sale.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

#### Borrowing costs

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

### 3. 重大會計政策概要 – 續

#### 稅項 – 續

就計量遞延稅項而言，利用公允值模型計量的投資物業之賬面值乃假設通過銷售全數收回，除非該假設被推翻則除外。當投資物業可予折舊及於本集團的業務模式（其業務目標是隨時間而非透過銷售（永久業權土地除外，其一直假設將通過銷售全數收回）消耗投資物業所包含的絕大部分經濟利益）內持有時，有關假設會被推翻。

在有法定可強制執行權利把即期稅項資產與即期稅項負債進行抵銷時及在它們與同一稅務機關向同一稅務實體徵收的所得稅有關時，遞延稅項資產及負債便相抵銷。

即期及遞延稅項於損益中確認，惟倘其與在其他全面收益確認或直接在權益中確認之項目有關，則在此情況，即期及遞延稅項亦會分別於其他全面收益或直接於權益中確認。對一項業務合併進行初步會計處理產生即期稅項或遞延稅項時，該稅務影響則計入該業務合併之會計處理。

#### 借貸成本

所有借貸成本於其產生之期間於損益中確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle that obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

#### Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group’s performance as the Group performs;
- the Group’s performance creates and enhances an asset that the customer controls as the Group performs; or
- the Group’s performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

### 3. 重大會計政策概要 – 續

#### 撥備

當本集團因過往事件而有現時責任(法定或指定)，且本集團有可能須於日後履行該項責任，而且該項責任的金額可以可靠地估計，則會確認撥備。

確認為撥備的金額乃根據於各報告期末須履行該項現時責任所需代價的最佳估計，當中考慮圍繞該項責任的風險及不確定因素。倘採用履行該項現時責任所需估計現金流量計量撥備，則其賬面值乃該等現金流量的現值(倘貨幣時間價值的影響為重大)。

#### 客戶合約收益

當履約責任獲履行時，即當特定履約責任相關之商品或服務之「控制權」轉移至客戶時，本集團確認收益。

履約責任是指一項不同的商品或服務(或一籃子商品或服務)或一系列基本相同的不同商品或服務。

倘滿足以下任何一個標準，控制權是隨著時間轉移，參照滿足相關履約責任的進度而於一段時間內確認收益：

- 客戶同時接收及消耗本集團履約時所提供的利益；
- 本集團履約時創造並增強客戶控制的資產；或
- 本集團履約時不會產生對本集團有替代用途的資產，而本集團對於已完成之履約具有可執行的付款權利。

否則，於客戶取得不同商品或服務之控制權時之時間點確認收益。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Revenue from contracts with customers – Continued

##### Principal versus agent

When another party is involved in providing goods or services to a customer, the Group determines whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e. the Group is a principal) or to arrange for those goods or services to be provided by the other party (i.e. the Group is an agent).

The Group is a principal if it controls the specified good or service before that good or service is transferred to a customer.

The Group is an agent if its performance obligation is to arrange for the provision of the specified good or service by another party. In this case, the Group does not control the specified good or service provided by another party before that good or service is transferred to the customer. When the Group acts as an agent, it recognises revenue in the amount of any fee or commission to which it expects to be entitled in exchange for arranging for the specified goods or services to be provided by the other party.

#### Leases

##### Definition of a lease

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified or arising from business combinations on or after the date of initial application of HKFRS 16, the Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception, modification date or acquisition date, as appropriate. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

##### The Group as a lessee

###### Short-term leases

The Group applies the short-term lease recognition exemption to lease office that have a lease term of 12 months or less from the commencement date and do not contain purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis or another systematic basis over the lease term.

###### Refundable rental deposits

Refundable rental deposits paid are accounted under HKFRS 9 Financial Instruments and initially measured at fair value.

### 3. 重大會計政策概要 – 續

#### 客戶合約收益 – 續

##### 委託人與代理人

倘向客戶提供貨品或服務涉及另一方，本集團會釐定其承諾性質是否為其本身提供指定貨品或服務的履約義務（即本集團為委託人），或是安排由另一方提供該等貨品或服務（即本集團為代理人）。

倘本集團於貨品或服務轉讓予客戶前對指定貨品或服務有控制權，則本集團為委託人。

倘本集團的履行義務為安排另一方提供指定貨品或服務，則本集團為代理人。於此情況，在貨品或服務轉讓予客戶前，本集團對另一方提供的指定貨品或服務並無控制權。當本集團為代理人時，會為換取安排另一方提供指定貨品或服務而預期有權收取的任何收費或佣金金額確認收益。

#### 租賃

##### 租賃的定義

如果合約授予權利以代價為交換在某一時期內控制使用已識別資產，則該合約屬於租賃或包含租賃。

就於初始應用香港財務報告準則第16號日期或之後訂立或修訂或自業務合併產生之合約而言，本集團將根據香港財務報告準則第16號項下之定義，評估該合約於訂立、修訂或收購之日（倘適用）是否屬於租賃或包含租賃。除非有關合約之條款及條件於日後發生變動，該合約將不予重新評估。

##### 本集團作為承租人

###### 短期租賃

對於租期為開始日期起計十二個月或以內且並不包含購買選擇權之辦公室租賃，本集團應用短期租賃確認豁免。短期租賃之租金付款於租約年期以直線法或另一系統化基準確認為開支。

###### 可退還租金按金

已付可退還租金按金乃根據香港財務報告準則第9號「金融工具」入賬並初步按公允值計量。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Leases – Continued

##### The Group as a lessor

###### Classification and measurement of leases

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

###### Refundable rental deposits

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

###### Lease modification

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

#### Employee benefits

##### Retirement benefit costs and termination benefits

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

##### Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

### 3. 重大會計政策概要 – 續

#### 租賃 – 續

##### 本集團作為出租人

###### 租賃之分類及計量

經營租賃之租金收入乃按有關租賃之年期以直線法確認。於協商及安排經營租賃時產生之初步直接成本乃加入租賃資產之賬面值，並於租賃期按直線法業於損益確認。

來自本集團正常業務過程的租賃收益呈列為收益。

###### 可退還租金按金

已收可退還租金按金乃根據香港財務報告準則第9號入賬並初始按公允值計量。初始確認時對公允值所作調整被視為來自承租人的額外租賃付款。

###### 租賃修訂

本集團自租賃修訂生效日期起將經營租賃的修訂按新租賃入賬，並將與原租賃相關的任何預付或應計租賃付款視為新租賃的部分租賃付款。

#### 僱員福利

##### 退休福利成本及終止福利

界定供款退休福利計劃之供款於僱員提供服務使其符合資格獲得供款時確認為開支。

##### 短期僱員福利

短期僱員福利於僱員提供服務時按預期支付福利的未貼現金額確認。所有短期僱員福利均確認為開支，除非有另一項香港財務報告準則規定或允許將福利計入資產成本則作別論。

僱員累計福利(如工資及薪金、年假及病假)於扣除已付金額後確認為負債。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognised as deferred income in the consolidated statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable. Such grants are presented under “other revenue”.

#### Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Nonmonetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

### 3. 重大會計政策概要 – 續

#### 政府補助

於能夠合理保證本集團將遵守政府補助之附帶條件且將獲取補助之情況，才會確認政府補助。

政府補助於本集團確認有關補助擬抵銷之相關成本為支出期間有系統地於損益確認。具體而言，主要條件為要求本集團購買、建造或另行收購非流動資產之政府補助於綜合財務狀況表中確認為遞延收入，並於相關資產之可使用年期內有系統及合理地轉撥至損益。

作為已產生開支或虧損之賠償或為向本集團提供直接財務支援而應收取且並無未來相關成本之收入相關政府補助於其可予收取期間在損益確認。有關補助乃列作「其他收益」。

#### 外幣

於編製各個別集團實體之財務報表時，以該實體功能貨幣以外之貨幣（外幣）進行之交易乃按交易當日之匯率換算入賬。於報告期末，以外幣計值之貨幣項目按報告期末之匯率重新換算。以外幣計值按公允值列賬之非貨幣項目按釐定公允值當日之匯率重新換算，而以外幣之歷史成本計值之非貨幣項目不予重新換算。

因結算貨幣項目及重新換算貨幣項目所產生之匯兌差額於產生期間在損益內確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

#### Foreign currencies – Continued

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at the date of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of "Translation reserve" (attributed to non-controlling interests as appropriate).

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in Note 3, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods. The Directors have not come across any significant areas where critical judgments are involved in applying the Group's accounting policies.

### 3. 重大會計政策概要 – 續

#### 外幣 – 續

就呈列綜合財務報表而言，本集團業務的資產及負債採用各報告期末適用的匯率換算為本集團的呈列貨幣（即港元）。收支項目按期內平均匯率換算，惟倘期內匯率大幅波動，則採用交易日期的匯率。所產生的匯兌差額（如有）於其他全面收益確認，並於權益累計列入「換算儲備」項下（於合適情況歸屬於非控股權益）。

### 4. 關鍵會計判斷及估計不確定因素的主要來源

於應用附註3所述之本集團會計政策時，董事需要就無法即時從其他來源得出之資產與負債之賬面值作出判斷、估計及假設。該等估計及相關假設乃根據過往經驗及視作相關之其他因素而作出。實際結果或會有別於該等估計。

本集團會持續評估此等估計及相關假設。會計估計之修訂若只影響修訂估計之期間，則在該期間內確認；若修訂對當前期間及未來期間均有影響，則在作出修訂之期間及未來期間確認。董事於應用本集團會計政策時並無發現任何重大範疇涉及主要判斷。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY – CONTINUED

##### Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

##### (a) Income tax and deferred tax

The Group is subject to income tax in Macau. Judgement is required in determining the amount of the provision for taxation and the timing of payment of the related taxations. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

Deferred tax assets relating to certain temporary differences and tax losses are recognised when management considers to be probable that future taxable profit will be available against which the temporary differences or tax losses can be utilised. The outcome of their actual utilisation may be different.

The realisability of the deferred tax asset mainly depends on whether sufficient future profits or taxable temporary differences will be available in the future, which is a key source of estimation uncertainty especially in the current year given the significant uncertainty on how the Covid-19 pandemic may progress and evolve. In cases where the actual future taxable profits generated are less or more than expected, or change in facts and circumstances which result in revision of future taxable profits estimation, a material reversal or further recognition of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such a reversal or further recognition takes place.

#### 4. 關鍵會計判斷及估計不確定因素的主要來源 – 續

##### 估計不確定性的主要來源

下文為於報告期末極有可能會導致在下一個財政年度對資產及負債賬面值作出重大調整之有關未來的主要假設及估計不確定性的其他主要來源。

##### (a) 所得稅及遞延稅項

本集團須繳納澳門所得稅。釐定稅項撥備金額及繳付有關稅項之時間時須作出判斷。許多交易及計算方法在日常業務過程中難以確定其最終稅項釐定方法。倘有關事項之最終稅務結果與最初記錄金額不同，則有關差異將影響有關稅項釐定期間之所得稅及遞延稅項撥備。

與若干暫時差異及稅項虧損有關之遞延稅項資產於管理層認為可能有未來應課稅溢利用以抵銷暫時差異或稅項虧損時予以確認。其實際使用結果可能不同。

變現遞延稅項資產主要視乎是否有足夠未來溢利或將來可供利用的應課稅暫時差異而定，此乃估計不確定性之主要來源，尤其是在本年度2019冠狀病毒病疫情的發展及演變存在重大不確定性。倘產生的未來實際應課稅溢利少於或多於預期，或倘事實及情況發生變動而導致須修訂未來應課稅溢利估計，則遞延稅項資產或會進行重大回撥或進一步確認，並在發生有關回撥或進一步確認的期間於損益內確認。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY – CONTINUED

#### Key sources of estimation uncertainty – Continued

##### (b) Estimation of fair value of investment properties

Investment properties are stated at fair value based on the valuation performed by independent professional valuers. The determination of the fair value involves certain assumptions of market conditions which are set out in Note 15.

In relying on the valuation report, the Directors have exercised their judgement and are satisfied that the method of valuation is reflective of the current market conditions. Whilst the Group's investment properties are the best estimates, the ongoing COVID-19 pandemic has resulted in greater market volatility depending on how the COVID-19 pandemic may progress and evolve, which have led to higher degree of uncertainties in respect of the valuations in the current year. Changes to these assumptions, including the potential risk of any market violation, policy, geopolitical and social changes or other unexpected incidents as a result of change in macroeconomic environment, travel restrictions implemented by many countries, increased complexity in international trade tensions geopolitics, changes in policy direction and/or mortgage requirements, or other unexpected incidents would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated income statement.

The Directors have performed internal assessment on the risks of change in macroeconomic environment through performing sensitivity analysis in relating to the Group's investment properties.

As at 31 March 2022, the carrying amount of the Group's investment properties is HK\$1,622,100,000 (2021: HK\$1,601,100,000).

### 4. 關鍵會計判斷及估計不確定因素的主要來源 – 續

#### 估計不確定性的主要來源 – 續

##### (b) 投資物業的公允值估計

投資物業乃根據獨立專業估值師進行的估值按公允值列賬。公允值之釐定涉及載於附註15的若干市況假設。

於依賴估值報告時，董事已行使其判斷並且信納估值方法已反映現時市況。儘管本集團的投資物業的估值屬最佳估計，但由於2019冠狀病毒病疫情持續，導致市場波動性較大，本年度估值存在較高的不確定性，具體取決於2019冠狀病毒病疫情如何發展及演變。該等假設的變動，包括宏觀經濟環境的變化、多國實施的出行限制、國際貿易地緣政治緊張局勢的複雜性增加、政策方向及／或抵押要求的變化或其他突發事件導致的任何市場違規、政策、地緣政治和社會變化或其他突發事件的潛在風險，都將導致本集團投資物業的公允值發生變動，並對綜合收益表中報告的損益金額進行相應調整。

董事已透過對本集團投資物業進行敏感度分析，對宏觀經濟環境變化的風險進行內部評估。

於二零二二年三月三十一日，本集團投資物業的賬面值為1,622,100,000港元（二零二一年：1,601,100,000港元）。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

#### 4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY – CONTINUED

##### Key sources of estimation uncertainty – Continued

##### (c) Provision of ECL for interest bearing receivables from loan and margin financing

The Group makes impairment loss based on an assessment of the recoverability of interest bearing receivables from loan and margin financing. In determining whether impairment loss on receivables is required, the Group takes into consideration the current creditworthiness, the past collection history, age status and likelihood of collection. Allowance for credit losses is only made for receivables that are unlikely to be collected and is recognised on the difference between the estimated future cash flow expected to receive discounted using the original effective interest rate and its carrying amount. If the financial conditions of customers or debtors of the Group were to deteriorate, resulting in an impairment of their ability to make payments, additional allowance may be required.

The provision of ECL is sensitive to changes in estimates. The information about the ECL and the Group's interest bearing receivables from loan and margin financing are disclosed in Note 29.

#### 4. 關鍵會計判斷及估計不確定因素的主要來源 – 續

##### 估計不確定性的主要來源 – 續

##### (c) 來自貸款及孖展融資之計息應收款項的預期信貸虧損撥備

本集團根據對貸款及孖展融資之計息應收款項之可收回性評估作出減值虧損。於釐定是否須對應收款項作出減值虧損時，本集團考慮目前信貸等級、過往收回歷史、賬齡狀況及收回款項之可能性。信貸虧損撥備僅在應收款項不可能收回時作出，並就採用原實際利率貼現之預期可收取估計未來現金流量與其賬面值間之差額予以確認。倘本集團客戶或債務人之財政狀況惡化，導致其還款能力減弱則須作出額外撥備。

預期信貸虧損撥備對估計變動敏感。有關預期信貸虧損及本集團來自貸款及孖展融資之計息應收款項的資料於附註29披露。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 5. REVENUE

#### (i) Disaggregation of revenue from contracts with customers

### 5. 收益

#### (i) 客戶合約收益明細

|   |                 | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|---|-----------------|----------------------------------|----------------------------------|
| <b>Types of goods or services</b>                       | <b>商品或服務的類型</b> |                                  |                                  |
| Broking   | 經紀              |                                  |                                  |
| Commission and brokerage income from securities broking | 證券經紀之佣金及經紀佣金收入  | 6,522                            | 9,393                            |
| Commission and brokerage income from futures broking    | 期貨經紀之佣金及經紀佣金收入  | 335                              | 599                              |
| Management and handling fees                            | 管理與手續費          | 1,483                            | 1,387                            |
|   |                 | <b>8,340</b>                     | 11,379                           |
| Corporate finance                                       | 企業融資            |                                  |                                  |
| Commission for subscribing new shares                   | 認購新股佣金          | 4                                | 17                               |
| Placement and underwriting commission                   | 配售及包銷佣金         | 1,886                            | 854                              |
| Advisory fee  | 諮詢費             | 1,286                            | 205                              |
|   |                 | <b>3,176</b>                     | 1,076                            |
| Assets management                                       | 資產管理            |                                  |                                  |
| Investment management fee                               | 投資管理費           | 1,735                            | 1,621                            |
| Precious metal trading                                  | 貴金屬買賣           |                                  |                                  |
| Services fee in relation to precious metal              | 有關貴金屬之服務費       | 428                              | 298                              |
| <b>Total revenue from contracts with customers</b>      | <b>客戶合約總收益</b>  | <b>13,679</b>                    | 14,374                           |
| <b>Timing of revenue recognition</b>                    | <b>收益確認的時間性</b> |                                  |                                  |
| <b>At a point in time</b>                               | <b>於某一時點</b>    | <b>13,679</b>                    | 14,374                           |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 5. REVENUE – CONTINUED

#### (i) Disaggregation of revenue from contracts with customers – Continued

Set out below is the reconciliation of the revenue of contracts with customers with the amounts disclosed in the segment information:

### 5. 收益 – 續

#### (i) 客戶合約收益明細 – 續

以下乃客戶合約收益對賬—按分部資料呈列：

|  |               | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|---------------|----------------------------------|----------------------------------|
| Broking                                      | 經紀            | 8,340                            | 11,379                           |
| Corporate finance                            | 企業融資          | 3,176                            | 1,076                            |
| Assets management                            | 資產管理          | 1,735                            | 1,621                            |
| Precious metal trading                       | 貴金屬買賣         | 428                              | 298                              |
| <b>Revenue from contracts with customers</b> | <b>客戶合約收益</b> | <b>13,679</b>                    | 14,374                           |
| Properties investment                        | 房地產投資         |                                  |                                  |
| Leases                                       | 租賃            | 28,757                           | 27,075                           |
| Financing                                    | 財務            |                                  |                                  |
| Interest under effective interest method     | 實際利率法下的利息     |                                  |                                  |
| – Margin clients                             | – 孖展客戶        | 8,646                            | 7,002                            |
| – Money lending                              | – 貸款融資        | 73,014                           | 66,499                           |
| – Financial institutions and others          | – 財務機構及其他來源   | 2,915                            | 4,271                            |
|  |               | <b>84,575</b>                    | 77,772                           |
| <b>Total revenue</b>                         | <b>總收益</b>    | <b>127,011</b>                   | 119,221                          |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 5. REVENUE – CONTINUED

#### (ii) Performance obligations for contracts with customers

##### *Provision of trading services*

The Group provides broking and dealing services for securities, futures, options contracts and precious metal. Commission income, brokerage income and service fee is recognised at a point in time on the execution date of the trades at a certain percentage of the transaction value of the trades executed. Management and handling income is recognised when the transaction is executed and service is completed.

##### *Provision of assets management and advisory services*

The Group provides asset management and advisory services to customers. The Group recognise the revenue over time or at a point in time when the services are rendered in accordance with contract terms. Asset management fee income is charged at a fixed percentage per month of the net asset value of the managed accounts under management of the Group.

#### (iii) Transaction price allocated to the remaining performance obligation for contracts with customers

All revenue contracts are for the period of one year or less. As permitted by HKFRS15, the transaction price allocated to these unsatisfied contracts is not disclosed.

### 5. 收益 – 續

#### (ii) 客戶合約之履約責任

##### *提供交易服務*

本集團為證券、期貨及期權合約及貴金屬提供經紀及交易服務。佣金、經紀佣金收入及服務費會在交易執行日期的某個時間點按所執行交易的交易價值的一定百分比確認。管理費及手續費收入是在交易執行和服務完成時確認。

##### *提供資產管理及顧問服務*

本集團為客戶提供資產管理及顧問服務。本集團隨時間的推移或按合約條款所提供服務的時點確認收益。資產管理費收入按本集團管理層所管理賬目資產淨值，每月以固定百分比收取。

#### (iii) 分配至客戶合約之餘下履約責任的交易價格

所有收益合約的期限為一年或以下。根據香港財務報告準則第15號所允許，分配至此等未履行合約的交易價格並無披露。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 6. OPERATING SEGMENT INFORMATION

#### Operating segment information:

##### (i) Reportable operating segments

Information reported to the Directors, being the chief operating decision maker ("CODM"), for the purposes of resource allocation and assessment of segment performance focuses on types of goods or services delivered or provided. No operating segments have been aggregated in arriving at the reportable segments of the Group.

Specifically, the Group's reportable segments under HKFRS 8 are as follows:

Reportable operating segments are as follows:

|                                 |   |
|---------------------------------|---|
| Broking<br>經紀                   | Securities brokerage and futures brokerage<br>證券經紀及期貨經紀   |
| Financing<br>財務                 | Securities margin financing and money lending<br>證券孖展融資及貸款融資  |
| Corporate finance<br>企業融資       | Corporate finance advisory, placing and underwriting<br>企業融資顧問、配售及包銷  |
| Assets management<br>資產管理       | Assets management for listed and unlisted companies and high net worth individuals<br>為上市及非上市公司及高資產淨值之個體作資產管理 |
| Properties investment<br>房地產投資  | Properties rental, management and related business<br>房地產租賃、管理及相關業務   |
| Precious metal trading<br>貴金屬買賣 | Precious metal trading<br>貴金屬買賣   |
| Investment holding<br>投資控股      | Share investment<br>股份投資  |

### 6. 營運分部資料

#### 營運分部資料：

##### (i) 呈報營運分部

董事(即主要經營決策者(「主要經營決策者」))，呈報以供資源分配及評估分部表現之資料集中於所交付或所提供之貨物或服務類型。概無合併營運分部以組成本集團的呈報營運分部。

具體而言，根據香港財務報告準則第8號本集團之呈報分部如下：

呈報營運分部如下：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 6. OPERATING SEGMENT INFORMATION – CONTINUED

#### Operating segment information: – Continued

##### (i) Reportable operating segments – Continued

An analysis of segment revenue and results of the Group on these reportable operating segments for the years ended 31 March 2022 and 2021 is as follows:

|  |                 | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|-----------------|----------------------------------|----------------------------------|
| <b>Segment revenue</b>   | <b>分部收益</b>     |                                  |                                  |
| Broking  | 經紀              | 8,340                            | 11,379                           |
| Financing  | 財務              | 84,575                           | 77,772                           |
| Corporate finance  | 企業融資            | 3,176                            | 1,076                            |
| Assets management  | 資產管理            | 1,735                            | 1,621                            |
| Properties investment  | 房地產投資           | 28,757                           | 27,075                           |
| Precious metal trading   | 貴金屬買賣           | 428                              | 298                              |
|  |                 | <b>127,011</b>                   | <b>119,221</b>                   |
|  |                 |                                  |                                  |
|  |                 | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
| <b>Segment results</b>   | <b>分部業績</b>     |                                  |                                  |
| Broking  | 經紀              | (2,809)                          | 243                              |
| Financing  | 財務              | 54,598                           | 48,772                           |
| Corporate finance  | 企業融資            | 3,120                            | 1,043                            |
| Assets management  | 資產管理            | 659                              | 83                               |
| Properties investment  | 房地產投資           | 24,967                           | 23,847                           |
| Precious metal trading   | 貴金屬買賣           | (343)                            | (611)                            |
|  |                 | <b>80,192</b>                    | <b>73,377</b>                    |
| Net increase (decrease) in fair value of investment properties | 投資物業公允值之淨增值(減值) | <b>21,000</b>                    | (40,900)                         |
| Other revenue  | 其他收益            | <b>513</b>                       | 2,386                            |
| Share of results of an associate                               | 應佔聯營公司之業績       | <b>(4,255)</b>                   | 22,486                           |
|  |                 | <b>97,450</b>                    | <b>57,349</b>                    |

The accounting policies of the operating segments are the same as the Group's accounting policies described in Note 3. Segment results represents the profit earned by (loss from) each segment without allocation of certain other revenue, net increase (decrease) in fair value of investment properties and share of results of an associate. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

### 6. 營運分部資料 – 續

#### 營運分部資料：– 續

##### (i) 呈報營運分部 – 續

本集團就該等呈報營運分部於截至二零二二年及二零二一年三月三十一日止年度之分部收益及業績分析如下：

|  |                 | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|-----------------|----------------------------------|----------------------------------|
| <b>Segment revenue</b>   | <b>分部收益</b>     |                                  |                                  |
| Broking  | 經紀              | 8,340                            | 11,379                           |
| Financing  | 財務              | 84,575                           | 77,772                           |
| Corporate finance  | 企業融資            | 3,176                            | 1,076                            |
| Assets management  | 資產管理            | 1,735                            | 1,621                            |
| Properties investment  | 房地產投資           | 28,757                           | 27,075                           |
| Precious metal trading   | 貴金屬買賣           | 428                              | 298                              |
|  |                 | <b>127,011</b>                   | <b>119,221</b>                   |
|  |                 |                                  |                                  |
|  |                 | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
| <b>Segment results</b>   | <b>分部業績</b>     |                                  |                                  |
| Broking  | 經紀              | (2,809)                          | 243                              |
| Financing  | 財務              | 54,598                           | 48,772                           |
| Corporate finance  | 企業融資            | 3,120                            | 1,043                            |
| Assets management  | 資產管理            | 659                              | 83                               |
| Properties investment  | 房地產投資           | 24,967                           | 23,847                           |
| Precious metal trading   | 貴金屬買賣           | (343)                            | (611)                            |
|  |                 | <b>80,192</b>                    | <b>73,377</b>                    |
| Net increase (decrease) in fair value of investment properties | 投資物業公允值之淨增值(減值) | <b>21,000</b>                    | (40,900)                         |
| Other revenue  | 其他收益            | <b>513</b>                       | 2,386                            |
| Share of results of an associate                               | 應佔聯營公司之業績       | <b>(4,255)</b>                   | 22,486                           |
|  |                 | <b>97,450</b>                    | <b>57,349</b>                    |

營運分部的會計政策與附註3所述之本集團會計政策相同。分部業績指各分部所賺取之溢利(蒙受之虧損)，不包括若干其他收益、投資物業公允值之淨增值(減值)及應佔聯營公司之業績。此乃向主要經營決策者呈報以供分配資源及評估表現之方式。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 6. OPERATING SEGMENT INFORMATION – CONTINUED

#### Operating segment information: – Continued

##### (i) Reportable operating segments – Continued

An analysis of segment assets and liabilities of the Group on these reportable operating segments as at 31 March 2022 and 2021 is as follows:

### 6. 營運分部資料 – 續

#### 營運分部資料：– 續

##### (i) 呈報營運分部 – 續

本集團就該等呈報營運分部於二零二二年及二零二一年三月三十一日之分部資產及負債分析如下：

|                           |           | Segment            |           |                           |          | Unallocated                  |          | Consolidated |           |
|---------------------------|-----------|--------------------|-----------|---------------------------|----------|------------------------------|----------|--------------|-----------|
|                           |           | assets/liabilities |           | Interests in an associate |          | corporate assets/liabilities |          |              |           |
|                           |           | 分部資產/負債            |           | 於聯營公司之權益                  |          | 不分類企業資產/負債                   |          | 綜合           |           |
|                           |           | 2022               | 2021      | 2022                      | 2021     | 2022                         | 2021     | 2022         | 2021      |
|                           |           | 二零二二年              | 二零二一年     | 二零二二年                     | 二零二一年    | 二零二二年                        | 二零二一年    | 二零二二年        | 二零二一年     |
|                           |           | HK\$'000           | HK\$'000  | HK\$'000                  | HK\$'000 | HK\$'000                     | HK\$'000 | HK\$'000     | HK\$'000  |
|                           |           | 千港元                | 千港元       | 千港元                       | 千港元      | 千港元                          | 千港元      | 千港元          | 千港元       |
| <b>Assets</b>             | <b>資產</b> |                    |           |                           |          |                              |          |              |           |
| Broking                   | 經紀        | 157,265            | 376,539   | -                         | -        | -                            | -        | 157,265      | 376,539   |
| Financing                 | 財務        | 939,705            | 883,945   | -                         | -        | -                            | -        | 939,705      | 883,945   |
| Assets management         | 資產管理      | 1,801              | 1,123     | -                         | -        | -                            | -        | 1,801        | 1,123     |
| Properties investment     | 房地產投資     | 1,635,022          | 1,619,334 | 58,135                    | 59,852   | -                            | -        | 1,693,157    | 1,679,186 |
| Precious metal trading    | 貴金屬買賣     | 367,931            | 398,925   | -                         | -        | -                            | -        | 367,931      | 398,925   |
| Investment holding        | 投資控股      | 132,011            | 132,011   | -                         | -        | -                            | -        | 132,011      | 132,011   |
| Inter-segment elimination | 分部間抵銷     | (3,152)            | (10,747)  | -                         | -        | -                            | -        | (3,152)      | (10,747)  |
| Unallocated               | 未分配       | -                  | -         | -                         | -        | 4,257                        | 7,299    | 4,257        | 7,299     |
| Consolidated              | 綜合        | 3,230,583          | 3,401,130 | 58,135                    | 59,852   | 4,257                        | 7,299    | 3,292,975    | 3,468,281 |
| <b>Liabilities</b>        | <b>負債</b> |                    |           |                           |          |                              |          |              |           |
| Broking                   | 經紀        | 105,013            | 329,030   | -                         | -        | -                            | -        | 105,013      | 329,030   |
| Financing                 | 財務        | 6,805              | 13,286    | -                         | -        | -                            | -        | 6,805        | 13,286    |
| Assets management         | 資產管理      | 54                 | 67        | -                         | -        | -                            | -        | 54           | 67        |
| Properties investment     | 房地產投資     | 219,394            | 189,949   | -                         | -        | -                            | -        | 219,394      | 189,949   |
| Precious metal trading    | 貴金屬買賣     | 7,825              | 11,924    | -                         | -        | -                            | -        | 7,825        | 11,924    |
| Investment holding        | 投資控股      | 73                 | 73        | -                         | -        | -                            | -        | 73           | 73        |
| Inter-segment elimination | 分部間抵銷     | (3,152)            | (10,747)  | -                         | -        | -                            | -        | (3,152)      | (10,747)  |
| Unallocated               | 未分配       | -                  | -         | -                         | -        | 238,462                      | 278,906  | 238,462      | 278,906   |
| Consolidated              | 綜合        | 336,012            | 533,582   | -                         | -        | 238,462                      | 278,906  | 574,474      | 812,488   |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 6. OPERATING SEGMENT INFORMATION – CONTINUED

#### Operating segment information: – Continued

##### (i) Reportable operating segments – Continued

For the purposes of monitoring segment performance and allocating resources between segments:

- All assets are allocated to operating segments other than certain corporate assets for central administrative purpose; and
- All liabilities are allocated to operating segments other than borrowings and certain other payables.

### 6. 營運分部資料 – 續

#### 營運分部資料：– 續

##### (i) 呈報營運分部 – 續

就監察分部表現及在分部之間分配資源而言：

- 所有資產乃分配至營運分部（作中央行政用途之若干企業資產除外）；及
- 所有負債乃分配至營運分部（借款及若干其他應付款項除外）。

|                                  | Capital expenditure |           | Depreciation |           | Impairment loss under expected credit loss model, net of reversal |               | Finance cost  |              |              |
|----------------------------------|---------------------|-----------|--------------|-----------|---|---------------|---------------|--------------|--------------|
|                                  | 2022                | 2021      | 2022         | 2021      | 2022  | 2021          | 2022          | 2021         |              |
|                                  | 二零二二年               | 二零二一年     | 二零二二年        | 二零二一年     | 二零二二年   | 二零二一年         | 二零二二年         | 二零二一年        |              |
|                                  | HK\$'000            | HK\$'000  | HK\$'000     | HK\$'000  | HK\$'000  | HK\$'000      | HK\$'000      | HK\$'000     |              |
|                                  | 千港元                 | 千港元       | 千港元          | 千港元       | 千港元   | 千港元           | 千港元           | 千港元          |              |
| <b>Other segment information</b> | <b>其他分類資料</b>       |           |              |           |   |               |               |              |              |
| Broking                          | 經紀                  | 49        | -            | 50        | 61  | -             | -             | -            | -            |
| Financing                        | 財務                  | 33        | -            | 1         | -   | 16,744        | 13,176        | -            | -            |
| Assets management                | 資產管理                | -         | 7            | 1         | 1   | -             | -             | -            | -            |
| Properties investment            | 房地產投資               | -         | -            | 22        | 22  | -             | -             | -            | -            |
| Precious metal trading           | 貴金屬買賣               | -         | 24           | 4         | 2   | -             | -             | 121          | 145          |
| Unallocated                      | 未分配                 | -         | 7            | 2         | 1   | -             | -             | 3,574        | 6,212        |
| <b>Consolidated</b>              | <b>綜合</b>           | <b>82</b> | <b>38</b>    | <b>80</b> | <b>87</b>   | <b>16,744</b> | <b>13,176</b> | <b>3,695</b> | <b>6,357</b> |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 6. OPERATING SEGMENT INFORMATION – CONTINUED

#### Operating segment information: – Continued

##### (ii) Geographical information

The Group's operations are principally located in Hong Kong, Macau and the People's Republic of China (the "PRC"). The Group's administration is carried out in Hong Kong.

The following table provides an analysis of the Group's revenue from external customers by geographical market and analysis of non-current assets by the geographical location in which assets are located other than financial instruments and deferred tax assets.

|           |    | Revenue from external customers |          | Non-current assets |           |
|-----------|----|---------------------------------|----------|--------------------|-----------|
|           |    | 來自外部客戶之收益                       |          | 非流動資產              |           |
|           |    | 2022                            | 2021     | 2022               | 2021      |
|           |    | 二零二二年                           | 二零二一年    | 二零二二年              | 二零二一年     |
|           |    | HK\$'000                        | HK\$'000 | HK\$'000           | HK\$'000  |
|           |    | 千港元                             | 千港元      | 千港元                | 千港元       |
| Hong Kong | 香港 | 96,611                          | 90,183   | 2,461              | 2,436     |
| Macau     | 澳門 | 30,400                          | 29,038   | 1,622,620          | 1,601,643 |
| The PRC   | 中國 | –                               | –        | 58,135             | 59,852    |
|           |    | <b>127,011</b>                  | 119,221  | <b>1,683,216</b>   | 1,663,931 |

##### (iii) Information about major customers

The Group's five largest customers accounted for in aggregate approximately 38% (2021: 32%) of the Group's revenue.

The revenue from customers individually contributing over 10% of the total revenue of the Group for the respective reporting periods are as follow:

|                                    |        | 2022          | 2021     |
|------------------------------------|--------|---------------|----------|
|                                    |        | 二零二二年         | 二零二一年    |
|                                    |        | HK\$'000      | HK\$'000 |
|                                    |        | 千港元           | 千港元      |
| Contributed from financing segment | 來自財務分部 |               |          |
| Customer A                         | 客戶A    | <b>16,537</b> | 16,269   |

### 6. 營運分部資料 – 續

#### 營運分部資料：– 續

##### (ii) 地區資料

本集團之營運主要位於香港、澳門及中華人民共和國（「中國」）。本集團之行政均於香港進行。

下表提供本集團按地區市場之外部客戶收益分析及按該資產所在地區之非流動資產分析（金融工具及遞延稅項資產除外）。

##### (iii) 主要客戶資料

本集團五大客戶合共佔本集團收益約38%（二零二一年：32%）。

於報告期內，單一客戶收益佔本集團總收益10%以上如下：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 7. IMPAIRMENT LOSSES UNDER EXPECTED CREDIT LOSS MODEL, NET OF REVERSAL

### 7. 預期信貸虧損模式項下之減值虧損，扣除撥回

|  | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|----------------------------------|----------------------------------|
| Impairment losses recognised (reversed) on: 已確認減值虧損(撥回): |                                  |                                  |
| – interest-bearing receivables 一計息應收款項                   | 12,536                           | 15,568                           |
| – margin financing receivables 一孖展融資應收款項                 | 4,208                            | (2,392)                          |
|  | <b>16,744</b>                    | <b>13,176</b>                    |

Details of impairment assessment are set out in Note 29(b)(i).

減值評估之詳情載於附註29(b)(i)。

### 8. FINANCE COSTS

### 8. 融資成本

|                          | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--------------------------|----------------------------------|----------------------------------|
| Interest on: 以下項目之利息:    |                                  |                                  |
| – bank borrowings 一銀行借款  | 3,574                            | 6,212                            |
| – other borrowings 一其他借款 | 121                              | 145                              |
|                          | <b>3,695</b>                     | <b>6,357</b>                     |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 9. PROFIT BEFORE TAXATION

Profit before taxation has been arrived at after charging (crediting) the followings:

### 9. 除稅前溢利

除稅前溢利已扣除(計入)下列各項：

|   |                          | 2022            | 2021            |
|---|--------------------------|-----------------|-----------------|
|   |                          | 二零二二年           | 二零二一年           |
|   |                          | HK\$'000        | HK\$'000        |
|   |                          | 千港元             | 千港元             |
| Auditors' remuneration  | 核數師酬金                    |                 |                 |
| – Audit fee   | – 審計費用                   | 650             | 752             |
| Staff cost (including directors' emolument (Note 10))   | 員工成本(包括董事酬金(附註10))       |                 |                 |
| – Salaries, bonuses and other benefits  | – 薪金、花紅及其他福利             | 15,027          | 16,131          |
| – Contributions to retirement schemes   | – 退休計劃之供款                | 444             | 453             |
| Total staff cost  | 員工總成本                    | 15,471          | 16,584          |
| Depreciation on property, plant and equipment   | 折舊—物業、機器及設備              | 80              | 87              |
| Expenses relating to short-term leases  | 短期租賃相關費用                 | 1,120           | 1,120           |
| Gross rental income from investment properties  | 投資物業的總租金收入               | (28,757)        | (27,075)        |
| Less:   | 已扣除：                     |                 |                 |
| Direct operating expenses incurred for investment properties that generated rental income during the year | 就年內產生租金收入的投資物業所錄得的直接營運開支 | 2,700           | 2,007           |
|   |                          | <b>(26,057)</b> | <b>(25,068)</b> |



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 10. DIRECTORS' AND SENIOR MANAGEMENT'S REMUNERATION

#### (a) Directors' and chief executive's emolument

Directors' and chief executive's remuneration for the year, disclosed pursuant to the applicable Listing Rules and the Hong Kong Companies Ordinance, is as follows:

### 10. 董事及高級管理層酬金

#### (a) 董事及主要行政人員酬金

根據適用上市規則及香港公司條例披露之年內董事及主要行政人員薪酬披露如下：

|   |            | Basic salaries, housing benefits, other allowances and benefits | Contributions to retirement schemes | Discretionary bonuses and/or performance – related bonuses | Total        |
|---|------------|---|-------------------------------------|--|--------------|
|   | Fees       | in kind   |                                     |  |              |
|   | 袍金         | 基本薪金、房屋福利及其他津貼及實物利益   | 退休計劃供款                              | 酌情花紅及/或績效花紅  | 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>Year ended 31 March 2022</b>             |            |   |                                     |  |              |
|   |            |   |                                     |  |              |
| <b>Non-executive directors:</b>             |            |   |                                     |  |              |
| Mr. Ip Man Tin, David                       | 50         | –   | –                                   | –  | 50           |
| Dr. Sze Ping Fat                            | 50         | –   | –                                   | –  | 50           |
| <b>Executive directors:</b>                 |            |   |                                     |  |              |
| Ms. Cheng Wai Ling, Annie                   | –          | 441   | 40                                  | 19   | 500          |
| Mr. Cheng Wai Lun, Andrew                   | –          | 256   | 26                                  | 19   | 301          |
| Mr. Mok Kwai Hang                           | –          | 1,452   | 36                                  | 61   | 1,549        |
| <b>Independent non-executive directors:</b> |            |   |                                     |  |              |
| Mr. Chan Chung Yee, Alan                    | 50         | –   | –                                   | –  | 50           |
| Mr. Poon Kai Tik                            | 50         | –   | –                                   | –  | 50           |
| Mr. Hui Man Ho, Ivan                        | 50         | –   | –                                   | –  | 50           |
|   | <b>250</b> | <b>2,149</b>  | <b>102</b>                          | <b>99</b>  | <b>2,600</b> |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 10. DIRECTORS' AND SENIOR MANAGEMENT'S REMUNERATION – CONTINUED

### 10. 董事及高級管理層酬金 – 續

#### (a) Directors' and chief executive's emolument – Continued

#### (a) 董事及主要行政人員酬金 – 續

|   |                 | Basic salaries, housing benefits, other allowances and benefits in kind | Contributions to retirement schemes | Discretionary bonuses and/or performance – related bonuses | Total    |
|---|-----------------|---|-------------------------------------|--|----------|
|   | Fees            | 袍金  | 退休計劃供款                              | 酌情花紅及/或績效花紅  | 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      |
| Year ended 31 March 2021                    |                 |   |                                     |  |          |
|   |                 |   |                                     |  |          |
| <i>Non-executive directors:</i>             | <i>非執行董事:</i>   |   |                                     |  |          |
| Mr. Ip Man Tin, David                       | 葉漫天先生           | 50  | –                                   | –  | 50       |
| Dr. Sze Ping Fat                            | 施炳法博士           | 50  | –                                   | –  | 50       |
| <i>Executive directors:</i>                 | <i>執行董事:</i>    |   |                                     |  |          |
| Ms. Cheng Wai Ling, Annie                   | 鄭偉玲小姐           | –   | 815                                 | 25   | 859      |
| Mr. Cheng Wai Lun, Andrew                   | 鄭偉倫先生           | –   | 259                                 | 13   | 291      |
| Mr. Mok Kwai Hang                           | 莫桂衡先生           | –   | 1,363                               | 12   | 1,436    |
| <i>Independent non-executive directors:</i> | <i>獨立非執行董事:</i> |   |                                     |  |          |
| Mr. Chan Chung Yee, Alan                    | 陳宗彙先生           | 50  | –                                   | –  | 50       |
| Mr. Poon Kai Tik                            | 潘啟迪先生           | 50  | –                                   | –  | 50       |
| Mr. Hui Man Ho, Ivan                        | 許文浩先生           | 50  | –                                   | –  | 50       |
|   |                 | 250   | 2,437                               | 50   | 2,836    |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 10. DIRECTORS' AND SENIOR MANAGEMENT'S REMUNERATION – CONTINUED

#### (a) Directors' and chief executive's emolument – Continued

The non-executive directors' emoluments shown above were for their services rendered as directors of the Company.

The executive directors' emoluments shown above were for their services rendered in connection with the management of the affairs of the Company and its subsidiaries.

The independent non-executive directors' emoluments shown above were for their services rendered as directors of the Company.

There was no arrangement under which a director or the chief executive waived or agreed to waive any remuneration during the year.

During the years ended 31 March 2022 and 2021, no emoluments were paid by the Group to the directors as an inducement to join or upon joining the Group or as compensation for loss for office.

### 10. 董事及高級管理層酬金 – 續

#### (a) 董事及主要行政人員酬金 – 續

上列非執行董事酬金就彼等作為本公司之董事而提供的服務而作出。

上列執行董事酬金就彼等提供有關管理本公司及其附屬公司事務的服務而作出。

上列獨立非執行董事酬金就彼等作為本公司之董事而提供的服務而作出。

年內概無董事或主要行政人員放棄或同意放棄任何酬金之安排。

截至二零二二年及二零二一年三月三十一日止年度，本集團並無向董事支付任何酬金，作為吸引彼等加盟或加盟本集團後之獎勵或作為離職補償。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 10. DIRECTORS' AND SENIOR MANAGEMENT'S REMUNERATION – CONTINUED

#### (b) Details of emoluments of the five highest paid individuals are:

For the year ended 31 March 2022, one (2021: two) of the five highest paid individuals was executive director of the Company, whose emoluments are included in Note 10(a).

Details of the remuneration for the year of the remaining four (2021: three) highest paid employees who are neither a director nor chief executive of the Company are as follows:

|  |             | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|-------------|----------------------------------|----------------------------------|
| Basic salaries   | 基本薪金        | 2,527                            | 2,025                            |
| Contribution to retirement benefits                      | 退休計劃供款      | 144                              | 54                               |
| Discretionary bonuses and/or performance-related bonuses | 酌情花紅及／或績效花紅 | 125                              | 125                              |
|  |             | <b>2,796</b>                     | <b>2,204</b>                     |

The number of the highest paid employees who are not the Directors whose remuneration fell within the following bands is as follows:

|                      |               | 2022<br>二零二二年 | 2021<br>二零二一年 |
|----------------------|---------------|---------------|---------------|
| Nil to HK\$1,000,000 | 零至1,000,000港元 | <b>4</b>      | <b>3</b>      |

During the years ended 31 March 2022 and 2021, no emoluments were paid by the Group to the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office.

### 10. 董事及高級管理層酬金 – 續

#### (b) 五名最高薪酬人士之酬金詳情：

截至二零二二年三月三十一日止年度，五名最高薪酬人士當中一名（二零二一年：兩名）為本公司執行董事，彼等之酬金已載於附註10(a)。

其餘四名（二零二一年：三名）既非本公司董事亦非主要行政人員之最高薪酬僱員之薪酬詳情如下：

|  |             | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|-------------|----------------------------------|----------------------------------|
| Basic salaries   | 基本薪金        | 2,527                            | 2,025                            |
| Contribution to retirement benefits                      | 退休計劃供款      | 144                              | 54                               |
| Discretionary bonuses and/or performance-related bonuses | 酌情花紅及／或績效花紅 | 125                              | 125                              |
|  |             | <b>2,796</b>                     | <b>2,204</b>                     |

不屬於董事但薪酬在以下範圍的最高薪酬人士的人數如下：

|                      |               | 2022<br>二零二二年 | 2021<br>二零二一年 |
|----------------------|---------------|---------------|---------------|
| Nil to HK\$1,000,000 | 零至1,000,000港元 | <b>4</b>      | <b>3</b>      |

截至二零二二年及二零二一年三月三十一日止年度，本集團並未向五名最高薪酬人士支付任何酬金，作為吸引彼等加盟或加盟本集團後之獎勵或作為離職補償。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 11. EARNINGS PER SHARE

The basic earnings per share is based on the Group's profit attributable to owners of the Company of approximately HK\$87,036,000 (2021: HK\$46,227,000) and the number of 2,682,316,758 (2021: 2,682,316,758) ordinary shares in issue during the year.

No diluted earnings per share for both 2022 and 2021 were presented as there were no potential ordinary shares in issue for both years ended 31 March 2022 and 31 March 2021.

### 11. 每股溢利

每股基本溢利乃根據本公司擁有人應佔本集團溢利約87,036,000港元(二零二一年: 46,227,000港元)及本年度已發行普通股2,682,316,758股(二零二一年: 2,682,316,758股)計算。

由於截至二零二二年三月三十一日及二零二一年三月三十一日止兩個年度均並無潛在已發行普通股，因此並無呈列二零二二年及二零二一年之每股均攤薄溢利。

### 12. INCOME TAX EXPENSES

|  |               |
|--|---------------|
| Hong Kong profits tax:                 | 香港所得稅：        |
| – current year                         | – 本年度         |
| – (over) under provision in prior year | – 前年度(超額)不足撥備 |
| Deferred tax (Note 22)                 | 遞延稅項(附註22)    |
| Overseas tax expenses – Macau          | 已繳海外稅項 – 澳門   |

### 12. 所得稅開支

|  | 2022          | 2021     |
|--|---------------|----------|
|  | 二零二二年         | 二零二一年    |
|  | HK\$'000      | HK\$'000 |
|  | 千港元           | 千港元      |
|  | <b>11,154</b> | 10,513   |
|  | <b>(3)</b>    | 4        |
|  | <b>(694)</b>  | 394      |
|  | <b>10,457</b> | 10,911   |
|  | <b>–</b>      | 250      |
|  | <b>10,457</b> | 11,161   |

The Group is subjected to income tax on an entity basis on profits arising in or derived from the jurisdictions in which subsidiaries of the Group are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and BVI, the Group is not subject to any income tax in the Cayman Islands and BVI.

Hong Kong profits tax has been provided at the rate of 16.5% (2021: 16.5%) on the estimated assessable profits arising in Hong Kong during the year, except for certain subsidiaries of the Group which is qualifying entity under the two-tiered profits tax rates regime of Hong Kong Profit Tax, under which the first HK\$2 million of profit of the qualifying group entity will be taxed at 8.25% and profits above HK\$2 million will be taxed at 16.5%.

本集團須按實體基準就產生或源於本集團附屬公司註冊及經營所在司法權區的溢利繳納所得稅。根據開曼群島及英屬處女群島的規則及法規，本集團毋須繳納開曼群島及英屬處女群島的任何所得稅。

香港利得稅按本年度於香港產生之估計應課稅溢利按稅率16.5%(二零二一年: 16.5%)撥備，但本集團的若干附屬公司為符合香港利得稅的兩級制利得稅率制度項下的合資格實體除外，合資格集團實體的首2,000,000港元溢利將按8.25%的稅率繳稅，而超過2,000,000港元的溢利則將按16.5%的稅率繳稅。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 12. INCOME TAX EXPENSES – CONTINUED

Macau Complementary Tax is calculated at 12% of the assessable profit, however, there are no assessment profit in Macau for the years ended 31 March 2022 and 2021.

Taxation arising in other jurisdictions in which the Group operates is calculated on the estimated assessable profits for the year at the rates prevailing in the relevant jurisdictions.

Income tax expenses for the year can be reconciled to the profit before taxation per the consolidated income statement as follows:

### 12. 所得稅開支 – 續

澳門所得補充稅按應課稅溢利的12%計算，惟截至二零二二年及二零二一年三月三十一日止年度於澳門並無應課稅溢利。

本集團在其他司法權區營運而產生之稅項乃以年內估計應課稅的溢利根據相關司法權區普及使用之稅率計算。

本年度所得稅開支可與綜合收益表之除稅前溢利對賬如下：

|  |                     | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|---------------------|----------------------------------|----------------------------------|
| Profit before taxation   | 除稅前溢利               | 97,450                           | 57,349                           |
| Tax at the applicable income tax rate of respective tax jurisdictions        | 按相關稅務管轄區所適用之所得稅率    | 13,983                           | 12,236                           |
| Tax effect of net (increase) decrease in fair value of investment properties | 投資物業公允值之淨(增)減值的稅務影響 | (2,520)                          | 4,908                            |
| Tax effect of non-taxable income   | 不需課稅之收益的稅務影響        | (3,891)                          | (10,078)                         |
| Tax effect of non-deductible expenses  | 不獲扣除之開支的稅務影響        | 3,558                            | 2,845                            |
| Tax effect of unrecognised temporary differences                             | 未確認的暫時性差異的稅務影響      | –                                | 8                                |
| Tax effect of tax losses not recognised                                      | 未確認之稅務虧損的稅務影響       | 230                              | 1,686                            |
| Utilisation of tax losses previously not recognised                          | 使用以往未確認稅務虧損         | (870)                            | (416)                            |
| (Over) Under provision in prior year   | 以往年度(超額)不足撥備        | (3)                              | 2                                |
| Tax reduction  | 稅項寬減                | (30)                             | (30)                             |
| Income tax expenses  | 所得稅開支               | 10,457                           | 11,161                           |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 13. PROPOSED FINAL DIVIDEND

### 13. 擬派末期股息

|   |                                 | 2022          | 2021     |
|---|---------------------------------|---------------|----------|
|   |                                 | 二零二二年         | 二零二一年    |
|   |                                 | HK\$'000      | HK\$'000 |
|   |                                 | 千港元           | 千港元      |
| Proposed final dividend – HK2.0 cents<br>(2021: HK1.0 cent) per share | 擬派末期股息—每股2.0港仙<br>(二零二一年：1.0港仙) | <b>53,646</b> | 26,823   |

Note:

A proposed final dividend in respect of the year ended 31 March 2022 of HK2.0 cents per share (2021: HK1.0 cent per share) was proposed at the board meeting on 24 June 2022, totalling approximately HK\$53,646,000 (2021: HK\$26,823,000), subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

附註：

截至二零二二年三月三十一日止年度的擬派末期股息為每股2.0港仙（二零二一年：每股1.0港仙），已於二零二二年六月二十四日的董事會會議上建議派發，總額約為53,646,000港元（二零二一年：26,823,000港元），並須待本公司股東於應屆股東週年大會上批准，方可作實。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 14. PROPERTY, PLANT AND EQUIPMENT

### 14. 物業、機器及設備

|  |                   | Leasehold<br>land and<br>buildings<br>租賃土地<br>及樓宇<br>HK\$' 000<br>千港元 | Furniture,<br>fixtures and<br>equipment<br>傢具、裝置<br>及設備<br>HK\$' 000<br>千港元 | Motor<br>vehicles<br>汽車<br>HK\$' 000<br>千港元 | Total<br>總額<br>HK\$' 000<br>千港元 |
|--|-------------------|---|---|---|---------------------------------|
| Net carrying amount as at 1 April 2020         | 於二零二零年四月一日之賬面淨值   | 822   | 166   | -   | 988                             |
| Additions                                      | 添置                | -   | 38  | -   | 38                              |
| Depreciation                                   | 折舊                | (20)  | (67)  | -   | (87)                            |
| Net carrying amount as at 31 March 2021        | 於二零二一年三月三十一日之賬面淨值 | 802   | 137   | -   | 939                             |
| At 31 March 2021                               | 於二零二一年三月三十一日      |   |   |   |                                 |
| Cost   | 成本                | 1,162   | 6,528   | 1,381                                       | 9,071                           |
| Accumulated depreciation                       | 累積折舊              | (360)   | (6,391)   | (1,381)                                     | (8,132)                         |
| Net carrying amount                            | 賬面淨值              | 802   | 137   | -   | 939                             |
| <b>Net carrying amount as at 1 April 2021</b>  | 於二零二一年四月一日之賬面淨值   | <b>802</b>  | <b>137</b>  | <b>-</b>                                    | <b>939</b>                      |
| <b>Additions</b>                               | 添置                | <b>-</b>  | <b>82</b>   | <b>-</b>                                    | <b>82</b>                       |
| <b>Depreciation</b>                            | 折舊                | <b>(20)</b>   | <b>(60)</b>   | <b>-</b>                                    | <b>(80)</b>                     |
| <b>Net carrying amount as at 31 March 2022</b> | 於二零二二年三月三十一日之賬面淨值 | <b>782</b>  | <b>159</b>  | <b>-</b>                                    | <b>941</b>                      |
| At 31 March 2022                               | 於二零二二年三月三十一日      |   |   |   |                                 |
| Cost   | 成本                | 1,162   | 6,610   | 1,381                                       | 9,153                           |
| Accumulated depreciation                       | 累積折舊              | (380)   | (6,451)   | (1,381)                                     | (8,212)                         |
| <b>Net carrying amount</b>                     | 賬面淨值              | <b>782</b>  | <b>159</b>  | <b>-</b>                                    | <b>941</b>                      |

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

|                                   |  |
|-----------------------------------|--|
| Leasehold land and buildings      | Over the remaining terms of the leases |
| Furniture, fixtures and equipment | 15% to 30%                             |
| Motor vehicles                    | 15% to 30%                             |

Note:

The leasehold land and buildings are situated in Macau and Hong Kong. The Group is the registered owner of these property interests, including the underlying leasehold lands. Lump sum payments were made upfront to acquire these property interests. The leasehold land components of these owned properties are presented separately only if the payments made can be allocated reliably.

折舊乃按其估計可使用年期以直線法撇銷每項物業、廠房及設備項目之成本至其剩餘價值計算。就此而言所用之主要年率如下：

|          |           |
|----------|-----------|
| 租賃土地及樓宇  | 按租約剩餘期限   |
| 傢具、裝置及設備 | 15% – 30% |
| 汽車       | 15% – 30% |

附註：

租賃土地及樓宇位於澳門及香港。本集團為該等物業權益(包括相關租賃土地)的註冊業主。已預付一筆款項以收購該等物業權益。僅倘於支付的款項能夠可靠分配的情況下，該等自有物業的租賃土地組成部分方可單獨列示。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 15. INVESTMENT PROPERTIES

### 15. 投資物業

|   |                      | 2022      | 2021      |
|---|----------------------|-----------|-----------|
|   |                      | 二零二二年     | 二零二一年     |
|   |                      | HK\$'000  | HK\$'000  |
|   |                      | 千港元       | 千港元       |
| Fair value:   | 公允值：                 |           |           |
| At 1 April  | 於四月一日                | 1,601,100 | 1,642,000 |
| Net increase (decrease) in fair value recognised in the consolidated income statement | 公允值之淨增值(減值)已於綜合收益表確認 | 21,000    | (40,900)  |
| At 31 March   | 於三月三十一日              | 1,622,100 | 1,601,100 |
| Unrealised gain (loss) on property valuation included in profit or loss               | 物業估值計入損益之未變現收益(虧損)   | 21,000    | (40,900)  |

The Group leases out shops and carpark under operating leases with rentals payable monthly. The leases typically run for an initial period of one to twenty years (2021: one to twenty years), with unilateral rights to extend the lease beyond initial period held by lessees only. Certain of the lease contracts contain market review clauses in the event the lessee exercises the option to extend.

本集團以經營租賃形式租出商舖及停車位，而租金乃按月支付。租賃營運初期一般為1至20年(二零二一年：1至20年)，只有承租人具有可單方面在初始租期後延長租賃的權利。若干份租賃合約具有市場回顧條款(倘承租人行使延長租賃權利)。

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in the respective functional currencies of group entities. The lease contracts do not contain residual value guarantee and/or lessee's option to purchase the property at the end of lease term.

由於所有租賃均以集團實體各自的功能貨幣計值，故本集團並無因租賃安排而面臨外匯風險。租賃合約並不包含剩餘價值保證及/或承租人於租期結束時購買物業的選擇權。

The Group's investment properties are held for rental purpose and classified and accounted for as investment properties. The Group's investment properties are situated in Macau and are held under medium-term lease.

本集團投資物業以出租為目的持有，並分類核算為投資物業。本集團之投資物業位於澳門及以中期租約持有。

The Group has pledged certain of its investment properties with an aggregate carrying value of approximately HK\$1,386,100,000 (2021: HK\$1,394,100,000) to a bank to secure general banking facilities granted to the Group (Note 23).

本集團已抵押若干投資物業予一間銀行作為本集團獲授權一般銀行融資之抵押品，其總賬面值約為1,386,100,000港元(二零二一年：1,394,100,000港元)(附註23)。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 15. INVESTMENT PROPERTIES – CONTINUED

The fair value of the Group's investment properties at 31 March 2022 and 31 March 2021 has been arrived at on the basis of a valuation carried out at the end of the reporting date by LCH (Asia-Pacific) Surveyors Limited, an independent professional qualified valuer not connected to the Group.

The Directors determine the appropriate valuation techniques and inputs for fair value measurement.

In estimating the fair value of the properties, the highest and best use of the properties is their current use. The fair values of certain investment properties have been adjusted to exclude prepaid or accrued operating lease income to avoid double counting.

### 15. 投資物業 – 續

本集團於二零二二年三月三十一日及二零二一年三月三十一日之投資物業的公允值乃根據利駿行測量師有限公司(為與本集團並無關連的獨立專業合資格估值師)於報告期末所進行之價值評估作基準。

董事釐定合適的估值方法及計量公允值的輸入數據。

於物業之公允值時，有關物業之最高及最佳用途即為其當前用途。若干投資物業的公允值已予調整，不包括預付或累計經營租賃收入，以免重複計算。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 15. INVESTMENT PROPERTIES – CONTINUED

### 15. 投資物業 – 續

| Valuation techniques<br>估值方法  | Significant unobservable inputs<br>重大不可觀察輸入數據  | Range<br>範圍  |   | Relationship of unobservable inputs to fair value<br>不可觀察輸入數據與公允值的關係  |
|---|--|--|---|---|
|   |  | 2022<br>二零二二年  | 2021<br>二零二一年                                     |   |
| <i>Commercial properties</i><br>商用物業  | <i>Income capitalisation approach</i><br>收入資本化法  |  |   |   |
| - shops<br>2022: approximately<br>HK\$1,311,900,000<br>2021: approximately<br>HK\$1,320,400,000 | Capitalisation rate, taking into account the capitalisation of potential rental income, nature of the property, and prevailing market condition.                   | <b>1.4-3.4%</b>  | 1.4-3.4%  | A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.   |
| - 商舖<br>二零二二年：<br>約1,311,900,000港元<br>二零二一年：<br>約1,320,400,000港元                                | 資本化比率，計及潛在租金收入資本化、物業性質及當時市況。   | <b>1.4-3.4%</b>  | 1.4-3.4%  | 所用資本化比率略增會導致公允值大減，反之亦然。   |
|   | Monthly market rent, taking into account the differences in location, and individual factors, such as frontage and size, between the comparables and the property. | <b>HK\$9-90<br/>per square foot<br/>and month</b>          | HK\$9-90<br>per square foot<br>and month          | A significant increase in the market rent used would result in a significant increase in fair value, and vice versa.      |
|   | 每月市場租金，計及地點差異，以及可比物與物業之間的個別因素，例如正面面向及面積。   | 每月每平方呎<br><b>9-90</b> 港元                                   | 每月每平方呎<br>9-90港元                                  | 所用市場租金大增會導致公允值大增，反之亦然。  |
|   | Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property.           | <b>HK\$4,861– 46,486<br/>per square foot<br/>and month</b> | HK\$5,335– 45,178<br>per square foot<br>and month | A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa. |
|   | 單位市價，計及近日類似物業的交易價格（就物業性質、地點及環境作出調整）。   | 每月每平方呎<br><b>4,861-46,486</b> 港元                           | 每月每平方呎<br>5,335-45,178港元                          | 所用單位市價大增會導致公允值大增，反之亦然。  |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 15. INVESTMENT PROPERTIES – CONTINUED

### 15. 投資物業 – 續

| Valuation techniques<br>估值方法   | Significant unobservable inputs<br>重大不可觀察輸入數據  | Range<br>範圍                                 |                                     | Relationship of unobservable inputs to fair value<br>不可觀察輸入數據與公允值的關係  |
|--|--|---|-------------------------------------|---|
|  |  | 2022<br>二零二二年                               | 2021<br>二零二一年                       |   |
| - carparking<br>2022: approximately<br>HK\$74,200,000<br>2021: approximately<br>HK\$73,700,000 | Capitalisation rate, taking into account the capitalisation of rental income, nature of the property and prevailing market conditions.                             | <b>2.0%-2.8%</b>                            | 1.8%                                | A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.   |
| - 車位<br>二零二二年：<br>約74,200,000港元<br>二零二一年：<br>約73,700,000港元                                     | 資本化比率，計及租金收入資本化、物業性質及當時市況。   | <b>2.0%-2.8%</b>                            | 1.8%                                | 所用資本化比率略增會導致公允值大跌，反之亦然。   |
|  | Monthly market rent, taking into account the differences in location, and individual factors, such as frontage and size, between the comparables and the property. | <b>HK\$610-5,050<br/>per unit and month</b> | HK\$610-5,050<br>per unit and month | A significant increase in the market rent used would result in a significant increase in fair value, and vice versa.      |
|  | 每月市場租金，計及地點差異，以及可比較物與物業之間的個別因素，例如正面面向及面積。  | 每月每單位<br><b>610-5,050港元</b>                 | 每月每單位<br>610-5,050港元                | 所用市場租金大增會導致公允值大增，反之亦然。  |
|  | Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property.           |   |                                     | A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa. |
|  | 單位市價，計及近日類似物業的交易價格（就物業性質、地點及環境作出調整）。   |   |                                     | 所用單位市價大增會導致公允值大增，反之亦然。  |
| - Private Car<br>私家車   |  | <b>HK\$1,599,000 –<br/>HK\$1,779,000</b>    | HK\$1,600,000 –<br>HK\$1,624,000    |   |
|  |  | <b>1,599,000港元 –<br/>1,779,000港元</b>        | 1,600,000港元 –<br>1,624,000港元        |   |
| - Motor Cycle<br>電單車   |  | <b>HK\$280,000</b>                          | HK\$260,000                         |   |
|  |  | <b>\$280,000港元</b>                          | 260,000港元                           |   |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 15. INVESTMENT PROPERTIES – CONTINUED

### 15. 投資物業 – 續

|   | Valuation techniques<br>估值方法 | Significant unobservable inputs<br>重大不可觀察輸入數據                     | Range<br>範圍                                    |                                    | Relationship of unobservable inputs to fair value<br>不可觀察輸入數據與公允值的關係  |
|---|------------------------------|---|--|------------------------------------|---|
|   |                              |   | 2022<br>二零二二年                                  | 2021<br>二零二一年                      |   |
| Residential development<br>2022: approximately<br>HK\$236,000,000<br>2021: approximately<br>HK\$207,000,000<br>住宅發展<br>二零二二年：<br>約236,000,000港元<br>二零二一年：<br>約207,000,000港元 | Residual approach<br><br>剩餘法 | Discount rate<br><br>貼現率  | <b>5.25% per annum</b><br><br>年利率 <b>5.25%</b> | 5.25% per annum<br><br>年利率5.25%    | A slight increase in the discount rate would result in a significant decrease in fair value, and vice versa.<br><br>貼現率略增會導致公允值大減，反之亦然。             |
|   |                              | Residential selling price<br><br>住宅售價                             | <b>9,223</b><br><b>(HK\$/square foot)</b>      | 8,534<br><b>(HK\$/square foot)</b> | A slight increase in the residential selling price would result in a significant increase in fair value and vice versa.<br><br>住宅售價略增會導致公允值大增，反之亦然。 |
|   |                              | Estimated total construction cost to complete<br><br>估計竣工所需建築成本總額 | <b>2,041</b><br><b>(HK\$/square foot)</b>      | 2,010<br><b>(HK\$/square foot)</b> | A significant increase in the cost would result in a significant decrease in fair value, and vice versa.<br><br>成本大增會導致公允值大減，反之亦然。                  |
|   |                              | Expected developer profit margin<br><br>預計發展商利潤率                  | <b>15% on cost</b><br><br>成本的 <b>15%</b>       | 15% on cost<br><br>成本的15%          | A significant increase in the expected profit would result in a significant increase in fair value, and vice versa.<br><br>預計利潤大增會導致公允值大增，反之亦然。     |

The fair value measurement is categorised into Level 3 fair value hierarchy.

公允值計量被分類為公允值層級第三級。

### 16. INTANGIBLE ASSETS

Intangible assets represent the trading rights in the Stock Exchange and the Hong Kong Futures Exchange Limited which have indefinite useful lives.

### 16. 無形資產

無形資產指聯交所及香港期貨交易所有限公司之交易權，其可使用年期為無限期。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 17. INTERESTS IN AN ASSOCIATE

### 17. 於聯營公司之權益

|                                  |           | 2022          | 2021          |
|----------------------------------|-----------|---------------|---------------|
|                                  |           | 二零二二年         | 二零二一年         |
|                                  |           | HK\$'000      | HK\$'000      |
|                                  |           | 千港元           | 千港元           |
| Unlisted investment, at cost     | 非上市投資，按成本 | 73,691        | 73,691        |
| Share of post-acquisition losses | 應佔收購後虧損   | (15,832)      | (11,577)      |
| Exchange adjustment              | 匯兌差額      | 276           | (2,262)       |
|                                  |           | <b>58,135</b> | <b>59,852</b> |

Details of the Group's associate at the end of the reporting period as follows:

本公司於報告期末之聯營公司詳情載列如下：

| Name of associate                    | Particulars of issued shares        | Place of incorporation/<br>principal place<br>of business<br>註冊成立地點/<br>主要營業地點 | Percentage of effective interest attributable to the Group | Principal activities |
|--------------------------------------|-------------------------------------|--|--|----------------------|
| 聯營公司名稱                               | 已發行股本詳情                             |  | 本集團實際持股比例  | 主要業務                 |
| Quan Zhou Meiyu Limited<br>("Meiyu") | Registered capital<br>RMB60,000,000 | The PRC  | 30%  | Property investment  |
| 泉州美裕置業有限公司(「美裕」)                     | 註冊資本人民幣<br>60,000,000元              | 中國   | 30%  | 房地產投資                |

The interest in an associate is held in trust by a director of the Company on behalf of a subsidiary of the Group.

聯營公司權益由一位本公司之董事代表本集團附屬公司以信託方式持有。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 17. INTERESTS IN AN ASSOCIATE – CONTINUED

Summarised financial information of Meiyu, adjusted for any difference in accounting policies, and reconciled to the carrying amounts in the consolidated financial statements, are disclosed below:

|                                      |             | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--------------------------------------|-------------|----------------------------------|----------------------------------|
| <b>Current assets</b>                | <b>流動資產</b> | <b>445,382</b>                   | 367,163                          |
| Non-current assets                   | 非流動資產       | <b>51,433</b>                    | 50,966                           |
| Current liabilities                  | 流動負債        | <b>(303,030)</b>                 | (218,622)                        |
| Equity                               | 權益          | <b>193,785</b>                   | 199,507                          |
| <b>Revenue</b>                       | <b>收益</b>   | <b>5,201</b>                     | 539,241                          |
| (Loss) profit after tax              | 除稅後(虧損)溢利   | <b>(14,183)</b>                  | 74,952                           |
| Other comprehensive income           | 其他全面收益      | <b>8,461</b>                     | 11,125                           |
| Total comprehensive (expense) income | 全面(開支)收益總額  | <b>(5,722)</b>                   | 86,077                           |
| Dividend received from associate     | 聯營公司之股息     | –                                | –                                |

Reconciliation of the above summarised financial information to the carrying amount of the interest in Meiyu recognised in the consolidated financial statements:

|   |                |                |         |
|---|----------------|----------------|---------|
| Net assets of Meiyu                                   | 美裕資產淨值         | <b>193,785</b> | 199,507 |
| Proportion of the Group's ownership interest in Meiyu | 本集團於美裕擁有權之權益部分 | <b>30%</b>     | 30%     |
| Carrying amount of the Group's interest in Meiyu      | 本集團於美裕之權益賬面值   | <b>58,135</b>  | 59,852  |

### 17. 於聯營公司之權益 – 續

美裕的財務資料概要(根據會計政策之任何差異進行調整,並與綜合財務報表賬面值進行對賬)披露如下:

上述財務資料概要與綜合財務報表內所確認於美裕的權益賬面值之對賬:



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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 18. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

### 18. 貿易及其他應收款項、按金及預付款項

|   |                           | 2022             | 2021      |
|---|---------------------------|------------------|-----------|
|   |                           | 二零二二年            | 二零二一年     |
|   |                           | HK\$'000         | HK\$'000  |
|   |                           | 千港元              | 千港元       |
| Amounts receivable arising from the ordinary course of business of dealing in securities and options:                   | 日常業務之證券及期權交易應收款項：         |                  |           |
| – Cash clients  | – 現金客戶                    | 7,214            | 8,978     |
| – The SEHK Options Clearing House Limited   | – 聯交所期權結算所有限公司            | 2                | 2         |
| Amounts receivable arising from the ordinary course of business of dealing in futures contracts:                        | 日常業務之期指合約交易應收款項：          |                  |           |
| – Clearing house  | – 結算所                     | 1,929            | 1,824     |
| Amounts receivable arising from the ordinary course of business of provision of securities margin financing (Note (i)): | 日常業務之提供證券孖展融資應收款項（附註(i)）： |                  |           |
| – Clients   | – 客戶                      | 140,194          | 163,026   |
| Amounts receivable arising from the ordinary course of business dealing in precious metal:                              | 日常業務之貴金屬買賣應收款項：           |                  |           |
| – Clients   | – 客戶                      | 104              | 1,405     |
| – The Chinese Gold and Silver Exchange Society (“CGSE”)   | – 金銀業貿易場（「金銀業貿易場」）        | 3                | 3         |
| Amounts receivables arising from ordinary courses of business of properties investment                                  | 日常業務之房地產投資應收款項            | 1,137            | 188       |
|   |                           | <b>150,583</b>   | 175,426   |
| Less: Allowance for credit loss   | 減：信貸虧損撥備                  | <b>(77,211)</b>  | (73,003)  |
| Trade receivables, net of allowance for credit loss   | 貿易應收款項（扣除信貸虧損撥備）          | <b>73,372</b>    | 102,423   |
| Interest-bearing loan receivables (Note (ii))   | 計息應收貸款（附註(ii)）            | <b>967,076</b>   | 871,635   |
| Less: Allowance for credit loss   | 減：信貸虧損撥備                  | <b>(144,805)</b> | (132,269) |
| Loan receivables, net allowance for credit loss   | 應收貸款（扣除信貸虧損撥備）            | <b>822,271</b>   | 739,366   |
| Other receivables   | 其他應收款項                    | <b>132,432</b>   | 132,624   |
| Deposits  | 按金                        | <b>685</b>       | 640       |
| Prepayments   | 預付款項                      | <b>2,148</b>     | 2,119     |
|   |                           | <b>1,030,908</b> | 977,172   |
| Amount shown under non-current assets   | 非流動資產項下所列金額               | <b>(89,251)</b>  | (72,669)  |
| Amount shown under current assets   | 流動資產項下所列金額                | <b>941,657</b>   | 904,503   |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 18. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

Notes:

- (i) Margin client receivables after ECL of approximately HK\$62,983,000 (2021: HK\$90,023,000) are repayable on demand, bearing interest at market rate and secured by clients' securities listed on the Stock Exchange with a total market value of approximately HK\$211,558,000 as at 31 March 2022 (2021: HK\$331,295,000).
- (ii) The Group considers a loan to be secured when there is collateral or credit enhancement in place. The main types of collateral and credit enhancement obtained includes share charges over unlisted and listed equity securities, personal guarantees, assignment of rights and charges over properties. As at 31 March 2022, the carrying amount of secured loans receivable after the ECL amounts to approximately HK\$822,271,000 (2021: HK\$739,366,000).

The exposure of the Group's loan receivables before ECL to interest rate risks and their contractual maturity dates are as follows:

|   |                | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|---|----------------|----------------------------------|----------------------------------|
| Loan receivables:                                   | 應收貸款：          |                                  |                                  |
| On demand   | 按要求            | 443,053                          | 387,851                          |
| Within one year                                     | 一年內            | 419,198                          | 407,652                          |
| In more than one year but not more than two years   | 超過一年但不超過兩年的期間內 | 21,198                           | 7,368                            |
| In more than two years but not more than five years | 超過兩年但不超過五年的期間內 | 36,072                           | 14,263                           |
| In more than five years                             | 超過五年           | 47,555                           | 54,501                           |
|   |                | <b>967,076</b>                   | <b>871,635</b>                   |

The Group has variable-rate loan receivables of HK\$477,934,000 (2021: HK\$609,608,000), which bear interest rates ranged from Prime rate minus 1.00% p.a. to Prime rate plus 6.75% p.a. (2021: from Prime rate minus 1.00% p.a. to Prime rate + 6.75% p.a.); or at Hong Kong Interbank Offered Rate ("HIBOR") plus 8% p.a.).

### 18. 貿易及其他應收款項、按金及預付款項 – 續

附註：

- (i) 扣除預期信貸虧損後的孖展客戶應收款項約為62,983,000港元(二零二一年：90,023,000港元)，應按要求並以市場利率計息償還，並以二零二二年三月三十一日總市值約為211,558,000港元(二零二一年：331,295,000港元)有關客戶於聯交所上市的證券作抵押。
- (ii) 本集團認為當該貸款持有抵押物或信貸加強措施時，有關貸款已被擔保。持有的主要抵押品和信貸加強措施包括非上市和上市股權證券的股份抵押、個人擔保、權利轉讓和物業抵押。在二零二二年三月三十一日，有抵押應收貸款的賬面值經預期信貸虧損後約為822,271,000港元(二零二一年：739,366,000港元)。

本集團的預期信貸虧損前應收貸款之利率風險及其合約期限如下：

本集團之浮動利率應收貸款為477,934,000港元(二零二一年：609,608,000港元)，年利率為最優惠利率減1.00%至最優惠利率加6.75%(二零二一年：年利率為最優惠利率減1.00%至最優惠利率加6.75%；或按香港銀行同業拆息(「香港銀行同業拆息」)加8%計息)。

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### 18. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

The ranges of effective interest rates (which are equal to contractual interest rates) on the Group's loan receivables are as follows:

|                                |        | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--------------------------------|--------|----------------------------------|----------------------------------|
| Effective interest rate:       | 實際利率：  |                                  |                                  |
| Fixed-rate loan receivables    | 定息應收貸款 | <b>5.50%-36.00%</b>              | 6.00%-36.00%                     |
| Variable-rate loan receivables | 浮息應收貸款 | <b>4.50%-15.00%</b>              | 4.50%-15.00%                     |

The settlement terms of cash and securities margin financing clients arising from the business of dealing in securities are two working days after trade date, and of trade receivable arising from the business of dealing in futures contracts are one day after trade date.

Receivables of approximately HK\$355,088,000 (2021: HK\$316,693,000) that were past due related to a number of independent customers and were reviewed by the Directors with ECL of approximately HK\$222,016,000 made at 31 March 2022 (2021: HK\$205,272,000). Based on past experience, the Directors are of the opinion that no further ECL is necessary in respect of these balances as there has not been a significant change in credit quality and the balances are considered fully recoverable.

The Group has policy for allowance of ECL which is based on the evaluation of collectability and ageing analysis of accounts and on management's judgment, including the current creditworthiness, collaterals and the past collection history of each client.

The ageing analysis of amounts receivable based on trade date that are neither individually nor collectively considered to be impaired are as follows:

|                    |        | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--------------------|--------|----------------------------------|----------------------------------|
| Less than 1 month  | 不足一個月  | <b>72,362</b>                    | 102,144                          |
| 1 to 3 months      | 一至三個月  | <b>323</b>                       | 276                              |
| 3 months to 1 year | 三個月至一年 | <b>687</b>                       | 3                                |
|                    |        | <b>73,372</b>                    | 102,423                          |

### 18. 貿易及其他應收款項、按金及預付款項 – 續

本集團應收貸款之實際利率(相等於合約利率)範圍如下：

|                                | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--------------------------------|----------------------------------|----------------------------------|
| Effective interest rate:       |                                  |                                  |
| Fixed-rate loan receivables    | <b>5.50%-36.00%</b>              | 6.00%-36.00%                     |
| Variable-rate loan receivables | <b>4.50%-15.00%</b>              | 4.50%-15.00%                     |

來自證券買賣業務所產生的現金及證券孖展融資客戶應收款項於交易日後兩個工作日償還，來自期貨合約交易業務所產生的貿易應收款項於交易日一天後償還。

已過期之應收款項約355,088,000港元(二零二一年：316,693,000港元)乃有關多個獨立客戶，經董事審閱後就該等結欠於二零二二年三月三十一日作出預期信貸虧損約222,016,000港元(二零二一年：205,272,000港元)。根據過往經驗，董事認為，並不必要就該等結欠再作出預期信貸虧損，因為其信貸質量並無重大變化，而該等結欠仍被視為可全數收回。

本集團設有預期信貸虧損撥備政策，乃根據收款能力及賬齡分析之評估及管理層之判斷，包括每一客戶最近之信貸價值、抵押品及過去收款之歷史。

並無個別及整體評估為減值之應收款項(根據交易日)之賬齡分析如下：

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### 18. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

The ageing analysis of loan receivables based on due date after ECL is as follows:

|                             |          | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|-----------------------------|----------|----------------------------------|----------------------------------|
| Current (Not past due)      | 近期 (未逾期) | 523,868                          | 482,358                          |
| Less than 1 month past due  | 逾期不足一個月  | 2,843                            | 1,438                            |
| 1 to 3 months past due      | 逾期一至三個月  | 5,446                            | 4,169                            |
| 3 months to 1 year past due | 逾期三個月至一年 | 164,320                          | 21,388                           |
| Over 1 year past due        | 逾期超過一年   | 125,794                          | 230,013                          |
|                             |          | <b>822,271</b>                   | <b>739,366</b>                   |

Details of impairment assessment of trade and other receivables are set out in Note 29(b)(i).

### 18. 貿易及其他應收款項、按金及預付款項 – 續

應收貸款(根據到期日)經作出預期信貸虧損後之賬齡分析如下:

有關貿易及其他應收款項之減值評估詳情載於附註29(b)(i)。

### 19. OTHER ASSETS

|  |                   | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|-------------------|----------------------------------|----------------------------------|
| Hong Kong Securities Clearing Company Limited                                  | 香港中央結算有限公司        |                                  |                                  |
| – Guarantee fund deposit   | – 保證金存款           | 100                              | 100                              |
| – Admission fee  | – 參與費             | 100                              | 100                              |
| Statutory deposit with the Stock Exchange                                      | 聯交所法定按金           | 200                              | 200                              |
| Reserve fund contribution to the Stock Exchange Options Clearing House Limited | 聯交所期權結算有限公司之儲備金供款 | 1,500                            | 1,500                            |
| Reserve fund contribution to the HKFE Clearing Corporation Limited             | 香港期貨結算有限公司之儲備金供款  | 1,500                            | 1,500                            |
|  |                   | <b>3,400</b>                     | <b>3,400</b>                     |

### 19. 其他資產

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 20. PROPERTIES HELD FOR DEVELOPMENT

### 20. 持作發展物業

|  |             | 2022         | 2021     |
|--|-------------|--------------|----------|
|  |             | 二零二二年        | 二零二一年    |
|  |             | HK\$'000     | HK\$'000 |
|  |             | 千港元          | 千港元      |
| Properties held for development, at cost | 持作發展物業以成本計算 | <b>3,011</b> | 3,011    |

### 21. BANK BALANCES AND CASH

### 21. 銀行結餘及現金

|   |                        | 2022           | 2021     |
|---|------------------------|----------------|----------|
|   |                        | 二零二二年          | 二零二一年    |
|   |                        | HK\$'000       | HK\$'000 |
|   |                        | 千港元            | 千港元      |
| Cash at banks   | 銀行結餘                   |                |          |
| – General accounts  | – 一般戶口                 | <b>300,706</b> | 369,570  |
| Cash in hand  | 現金                     | <b>6</b>       | 10       |
| Non-pledged short-term bank deposits with original maturity less than 3 months    | 少於3個月內到期之無抵押短期銀行存款     | <b>163,839</b> | 121,938  |
|   |                        | <b>464,551</b> | 491,518  |
| Cash at banks   | 銀行結餘                   |                |          |
| – Trust accounts  | – 信託戶口                 | <b>93,400</b>  | 313,217  |
| – Segregated accounts   | – 分開處理戶口               | <b>435</b>     | 1,457    |
| Pledged short-term bank deposits with original maturity less than 3 months (Note) | 少於3個月內到期之有抵押短期銀行存款(附註) | <b>10,000</b>  | 10,000   |
|   |                        | <b>568,386</b> | 816,192  |

Note: Cash at banks earns interest at floating rates based on daily bank deposit rates. The bank balances are deposited with creditworthy banks with no recent history of default.

Pledged short-term bank deposits carried fixed interest rates at 1% (2021: 1%) per annum as at 31 March 2022 and pledged to banks for securing general bank facilities granted to the Group.

附註：銀行結餘按浮動利率(基於每日銀行存款利率計算)賺取利息。銀行結餘乃存放於信譽卓著且近期並無違約記錄的銀行。

已抵押短期銀行存款於二零二二年三月三十一日按固定年利率1%計息(二零二一年：1%)，以保證銀行向本集團發行的一般銀行融資。



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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 22. DEFERRED TAX ASSETS

### 22. 遞延稅項資產

|                            |                     | <b>Provision for<br/>expected credit<br/>loss</b> |
|----------------------------|---------------------|---|
|                            |                     | 預期信貸虧損<br>撥備                                      |
|                            |                     | HK\$'000  |
|                            |                     | 千港元   |
| At 1 April 2020            | 於二零二零年四月一日          | 2,592   |
| Charged to profit or loss  | 自損益扣除               | <u>(394)</u>                                      |
| At 31 March 2021           | 於二零二一年三月三十一日        | 2,198   |
| Credited to profit or loss | 計入損益                | <u>694</u>  |
| <b>At 31 March 2022</b>    | <b>於二零二二年三月三十一日</b> | <b><u>2,892</u></b>                               |

At the end of the reporting period, the Group had unutilised tax losses of approximately HK\$65,407,000 (2021: HK\$69,284,000) available for offsetting against future taxable profits. No deferred tax asset has been recognised due to the unpredictability of future taxable profits. The tax losses may be carried forward indefinitely.

於報告期末日，本集團有可供抵銷未來應課稅溢利之未動用稅務虧損約65,407,000港元（二零二一年：69,284,000港元）。由於未能預測未來應收課稅溢利之情況，因此並無確認遞延稅務資產。稅務虧損可無限期結轉。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 23. BORROWINGS

### 23. 借款

|  |   | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|--|---|----------------------------------|----------------------------------|
| Amounts shown under current liabilities  | 以下項目列示於流動負債：                              |                                  |                                  |
| – Secured bank loan – interest-bearing   | – 有抵押銀行貸款 – 計息                            | 234,625                          | 258,629                          |
| – Unsecured other loan – interest-bearing  | – 無抵押其他貸款 – 計息                            | –                                | 4,724                            |
|  |   | <b>234,625</b>                   | <b>263,353</b>                   |
| The carrying amounts of the above borrowings are repayable within one year   | 以上借款的賬面值須於一年內償還                           | –                                | 4,724                            |
| The carrying amounts of the above borrowings that contain a repayable on demand clause (shown under current liabilities) but repayable*: | 載有按要求償還條款的上述借款賬面值(列示於流動負債項下)，但須於下列時間內償還*： |                                  |                                  |
| Within one year  | 於一年內                                      | 24,058                           | 23,961                           |
| Within a period of more than one year but not exceeding two years  | 於一年以上但不超過兩年的期間內                           | 24,448                           | 24,322                           |
| Within a period of more than two years but not exceeding five years  | 於兩年以上但不超過五年的期間內                           | 76,009                           | 75,150                           |
| For period of more than five years   | 超過五年的期間                                   | 110,110                          | 135,196                          |
|  |   | <b>234,625</b>                   | <b>258,629</b>                   |
|  |   | <b>234,625</b>                   | <b>263,353</b>                   |

\* The amount due are based on scheduled repayment dates set out in the loan agreements.

\* 有關款項乃根據貸款協議所載擬定還款日期釐定。

The ranges of effective interest rates (which are also equal to contracted interest rates) on the Group's borrowings are as follows:

本集團借款之實際利率(亦相等於合約利率)之範圍如下：

|  |                              | 2022<br>二零二二年 | 2021<br>二零二一年 |
|--|------------------------------|---------------|---------------|
| Variable-rate borrowings (1.25% per annum over 3 months HIBOR) | 浮動利率借款(三個月香港銀行同業拆息加1.25%年利率) | 1.39%-1.52%   | 2.31%-3.25%   |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 23. BORROWINGS – CONTINUED

As at the end of the reporting period, the Group has the following undrawn borrowing facilities:

|                            |          |
|----------------------------|----------|
| Variable-rate              | 浮動利率     |
| – expiring within one year | – 於一年內到期 |

#### Loan covenants

In respect of the bank loan with carrying amount of HK\$234,625,000 as at 31 March 2022 (2021: HK\$258,629,000), the Group is required to comply with the following financial covenants throughout the continuance of the relevant loan and/or as long as the loan is outstanding:

- to maintain a loan-to-value ratio at no more than 50% by reference to the total facilities limit against the value of the security properties
- to maintain minimum deposit in the bank

The Group has complied with these covenants throughout the reporting period.

Included in borrowings are the following amount denominated in a currency other than the functional currency of the Group to which they relate:

|          |     |
|----------|-----|
| US\$'000 | 千美元 |
|----------|-----|

Note: As at 31 March 2022, the bank borrowing of approximately HK\$234,625,000 (2021: HK\$258,629,000) was secured by the Group's investment properties with carrying amount of approximately HK\$1,386,100,000 (2021: HK\$1,394,100,000) with related rental proceeds (Note 15) and corporate guarantees provided by the Company.

### 23. 借款 – 續

於報告期末，本集團之未提取借款額度如下：

|          |          |
|----------|----------|
| 2022     | 2021     |
| 二零二二年    | 二零二一年    |
| HK\$'000 | HK\$'000 |
| 千港元      | 千港元      |

|         |         |
|---------|---------|
| 233,375 | 209,371 |
|---------|---------|

#### 貸款契約

就二零二二年三月三十一日賬面值為234,625,000港元(二零二一年：258,629,000港元)的銀行貸款而言，於相關貸款續存期間及／或貸款未獲償還期間，本集團須遵守以下財務契約：

- 參照抵押物業價值的總融資額度，將貸款與價值比率維持低於50%
- 維持最低銀行存款

本集團於報告期內一直遵守該等契約。

借款包括以本集團功能貨幣以外之貨幣計值之下列款額：

|       |       |
|-------|-------|
| 2022  | 2021  |
| 二零二二年 | 二零二一年 |

|   |     |
|---|-----|
| – | 607 |
|---|-----|

附註：於二零二二年三月三十一日，約234,625,000港元(二零二一年：258,629,000港元)之銀行借款以本集團賬面值約1,386,100,000港元(二零二一年：1,394,100,000港元)之投資物業及相關租金所得款(附註15)和本公司所提供的企業擔保作抵押。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 24. AMOUNTS DUE TO RELATED PARTIES

### 24. 應付關聯人士款項

|   |                      | 2022         | 2021       |
|---|----------------------|--------------|------------|
|   |                      | 二零二二年        | 二零二一年      |
|   |                      | HK\$'000     | HK\$'000   |
|   |                      | 千港元          | 千港元        |
| Amounts due to related parties              | 應付關聯人士款項             |              |            |
| – Beneficial owner (Note (b))               | – 實益擁有人 (附註(b))      | 963          | –          |
| – Related companies (Note (a) and Note (b)) | – 關聯公司 (附註(a)及附註(b)) | 209          | 264        |
|   |                      | <b>1,172</b> | <b>264</b> |

Note:

- a) The amounts due to related companies represents payables to the UBA Group (as defined in Note 30).
- b) Amounts due to related parties are unsecured, interest-free and repayable on demand.

附註：

- a) 應付關聯公司款項為應付開明投資集團的款項 (定義見附註30)。
- b) 應付關聯人士之款項為無抵押，免息及按要求償還。

### 25. AMOUNT DUE TO THE ULTIMATE HOLDING COMPANY

The amount is unsecured, interest-free and has no fixed terms of repayment.

### 25. 應付最終控股公司款項

款項為無抵押，免息及無固定還款期。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 26. TRADE AND OTHER PAYABLES

### 26. 貿易及其他應付款項

|   |                           | 2022           | 2021           |
|---|---------------------------|----------------|----------------|
|   |                           | 二零二二年          | 二零二一年          |
|   |                           | HK\$'000       | HK\$'000       |
|   |                           | 千港元            | 千港元            |
| Amounts payable arising from the ordinary course of business of dealing in securities and options:        | 日常業務之證券及期權交易應付款項：         |                |                |
| – Cash clients (Note (a)(i))  | – 現金客戶（附註(a)(i)）          | 99,298         | 319,941        |
| – Hong Kong Security Cleaning Company Limited   | – 香港中央結算有限公司              | 1,443          | 1,265          |
| Amounts payable arising from the ordinary course of business of dealing in futures contracts:             | 日常業務之期指合約交易應付款項：          |                |                |
| – Clients   | – 客戶                      | 2,362          | 3,279          |
| Amounts payable arising from the ordinary course of business of provision of securities margin financing: | 日常業務之提供證券孖展融資應付款項：        |                |                |
| – Clients   | – 客戶                      | 3,110          | 3,317          |
| Amounts payable arising from ordinary course of business of dealing in precious metals (Note (a)(ii))     | 日常業務之貴金屬買賣應付款項（附註(a)(ii)） | 6,770          | 7,091          |
| Accruals and other payables (Note (b))  | 應付費用及其他應付款項（附註(b)）        | 5,772          | 5,068          |
| Rental and other deposits received  | 租賃及其他已收按金                 | 5,688          | 5,778          |
| Rental received in advance  | 預收租金                      | 225            | 233            |
|   |                           | <b>124,668</b> | <b>345,972</b> |

Notes:

- a) All the amounts payables are repayable on demand; except
- i) the settlement terms of cash clients arising from the business of dealing in securities are two working days after trade date; and
- ii) the amounts payables arising from the ordinary courses of business of dealing in precious metals should be settled within 30 days.
- b) Other payables include approximately HK\$2,850,000 (2021: HK\$2,850,000) which represents amounts due to minority shareholders. The amounts due to minority shareholders are interest free, unsecured and are repayable on demand.

All other payables are interest free, unsecured and are repayable on demand.

附註：

- a) 所有應付款項須按要求償還；除
- i) 日常業務之證券交易之現金客戶應付款項於交易日後兩個工作天償還；及
- ii) 日常業務之貴金屬買賣應付款項於三十日內償還。
- b) 其他應付款項包括約2,850,000港元（二零二一年：2,850,000港元）乃代表應付小股東之款項。應付小股東之款項乃免息、無抵押及按要求償還。

其他應付款項乃免息、無抵押及按要求償還。



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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 27. SHARE CAPITAL

### 27. 股本

|  |  | Number<br>of ordinary<br>shares<br>普通股之數目 | Nominal value<br>of ordinary<br>shares<br>普通股之面值 |
|--|--|---|--|
| <b>Authorised:</b>   | 法定：  |   |  |
| As at 1 April 2020, 31 March 2021 and<br><b>31 March 2022</b> at HK\$0.01 each | 於二零二零年四月一日、<br>二零二一年三月三十一日及<br>二零二二年三月三十一日，<br>每股為0.01港元 | 10,000,000,000                            | 100,000  |
| <b>Issued and fully paid:</b>  | 已發行及繳足：  |   |  |
| As at 1 April 2020, 31 March 2021 and<br><b>31 March 2022</b>                  | 於二零二零年四月一日、<br>二零二一年三月三十一日及<br>二零二二年三月三十一日               | 2,682,316,758                             | 26,824   |

### 28. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that the Group will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior years.

The capital structure of the Group consists of debt, which includes the borrowings disclosed in Note 23, cash and cash equivalents and equity attributable to owners of the Company, comprising mainly issued share capital, retained profits and other reserves.

Certain subsidiaries of the Group are regulated by the Securities and Futures Commission (the "SFC"), and a subsidiary which is a member of CGSE, they are required to comply with certain minimum capital requirements according to the rules of the SFC and the CGSE.

The Directors review the capital structure on a semi-annual basis. As part of this review, the Directors consider the cost of capital and the risks associated with each class of capital. Based on recommendations of the management, the Group will balance its overall capital structure through the payment of dividends and new share issues.

As at 31 March 2022, the amount of total borrowings was approximately HK\$234,625,000 (2021: HK\$263,353,000). The gearing being equal to approximately 8.6% (2021: 9.9%) of the net assets of approximately HK\$2,718,501,000 (2021: HK\$2,655,793,000).

### 28. 資本風險管理

本集團管理資本以確保本集團能繼續以持續經營基準經營，同時透過優化債務及權益之平衡為股東爭取最大回報。本集團以往年度之全面策略維持不變。

本集團資本結構包括債務（包括附註23所披露的借款、現金及現金之等價物）及本公司擁有人應佔權益（主要包含已發行股本、保留溢利及其他儲備）。

本集團若干附屬公司受證券及期貨事務監察委員會（「證監會」）及一間附屬公司為金銀業貿易場之會員所監管，該等公司須依據證監會及金銀業貿易場之規則遵守若干最低資本要求。

董事每半年審閱資本結構。審閱時，董事考慮每一類別資本成本及相關風險。本集團根據管理層之建議透過股息派發及發行新股以平衡全面資本結構。

於二零二二年三月三十一日，總借款為約234,625,000港元（二零二一年：263,353,000港元）。負債比率為淨資產約2,718,501,000港元（二零二一年：2,655,793,000港元）的約8.6%（二零二一年：9.9%）。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS

#### (a) Categories of Financial Instruments

### 29. 財務工具

#### (a) 財務工具分類

|  |               | 2022             | 2021      |
|--|---------------|------------------|-----------|
|  |               | 二零二二年            | 二零二一年     |
|  |               | HK\$'000         | HK\$'000  |
|  |               | 千港元              | 千港元       |
| <b>Financial assets</b>                    | <b>財務資產</b>   |                  |           |
| Financial assets at amortised cost:        | 按攤銷成本列賬的財務資產： |                  |           |
| Trade and other receivables and deposits   | 貿易及其他應收款項及按金  | <b>1,028,760</b> | 975,053   |
| Other assets                               | 其他資產          | <b>3,400</b>     | 3,400     |
| Bank balances                              | 銀行結餘          | <b>568,380</b>   | 816,182   |
|  |               | <b>1,600,540</b> | 1,794,635 |
| <b>Financial liabilities</b>               | <b>財務負債</b>   |                  |           |
| Financial liabilities at amortised cost:   | 按攤銷成本列賬的財務負債： |                  |           |
| Trade and other payables                   | 貿易及其他應付款項     | <b>124,443</b>   | 345,739   |
| Borrowings                                 | 借款            | <b>234,625</b>   | 263,353   |
| Amounts due to related parties             | 應付關聯人士款項      | <b>1,172</b>     | 264       |
| Amount due to the ultimate holding company | 應付最終控股公司款項    | <b>213,384</b>   | 200,362   |
|  |               | <b>573,624</b>   | 809,718   |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies

The Group's major financial instruments comprise trade and other receivables, deposits, other assets, bank balances and cash, borrowings, amounts due to related parties, amount due to the ultimate holding company and trade and other payables.

Details of the financial instruments are disclosed in respective notes. The risks associated with these financial instruments include market risk (foreign currency risk and interest rate risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management of the Group manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

#### (i) Credit risk and impairment assessment

Credit risk refers to the risk that the Group's counterparties default on their contractual obligations resulting in financial losses to the Group. The Group's credit risk exposures are primarily attributable to trade and other receivables, deposits, other assets and bank balances and cash.

The credit risk associated with interest bearing loans receivables and margin financing receivables are mitigated because they are secured as detailed in Note 18. The Group does not hold any collateral or other credit enhancements to cover its credit risk associated with its other financial assets. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策

本集團之主要財務工具包括貿易及其他應收款項、按金、其他資產、銀行結餘及現金、借款、應付關聯人士款項、應付最終控股公司款項、貿易及其他應付款項。

該等財務工具詳情於相關附註中披露。有關該等財務工具的風險包括市場風險（外匯風險及利率風險）、信貸風險及流動資金風險。下文載列如何降低該等風險的政策。本集團管理層負責管理並監控有關風險，以確保及時有效採取適當措施。

#### (i) 信貸風險及減值評估

信貸風險指本集團的交易對手違約而導致本集團蒙受財務損失的風險。本集團的信貸風險主要來自貿易及其他應收款項、按金、其他資產以及銀行結餘及現金。

有關計息應收貸款及孖展融資應收款項的信貸風險因其有擔保而有所降低，詳情請參閱附註18。本集團並無就抵銷與其他財務資產有關的信貸風險而持有任何抵押品或其他加強信貸措施。管理層訂有信貸政策並持續監察該等信貸風險。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

###### *Interest bearing loans receivables*

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approval and other monitoring procedures to ensure that follow-up action is taken for the recoverable amount. In addition, the Group reviews the recoverable amount of each individual's loan receivables at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. As at 31 March 2022, the Directors are of the opinion that provision for impairment of approximately HK\$200,705,000 (2021: HK\$187,979,000) was recognised on individual loans as credit impaired in respect of these balances as the debtors were in the process of liquidation.

The Group manages and analyses the credit risk for each of their new and existing clients before standard payment terms and conditions are offered. If there is no independent rating, the Group assesses the credit quality of the customer based on the customer's financial position, past experience and other factors. The Group holds collateral against certain interest bearing loans receivables and interest receivables in the form of mortgages over properties located in Hong Kong. Certain interest bearing loans receivables are secured by listed and unlisted equity securities and personal guarantee. Individual risk limits are set based on the value of collaterals provided by customers and internal or external ratings in accordance with limits set by the directors.

In determining the ECL of the Group's interest bearing loans receivables, the management assessed the expected losses individually by estimation based on general economic conditions of the relevant industry in which the debtors operate, value of any pledged assets, financial position of the debtors and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

###### *計息應收貸款*

為盡量減低信貸風險，本集團管理層已委派一組人員負責釐定信貸限額、信貸批核及其他監督程序，確保能採取跟進行動以討回逾期債務。此外，本集團於報告期末審閱各個別應收貸款的可收回金額，確保為不可收回的金額計提足夠的減值虧損。於二零二二年三月三十一日，董事認為須就個別進行清盤程序的債務人相關貸款作出有關該等結餘之減值撥備約200,705,000港元（二零二一年：187,979,000港元）。

於提供標準的付款條款及條件之前，本集團會管理及分析其各新客戶及現有客戶之信貸風險。倘無獨立評級，本集團則根據客戶之財務狀況、過往表現及其他因素評估客戶之信貸質素。本集團就若干計息應收貸款及應收利息持有香港物業按揭形式之抵押品。若干計息應收貸款乃以上市及非上市股本證券及個人擔保形式作抵押。個別風險限額乃根據董事設定之限額而進行之內部或外部評級而釐定。

於釐定本集團計息應收貸款的預期信貸虧損時，管理層透過基於債務人經營所在相關行業的整體經濟狀況、任何已抵押資產的價值、債務人的財務狀況及於報告日對目前以及預測狀況方向的評估之估計，單獨評估預期虧損。

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For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

###### *Interest bearing loans receivables – Continued*

As at 31 March 2022, the Group has concentration of credit risk as 17.33% (2021: 17.33%) and 51.57% (2021: 53.18%) of the total principal receivables from loan was due from the Group's largest customer and the five largest customers respectively.

The Group seeks to minimise its risk by dealing with counter parties which have good credit history.

The Group assesses allowance for credit losses on interest bearing loans receivables individually based on historical credit loss experience of the customers as well as the fair value of the collateral pledged by the customers and adjusted for forward-looking information. As at 31 March 2022, allowance of credit losses in respect of interest bearing loans receivables was approximately HK\$144,805,000 (2021: HK\$132,269,000).

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

###### *計息應收貸款 – 續*

於二零二二年三月三十一日，本集團有集中信貸風險分別來自本集團的最大客戶及五大客戶並佔主要應收貸款總額約17.33%（二零二一年：17.33%）及51.57%（二零二一年：53.18%）。

本集團致力與信譽良好的交易對手進行交易，以減低風險。

本集團根據客戶的過往信貸虧損經驗以及客戶所抵押的抵押品的公允值，獨立評估計息應收貸款的信貸虧損撥備，並根據前瞻性資料進行調整。於二零二二年三月三十一日，有關計息應收貸款的信貸虧損撥備約為144,805,000港元（二零二一年：132,269,000港元）。



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### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

*Amounts receivable arising from ordinary course of business of margin financing, dealing in securities and options, futures contracts and precious metal*

- (a) Amounts receivable arising from the ordinary course of business of provision of securities margin financing

In determining the impairment on margin loans which were credit-impaired, the management of the Group reviews and assesses each margin client individually based on the evaluation of collectability, ageing analysis of accounts and on management's judgement, including the current creditworthiness and the past collection statistics of each client, the realisation value of securities or collaterals from clients and their guarantors which are held by the Group, subsequent settlement or additional collaterals received. The write-off was made in respect of margin loans that have been fully provided for in the prior years.

As at 31 March 2022, the Group has concentration of credit risk as 42.54% (2021: 36.58%) and 58.85% (2021: 52.99%) of the total interest bearing receivables from margin financing was due from the Group's largest customer and the five largest customers respectively.

The Group assess allowance for credit losses on margin financing receivables individually based on historical credit loss experience of the customers as well as the fair value of collateral pledged by the customers and adjusted for forward-looking information. As at 31 March 2022, allowance of credit losses in respect of margin financing receivables was approximately HK\$77,211,000 (2021: HK\$73,003,000)

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

*日常業務之孖展融資、證券及期權、期貨合約及貴金屬交易之應收款項*

- (a) 日常業務之提供證券孖展融資之應收款項

就出現信貸減值的孖展融資釐定減值時，本集團管理層根據可收回金額評估、賬目賬齡分析及管理層判斷（包括目前信譽及各客戶過往收款統計數據、本集團持有的客戶及其擔保人證券或抵押品的可變現價值、其後結算以及已收額外抵押品）個別檢討及評估各孖展客戶。本集團已撇銷於過往年度悉數計提的孖展融資。

於二零二二年三月三十一日，本集團有集中信貸風險佔孖展融資計息應收款項總額42.54%（二零二一年：36.58%）及58.85%（二零二一年：52.99%）分別來自本集團的最大客戶及五大客戶。

本集團根據客戶的過往信貸虧損經驗以及客戶所抵押的抵押品的公允值，獨立評估孖展融資應收款項的信貸虧損撥備，並根據前瞻性資料進行調整。於二零二二年三月三十一日，有關孖展融資應收款項的信貸虧損撥備約為77,211,000港元（二零二一年：73,003,000港元）。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies –

##### Continued

##### (i) Credit risk and impairment assessment – Continued

Amounts receivable arising from ordinary course of business of dealing in margin financing, securities and options, futures contracts and precious metal –  
Continued

- (b) Amounts receivable due from clearing houses and brokers

In respect of amounts receivable from clearing houses and brokers, credit risks are considered low as the Company normally enters into transactions with clearing houses and brokers which are registered with regulatory bodies and enjoy sound reputation in the industry. For the year ended 31 March 2022 and 2021, the Group assessed the ECL for amounts receivable due from clearing houses and brokers are insignificant and thus no loss allowance is recognised.

- (c) Amounts receivable due from cash clients

In respect of amounts due from cash clients, individual credit evaluations are performed on all clients. In addition, the Group reviews the recoverable amount of each individual receivable at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. The settlement terms of cash clients arising from the business of dealing in securities are two working days after trade date, the Directors consider that the credit risk is significantly reduced.

Besides above mentioned transactions, clients are required to place deposits as prescribed in the Company's policy before execution of any purchase transactions. No loss allowance recognised from ordinary course dealing in futures brokerage and precious metal during the years ended 31 March 2022 and 2021.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

日常業務之孖展融資、證券及期權、期指合約及貴金屬交易之應收款項 – 續

- (b) 應收結算所及經紀款項

由於本公司一般與已向監管機構註冊且業內聲譽良好之結算所及經紀進行交易，故應收結算所及經紀款項之信貸風險甚低。截至二零二二年及二零二一年三月三十一日止年度，本集團評估應收結算所及經紀款項後認為其預期信貸虧損並不重大，故並無確認虧損準備。

- (c) 應收現金客戶款項

就應收現金客戶款項而言，所有客戶均須接受個別信貸評估。此外，本集團於報告期末審閱各個別應收貸款的可收回金額，確保為不可收回的金額計提足夠的減值虧損。來自證券買賣業務所產生的現金客戶應收款項於交易日後兩個工作日償還，董事認為，信貸風險已大幅降低。

除上述交易外，於執行任何購買交易前，客戶須按本公司之政策存款。於截至二零二二年及二零二一年三月三十一日止年度期貨經紀及貴金屬交易之日日常業務並無確認虧損撥備。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

*Amounts receivable arising from ordinary course of business of properties investment*

The Group applies the simplified approach to provide for ECL prescribed by HKFRS 9, which permits the use of the lifetime ECL for amounts receivable arising from ordinary course of business. To measure the ECL, these amounts receivable have been based on past due status, historical credit loss experience based on the past default experience of the Group and are adjusted with forward-looking information. On that basis, the Group assessed that there is no loss allowance recognised during the years ended 31 March 2022 and 2021.

##### *Other receivables*

For other receivables, the management makes periodic individual assessment on the recoverability of other receivables based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable and supportive forward-looking information. The management believes that there is no significant increase in credit risk of these amounts since initial recognition. For the year ended 31 March 2022 and 2021, the Group assessed the ECL for other receivables are insignificant and thus no loss allowance is recognised.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

*日常業務之房地產投資應收款項*

本集團按照香港財務報告準則第9號之規定應用簡化法就預期信貸虧損計提撥備，有關規定允許就於日常業務中產生之應收款項使用存續期預期信貸虧損。為計量預期信貸虧損，該等應收款項乃基於逾期狀況、基於本集團過往違約經驗之歷史信貸虧損經驗及使用前瞻性資料進行調整。按此基準，本集團評估於截至二零二二年及二零二一年三月三十一日止年度並無確認虧損撥備。

##### *其他應收款項*

就其他應收款項而言，管理層根據過往結算記錄、過往經驗及屬於合理有據之前瞻性資料之定量及定性資料，定期對其他應收款項之可收回性進行單獨評估。管理層相信該等款項之信貸風險自初始確認以來並無顯著增加。截至二零二二年及二零二一年三月三十一日止年度，本集團評估其他應收款項後認為其預期信貸虧損並不重大，故並無確認虧損撥備。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

###### *Other assets*

Other assets represent statutory deposits and reserved fund contribution to the regulatory bodies, the credit risks are considered to be low. For the year ended 31 March 2022 and 2021, the Group assessed the ECL of other assets are insignificant and thus no loss allowance is recognised.

###### *Bank balances*

Credit risk on bank balances is limited because the counterparties are reputable banks with high credit ratings assigned by international credit agencies. The Group assessed 12m ECL for bank balances by reference to information relating to probability of default and loss given default of the respective credit rating grades published by external credit rating agencies. Based on the average loss rates, the 12m ECL on bank balances is considered to be insignificant.

###### *Financial guarantee contract*

For financial guarantee contracts, the aggregate amount of outstanding financial guarantees issued to banks in respect of bank facilities granted to the third parties that the Group could be required to pay amounted to HK\$3,000,000 as at 31 March 2022 (2021: HK\$3,000,000), being the outstanding financial guarantees has been utilised by the third parties. The fair value of these financial guarantee, as at dates of initial recognition, were considered insignificant. No loss allowance was recognised in the profit or loss.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

###### *其他資產*

其他資產指法定存款及向監管機關作出的資金儲備，其信貸風險被視為甚低。截至二零二二年及二零二一年三月三十一日止年度，本集團評估其他資產後認為其預期信貸虧損並不重大，故並無確認虧損撥備。

###### *銀行結餘*

由於交易對手乃獲國際信貸機構給予優良信貸評級的知名銀行，故銀行結餘的信貸風險有限。本集團參考外部信貸評級機構所發佈有關信貸評級等級的違約概率及虧損之資料評估銀行結餘的12個月預期信貸虧損。基於平均虧損率，12個月預期信貸虧損被視為不重大。

###### *財務擔保合約*

就財務擔保合約而言，於二零二二年三月三十一日，就授予第三方且可能須由本集團償還的銀行融資向銀行發出的未償還財務擔保總額為3,000,000港元（二零二一年：3,000,000港元），有關第三方已動用未償還財務擔保。該等財務擔保於初始確認日期的公允值被認為並不重大。於損益並無確認虧損撥備。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

The Group's internal credit risk grading assessment in respect of loans receivables comprises the following categories:

| Internal credit rating<br>內部信貸評級 | Description<br>描述   | ECL Categories<br>預期信貸虧損分類                                    |
|----------------------------------|---|---|
| Low risk<br>低風險                  | The counterparty has a low risk of default and does not have any past-due amounts or debtor frequently repays after due dates in full<br>對手方的違約風險較低且無任何逾期款項，債務人經常在到期日後悉數償還  | 12m ECL<br>12個月預期信貸虧損   |
| Medium risk<br>中風險               | There have been significant increases in credit risk since initial recognition through information developed internally or external resources<br>根據內部資料或外部資源，信貸風險自初始確認起大幅增加 | Lifetime ECL<br>– not credit-impaired<br>存續期預期信貸虧損<br>– 無信貸減值 |
| High risk<br>高風險                 | There is evidence indicating the asset is credit-impaired<br>有證據顯示資產出現信貸減值  | Lifetime ECL<br>– credit-impaired<br>存續期預期信貸虧損<br>– 信貸減值      |

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

本集團有關應收貸款的內部信貸風險評級評估包括以下分類：



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

The tables below detail the credit risk exposures of the Group's financial assets, which are subject to ECL assessment:

| Financial assets at amortised costs                               | Notes | Internal credit rating | 12m or lifetime ECL<br>12個月或存續期<br>預期信貸虧損               | 2022  | 2022  | 2021  | 2021  |
|---|-------|------------------------|---|---|---|---|---|
|   |       |                        |   | 二零二二年<br>Gross carrying amount<br>賬面總值<br>HK\$'000<br>千港元 | 二零二二年<br>Gross carrying amount<br>賬面總值<br>HK\$'000<br>千港元 | 二零二一年<br>Gross carrying amount<br>賬面總值<br>HK\$'000<br>千港元 | 二零二一年<br>Gross carrying amount<br>賬面總值<br>HK\$'000<br>千港元 |
| Bank balances<br>銀行結餘   | 21    | N/A<br>不適用             | 12m ECL<br>12個月預期信貸虧損                                   |   | 474,545   |   | 501,508   |
| Bank balances – trust and segregated accounts<br>銀行結餘 – 信託及分開處理戶口 | 21    | N/A<br>不適用             | 12m ECL<br>12個月預期信貸虧損                                   |   | 93,835  |   | 314,674   |
| Amounts receivables and loan receivables<br>應收款項及應收貸款             | 18    | Low risk<br>低風險        | 12m ECL<br>12個月預期信貸虧損                                   | 557,440   |   | 622,245   |   |
|   |       |                        | Lifetime ECL (non-credit-impaired)<br>存續期預期信貸虧損 (無信貸減值) | 90,130  |   | 1,051   |   |
|   |       |                        | Lifetime ECL (credit-impaired)<br>存續期預期信貸虧損 (信貸減值)      | 470,089   | 1,117,659   | 423,765   | 1,047,061   |
| Other receivables and deposits<br>其他應收款項及按金                       | 18    | Low risk<br>低風險        | 12m ECL<br>12個月預期信貸虧損                                   |   | 133,117   |   | 133,264   |
| Other assets<br>其他資產  | 19    | N/A<br>不適用             | 12m ECL<br>12個月預期信貸虧損                                   |   | 3,400   |   | 3,400   |
| Other item<br>其他事項  |       |                        |   |   |   |   |   |
| Financial guarantor (Note)<br>財務擔保 (附註)                           | 31    | Low risk<br>低風險        | 12m ECL<br>12個月預期信貸虧損                                   |   | 3,000   |   | 3,000   |

Note:

For financial guarantee contract, the gross carrying amount represents the maximum amount the Group has guaranteed under the respective contract.

附註：

財務擔保合約的賬面總值代表本集團就相關合約擔保之最高金額。

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

下表詳列本集團須進行預期信貸虧損評估的財務資產之信貸風險：

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (i) Credit risk and impairment assessment – Continued

The movements in ECL on interest bearing loan receivables and margin financing receivables during the years ended 31 March 2022 and 2021 are as follows:

|   |                        | 12m ECL          | Lifetime ECL not credit-impaired | Lifetime ECL credit-impaired (Note) | Total            |
|---|------------------------|------------------|----------------------------------|-------------------------------------|------------------|
|   |                        | 12個月預期信貸虧損       | 存續期預期信貸虧損 – 無信貸減值                | 存續期預期信貸虧損 – 信貸減值 (附註)               | 總計               |
|   |                        | HK\$' 000<br>千港元 | HK\$' 000<br>千港元                 | HK\$' 000<br>千港元                    | HK\$' 000<br>千港元 |
| At 1 April 2020   | 於二零二零年四月一日             | 22,295           | 17,661                           | 152,140                             | 192,096          |
| Transfer to credit-impaired   | 移至信貸減值                 | (3,827)          | (15,074)                         | 18,901                              | -                |
| Reversal of impairment loss on margin financing receivables             | 撥回孖展融資應收款項減值虧損         | (5,919)          | -                                | -                                   | (5,919)          |
| Reversal of impairment loss on interest bearing loan receivables        | 撥回計息應收貸款減值虧損           | -                | (2,000)                          | (22)                                | (2,022)          |
| Impairment loss on margin financing                                     | 孖展融資減值虧損               | 3,527            | -                                | -                                   | 3,527            |
| Impairment loss on interest bearing loan receivables                    | 計息應收貸款減值虧損             | 354              | 276                              | 16,960                              | 17,590           |
| <b>At 31 March 2021 and 1 April 2021</b>                                | 於二零二一年三月三十一日及二零二一年四月一日 | <b>16,430</b>    | <b>863</b>                       | <b>187,979</b>                      | <b>205,272</b>   |
| <b>Transfer to lifetime ECL – not credit-impaired</b>                   | 移至存續期預期信貸虧損 – 無信貸減值    | <b>(12,445)</b>  | <b>12,552</b>                    | <b>(107)</b>                        | <b>-</b>         |
| <b>Reversal of impairment loss on margin financing receivables</b>      | 撥回孖展融資應收款項減值虧損         | <b>-</b>         | <b>(8,481)</b>                   | <b>-</b>                            | <b>(8,481)</b>   |
| <b>Reversal of impairment loss on interest bearing loan receivables</b> | 撥回計息應收貸款減值虧損           | <b>(742)</b>     | <b>-</b>                         | <b>(57)</b>                         | <b>(799)</b>     |
| <b>Impairment loss on margin financing</b>                              | 孖展融資減值虧損               | <b>-</b>         | <b>12,689</b>                    | <b>-</b>                            | <b>12,689</b>    |
| <b>Impairment loss on interest bearing loan receivables</b>             | 計息應收貸款減值虧損             | <b>445</b>       | <b>-</b>                         | <b>12,890</b>                       | <b>13,335</b>    |
| <b>At 31 March 2022</b>   | 於二零二二年三月三十一日           | <b>3,688</b>     | <b>17,623</b>                    | <b>200,705</b>                      | <b>222,016</b>   |

Note: The credit impaired receivables related to customers that were in the process of liquidation and/or management assessed that the receivables are unlikely to be recovered.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (i) 信貸風險及減值評估 – 續

截至二零二二年及二零二一年三月三十一日止年度計息應收貸款及孖展融資應收款項之預期信貸虧損變動如下：

附註：已信貸減值的應收款項乃關於正在進行清盤中的客戶及／或管理層評估收回該應收款項的可能性為低。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (ii) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of credit facilities and the ability to close out market positions.

The following table details the Group's remaining contractual maturity for its financial liabilities. For non-derivative financial liabilities, the table has been drawn up based on the undiscounted cash flows of the financial liabilities based on the earliest date on which the Group can be required to pay. Specifically, borrowings with a repayment on demand clause are included in the earliest time band regardless of the probability of the banks choosing to exercise their rights. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates.

The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate at the end of the reporting period.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (ii) 流動資金風險

審慎的流動資金風險管理指維持充足的現金及可買賣證券，透過已承諾信貸融資之足夠額度備有資金，和有能結算市場持倉。

下表詳細載列本集團的財務負債之合約屆滿期。下列表格之編製基準為非衍生財務負債之未貼現合約屆滿期以本集團需償還較早之日期。具體而言，附帶按要求償還條款之借款包含於最早時間段內，而不管該等銀行選擇行使其權利之可能性。其他非衍生財務負債之到期分析則基於協定還款日期而作出。

下列表格載列本金及利息之現金流量。倘利息流為浮動利率，未貼現金額乃自報告期末之利率得出。

|  |              | Weighted average interest rate | On demand or less than one year | Total undiscounted cash flows | Carrying amounts |
|--|--------------|--------------------------------|---------------------------------|-------------------------------|------------------|
|  |              | 加權平均利率                         | 按要求或少於一年                        | 未貼現金流量總計                      | 賬面值              |
|  |              | HK\$' 000                      | HK\$' 000                       | HK\$' 000                     | HK\$' 000        |
|  |              | 千港元                            | 千港元                             | 千港元                           | 千港元              |
| <b>2022</b>                                | <b>二零二二年</b> |                                |                                 |                               |                  |
| Trade and other payables                   | 貿易及其他應付款項    | –                              | 124,443                         | 124,443                       | 124,443          |
| Borrowings                                 | 借款           | 1.48%                          | 234,625                         | 234,625                       | 234,625          |
| Amounts due to related parties             | 應付關聯人士款項     | –                              | 1,172                           | 1,172                         | 1,172            |
| Amount due to the ultimate holding company | 應付最終控股公司款項   | –                              | 213,384                         | 213,384                       | 213,384          |
|  |              |                                | <b>573,624</b>                  | <b>573,624</b>                | <b>573,624</b>   |
| <b>2021</b>                                | <b>二零二一年</b> |                                |                                 |                               |                  |
| Trade and other payables                   | 貿易及其他應付款項    | –                              | 345,739                         | 345,739                       | 345,739          |
| Borrowings                                 | 借款           | 2.31%                          | 263,353                         | 263,353                       | 263,353          |
| Amounts due to related parties             | 應付關聯人士款項     | –                              | 264                             | 264                           | 264              |
| Amount due to the ultimate holding company | 應付最終控股公司款項   | –                              | 200,362                         | 200,362                       | 200,362          |
|  |              |                                | 809,718                         | 809,718                       | 809,718          |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (ii) Liquidity risk – Continued

Bank borrowings with a repayment on demand clause are included in the “on demand or less than 1 year” time band in the above maturity analysis. As at 31 March 2022, the aggregate carrying amounts of these bank borrowings amounted to approximately HK\$234,625,000 (2021: HK\$258,629,000). Taking into account the Group's financial position, the management does not believe that it is probable that the banks will exercise their discretionary rights to demand immediate repayment. The management believes that such bank loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreements, details of which are set out in the table below:

Maturity analysis – bank borrowings with a repayment on demand clause based on a scheduled repayment

|                  |              | Within<br>one year | One to<br>two years | Two to<br>five years | Over<br>five years | Total<br>undiscounted<br>cash<br>outflows<br>未貼現現金<br>流出總額 | Carrying<br>amount<br>賬面值 |
|------------------|--------------|--------------------|---------------------|----------------------|--------------------|--|---------------------------|
|                  |              | HK\$' 000<br>千港元   | HK\$' 000<br>千港元    | HK\$' 000<br>千港元     | HK\$' 000<br>千港元   | HK\$' 000<br>千港元   | HK\$' 000<br>千港元          |
| At 31 March 2022 | 於二零二二年三月三十一日 | 27,938             | 27,965              | 83,900               | 114,201            | 254,004  | 234,625                   |
| At 31 March 2021 | 於二零二一年三月三十一日 | 32,352             | 27,622              | 82,869               | 135,847            | 278,690  | 258,629                   |

The amounts included above for variable interest rate instruments are subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (ii) 流動資金風險 – 續

附帶按要求償還條款的銀行借款計入上述到期分析的「按要求或少於一年」時間範圍內。於二零二二年三月三十一日，該等銀行借款的賬面總值約為234,625,000港元（二零二一年：258,629,000港元）。考慮到本集團的財務狀況，管理層認為銀行不大可能行使其酌情權要求即時還款。管理層認為，該等銀行貸款將根據貸款協議所載計劃還款日期償還，詳情載於下表：

到期分析 – 根據還款計劃附帶按要求償還條款的銀行借款

倘浮動利率之變動與於各報告期末所釐定之利率估值有所差異，則上述列入浮動利率工具之金額將有所轉變。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (iii) Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate interest-bearing loans receivables (see Note 18). The Group is also exposed to cash flow interest rate risk in relation to variable-rate bank balances (see Note 21 for details), variable-rate interest-bearing loans and margin financing receivables (see Note 18 for details) and variable-rate bank and other borrowings (see Note 23 for details). The Group cash flow interest rate risk is mainly concentrated on the fluctuation of interest rates on bank balances, variable-rate receivables and borrowings. The Group aims at keeping borrowings at variable rates. The Group manages its interest rate exposures by assessing the potential impact arising from any interest rate movements based on interest rate level and outlook. The management will review the proportion of borrowings in fixed and floating rates and ensure they are within reasonable range.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, the Group's profit before tax (through the impact on bank deposits, variable rate borrowings, variable-rate interest-bearing loans receivables and margin financing receivables) and the Group's equity.

|                   |       | Increase<br>(decrease)<br>in basis points<br>基準點之<br>增加(減少) | Increase<br>(decrease)<br>in profit before<br>taxation<br>除稅前溢利之<br>增加(減少)<br>HK\$'000<br>千港元 | Increase<br>(decrease)<br>in equity<br>權益之<br>增加(減少)<br>HK\$'000<br>千港元 |
|-------------------|-------|---|---|---|
| <b>2022</b>       | 二零二二年 |   |   |   |
| Hong Kong dollars | 港元    | 50  | 4,158   | 3,607   |
| Hong Kong dollars | 港元    | (50)  | (4,158)   | (3,607)   |
| <b>2021</b>       | 二零二一年 |   |   |   |
| Hong Kong dollars | 港元    | 50  | 3,542   | 3,058   |
| Hong Kong dollars | 港元    | (50)  | (3,542)   | (3,058)   |

A fundamental reform of major interest rate benchmarks is being undertaken globally, including the replacement of some interbank offered rate (“IBORs”) with alternative nearly risk-free rates. While the Hong Kong Dollar Overnight Index Average (“HONIA”) has been identified as an alternative to HIBOR, there is no plan to discontinue HIBOR. The multi-rate approach has been adopted in Hong Kong, whereby HIBOR and HONIA will co-exist.

全球正在對主要利率基準進行根本改革，包括以可替代幾乎無風險的利率取代若干銀行拆息。儘管港元隔夜平均指數被認定為香港銀行同業拆息之替代方案，惟目前未有計劃終止香港銀行同業拆息。香港採用多利率方式，香港銀行同業拆息及港元隔夜平均指數將並存。

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (iii) 利率風險

本集團面臨有關來自定息計息應收貸款的公允值利率風險（請參閱附註18）。本集團亦面臨有關浮動利率銀行結餘（詳情請參閱附註21）、浮息計息貸款及孖展融資應收款項之計息應收款項（詳情請參閱附註18）以及浮動利率銀行及其他借款（詳情請參閱附註23）的現金流量利率風險。本集團之現金流量利率風險主要集中於銀行結餘、浮息應收款項以及借款之利率波動。本集團致力維持借款以浮動利率計息。本集團根據利率水平及前景，評估任何利率變動產生的潛在影響以管理其利率風險。管理層將審閱固定及浮動利率之借款比例，並確保借款屬合理範圍內。

下表列示本集團除稅前溢利（經由銀行存款、浮動利率借款、浮動利率計息應收貸款及孖展融資應收款項所影響）及本集團權益對利率合理適度轉變的敏感性而其他變數保持不變。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 29. FINANCIAL INSTRUMENTS – CONTINUED

#### (b) Financial risk management objectives and policies – Continued

##### (iv) Foreign currency risk

The Group is exposed to foreign currency risk primarily through transactions which gives rise to bank balances and borrowings that are denominated in a foreign currency, i.e. a currency other than functional currency of the operations to which the transactions relate. The currency giving rise to this risk is primarily United States dollars (“US\$”).

Since US\$ are pegged to HK\$, the Group considers risk of movements in exchange rates between the HK\$ and US\$ to be insignificant. Accordingly, no sensitivity analysis with respect to US\$ is presented.

### 29. 財務工具 – 續

#### (b) 財務風險管理目標及政策 – 續

##### (iv) 外匯風險

本集團承受之外匯風險主要通過交易以外幣呈報的銀行結餘及借款，即此交易有關業務之功能貨幣以外的其他貨幣。導致這種風險的貨幣主要為美元（「美元」）。

由於美元與港元掛鈎，本集團因此認為港元及美元匯率之波動微不足道。因此並未呈列有關美元的敏感性分析。

### 30. CONNECTED AND RELATED PARTY TRANSACTIONS

Other than as disclosed elsewhere in these consolidated financial statements, the Group has the following transactions with its related parties:

### 30. 關連及關聯人士交易

除該等綜合財務報表其他部分所披露者外，本集團曾與其關聯人士進行以下交易：

| Name of related parties<br>關聯人士名稱                   | Nature of transactions<br>交易性質                           | Notes<br>附註 | 2022<br>二零二二年<br>HK\$'000<br>千港元 | 2021<br>二零二一年<br>HK\$'000<br>千港元 |
|---|--|-------------|----------------------------------|----------------------------------|
| UBA Investments Limited (“UBA”)<br>開明投資有限公司（「開明投資」） | Investment management fee income<br>投資管理費收益              | (a)         | 1,569                            | 1,621                            |
|   | Securities brokerage commission fee income<br>證券經紀佣金收益   | (b)         | 33                               | 20                               |
|   | Handling fee income for dividend collection<br>股息徵收手續費收益 | (c)         | 22                               | 20                               |
|   | Storage fee income for bullion<br>貴金屬存倉費收益               | (d)         | 6                                | 6                                |
| Town Bright Industries Limited<br>同輝實業有限公司          | Expenses relating to short-term lease<br>短期租賃費用          | (e)         | 676                              | 676                              |
| Upbest Properties Company Limited<br>美建地產有限公司       | Expenses relating to short-term lease<br>短期租賃費用          | (f)         | 84                               | 84                               |
| Champion Assets Limited<br>協緯有限公司                   | Expenses relating to short-term lease<br>短期租賃費用          | (g)         | 60                               | 60                               |
| Loong Cheong Limited<br>隆昌有限公司                      | Expenses relating to short-term lease<br>短期租賃費用          | (h)         | 156                              | 156                              |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 30. CONNECTED AND RELATED PARTY TRANSACTIONS – CONTINUED

Notes:

- (a) A subsidiary of the Company, Upbest Assets Management Limited (“UAML”) as investment manager, and UBA Investments Limited (“UBA”) and its subsidiaries (collectively the “UBA Group”) have entered into Investment Management Agreement dated 25 January 2019 (“Investment Management Agreement”) and agreed that the investment management services provided by UAML to UBA for a period of three years from 1 April 2019 to 31 March 2022. Pursuant to the Investment Management Agreement, monthly investment management fee is payable by UBA in advance and amounts to 1.5% per annum of the consolidated net asset value of UBA (“Net Asset Value”) as at the immediately preceding valuation date on the basis of the actual number of days in the relevant calendar month over 365 days a year.

In addition to the investment management fee, provided that the Net Asset Value as at the end of the relevant financial year exceeds the higher (the “High Watermark”) of:

- (i) the Net Asset Value as at the financial year ended 31 March 2019 (“Reference Year”); and
- (ii) the Net Asset Value as at the end of the most recent financial year after the Reference Year and in which the performance fee is paid.

UBA will pay UAML the performance fee for the relevant financial year equal to 20% of the amount by which the Net Asset Value as at the end of the relevant financial year exceeds the High Watermark. The annual cap for the investment management fee and performance fee for each of the financial years ending 31 March 2020, 2021 and 2022 are HK\$8,600,000, HK\$9,100,000 and HK\$9,600,000 respectively. It is expected that the total of investment management fee and performance fee will be less than HK\$10,000,000 per annum and all the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) in respect of the Investment Management Agreement are less than 25%. Thus, transaction contemplated under the New Investment Management Agreements is considered to be a de-minimis transaction for the Company pursuant to Rule 14A.76 of the Listing Rules. There was no performance fee for the financial years ended 31 March 2022 and 2021. The investment management income has been included under revenue.

On 26 January 2022, UAML and UBA have entered into the 2022 Investment Management Agreement which the term in respect of the management fee and the performance fee for the asset management services were the same as the Investment Management Agreement. The proposed annual cap for the management fee and performance fee for the financial years ended 31 March 2023, 2024 and 2025 are HK\$6,100,000, HK\$6,200,000 and HK\$6,300,000 respectively.

### 30. 關連及關聯人士交易 – 續

附註：

- (a) 本公司之附屬公司美建管理有限公司（「美建管理」）作為投資經理，與開明投資有限公司（「開明投資」）及其附屬公司（統稱為「開明投資集團」），於二零一九年一月二十五日簽訂投資管理協議（「投資管理協議」），並同意就美建管理向開明投資提供之投資管理服務為期三年由二零一九年四月一日至二零二二年三月三十一日。根據投資管理協議，每月投資管理費由開明投資提前支付並按估值日之資產淨值（「資產淨值」）1.5%之年利率及有關曆月實際日數除以全年365日之基準收取管理費。

除投資管理費外，若截至相關財政年度止的資產淨值超過以下各項（「高水位」）：

- (i) 於截至二零一九年三月三十一日止財政年度（「參考年度」）的資產淨值；及
- (ii) 參考年度後最近一個需支付表現酬金之財政年度的資產淨值。

開明投資將向美建管理支付相關財政年度的表現酬金，相當於相關財政年度止的資產淨值超過高水位金額的20%。截至二零二零年、二零二一年及二零二二年三月三十一日止之各財政年度之全年投資管理費及表現酬金年度上限分別為8,600,000港元、9,100,000港元及9,600,000港元。預期投資管理費及表現費總額將每年少於10,000,000港元及有關投資管理協議之所有適用百分比率（定義見上市規則第14.07條）均低於25%。因此，根據上市規則第14A.76條，新投資管理協議項下擬進行的交易被視為本公司符合最低豁免規定水平的交易。截至二零二二年及二零二一年三月三十一日止財政年度並無表現酬金。投資管理收益已被包括於收益項下。

於二零二二年一月二十六日，美建管理與開明投資簽訂二零二二年投資管理協議，相關資產管理服務的投資管理費及表現費與投資管理協議相同。截至二零二三年、二零二四年及二零二五年三月三十一日止財政年度之投資管理費及表現費之建議年度上限分別為6,100,000港元、6,200,000港元及6,300,000港元。

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 30. CONNECTED AND RELATED PARTY TRANSACTIONS – CONTINUED

Notes: – Continued

(b) On 25 January 2019, Upbest Securities Company Limited (“USCL”) and UBA and four of its subsidiaries have separately entered into securities brokerage supplemental agreements for the transaction in relation to the provision of securities brokerage services and agreed that the original agreements were further extended for a period of three years to 31 March 2022. It is expected that the annual brokerage commission will be less than HK\$3,000,000 per annum and all the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) are less than 5%. Thus, transactions contemplated under the securities brokerage supplemental agreements are considered to be a de-minimis transaction for USCL pursuant to Rule 14A.76 of the Listing Rules. Brokerage commission fee income was charged at 0.25% (2021: 0.25%), the prevailing market rate, on the value of the transactions.

On 26 January 2022, USCL and UBA and six of its subsidiaries have entered into the 2022 Securities Brokerage Supplemental Agreements and agreed that the original agreement will be extended for the period from 1 April 2022 to 31 March 2025. The proposed annual cap regarding to the securities brokerage service for each of the financial year ended 31 March 2023, 2024 and 2025 is HK\$800,000.

- (c) Handling fee for dividend collection was charged at minimum of HK\$30 or 0.50% per transaction amount.
- (d) Storage fee for precious metals trading was charged at US\$2 (2021: US\$2) per day.
- (e) Two subsidiaries of the Company have respectively entered into tenancy agreements with Town Bright Industries Limited for one year, commencing from 1 April 2021. On 1 April 2022, the tenancy agreements were renewed for one year to 31 March 2023. (Note)
- (f) A subsidiary of the Company entered into a tenancy agreement with Upbest Properties Company Limited for one year, commencing from 1 April 2021. On 1 April 2022, the tenancy agreement was renewed for one year to 31 March 2023. (Note)
- (g) A subsidiary of the Company entered into a tenancy agreement with Champion Assets Limited for one year, commencing from 1 April 2021. On 1 April 2022, the tenancy agreement was renewed for one year to 31 March 2023. (Note)

### 30. 關連及關聯人士交易 – 續

附註：– 續

(b) 於二零一九年一月二十五日，美建證券有限公司（「美建證券」）與開明投資及其四間附屬公司分別簽訂就有關提供證券經紀服務的證券經紀補充協議，同時同意將原始協議再次延續期限三年至二零二二年三月三十一日。預期每年經紀佣金將為少於每年3,000,000港元及所有適用百分比率（定義見上市規則第14.07條）均低於5%。因此，根據上市規則第14A.76條，對美建證券而言，根據證券經紀補充協議所擬進行之交易被視為符合最低豁免水平的交易。其佣金收費為所買賣證券價值0.25%（二零二一年：0.25%），這是普遍的市場交易費用。

於二零二二年一月二十六日，美建證券與開明投資及其六間附屬公司簽訂二零二二年證券經紀補充協議，並同意原協議延續由二零二二年四月一日至二零二五年三月三十一日止。截至二零二三年、二零二四年及二零二五年三月三十一日之財政年度證券經紀服務建議上限為800,000港元。

- (c) 股息徵收每筆最低收費30港元或交易金額0.50%之手續費。
- (d) 貴金屬買賣倉費為每日2美元（二零二一年：2美元）。
- (e) 本公司之兩間附屬公司分別與同輝實業有限公司訂立租賃協議，由二零二一年四月一日起，為期一年。於二零二二年四月一日該租賃協議已重續一年至二零二三年三月三十一日。（附註）
- (f) 本公司之附屬公司與美建地產有限公司訂立租賃協議，由二零二一年四月一日起，為期一年。於二零二二年四月一日，該租賃協議已重續一年至二零二三年三月三十一日。（附註）
- (g) 本公司之附屬公司與協緯有限公司訂立租賃協議，由二零二一年四月一日起，為期一年。於二零二二年四月一日，該租賃協議已重續一年至二零二三年三月三十一日。（附註）

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 30. CONNECTED AND RELATED PARTY TRANSACTIONS – CONTINUED

Notes: – *Continued*

- (h) A subsidiary of the Company entered into a tenancy agreement with Loong Cheong Limited for one year, commencing from 1 April 2021. On 1 April 2022, the tenancy agreement was renewed for one year to 31 March 2023. (Note)

Note:

As at 31 March 2022, CCAA Group Limited (“CCAA”) holds approximately 74.29% interest in Upbest Group Limited (“Upbest”). Fung Fai Growth Limited (“Fung Fai”) holds approximately 26.74% of UBA. The ultimate beneficial owner of CCAA and Fung Fai is Cheng’s Family Trust. Interested beneficiaries of the Cheng’s Family Trust include Mr. CHENG Kai Ming, Charles, Ms. CHENG Wai Ling, Annie (“Ms. Cheng”) and Mr. CHENG Wai Lun, Andrew (“Mr. Cheng”). Ms. Cheng and Mr. Cheng are directors of Upbest. Mr. Cheng is also a director of UBA. Moreover, UAML, the investment manager of UBA, is regarded as a connected person of UBA under Rule 14A.08 of the Listing Rules.

Mr. CHENG Kai Ming, Charles, the father of Ms. Cheng and Mr. Cheng, has beneficial interests in Town Bright Industries Limited, Upbest Properties Company Limited, Champion Assets Limited and Loong Cheong Limited.

- (i) The remuneration of Directors and other members of key management during the year are disclosed in Note 10.

The above transactions were carried out in the normal course of the Group’s business on terms mutually agreed between the parties.

### 30. 關連及關聯人士交易 – 續

附註：– 續

- (h) 本公司之附屬公司與隆昌有限公司訂立租賃協議，由二零二一年四月一日起，為期一年。於二零二二年四月一日，該租賃協議已重續一年至二零二三年三月三十一日。(附註)

附註：

於二零二二年三月三十一日，CCAA Group Limited (「CCAA」) 持有美建集團有限公司 (「美建」) 約74.29%之權益，而 Fung Fai Growth Limited (「Fung Fai」) 持有開明投資約26.74%之權益。而CCAA及Fung Fai之最終實益擁有人為Cheng’s Family Trust。Cheng’s Family Trust之實益擁有人包括鄭啟明先生、鄭偉玲小姐 (「鄭小姐」) 及鄭偉倫先生 (「鄭先生」)，而鄭小姐及鄭先生皆為美建之董事，鄭先生亦是開明投資之董事。再者，美建管理是開明投資之投資經理人，因此，根據上市規則第14A.08條，美建管理被視為開明投資之關連人士。

鄭啟明先生為鄭小姐及鄭先生之父親，於同輝實業有限公司、美建地產有限公司、協緯有限公司及隆昌有限公司擁有實益權益。

- (i) 董事及主要管理層其他成員於年內之酬金已於附註10中披露。

以上之交易為本集團之正常業務並以雙方同意條款進行。

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 31. FINANCIAL GUARANTEE CONTRACTS

### 31. 財務擔保合約

|  |                              | 2022     | 2021     |
|--|------------------------------|----------|----------|
|  |                              | 二零二二年    | 二零二一年    |
|  |                              | HK\$'000 | HK\$'000 |
|  |                              | 千港元      | 千港元      |
| Guarantees given by the Company and its subsidiaries to financial institutions in respect of facilities granted to independent third parties | 本公司及其附屬公司為獨立第三方給予財務機構擔保以取得信貸 | 3,000    | 3,000    |
| Guarantees given by the Company to financial institutions in respect of facilities granted to subsidiaries                                   | 本公司為其附屬公司給予財務機構擔保以取得信貸       | 452,000  | 452,000  |

At the end of the reporting period, the Directors do not consider it is probable that a claim will be made against the Group under any of the guarantees.

於報告期末日，董事不認為本集團因擔保而可能引起索償。

Of the above guarantees, the amount utilised by the subsidiaries at 31 March 2022 is approximately HK\$234,625,000 (2021: HK\$258,629,000)

上述擔保，已於二零二二年三月三十一日被附屬公司使用之額度約為234,625,000港元(二零二一年：258,629,000港元)。



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 32. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

### 32. 本公司的財務狀況表

|                                  |              | 2022           | 2021     |
|----------------------------------|--------------|----------------|----------|
|                                  |              | 二零二二年          | 二零二一年    |
|                                  |              | HK\$'000       | HK\$'000 |
|                                  |              | 千港元            | 千港元      |
| <b>NON-CURRENT ASSETS</b>        | <b>非流動資產</b> |                |          |
| Property, plant and equipment    | 物業、機器及設備     | 4              | 5        |
| Interests in subsidiaries        | 於附屬公司之權益     | 397,009        | 368,679  |
|                                  |              | <b>397,013</b> | 368,684  |
| <b>CURRENT ASSETS</b>            | <b>流動資產</b>  |                |          |
| Prepayments and other receivable | 預付款項及其他應收款項  | 4              | -        |
| Bank balances and cash           | 銀行結餘及現金      | 147            | 2,185    |
|                                  |              | <b>151</b>     | 2,185    |
| <b>CURRENT LIABILITIES</b>       | <b>流動負債</b>  |                |          |
| Accrued expenses                 | 應付費用         | 345            | 405      |
| Net current (liabilities) assets | 流動（負債）資產     | <b>(194)</b>   | 1,780    |
| <b>NET ASSETS</b>                | <b>資產淨值</b>  | <b>396,819</b> | 370,464  |
| <b>CAPITAL AND RESERVES</b>      | <b>資本及儲備</b> |                |          |
| Share capital                    | 股本           | 26,824         | 26,824   |
| Reserves (Note)                  | 儲備（附註）       | 369,995        | 343,640  |
|                                  |              | <b>396,819</b> | 370,464  |

The Company's statement of financial position was approved and authorised for issue by the Board of Directors on 24 June 2022 and are signed on its behalf by:

**Cheng Wai Lun, Andrew**

鄭偉倫

Executive Director

執行董事

本公司的財務狀況表已獲董事會於二零二二年六月二十四日批准及授權發出及由下列董事代表簽署：

**Cheng Wai Ling, Annie**

鄭偉玲

Executive Director

執行董事

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 32. STATEMENT OF FINANCIAL POSITION OF THE COMPANY – 32. 本公司的財務狀況表 – 續 CONTINUED

Note: Reserves of the Company

備註：本公司的儲備

|  |                     | Share premium  | Contributed surplus | Retained profits | Proposed final dividend | Total          |
|--|---------------------|----------------|---------------------|------------------|-------------------------|----------------|
|  |                     | 股份溢價           | 實繳盈餘                | 保留溢利             | 擬派末期股息                  | 總計             |
|  |                     | HK\$'000       | HK\$'000            | HK\$'000         | HK\$'000                | HK\$'000       |
|  |                     | 千港元            | 千港元                 | 千港元              | 千港元                     | 千港元            |
| At 1 April 2020                                    | 於二零二零年四月一日          | 300,959        | 8,515               | 14,921           | 26,823                  | 351,218        |
| Profit and total comprehensive income for the year | 本年度溢利及其他全面收益        | -              | -                   | 19,245           | -                       | 19,245         |
| Dividend payable                                   | 應付股息                | -              | -                   | -                | (26,823)                | (26,823)       |
| Proposed final dividend (Note 13)                  | 擬派末期股息(附註13)        | -              | -                   | (26,823)         | 26,823                  | -              |
| At 31 March 2021                                   | 於二零二一年三月三十一日        | 300,959        | 8,515               | 7,343            | 26,823                  | 343,640        |
| Profit and total comprehensive income for the year | 本年度溢利及其他全面收益        | -              | -                   | 53,178           | -                       | 53,178         |
| Dividend payable                                   | 應付股息                | -              | -                   | -                | (26,823)                | (26,823)       |
| Proposed final dividend (Note 13)                  | 擬派末期股息(附註13)        | -              | -                   | (53,646)         | 53,646                  | -              |
| <b>At 31 March 2022</b>                            | <b>於二零二二年三月三十一日</b> | <b>300,959</b> | <b>8,515</b>        | <b>6,875</b>     | <b>53,646</b>           | <b>369,995</b> |

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 33. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified as cash flows from financing activities in the Group's consolidated statement of cash flows.

### 33. 融資活動所產生負債之對賬

下表詳述本集團融資活動所產生負債之變動，包括現金及非現金變動。融資活動所產生負債指現金流量已或未來現金流量將於本集團綜合現金流動表內分類為融資活動現金流量之負債。

|                                      |                            | Bank<br>borrowing<br>銀行借款<br>HK\$' 000<br>千港元 | Dividend<br>payable<br>應付股息<br>HK\$' 000<br>千港元 | Interest<br>payable<br>應付利息<br>HK\$' 000<br>千港元 | Total<br>總計<br>HK\$' 000<br>千港元 |
|--------------------------------------|----------------------------|---|---|---|---------------------------------|
| At 1 April 2020                      | 於二零二零年四月一日                 | 281,204                                       | -   | -   | 281,204                         |
| Financing cash flows net             | 淨融資現金流量                    | (22,575)                                      | (26,823)  | (6,212)   | (55,610)                        |
| Finance cost                         | 融資成本                       | -   | -   | 6,212   | 6,212                           |
| Dividend approved                    | 已批准股息                      | -   | 26,823  | -   | 26,823                          |
| At 31 March 2021 and<br>1 April 2021 | 於二零二一年三月三十一日<br>及二零二一年四月一日 | 258,629                                       | -   | -   | 258,629                         |
| Financing cash flows net             | 淨融資現金流量                    | (24,004)                                      | (26,823)  | (3,574)   | (54,401)                        |
| Finance cost                         | 融資成本                       | -   | -   | 3,574   | 3,574                           |
| Dividend approved                    | 已批准股息                      | -   | 26,823  | -   | 26,823                          |
| <b>At 31 March 2022</b>              | <b>於二零二二年三月三十一日</b>        | <b>234,625</b>                                | <b>-</b>  | <b>-</b>  | <b>234,625</b>                  |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 34. PARTICULARS OF SUBSIDIARIES OF THE COMPANY

Details of the Company's subsidiaries at 31 March 2022 and 2021 are as follows:

### 34. 附屬公司詳情

於二零二二年及二零二一年三月三十一日，本公司附屬公司詳情如下：

| Name of subsidiaries<br>附屬公司名稱   | Place of incorporation<br>註冊成立地點          | Principal place of operation<br>主要營業地點 | Issued and fully paid ordinary share capital<br>已發行及繳足普通股股本 | Proportion of interest/voting power attributable to the Group<br>本集團應佔權益比例/投票權 |       | Principal activities<br>主要業務 |
|--|---|--|---|--|-------|------------------------------|
|  |   |  |   | 2022   | 2021  |                              |
|  |   |  |   | 二零二二年  | 二零二一年 |                              |
| Upbest Financial Holdings Limited  | British Virgin Islands ("BVI")<br>英屬維爾京群島 | Hong Kong<br>香港                        | US\$1<br>1美元  | 100%   | 100%  | Investment holding<br>投資控股   |
| Upbest Land Company Limited  | BVI<br>英屬維爾京群島                            | Hong Kong<br>香港                        | US\$1<br>1美元  | 100%   | 100%  | Investment holding<br>投資控股   |
| Citybest Management Limited  | BVI<br>英屬維爾京群島                            | Macau<br>澳門                            | US\$1<br>1美元  | 100%   | 100%  | Investment holding<br>投資控股   |
| Companhia De Desenvolvimento E Fomento Predial Si Wan Limitada<br>時運置業發展有限公司 | Macau<br>澳門                               | Macau<br>澳門                            | MOP25,000<br>25,000澳門元                                      | 100%   | 100%  | Property investment<br>房地產投資 |
| Gold-Face Finance Limited<br>均來財務有限公司  | Hong Kong<br>香港                           | Hong Kong<br>香港                        | HK\$28,000,004<br>28,000,004港元                              | 100%   | 100%  | Money lending<br>貸款融資        |
| Good Foundation Company Limited<br>開盛有限公司                                    | Hong Kong<br>香港                           | Hong Kong<br>香港                        | HK\$10,000<br>10,000港元                                      | 100%   | 100%  | Investment holding<br>投資控股   |
| Good Profit Development Limited<br>溢利發展有限公司                                  | Samoa<br>薩摩亞                              | Hong Kong<br>香港                        | US\$1<br>1美元  | 100%   | 100%  | Investment holding<br>投資控股   |
| Great Luck Consultants Limited<br>興運顧問有限公司                                   | BVI<br>英屬維爾京群島                            | Hong Kong<br>香港                        | US\$50,000<br>50,000美元                                      | 100%   | 100%  | Inactive<br>暫時無活動            |
| King Standard International Limited  | BVI<br>英屬維爾京群島                            | Macau<br>澳門                            | US\$1<br>1美元  | 100%   | 100%  | Property holding<br>地產控股     |
| Marco Tech Limited   | BVI<br>英屬維爾京群島                            | Hong Kong<br>香港                        | US\$2<br>2美元  | 100%   | 100%  | Investment holding<br>投資控股   |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 34. PARTICULARS OF SUBSIDIARIES OF THE COMPANY – CONTINUED

### 34. 附屬公司詳情 – 續

| Name of subsidiaries<br>附屬公司名稱                      | Place of incorporation<br>註冊成立地點 | Principal place of operation<br>主要營業地點 | Issued and fully paid ordinary share capital<br>已發行及繳足普通股股本 | Proportion of interest/voting power attributable to the Group<br>本集團應佔權益比例/投票權 |               | Principal activities<br>主要業務               |
|---|----------------------------------|--|---|--|---------------|--|
|   |                                  |  |   | 2022<br>二零二二年  | 2021<br>二零二一年 |  |
| Mei Tou Real Estate Company Limited<br>美圖置業有限公司     | Macau<br>澳門                      | Macau<br>澳門                            | MOP25,000<br>25,000澳門元                                      | 100%   | 100%          | Property investment<br>房地產投資               |
| Mei Wo Company Limited<br>美和有限公司                    | Macau<br>澳門                      | Macau<br>澳門                            | MOP25,000<br>25,000澳門元                                      | 100%   | 100%          | Property investment<br>房地產投資               |
| Perfect Result Investments Limited<br>美業投資有限公司      | BVI<br>英屬維爾京群島                   | Hong Kong<br>香港                        | US\$1<br>1美元  | 100%   | 100%          | Investment holding<br>投資控股                 |
| Profit Up Development Limited<br>盈陞發展有限公司           | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$10<br>10港元  | 70%  | 70%           | Project and property management<br>項目及物業管理 |
| Upbest Assets Management Limited<br>美建管理有限公司        | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$600,000<br>600,000港元                                    | 100%   | 100%          | Asset management<br>資產管理                   |
| Upbest Bullion Company Limited<br>美建金業有限公司          | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$11,000,000<br>11,000,000港元                              | 100%   | 100%          | Precious metal dealing<br>貴金屬買賣            |
| Upbest Commodities Company Limited<br>美建期貨有限公司      | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$10,000,000<br>10,000,000港元                              | 100%   | 100%          | Futures dealing<br>期貨買賣                    |
| Upbest Credit and Mortgage Limited<br>美建信貸及按揭有限公司   | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$2<br>2港元  | 100%   | 100%          | Inactive<br>暫時無活動                          |
| Upbest Cyber Trade Company Limited<br>美建電子商貿有限公司    | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$2<br>2港元  | 100%   | 100%          | Inactive<br>暫時無活動                          |
| Upbest Hong Kong Land Company Limited<br>美建香港地產有限公司 | BVI<br>英屬維爾京群島                   | Hong Kong<br>香港                        | US\$1<br>1美元  | 100%   | 100%          | Investment holding<br>投資控股                 |



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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 34. PARTICULARS OF SUBSIDIARIES OF THE COMPANY – CONTINUED

### 34. 附屬公司詳情 – 續

| Name of subsidiaries<br>附屬公司名稱                  | Place of<br>incorporation<br>註冊成立地點 | Principal<br>place of<br>operation<br>主要營業地點 | Issued and<br>fully paid<br>ordinary<br>share capital<br>已發行及<br>繳足普通股股本 | Proportion of<br>interest/voting power<br>attributable<br>to the Group<br>本集團應佔<br>權益比例/投票權 |               | Principal activities<br>主要業務                 |
|---|-------------------------------------|--|--|---|---------------|--|
|   |                                     |  |  | 2022<br>二零二二年   | 2021<br>二零二一年 |  |
| Upbest Investment Company Limited<br>美建投資有限公司   | Hong Kong<br>香港                     | Hong Kong<br>香港                              | HK\$40,000,000<br>40,000,000港元   | 100%  | 100%          | Securities margin<br>financing<br>證券孖展融資     |
| Upbest Macau Land Company Limited<br>美建澳門置業有限公司 | BVI<br>英屬維爾京群島                      | Hong Kong<br>香港                              | US\$1<br>1美元   | 100%  | 100%          | Investment holding<br>投資控股                   |
| Upbest Online Securities Limited<br>美建網上證券有限公司  | Hong Kong<br>香港                     | Hong Kong<br>香港                              | HK\$5,000,000<br>5,000,000港元   | 100%  | 100%          | Inactive<br>暫時無活動                            |
| Upbest Strategic Company Limited<br>美建策略有限公司    | Hong Kong<br>香港                     | Hong Kong<br>香港                              | HK\$5,002<br>5,002港元   | 100%  | 100%          | Investment holding<br>投資控股                   |
| Upbest Securities Company Limited<br>美建證券有限公司   | Hong Kong<br>香港                     | Hong Kong<br>香港                              | HK\$10,000,000<br>10,000,000港元   | 100%  | 100%          | Securities dealing<br>and broking<br>證券交易及經紀 |
| Peals International Limited<br>珍珠國際有限公司         | BVI<br>英屬維爾京群島                      | Hong Kong<br>香港                              | US\$1<br>1美元   | 100%  | 100%          | Investment holding<br>投資控股                   |
| Maiyon Investment Company Limited<br>美瑩投資有限公司   | Hong Kong<br>香港                     | Hong Kong<br>香港                              | HK\$35,000<br>35,000港元   | 100%  | 100%          | Inactive<br>暫時無活動                            |
| Peace Gain Holdings Limited                     | BVI<br>英屬維爾京群島                      | Hong Kong<br>香港                              | US\$100<br>100美元   | 55%   | 55%           | Investment holding<br>投資控股                   |

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## 綜合財務報表附註

For the year ended 31 March 2022 截至二零二二年三月三十一日止年度

### 34. PARTICULARS OF SUBSIDIARIES OF THE COMPANY – CONTINUED

### 34. 附屬公司詳情 – 續

| Name of subsidiaries<br>附屬公司名稱                     | Place of incorporation<br>註冊成立地點 | Principal place of operation<br>主要營業地點 | Issued and fully paid ordinary share capital<br>已發行及繳足普通股股本 | Proportion of interest/voting power attributable to the Group<br>本集團應佔權益比例/投票權 |               | Principal activities<br>主要業務    |
|--|----------------------------------|--|---|--|---------------|---------------------------------|
|  |                                  |  |   | 2022<br>二零二二年  | 2021<br>二零二一年 |                                 |
| Christian Faith Limited                            | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$1<br>1港元  | 55%  | 55%           | Property investment<br>房地產投資    |
| Bible Workshop Limited                             | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$1<br>1港元  | 55%  | 55%           | Inactive<br>暫時無活動               |
| Upbest Gold & Silver Trading Limited<br>美建金銀貿易有限公司 | Hong Kong<br>香港                  | Hong Kong<br>香港                        | HK\$10,000<br>10,000港元                                      | 100%   | 100%          | Precious metal dealing<br>貴金屬買賣 |
| Mega Benefit International Limited                 | BVI<br>英屬維爾京群島                   | Hong Kong<br>香港                        | US\$1<br>1美元  | 100%   | 100%          | Inactive<br>暫時無活動               |

None of the subsidiaries had any loan capital outstanding at the end of the reporting period or at any time during the year.

於報告期末或本年度內任何時間，所有附屬公司均無未清還之資本性貸款。

### 35. EVENTS AFTER THE REPORTING PERIOD

For the existing business of rental income from operating lease, the Group has experienced difficulties owing to the outbreak of the coronavirus (“COVID-19”) pandemic and uncertainties due to the gradual slowdown of the Macau economy. Although the tension of COVID-19 seemed to be abating, the Group expects that the COVID-19 will still continue impacting our business. The Group will continue to pay close attention to COVID-19 and to evaluate its impact on the financial position, cash flows and operating result of this business line.

### 35. 報告期後事項

就現有經營租賃之租金收益業務而言，由於冠狀病毒（「COVID-19」）疫症爆發及澳門經濟逐漸放緩導致出現不確定因素，本集團業務因而面對挑戰。儘管嚴峻的COVID-19疫情略現緩和之象，本集團預期COVID-19將繼續影響我們的業務。本集團將持續密切關注COVID-19疫情，並評估其對該業務線的財務狀況、現金流量及營運業績之影響。

# SCHEDULE OF PROPERTIES

## 物業附表

### (1) INVESTMENT PROPERTIES AS AT 31<sup>ST</sup> MARCH, 2022

(1) 於二零二二年三月三十一日之投資物業

| Description<br>物業詳述   | Usage<br>用途                         | Approximate<br>gross floor area<br>概約樓面總面積<br><br>(square feet)<br>(平方呎) | Status<br>狀況 | Percentage of the<br>Group's interest<br>本集團所佔<br>權益百分比<br><br>% |
|---|-------------------------------------|--|--------------|--|
| (a) Macau<br>澳門<br><br>51 Various car parking spaces and the whole of the ground floor and 1st Floor of Chino Plaza, located in Baia Sul Do Bairro Fai Chi Kei, Lote PS2 Macau<br>位於澳門筷子基南灣PS2地段之信和廣場，包括51個車位、地下及一樓全層 | Commercial<br>商用                    | 105,000  | Rental<br>出租 | 100  |
| (b) Macau<br>澳門<br><br>1 piece of land at Nossa Senhora Do Camo, Taipa, Macau with a two-story restaurant<br>位於澳門氹仔嘉模堂區地段之一幅土地上<br>有一幢兩層高用作餐廳之建築物   | Residential/<br>Commercial<br>住宅／商用 | 11,492   | Rental<br>出租 | 100  |

### (2) PROPERTIES HELD FOR DEVELOPMENT AS AT 31<sup>ST</sup> MARCH, 2022

(2) 於二零二二年三月三十一日之持作發展物業

| Description<br>物業詳述  | Usage<br>用途  | Approximate<br>site area<br>概約樓面<br>總面積<br><br>(square feet)<br>(平方呎) | Percentage<br>of the<br>Group's<br>interest<br>本集團<br>所佔權益<br>百分比<br><br>% | Estimated<br>completion<br>date<br>預計<br>完成日期 | Stage of<br>development<br>發展階段 |
|--|--|---|--|---|---------------------------------|
| (a) Hong Kong<br>香港<br><br>2 pieces of land at Tseung Kwan O Declamation District Number 248<br>兩幅位於香港將軍澳248區的土地 | Government,<br>Institution or<br>Community<br>政府、機構或社區 | 9,147   | 55   | N/A<br>不適用                                    | Vacant land<br>空置土地             |





**UPBEST GROUP LIMITED**  
(美建集團有限公司)

2nd Floor, Wah Kit Commercial Centre  
300 Des Voeux Road Central  
Hong Kong  
Tel: 852 2545 3298  
Website: [www.upbest.com](http://www.upbest.com)

香港德輔道中300號  
華傑商業中心2樓  
電話: 852 2545 3298  
網址: [www.upbest.com](http://www.upbest.com)