

MOS HOUSE GROUP LIMITED

(Incorporated in the Cayman Islands with limited liability)

Stock Code: 1653

The background features a large, stylized 'M' shape composed of various stone and marble textures. The top part of the 'M' is a greyish-brown stone with horizontal veining. The middle part is a light-colored, translucent material with orange and yellow veining. The bottom part is a large, light brown stone with intricate, darker brown veining. To the right, there are several overlapping geometric shapes in shades of beige, tan, and light green, creating a modern, architectural feel.

Annual Report 2023

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CORPORATE INFORMATION

DIRECTORS

Executive Directors

Mr. Simon Tso (*Chairman and Chief Executive Officer*)
Ms. Tsui To Fei

Independent Non-executive Directors

Mr. Ng Wang To
Mr. Woo King Hang
Mr. Hui Chun Tak

AUDIT COMMITTEE

Mr. Woo King Hang (*chairman*)
Mr. Ng Wang To
Mr. Hui Chun Tak

REMUNERATION COMMITTEE

Mr. Ng Wang To (*chairman*)
Ms. Tsui To Fei
Mr. Woo King Hang

NOMINATION COMMITTEE

Mr. Simon Tso (*chairman*)
Mr. Ng Wang To
Mr. Hui Chun Tak

CORPORATE GOVERNANCE COMMITTEE

Mr. Woo King Hang (*chairman*)
Mr. Ng Wang To
Mr. Hui Chun Tak

COMPANY SECRETARY

Mr. Chan Cheung, CPA

AUTHORISED REPRESENTATIVES

Mr. Simon Tso
Ms. Tsui To Fei

LEGAL ADVISER TO THE COMPANY AS TO HONG KONG LAW

Wong Heung Sum & Lawyers

AUDITOR

Mazars CPA Limited

PRINCIPAL BANKERS

Shanghai Commercial Bank Limited
DBS Bank (Hong Kong) Limited
Hang Seng Bank Limited

REGISTERED OFFICE

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

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

50/F, United Asia Finance Centre
333 Lockhart Road
Wanchai
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

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

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

Computershare Hong Kong Investor Services Limited
17M Floor, Hopewell Centre
183 Queen's Road East
Wanchai
Hong Kong

STOCK CODE

1653

COMPANY'S WEBSITE

www.rbmsgroup.com

CHAIRMAN'S STATEMENT

On behalf of the board (the "Board") of directors (the "Directors") of MOS House Group Limited (the "Company", together with its subsidiaries, the "Group"), I am pleased to present to the shareholders of the Company (the "Shareholders") the audited consolidated results of the Group for the year ended 31 March 2023.

RESULTS

The Group recorded a total revenue of approximately HK\$153.9 million for the year ended 31 March 2023, representing a decrease of approximately 7.2% as compared to approximately HK\$165.8 million for the year ended 31 March 2022. The decrease in revenue was primarily attributable to the adverse impact of undesired economic and business environment on consumer sentiments in Hong Kong's retail market, which would inevitably affect the performance of the Group's retail sales.

The Group's gross profit (i.e. revenue from the sales of tiles and bathroom fixtures minus cost of inventories sold) amounted to approximately HK\$81.1 million, representing a decrease of approximately 15.3% from approximately HK\$95.8 million for the year ended 31 March 2022, which was mainly due to the decrease in the sales of tiles, bathroom fixtures and other products. In addition, the gross profit margin decreased from approximately 58.0% for the year ended 31 March 2022 to approximately 52.9% for the year ended 31 March 2023, which was due to the increase in proportion of project and other sales under non-retail sales channel, which offered higher discount to non-retail customers given the scale of purchase made.

For the year ended 31 March 2023, the Group's net profit attributable to owners of the Company was approximately HK\$1.4 million, representing a decrease of approximately 88.2% as compared to approximately HK\$11.9 million for the year ended 31 March 2022. Such decrease was mainly attributable to the decrease in revenue.

BUSINESS REVIEW

During the year under review, the Group was principally engaged in two business segments, being (i) the sales of tiles, bathroom fixtures and other products through its retail shops in Hong Kong and non-retail channels in Hong Kong and Macau; and (ii) the property investment in Hong Kong, where the Group earns rental income.

The Group continued to face considerable challenges throughout the year. In particular, retail sales was adversely affected amid an uncertain economic and business environment, with setbacks caused by the fifth wave of pandemic in the first half of the financial year. For the year ended 31 March 2023, revenue generated from the retail sales of tiles, bathroom fixture and other products decreased by approximately 20.5% to approximately HK\$94.2 million, compared to HK\$118.5 million for the year ended 31 March 2022.

The Group remained committed to expanding its product portfolio to enhance the diversity of its product offerings. To complement the wide range of tile products which can be used for kitchens, the Group introduced a limited range of high-end European kitchen cabinets for selling to non-retail customers during the year, leading to the increase in non-retail sales by approximately 27.0% from approximately HK\$46.6 million for the year ended 31 March 2022 to approximately HK\$59.2 million for the year ended 31 March 2023.

In addition, the Group earned rental income of approximately HK\$0.5 million (2022: approximately HK\$0.7 million) from its investment property for the year ended 31 March 2023. The decrease in rental income was due to rent reduction granted to tenant during the year.

During the year, the Company continued its effort to maintain its operating efficiency by implementing rigor measures in negotiating fair rent on lease renewals and tightening operating expenses.

CHAIRMAN'S STATEMENT

OUTLOOK

To strengthen our market position and enhance our competitiveness in the tile retailing industry, the Group has been focusing on expanding its product mix and enhancing the diversity of its product offerings by selectively adding non-tile products, including high-end European bathroom fixtures and kitchen cabinets. Leveraging on our established retail operations in Hong Kong and our strong relationships with suppliers, the Group will continue to provide comprehensive branded products to meet different needs and specifications, providing our retail customers solutions for different purposes and functionality whether for residential or commercial use.

In terms of non-retail sales, including distribution sales and project sales, the Group will focus on increasing revenue from non-retail sales by enhancing our collaboration with existing distributors and project customers (including interior designing companies, construction contractors, property developers) and exploring more potential distributors and project customers.

Besides, the Group will continue to keep abreast of the market conditions and identify opportunities to further diversify its sources of revenue, so as to stabilize the financial performance of the Group.

In the face of challenging market environment, the Group remains confident in its long-term development and ability to enhance Shareholders' value based on our excellent management team with years of experience in managing the business.

APPRECIATION

I would like to take this opportunity, on behalf of the Board, to express my heartfelt gratitude to all employees and Directors for their hard work, and to all our customers, business partners and Shareholders for their support to the Group.

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

During the year under review, the Group was principally engaged in two business segments, being (i) the sales of tiles and bathroom fixture products to retail customers through its retail shops in Hong Kong, as well as the sale of tiles, bathroom fixtures and other products on project basis for residential and commercial premises renovation projects in Hong Kong and Macau; and (ii) the property investment in Hong Kong, where the Group earns rental income. For the year ended 31 March 2023, the Group recorded a total revenue of approximately HK\$153.9 million, representing a decrease of approximately 7.2% as compared to approximately HK\$165.8 million for the year ended 31 March 2022.

For the year ended 31 March 2023, the Group's net profit attributable to owners of the Company was approximately HK\$1.4 million, representing a decrease of approximately 88.2% as compared to approximately HK\$11.9 million for the year ended 31 March 2022. Such decrease was mainly attributable to the decrease in revenue.

i) Sale of tiles, bathroom fixtures and other products

The Group continued to face considerable challenges throughout the year. In particular, retail sales was adversely affected amid an uncertain economic and business environment, with setbacks caused by the fifth wave of pandemic in the first half of the financial year. Revenue generated from the retail sales of tile, bathroom fixture and other products decreased by approximately 20.5% from approximately HK\$118.5 million for the year ended 31 March 2022 to approximately HK\$94.2 million for the year ended 31 March 2023.

The Group remained committed to expanding its product portfolio to enhance the diversity of its product offerings. To complement the wide range of tile products which can be used for kitchens, the Group introduced a limited range of high-end European kitchen cabinets for selling to non-retail project customers during the year, leading to the increase in non-retail sales by approximately 27.0% from approximately HK\$46.6 million for the year ended 31 March 2022 to approximately HK\$59.2 million for the year ended 31 March 2023.

ii) Property investment

The Group earned rental income of approximately HK\$0.5 million (2022: approximately HK\$0.7 million) from its investment property for the year ended 31 March 2023. The decrease in rental income was due to rent reduction granted to tenant during the year.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

Revenue

For the year ended 31 March 2023, the Group recorded a total revenue of approximately HK\$153.9 million, representing a decrease of approximately 7.2% as compared to approximately HK\$165.8 million for the year ended 31 March 2022.

Revenue generated from the sale of tiles, bathroom fixtures and other products was approximately HK\$153.4 million (2022: HK\$165.1 million), of which retail sales was approximately HK\$94.2 million (2022: HK\$118.5 million) and non-retail sales was approximately HK\$59.2 million (2022: HK\$46.6 million). Revenue from the sale of tiles and bathroom fixture products accounted for approximately 99.7% (2022: 99.6%) of the Group's total revenue for the year ended 31 March 2023.

Revenue generated from the property investment segment was rental income of approximately HK\$0.5 million (2022: HK\$0.7 million), which accounted for approximately 0.3% (2022: 0.4%) of the Group's total revenue for the year ended 31 March 2023.

Gross profit and product margin

The Group's gross profit (i.e. revenue from the sale of tiles, bathroom fixtures and other products minus cost of inventories sold) amounted to approximately HK\$81.1 million for the year ended 31 March 2023, representing a decrease of approximately 15.3% from approximately HK\$95.8 million for the year ended 31 March 2022, which was mainly due to the decrease in revenue. In addition, the overall product margin decreased from approximately 58.0% for the year ended 31 March 2022 to approximately 52.9% for the year ended 31 March 2023, which was due to the increase in proportion of project sales and other sales under non-retail sales channel, which offered higher discount to non-retail customers given the scale of purchase made.

Staff costs

Staff costs for the year ended 31 March 2023 was approximately HK\$20.6 million (2022: HK\$22.4 million). The decrease in staff costs was mainly due to decrease in sales commission and discretionary bonus in line with the decrease in revenue.

Property related expenses/Depreciation on right-of-use assets

In respect of the rented premises, the Group recorded property related expenses of approximately HK\$2.1 million (2022: HK\$2.7 million), the depreciation on right-of-use assets of approximately HK\$38.7 million (2022: HK\$41.3 million) and the relevant interest expense on lease liabilities of approximately HK\$2.2 million (2022: HK\$2.1 million).

Other expenses

The Group recorded other expenses of approximately HK\$18.6 million and HK\$21.5 million for the years ended 31 March 2023 and 2022 respectively. The Group's other expenses for the year ended 31 March 2023 mainly consisted of audit fee of approximately HK\$0.8 million (2022: HK\$0.7 million), bank charges of approximately HK\$1.5 million (2022: HK\$2.0 million), products delivery expenses of approximately HK\$8.1 million (2022: HK\$11.1 million), legal and professional fees of approximately HK\$3.2 million (2022: HK\$2.6 million), utility and office expenses of approximately HK\$2.4 million (2022: HK\$2.3 million) and sundry items of approximately HK\$2.5 million (2022: HK\$1.4 million). The decrease in other expenses for the year ended 31 March 2023 was mainly due to (i) the decrease in product delivery expenses as a result of the decrease in revenue and inventory level and (ii) the decrease in lease payments for short-term lease of warehouse of approximately HK\$1.3 million incurred in last year.

MANAGEMENT DISCUSSION AND ANALYSIS

Profit attributable to owners of the Company

For the year ended 31 March 2023, the Group's profit attributable to owners of the Company was approximately HK\$1.4 million, representing a decrease of approximately 88.2% as compared to approximately HK\$11.9 million for the year ended 31 March 2022. Such decrease was mainly due to (i) decrease in gross profit from sale of tile and bathroom fixture products by approximately HK\$14.7 million as a result of decrease in revenue; (ii) the fair value of investment property as at 31 March 2023 remained unchanged, as compared to the fair value gain of approximately HK\$3.0 million recorded in last year; (iii) decrease in other income by approximately HK\$3.3 million, mainly resulting from the net effect of decrease in gain on rent concession by approximately HK\$5.0 million and increase in government subsidies by approximately HK\$1.8 million and (iv) increase in interest on bank borrowings by approximately HK\$1.3 million due to higher interest rates as well as increased bank borrowings. The aforesaid factors were partially offset by (i) net decrease in lease-related expenses (including property related expenses, depreciation on right-of-use assets and interest on lease liabilities) by approximately HK\$3.1 million; (ii) decrease in staff cost by approximately HK\$1.8 million; (iii) net reversal of impairment losses on trade receivables by approximately HK\$1.5 million compared with net provision of impairment losses of approximately HK\$0.6 million recorded last year and (iv) decrease in other expenses and taxation expenses by approximately HK\$2.9 million and HK\$1.5 million respectively.

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURE

Capital structure

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to stakeholders through optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

As at 31 March 2023, the Group's pledged bank deposit and bank and cash balances totalled approximately HK\$21.3 million (2022: HK\$17.0 million), including approximately HK\$21.0 million (2022: HK\$16.6 million) denominated in Hong Kong dollars and approximately HK\$0.3 million (2022: HK\$0.4 million) denominated in Euro, US dollars and Renminbi.

Indebtedness

As at 31 March 2023, the Group had bank borrowings of approximately HK\$80.7 million (2022: HK\$55.1 million) of which all borrowings were denominated in Hong Kong dollars and were secured by the Group's investment property and the deposit pledged to a bank of the Group.

As at 31 March 2023, the Group's gearing ratio was approximately 0.63 time (2022: 0.44 time) which is calculated based on total bank borrowings divided by total equity attributable to owners of the Company as at 31 March 2023. The Board, taking into account the nature and scale of operations of the Group, considered that the gearing ratio as at 31 March 2023 was reasonable. The Board would keep monitoring the financial and liquidity position of the Group closely and make appropriate financing strategy for the Group from time to time.

MANAGEMENT DISCUSSION AND ANALYSIS

Foreign exchange exposure

The Group incurs its cost of purchases in Euro while it receives its revenue in Hong Kong dollars. Accordingly, the Group is exposed to the currency risk and fluctuations in foreign currency exchange rates, in particular, Euro, can increase or decrease the Group's profit margin and affect the results of its operations.

In addition, fluctuations in exchange rates between Hong Kong dollars and other currencies, primarily Euro, US dollars and RMB, affect the translation of the Group's non-Hong Kong dollars denominated assets and liabilities into Hong Kong dollars when the Group prepares its financial statements and result in foreign exchange gains or losses which will affect its financial condition and results of operations.

For the years ended 31 March 2023 and 2022, the Group recorded net exchange gains of approximately HK\$1.3 million and HK\$0.7 million respectively. During both years, the Group had not used any financial instruments for hedging purposes. The Group currently does not have any foreign currency hedging policy. However, the Group's management closely monitors its exposure to foreign currency risk and will consider hedging significant foreign currency exposure should the need arise.

Securities in issue

As at 31 March 2023, there were 240,000,000 ordinary shares in issue. There was no movement in the issued share capital of the Company during the year ended 31 March 2023.

Significant investment held, material acquisition or disposal of subsidiaries and affiliated companies and plans for material investment or capital assets

There was no significant investment held, material acquisition or disposal of subsidiaries and affiliated companies during the year ended 31 March 2023. Save as disclosed in this report, there was no plan for material investment or capital assets as at 31 March 2023.

Commitments

As at 31 March 2023, the Group had outstanding contracted capital commitments in respect of property, plant and equipment of approximately HK\$1.0 million (2022: approximately HK\$1.0 million).

Charge on assets

As at 31 March 2023, the Group had pledged its investment property at the carrying value of approximately HK\$34.0 million and bank deposit of approximately HK\$15.0 million (2022: investment property of HK\$34.0 million and pledged bank deposit of HK\$15.0 million) as securities for the Group's bank borrowings.

Contingent liabilities

As at 31 March 2023, the Group and the Company did not have any significant contingent liabilities.

MANAGEMENT DISCUSSION AND ANALYSIS

Employees and remuneration policies

The Group had approximately 65 employees as at 31 March 2023. The Group's staff costs, including Directors' emoluments, were approximately HK\$20.6 million and HK\$22.4 million for the years ended 31 March 2023 and 2022 respectively. The remuneration policy of the Group is based on merit, performance and individual competence.

The Directors and the senior management of the Group (the "Senior Management") receive compensation in the form of salaries and discretionary bonuses with reference to salaries paid by comparable companies, time commitment of each of the Directors and Senior Management and the performance of the Group. The Group regularly reviews and determines the remuneration and compensation package of the Directors and the Senior Management by reference to, among other things, the market level of salaries paid by comparable companies, the respective responsibilities of the Directors and the Senior Management and the performance of the Group.

The remuneration committee of the Board reviews and determines the remuneration and compensation packages of the Directors with reference to their responsibilities, workload, the time devoted to the Group and the performance of the Group. The Directors may also receive options to be granted under the share option scheme adopted by the Company on 20 September 2018. During the year ended 31 March 2023, an aggregate of 4,800,000 share options were granted to the executive Directors. Please refer to the paragraph "Share Option Scheme" for further details.

Dividend

The Directors do not recommend any payment of a final dividend for the year ended 31 March 2023 (2022: Nil).

PROSPECTS

To strengthen our market position and enhance our competitiveness in the tile retailing industry, the Group has been focusing on expanding its product mix and enhancing the diversity of its product offerings by selectively adding non-tile products, including high-end European bathroom fixtures and kitchen cabinets. Leveraging on our established retail operations in Hong Kong and our strong relationships with suppliers, the Group will continue to provide comprehensive branded products to meet different needs and specifications, providing our retail customers solutions for different purposes and functionality whether for residential or commercial use.

In terms of non-retail sales, including distribution sales and project sales, the Group will focus on increasing revenue from non-retail sales by enhancing our collaboration with existing distributors and project customers (including interior design companies, construction contractors, property developers) and exploring more potential distributors and project customers.

Besides, the Group will continue to keep abreast of the market conditions and identify opportunities to further diversify its sources of revenue, so as to stabilize the financial performance of the Group.

In the face of challenging market environment, the Group remains confident in its long-term development and ability to enhance Shareholders' value based on our excellent management team with years of experience in managing the business.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

EXECUTIVE DIRECTORS

Mr. Simon Tso (曹思豪), aged 50, was appointed as our Director on 25 September 2015 and re-designated as our executive Director on 17 December 2015. Mr. Tso is the founder, chairman and chief executive officer of our Group and a controlling Shareholder. Mr. Tso is also the chairman of the nomination committee of the Company. He is responsible for the overall strategic planning, operations and management of our Group. Mr. Tso has over 20 years of experience in trading of tiles and building materials. Mr. Tso is a director of Pok Oi Hospital, a charitable organisation principally engaged in the provision of medical, social and educational services. He is also the president of Wanchai and Central & Western District Industries and Commerce Association, an industrial and commercial organisation. Mr. Tso obtained a bachelor's degree in engineering from the University of Manchester Institute of Science and Technology (which was merged with the Victoria University of Manchester, now known as the University of Manchester) in the United Kingdom in July 1997. He also received a master's degree in business administration from the University of Liverpool in United Kingdom in December 1998. Mr. Tso did not hold any other directorship in listed public companies in the last three years. Mr. Tso is the spouse of Ms. Tsui To Fei.

Ms. Tsui To Fei (徐道飛), aged 54, was appointed as our executive Director on 26 January 2018. Ms. Tsui joined our Group as the director of Regent Building Material Supplies Company Limited since June 2000. Ms. Tsui is also a member of the remuneration committee of the Company. She is primarily responsible for the overall strategic planning, operations and management of our Group. Ms. Tsui has also been a director of Asian Wealth Limited since June 2009 and Cyber Building Limited since July 2000, they are both investment holding companies, which Ms. Tsui has been responsible for making investment decisions. Prior to joining our Group, Ms. Tsui was involved in family textile business.

Ms. Tsui is the honorary vice president of Hangzhou Residents Association, the vice president of Hong Kong Central and Western District Women Entrepreneurs Association Limited, the vice-chairlady of Hong Kong Tianjin Business and Professional Women Association and the honorary president of Hong Kong Island Women's Association Limited. She was previously the president of Rotary Club of Manhattan Hong Kong Limited (2020–2021), Ms. Tsui completed her college education in South Hills Academy in the United States in 1990. Ms. Tsui did not hold any other directorship in listed public companies in the last three years. Ms. Tsui is the spouse of Mr. Tso.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Ng Wang To (吳宏圖), aged 55, was appointed as our independent non-executive Director ("INED") on 20 September 2018. Mr. Ng is also the chairman of the remuneration committee and a member of the audit committee, the nomination committee and the corporate governance committee of the Company.

Mr. Ng has nearly 20 years' experience in fund management. He was a managing director of Well Link Asset Management Limited during the period from April 2016 to mid-March 2022, where he was primarily responsible for its overall management. From June 2015 to March 2016, Mr. Ng served as a vice president of the fund management in securities and asset management department of AMTD Asset Management Limited where he was primarily in charge of the investment management of funds. From February to June 2015, Mr. Ng worked as a senior portfolio manager in Wing Lung Asset Management Limited, where he was primarily responsible for the management of fund. From October 2013 to January 2015, Mr. Ng worked at RHB OSK Asset Management Limited, an asset management company, with his last position as chief investment officer (marketing title) of the asset management department, where he was primarily in charge of the asset management business. From August 2006 to October 2013, Mr. Ng worked at Pacific Eagle Asset Management Limited with last position as an investment director, where he was responsible for the management of funds. From March 2003 to July 2006, Mr. Ng served as a deputy general manager of Allianz Global Investors Taiwan Ltd., a subsidiary of Allianz Global Investors AG, where he was in charge of the investment management department and was responsible for supervising the management of mutual funds. Save as aforesaid, Mr. Ng did not hold any other directorship in any other listed public companies in the last three years and does not have any relationship with any Directors, senior management or substantial or controlling Shareholders.

Mr. Ng obtained a bachelor's degree in business administration from the Chinese University of Hong Kong in 1993.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Mr. Woo King Hang (胡勁恒), aged 61, has extensive experience in financial and business management. Mr. Woo is an INED, the chairman of the audit committee and the corporate governance committee and a member of the remuneration committee of the Company. He is currently an independent non-executive director and a member of the audit committee and the nomination committee of Crocodile Garments Limited (“Crocodile”, Stock Code: 122). He is also the vice chairman of the board of directors and a non-executive director of Centenary United Holdings Limited (“Centenary United”, Stock Code: 1959). Mr. Woo is also an independent non-executive director and a member of the audit committee, the remuneration committee and the nomination committee of Digital Domain Holdings Limited (“DDHL”, Stock Code: 547). Mr. Woo is also a senior advisor of a technology start-up company. Mr. Woo was an independent non-executive director of Hans Energy Company Limited (“Hans Energy”, Stock Code: 554) between June 2019 and December 2021.

Mr. Woo is a fellow member of each of the Institute of Chartered Accountants in England and Wales, the Royal Institution of Chartered Surveyors and the Hong Kong Institute of Certified Public Accountants. He holds a Master’s Degree of Business Administration from Kellogg School of Management, Northwestern University and the Hong Kong University of Science and Technology, a Bachelor’s Degree of Laws from Peking University and a Master’s Degree of Laws from the City University of Hong Kong.

Mr. Woo is an honorary officer of the Auxiliary Medical Service, an advisor of School of Chinese Medicine of the Chinese University of Hong Kong and a member of the Hospital Governing Committee, the Queen Elizabeth Hospital. In addition, he serves as a member of each of the panel of assessors and the health committee of the Medical Council of Hong Kong, the Chinese Medicine Practitioners Board and the disciplinary committee of the Chinese Medicine Council of Hong Kong, the Advisory Committee on Admission of Quality Migrants and Professionals, the Police Education and Welfare Trust Management Committee. He is the vice chairman of Hong Kong PHAB Association and a council member of the Hong Kong Chinese Orchestra.

Mr. Woo was a project controller of NWS Service Management Limited (a wholly-owned subsidiary of NWS Holdings Limited (“NWSHL”, Stock Code: 659) from January 2019 to April 2019. Mr. Woo also served as a financial controller and an executive director of Hip Hing Construction Company Limited (a wholly-owned subsidiary of NWSHL) from February 2006 to June 2010 and from July 2010 to December 2018 respectively. He was also a director of Bell Tea Overseas Limited (“BTO”, formerly known as Hip Hing Overseas Limited) from 2 July 2010 to 18 October 2018. BTO was a wholly-owned subsidiary of NWSHL and incorporated in Hong Kong on 13 April 1993 and was principally engaged in the business of construction overseas. On 19 September 2018, a winding up order (“Order”) was granted by the High Court of Hong Kong (“High Court”) on BTO. On 5 July 2021, the High Court finally ordered that BTO be dissolved. Mr. Woo confirmed that the Order was in relation to the non-payment for a sum arising from an arbitration case involving contractual dispute relating to the construction works of a building in Dubai which commenced in or about 2007 and was completed in or about 2011 between the petitioner of the Order and a joint venture entity (“Joint Venture”) in which BTO had 30% interests. An award (“Award”) was granted by an arbitration institution in Dubai in favor of the said petitioner, which then enforced the whole amount of the Award in the High Court against, among others, BTO. Mr. Woo further confirmed that he was not involved in any of the matters concerning the operations of the Joint Venture, the construction works or the said arbitration or matters leading to the granting of the Order.

The issued shares of each of Crocodile, Centenary United, DDHL, Hans Energy and NWSHL are listed and traded on the Main Board of The Stock Exchange of Hong Kong Limited (“Stock Exchange”).

Save as aforesaid, Mr. Woo did not hold any directorship in any other listed public companies in the last three years and does not have any relationship with any Directors, senior management or substantial or controlling Shareholders, except that both him and Mr. Hui Chun Tak, an INED are directors of Centenary United.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Mr. Hui Chun Tak (許鎮德), aged 60, joined the Company as an INED and a member of the audit committee, the nomination committee and the corporate governance committee on 8 December 2021.

He is currently an independent non-executive director, the chairman of the remuneration committee, a member of the audit committee and the nomination committee of Centenary United. He is also the Administration Director for Transport International Holdings Limited, a leading public transport operator in Hong Kong and Mainland China (“TIH”, Stock Code: 62). Mr. Hui was appointed executive director of Sun Bus Limited (“SBL”) from 1 January 2019 to 19 June 2019. SBL is a wholly owned subsidiary of TIH.

Mr. Hui started his police career as an inspector in 1986 and had worked in various key command, operational and management posts. As a superintendent, he was seconded to the office of the Chief Executive of Hong Kong (the “Chief Executive”) and served as the Aide-de-Camp to the Chief Executive from 2007 to 2010. He became a directorate officer in 2014 and worked in succession as chief superintendent, Police Public Relations Branch; District Commander, Sham Shui Po Police District; chairman, chief inspector to Superintendent Promotion Board; and finally, the assistant commissioner, Information Systems, in which capacity he retired and received the Police Distinguished Service Medal in 2018.

Save as aforesaid, Mr. Hui did not hold any directorship in any other listed public companies in the last three years and does not have any relationship with any Directors, senior management or substantial or controlling Shareholders except that both him and Mr. Woo King Hang are directors of Centenary United.

Mr. Hui holds a master’s degree in general management from Macquarie University, Australia. He had also undertaken many leadership, command and management programmes at the Chinese Academy of Governance, Tsinghua University and the John F. Kennedy School of Government, Harvard University, the United States of America.

SENIOR MANAGEMENT

Mr. Chan Cheung (陳璋), aged 67, is the company secretary of our Group. Mr. Chan joined our Group in 29 November 2017 and he is responsible for the overall company secretarial matters of our Group. Mr. Chan has nearly 30 years of experience in banking, accounting, financial management and company secretarial matters. Prior to joining our Group, Mr. Chan was the company secretary of Richful Deyong International Business (China) Limited, a professional consulting service provider, from February 2017 to July 2017, where he was primarily responsible for company secretarial matters. From April 2009 to June 2016, Mr. Chan served as the chief financial officer and company secretary of Neo-Neon Holdings Limited (stock code: 1868), a company listed on the Main Board and principally engaged in the manufacturing and sales of LED decorative lighting, where he was primarily responsible for full spectrum of finance, taxation, general management and company secretarial works. From August 2007 to February 2009, Mr. Chan served as chief financial officer and company secretary of Sun East Technology (Holdings) Limited (now known as Sino ICT Holdings Limited) (stock code: 365), a company listed on the Main Board and principally engaged in equipment manufacturing, finance lease and factoring, where he was primarily responsible for the company’s finance and control, management information system, and statutory reporting. From October 2002 to March 2004, Mr. Chan was employed by Lung Kee Metal Limited and served as the group finance manager, a subsidiary of Lung Kee (Bermuda) Holdings Limited (stock code: 255), a mould bases manufacturer primarily listed on the Main Board and secondarily listed on the Singapore Exchange Securities Trading Limited (Stock Code: L09), where he was primarily responsible for the overall financial and accounting functions and tax matters of the group. Mr. Chan served various positions relating to accounts, financial management and banking services in various companies where he was responsible for bond dealings, credit and marketing, preparing accounts and/or financial reporting from 1983 to 1990 and 1995 to 2002.

Mr. Chan has been a member of HKICPA since January 2001 and a member of The Association of Chartered Certified Accountants of the United Kingdom since November 2000. Mr. Chan obtained a bachelor’s degree in social science from the Chinese University of Hong Kong in December 1983.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Ms. Kwan Wai Fun (關偉芬), aged 49, joined our group as financial controller in June 2022 and is responsible for the Group's accounting, financial reporting and management accounting matters. Prior to joining our Group, she was in charge of the accounting department in a garment and watch cases manufacturing group where she was primarily responsible for accounting, taxation and internal control of its Hong Kong and PRC companies as well as preparing the consolidated accounts.

Ms. Kwan has been a member of The Hong Kong Institute of Certified Public Accountants since 2014. She obtained her bachelor's degree in Accounting in 2006 from the Open University of Hong Kong (now known as Hong Kong Metropolitan University).

CORPORATE GOVERNANCE REPORT

The Board is pleased to present the corporate governance report of the Company for the year ended 31 March 2023.

The Directors and the management of the Group recognise the importance of sound corporate governance to the long-term success and continuing development of the Group. Therefore, the Board is committed to upholding good corporate governance standards and procedures, so as to emphasis on accountability, independence, responsibility, fairness and transparency for the Group, and to protect the interests and create value for the Shareholders.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company's corporate governance practices are based on the principles and code provisions as set out in the Corporate Governance Code (the "Code") in Appendix 14 of the Listing Rules. Throughout the year, to the best knowledge of the Board and after the review of the Company's performance of its corporate governance practices, the Company has complied with all the applicable code provisions set out in the Code, save for the deviation from code provision C.2.1 as follows:

Under Code Provision C.2.1 of the Code, the roles of the chairman and chief executive officer should be separated and should not be performed by the same individual.

During the year ended 31 March 2023, the Company has not separated the roles of chairman and chief executive officer of the Company. Mr. Tso is the chairman and also the chief executive officer of the Company and is responsible for overseeing the operations of the Group during the year. In view of the present composition of the Board, Mr. Tso's in-depth knowledge and experience in the industry in which the Group operates and his familiarity with the operations of the Group, the Company believes that it is in the best interest of the Group for Mr. Tso to assume both roles as the chairman and the chief executive officer of the Company. The Board will continue to review and consider splitting the roles of chairman of the Board and chief executive officer of the Company at a time when it is appropriate and suitable by taking into account the circumstances of the Group as a whole.

BOARD OF DIRECTORS

Roles and responsibilities

The Board assumes responsibility for leadership and control of the Company and is collectively responsible for promoting the success of the Company by directing and supervising the Company's affairs in the best interest of the Company and its Shareholders at all times. The key responsibilities of the Board include formulation of the Group's overall strategies, setting management targets and supervision of the management's performance. Under the leadership of the executive Directors, the management of the Company are delegated with the authority and responsibility by the Board to operate the businesses and to carry out the day-to-day administration of the Group; whereas the INEDs are responsible for ensuring a high standard of financial and management reporting to the Board and Shareholders as well as a balanced composition in the Board so that there is a strong independent element in the Board. In addition, the Board has also delegated various responsibilities to the board committees of the Company (the "Board Committees"). Further details of the Board Committees are set out in this annual report.

CORPORATE GOVERNANCE REPORT

Composition of the Board

Up to the date of this annual report, the Board comprises five Directors, including two executive Directors and three INEDs. In particular, the composition of the Board is set out as follow:

Executive Directors

Mr. Simon Tso (*Chairman and Chief Executive Officer*)

Ms. Tsui To Fei

Independent non-executive Directors

Mr. Ng Wang To

Mr. Woo King Hang

Mr. Hui Chun Tak

Independent non-executive Directors

In compliance with Rules 3.10(1) and 3.10A of the Listing Rules, the Board was consisted of three INEDs during the year ended 31 March 2023. During the year ended 31 March 2023 and as at the date of this annual report, the number of INEDs represents more than one-third of the Board. As such, there is a strong independent element in the Board to provide independent judgement. Amongst the INEDs, Mr. Woo King Hang has the appropriate professional qualifications and accounting and related financial management expertise required under Rule 3.10(2) of the Listing Rules.

The Company has entered into a letter of appointment with each of the INEDs for a term of one year, which shall be automatically renewed for successive terms of one year and may be terminated earlier by no less than one month's written notice served by either party on the other.

Specific enquiry has been made by the Company to each of the INEDs to confirm their independence pursuant to Rule 3.13 of the Listing Rules. In this connection, the Company has received the positive annual confirmations from all of the three INEDs. Based on the confirmations received and after annual assessment by the nomination committee of the Company at a meeting held on 28 June 2023, the Company considers all INEDs to be independent under the Listing Rules.

Board diversity

The Board has adopted a board diversity policy in December 2018, which sets out its approach to achieve diversity in the Board by annual review and assessment as well as recommendation by the nomination committee of the Company on any new appointment, re-election or any succession plan of any Director to the Board, and to ensure that the Board has a balance of skills, experience and diversity which is appropriate to the needs of the Company's business. The selection of candidates for any new directorship will be based on a range of criteria, including but not limited to, gender, age, cultural and educational background, experience (professional or otherwise), skills and knowledge. The appointment of Directors will continue to be made based on merit and potential contribution by the candidate to the Board and the Company. Each Director's respective biographical details is set out in the section "Biographical Details of Directors and Senior Management" of this annual report. The Board considers that each Director has the necessary skills and experience appropriate for discharging his/her duties as Director in the best interest of the Company and its Shareholders.

CORPORATE GOVERNANCE REPORT

The Board has achieved gender diversity as it currently has one female executive Director. The Board will maintain at least one female Director to be a member of the Board. To develop a pipeline of potential successors to the Board to achieve gender diversity, the Company has adopted relevant hiring policies for considering candidates of senior management positions which would take into account diversity perspectives including gender diversity.

As at 31 March 2023, the ratio of male and female in the workforce (including the executive Directors and senior management) is 60% and 40% respectively.

As such, the Company's workforce (including the executive Directors and senior management) has achieved gender diversity between males and females. The Company would continue to take into account of diversity perspectives including gender diversity in its hiring.

To ensure that independent views and input are available to the Board, the Company has established mechanisms including (i) strengthening the INEDs' recruitment process to include criteria such as each candidates' available time commitments and qualification; (ii) reviewing the number of INEDs on an annual basis; (iii) performing additional assessment or evaluation of INEDs' contribution; and (iv) where necessary, engaging external independent professional advisors to assess performance of Directors' duties. The Board reviews the implementation and effectiveness of the above mechanisms on an annual basis.

After annual assessment by the nomination committee of the Company at a meeting held on 28 June 2023, the Company considers that, all Directors demonstrated themselves in their respective fields of expertise to perform a check and balance function with diversity of skills, knowledge, varied background and experience required for running an effective Board.

Re-election of Directors

Pursuant to Article 84 of the articles of association of the Company (the "Articles"), one-third of the Directors for the time being (or if their number is not a multiple of three (3), the number nearest to but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement at an annual general meeting at least once every three years. Mr. Ng Wang To will not offer himself for re-election, and will retire from office as a Director upon the conclusion of the forthcoming annual general meeting of the Company (the "AGM"). Ms. Tsui To Fei will retire from office as a Director, and being eligible, will offer herself for re-election thereat.

Board and general meetings

During the year ended 31 March 2023, seven board meetings were held to approve, among others, the results of the Group for the six months ended 30 September 2022, the acquisition of TRA International Limited, the transaction which was subsequently terminated due to non-fulfillment of certain conditions precedent; and the grant of options to the executive Directors, etc. The AGM will be held on Monday, 18 September 2023.

CORPORATE GOVERNANCE REPORT

The attendance of the respective Directors at the Board meetings are set out below:

	Attendance/ Number of meetings during the year ended 31 March 2023
Executive Directors	
Mr. Simon Tso (<i>Chairman and Chief Executive Officer</i>)	6/7
Ms. Tsui To Fei	5/7
Independent non-executive Directors	
Mr. Ng Wang To	7/7
Mr. Woo King Hang	7/7
Mr. Hui Chun Tak	7/7

The Directors can attend meetings in person or through other means of electronic communication in accordance with the Articles. All minutes of the Board meetings were recorded in sufficient detail the matters considered by the Board and the decisions reached.

To facilitate the decision-making process, the Directors are free to have access to the management for enquiries and to obtain further information when required. The Directors can also seek independent professional advice in appropriate circumstances, at the Company's expense in discharging their duties to the Company. All Directors have unrestricted access to the company secretary who is responsible for ensuring that the Board/committee procedures are complied with, and for advising the Board/committees on compliance matters.

Directors' and officers' liability

The Company has arranged appropriate insurance cover in respect of possible legal action against its Directors and senior officers.

Relationships between Board members

Mr. Simon Tso (the Chairman, executive Director and chief executive officer of the Company) is the spouse of Ms. Tsui To Fei (an executive Director of the Company); Both Mr. Woo King Hang and Mr. Hui Chun Tak, INEDs are directors of Centenary United Holdings Limited (stock code: 1959). Save as disclosed in this paragraph and "Biographical Details of Directors and Senior Management" section of the Report of the Directors, none of the Directors has any financial, business, family or other material/relevant relationships with one another.

Code of conduct for securities transactions by Directors

The Company has adopted the required standard of dealings set out in Appendix 10 to the Listing Rules as the code of conduct regarding securities transactions by Directors in respect of the Shares (the "Code of Conduct"). The Company has made specific enquiry to all Directors, and all Directors have confirmed that they have fully complied with the required standard of dealings set out in the Code of Conduct during the year ended 31 March 2023.

Induction and continuous professional development

All newly appointed Directors would be provided with necessary induction and information to ensure that they have a proper understanding of the Group's operations and business as well as their responsibilities under relevant statutes, laws, rules and regulations.

CORPORATE GOVERNANCE REPORT

The Company also arranges regular seminars to provide the Directors with updates on latest development and changes in the Listing Rules and other relevant legal and regulatory requirements from time to time. The Directors are also provided with regular updates on the Company's performance, position and prospects to enable the Board as a whole and each Director to discharge their duties. The Company encourages continuous professional development training for all the Directors to develop and refresh their knowledge and skills.

The training received by the Directors during the year ended 31 March 2023 is summarized as follows:

Name of directors	Nature of continuous professional development courses
Executive Directors	
Mr. Simon Tso	Attending seminars and reading relevant materials
Ms. Tsui To Fei	Attending seminars and reading relevant materials
Independent non-executive Directors	
Mr. Ng Wang To	Attending seminars and reading relevant materials
Mr. Woo King Hang	Attending seminars and reading relevant materials
Mr. Hui Chun Tak	Attending seminars and reading relevant materials

Board committees

The Board has established a number of functional committees in compliance with the relevant Listing Rules and to assist the Board to discharge its duties. Currently, four committees have been established:

1. The Audit Committee was established on 20 September 2018 with its terms of reference in compliance with Rule 3.21 of the Listing Rules, and Code Provision D.3.3 of the Code;
2. The Remuneration Committee was established on 20 September 2018 with its terms of reference in compliance with Rule 3.25 of the Listing Rules and Code Provision E.1 of the Code;
3. The Nomination Committee was established on 20 September 2018 with its terms of reference in compliance with Code Provision B.3 of the Code; and
4. The Corporate Governance Committee was established on 20 September 2018 with its terms of reference in compliance with the Code.

The functions and responsibilities of these committees have been set out in the relevant terms of reference which are not less stringent than that stated in the Code. The relevant terms of reference of each of the Audit Committee, Remuneration Committee, Nomination Committee and Corporate Governance Committee can be found on the Company's website (www.rbmsgroup.com) and the website of the Stock Exchange. All committees have been provided with sufficient resources and support from the Group to discharge their duties.

Audit Committee

As at 31 March 2023, the Audit Committee comprises three members, namely Mr. Ng Wang To, Mr. Woo King Hang and Mr. Hui Chun Tak, all of whom are INEDs and is chaired by Mr. Woo King Hang who has the appropriate professional qualifications or accounting or related financial management expertise as required under Rule 3.10(2) of the Listing Rules.

CORPORATE GOVERNANCE REPORT

With reference to the terms of reference of the Audit Committee, the primary responsibilities of the Audit Committee are, among others:

1. to make recommendations to the Board on the appointment, re-appointment and removal of the Company's external auditors, and approve the remuneration and terms of engagement of the Company's external auditors;
2. to review and monitor the Company's external auditors' independence and objectivity and the effectiveness of the audit process in accordance with applicable standards;
3. to monitor the integrity of the Company's financial statements and annual report and accounts, half-year report and review significant financial reporting judgments contained in them;
4. to discuss with the Company's external auditors questions and doubts arising from the audit of annual accounts;
5. to review the statement about the Company's internal control system (if any) as included in the Company's annual report prior to submission for the Board's approval;
6. to review the Company's financial reporting, financial controls, internal control and risk management systems;
7. to discuss the internal control system with the Company's management to ensure that management has performed its duty to have an effective internal control system;
8. to consider major investigation findings on internal control matters as delegated by the Board or on its own initiative and management's response to these findings;
9. to review the financial and accounting policies and practices of the Group;
10. to review the external auditor's management letter, any material queries raised by the auditor to the management in respect of accounting records, financial accounts or systems of control and management's response;
11. to ensure that the Board will provide a timely response to the issues raised in the external auditor's management letter; and
12. to review the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function.

CORPORATE GOVERNANCE REPORT

During the year ended 31 March 2023, the Audit Committee held three meetings. The attendance of the members of the Audit Committee is summarised below:

	Attendance/ Number of meetings during the year ended 31 March 2023
Mr. Ng Wang To	3/3
Mr. Woo King Hang (<i>Chairman</i>)	3/3
Mr. Hui Chun Tak	3/3

The Audit Committee makes arrangement for holding at least two meetings and meeting external auditor twice to discuss the audit plan and timeline and to review the Company's annual report and accounts during each financial year. During the year ended 31 March 2023, the Audit Committee held three meetings to conduct the following works:

- (1) reviewed the audited financial statements, annual results announcement and annual report of the Group for the year ended 31 March 2022;
- (2) followed up on the status re prior year's recommendations on weaknesses in accounting and internal control systems; and
- (3) reviewed the unaudited financial statements, interim results announcement and interim report of the Group for the six months ended 30 September 2022.

It is confirmed that there is no disagreement between the Board and the Audit Committee's view on the re-appointment of external auditor, and they both agreed to recommend the re-appointment of Mazars CPA Limited as the Company's external auditor for the ensuing year at the 2023 AGM of the Company.

Remuneration Committee

As at 31 March 2023, the Remuneration Committee comprises three members, namely Mr. Ng Wang To (Chairman), Ms. Tsui To Fei and Mr. Woo King Hang. Mr. Ng Wang To and Mr. Woo King Hang are INEDs and Ms. Tsui To Fei is an executive Director.

With reference to the terms of reference of the Remuneration Committee, the primary responsibilities of the Remuneration Committee include, among others:

1. to make recommendations to the Board on the Company's policy and structure for all Directors' and senior management's remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy;
2. to review and approve the management's remuneration proposals with reference to the Board's corporate goals and objectives;
3. to make recommendations to the Board on the remuneration packages of individual executive Directors and senior management;

CORPORATE GOVERNANCE REPORT

4. to make recommendations to the Board on the remuneration of non-executive Directors;
5. to consider salaries paid by comparable companies, time commitment and responsibilities and employment conditions elsewhere in the Group;
6. to review and approve compensation payable to executive Directors and senior management for any loss or termination of office or appointment to ensure that it is consistent with contractual terms and is otherwise fair and not excessive;
7. to review and approve compensation arrangements relating to dismissal or removal of Directors for misconduct to ensure that they are consistent with contractual terms and are otherwise reasonable and appropriate; and
8. to ensure that no Director or any of his/her close associates is involved in deciding his/her own remuneration.

During the year ended 31 March 2023, the Remuneration Committee held one meeting to confirm the remuneration of a senior management and to review and make recommendation to the Board for the emoluments payable to the executive Directors for the year ended 31 March 2023. The attendance of the members of the Remuneration Committee is summarised below:

	Attendance/ Number of meetings during the year ended 31 March 2023
Mr. Ng Wang To (<i>Chairman</i>)	1/1
Ms. Tsui To Fei	1/1
Mr. Woo King Hang	1/1

During the year ended 31 March 2023 and up to the date of this annual report, the Remuneration Committee reviewed and made recommendations on the remuneration package of Directors. The Board is of the view that the Remuneration Committee had properly discharged its duties and responsibilities during the year ended 31 March 2023 and up to the date of this annual report.

Nomination Committee

The Nomination Committee comprises three members, namely Mr. Simon Tso (Chairman), Mr. Ng Wang To and Mr. Hui Chun Tak. Mr. Ng Wang To and Mr. Hui Chun Tak are INEDs and Mr. Simon Tso is an executive Director, the Chairman of the Board and the chief executive officer of the Company.

CORPORATE GOVERNANCE REPORT

With reference to the terms of reference of the Nomination Committee, the primary responsibilities of the Nomination Committee include, among others:

1. to review the structure, size, composition and diversity (including the skills, knowledge and experience) of the Board and make recommendations on proposed changes, if any, to the Board to complement the Company's corporate strategy;
2. to review the Company's board diversity policy and the progress on achieving the objectives set for implementing the said policy;
3. 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;
4. to assess the independence of INEDs; and
5. to make recommendations to the Board on the appointment or re-appointment of Directors and succession planning for Directors, in particular the chairman and the chief executive.

During the year ended 31 March 2023, the Nomination Committee held one meeting. The attendance of the members of the Nomination Committee is summarised below:

	Attendance/ Number of meetings during the year ended 31 March 2023
Mr. Simon Tso (<i>Chairman</i>)	1/1
Mr. Ng Wang To	1/1
Mr. Hui Chun Tak	1/1

During the year ended 31 March 2023 and up to the date of this annual report, the Nomination Committee reviewed and assessed (i) the structure, size and composition (including the skills, knowledge and experience) of the Board; (ii) the performance of each of the Directors; (iii) the independence of all INEDs and (iv) made recommendations to the Board on re-appointment of Directors. The Board is of the view that the Nomination Committee had properly discharged its duties and responsibilities during the year ended 31 March 2023 and up to the date of this annual report.

Corporate Governance Committee

As at 31 March 2023, the Corporate Governance Committee comprises three members, namely Mr. Woo King Hang (Chairman), Mr. Ng Wang To and Mr. Hui Chun Tak. Mr. Ng Wang To, Mr. Woo King Hang and Mr. Hui Chun Tak are INEDs.

With reference to the terms of reference of the Corporate Governance Committee, its primary duties are, among others (i) to develop and review the Group's policies and practices on corporate governance and make recommendations to the Board; (ii) to review and monitor the training and continuous professional development of the Directors and senior management; (iii) to review and monitor the Group's policies and practices on compliance with legal and regulatory requirements; (iv) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and Directors; and (v) to review the Company's compliance with the Code and disclosure in the corporate governance report.

CORPORATE GOVERNANCE REPORT

During the year ended 31 March 2023, the Corporate Governance Committee held one meeting. The attendance of the members of the Corporate Governance Committee is summarised below:

	Attendance/ Number of meetings during the year ended 31 March 2023
Mr. Ng Wang To	1/1
Mr. Woo King Hang (<i>Chairman</i>)	1/1
Mr. Hui Chun Tak	1/1

During the year ended 31 March 2023 and up to the date of this annual report, the Corporate Governance Committee (i) reviewed and monitored the Group's policies and practices on corporate governance and compliance with legal and regulatory requirements; (ii) reviewed and monitored the training and continuous professional development of the Directors and senior management; (iii) reviewed and monitored the code of conduct and compliance manual applicable to employees and Directors; and (iv) reviewed the Company's compliance with the Code and disclosure in the corporate governance report. The Board is of the view that the Corporate Governance Committee had properly discharged its duties and responsibilities during the year ended 31 March 2023 and up to the date of this annual report.

DIVIDEND POLICY

A dividend policy has been adopted by the Board in December 2018. Please refer to the paragraph headed "Dividend Policy" in the section "Management Discussion and Analysis" of this annual report for details of the Company's dividend policy.

AUDITOR'S REMUNERATION

During the year ended 31 March 2023, the Group engaged Mazars as the Group's external auditor. The Company's consolidated financial statements for the year ended 31 March 2023 have been audited by Mazars. The remuneration paid or payable to Mazars for the years ended 31 March 2023 and 2022 is respectively set out as follows:

Services rendered

	Fees payable for the year ended 31 March	
	2023 (HK\$'000)	2022 (HK\$'000)
Statutory audit services	740	730
Non-audit services, mainly tax compliance	115	103

COMPANY SECRETARY

Mr. Chan Cheung ("Mr. Chan") is the company secretary of the Company. Please refer to the section headed "Biographical details of Directors and Senior Management" of this annual report for his biographical information.

Mr. Chan has confirmed that he took not less than 15 hours of relevant professional training during the year ended 31 March 2023 in compliance with rule 3.29 of the Listing Rules.

CORPORATE GOVERNANCE REPORT

ANTI-CORRUPTION

We strictly adhere to business ethics and integrity and comply with requirements of the statutory laws, rules and regulations, such as the Prevention of Bribery Ordinance (Cap. 201). We are dedicated to stipulating an anti-corruption and transparent environment in the business operations.

WHISTLEBLOWING POLICY

A whistle-blowing channel has been launched to allow the employees to report any irregularities regards to fraud and bribery. Furthermore, our accounting staff will check any payments that did not incur in the ordinary course of sales transactions to prevent bribery from third-parties.

During the year ended 31 March 2023, there were no legal cases regarding corruption brought against the Group and its employees. There were also no whistle-blowing reports received.

RISK MANAGEMENT AND INTERNAL CONTROL SYSTEMS

The Board is responsible for reviewing the effectiveness of the risk management and internal control systems of the Group. The scope of the review is determined and recommended by the Audit Committee and approved by the Board annually. The review covers:

1. all material controls, including but not limited to financial, operational and compliance controls;
2. risks management functions; and
3. the adequacy of resources, qualifications and experience of staff in connection with the accounting and financial reporting function of the Group and their training programmes and relevant budget.

During the year ended 31 March 2023, the Board assessed once the risk management and internal control environment of the Group and reviewed once the internal control procedural manual of the Group and considers that the Group's risk management and internal control systems effective and adequate. The systems are designed in consideration of the nature of business and the organisation structure. Further, the systems are designed to manage rather than eliminate the risk of failure in operational system and to provide reasonable, but not absolute, assurance against material misstatement or loss. The system is designed further to safeguard the Group's assets, maintain appropriate accounting records and financial reporting, achieve efficiency of operations and ensure compliance with the Listing Rules and all other applicable laws and regulations.

During the year ended 31 March 2023, the Group has engaged external independent professionals to review its risk management and internal control systems and further enhance its risk management and internal control systems as appropriate.

There is currently no internal audit function within the Group. The Board has reviewed the need for an internal audit function and is of the view that in light of the size, nature and complexity of the business of the Group, it would be more cost effective to appoint external independent professionals to perform internal audit functions for the Group as the need arises. Nevertheless, the Board will continue to review the need for an internal audit function annually.

CORPORATE GOVERNANCE REPORT

In order to enhance the Group's system of handling inside information and to ensure timely and accurate disclosure of such information pursuant to the relevant provisions under the SFO and the Listing Rules, the Group has also adopted and implemented an inside information policy and procedures. Certain reasonable measures have been taken from time to time to ensure that proper safeguards exist to prevent a breach of disclosure requirements in relation to the Group, which include:

- all Directors, employees or any services providers, who are in possession of possible inside information, covenant to keep such information remains confidential until it is authorized for publication;
- confidentiality clause is included when the Group is at a stage of preliminary negotiation with any party;
- the dissemination of inside information is timely, efficiently and consistently made when it is the subject of decision of the Board;
- notification of blackout period or prohibition period to deal in securities of the Company to all Directors and employees who are in possession of inside information; and
- the Group continually keeps all Directors and employees updated of the latest and new amendments on legal disclosure requirements of inside information.

DIRECTORS' AND AUDITOR'S RESPONSIBILITY FOR CONSOLIDATED FINANCIAL STATEMENTS

The Directors acknowledge and understand their responsibility for preparing the consolidated financial statements and to ensure that the consolidated financial statements of the Group are prepared in a manner which reflects the true and fair view of the state of affairs, results and cash flows of the Group and are in compliance with the relevant accounting standards and principles, applicable laws and disclosure provisions required of the Listing Rules. The Directors are of the view that the consolidated financial statements of the Group for each financial year have been prepared on this basis.

To the best knowledge of the Directors, there is no uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern, therefore the Directors continue to adopt the going concern approach in preparing the consolidated financial statements.

Statement of the Company's external auditor's responsibilities in respect of the consolidated financial statements is set out in the Independent Auditor's Report of this annual report.

COMMUNICATIONS WITH SHAREHOLDERS

The AGM is a forum in which the Board and the Shareholders communicate directly and exchange views concerning the affairs and overall performance of the Group and its future developments, etc. At the AGM, the Directors (including INEDs) are available to attend to questions raised by the Shareholders. The external auditor of the Company is also invited to be present at the AGM to address to queries of the Shareholders concerning the audit procedures and the auditors' report.

The AGM will be held on Monday, 18 September 2023, the notice of which shall be sent to the Shareholders at least 21 clear days prior to the AGM.

CORPORATE GOVERNANCE REPORT

SHAREHOLDERS' RIGHTS

Convening of extraordinary general meeting on requisition by Shareholders

Pursuant to Article 58 of the Articles, the Board may, whenever it thinks fit, convene an extraordinary general meeting ("EGM"). EGMs shall also be convened on the requisition of one or more Shareholders holding, at the date of deposit of the requisition, not less than one-tenth of the paid up capital of the Company having the right of voting at general meetings of the Company. Such requisition shall be made in writing to the Board or the company secretary for the purpose of requiring an EGM to be called by the Board for the transaction of any business specified in such requisition. If, within 21 days of such deposit, the Board fails to proceed to convene such meeting, all reasonable expenses incurred by the requisition(s) as a result of the failure of the Board shall be reimbursed to the requisition(s) by the Company.

Procedures for Shareholders' nomination of Directors

Pursuant to Article 85 of the Articles, no person, other than a retiring Director, shall, unless recommended by the Board for election, be eligible for election to the office of Director at any general meeting, unless notice in writing of the intention to propose that person for election as a Director and notice in writing by that person of his willingness to be elected shall have been lodged at the head office or at the registration office of the Company. The period for lodgment of the notices required under the Article will commence no earlier than the day after the dispatch of the notice of the general meeting appointed for such election and end no later than 7 days prior to the date of such general meeting and the minimum length of the period during which such notices to the Company may be given will be at least 7 days.

Procedures for directing Shareholders' enquiries to the Board

Shareholders may direct their enquiries concerning their shareholdings to the Company's share registrars. Shareholders may also make a request for the Company's information to the extent that such information has been made publicly available by the Company. All written enquiries or requests may be forwarded to the Company's head office or by fax at (852) 2572 3778.

The addresses of the Company's head office and the Company's share registrars can be found in the section "Corporate Information" of this annual report.

INVESTOR RELATIONS

To ensure transparent and comprehensive disclosures to investors, the Group delivers information of the Group to the public through various channels, including general meeting, public announcement and financial reports. The investors are also able to access the latest news and information of the Group via the Company's website (www.rbmsgroup.com).

In addition to publication of information, the AGM of the Company provides a channel for communication between Shareholders and Directors. The chairman of the Board in person chairs the AGM to ensure Shareholders' views are communicated to the Board. Moreover, the questions and answers session at the AGM allow Shareholders to stay informed of the Group's strategies and goals.

After the Board has reviewed the implementation and effectiveness of the Shareholders' communication policy including steps taken at the AGM and the handling of queries received (if any) which were conducted during the year ended 31 March 2023, the Shareholders' communication policy was found to be effective and adequate.

CORPORATE GOVERNANCE REPORT

The Shareholders may also forward their enquiries and suggestions in writing to the Company to the following address:

Address: 50/F, United Asia Finance Centre
333 Lockhart Road
Wanchai
Hong Kong

AMENDMENTS TO CONSTITUTIONAL DOCUMENTS

On 30 September 2022, the Shareholders have approved at the AGM the proposed amendments (the “Amendments”) to the Articles of the Company to bring the existing Articles in line with (i) the Core Shareholder Protection Standards set out in Appendix 3 of the Listing Rules which took effect on 1 January 2022 and (ii) the relevant requirements of the applicable laws of the Cayman Islands and to make other corresponding and housekeeping amendments.

A new Articles is available on the websites of the Company and of the Stock Exchange.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

1. INTRODUCTION

About this Report

MOS House Group Limited (“MOS House” or the “Company”) and its subsidiaries, (collectively known as the “Group” or “we”) are pleased to present our 2023 Environmental, Social and Governance (“ESG”) Report (the “Report”).

This Report outlines our sustainable development approaches, describes measures implemented and summarizes the Group’s ESG performance. We understand that ESG performances are connected with the long-term growth and value of our business, and being a responsible corporate citizen benefits our stakeholders.

Scope of Reporting

This Report covers our principal operation, which includes retailing and supplying high-end European imported porcelain, ceramic and mosaic tiles in Hong Kong and Macau. The reporting period is from 1 April 2022 to 31 March 2023 (the “Reporting Period”). There are no significant changes in the reporting scope as compared to last year’s report. The performance data of the previous year is also listed in the Report for reference and comparison.

This Report is published in both Chinese and English, and is available on the websites of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) and the Company respectively.

Reporting Standards

This Report is prepared in accordance with the requirements of the “Environmental, Social and Governance Reporting Guide” (the “HKEx ESG Reporting Guide”), which is Appendix 27 to the “Rules Governing the Listing of Securities on the Stock Exchange” (the “Listing Rules”) and adheres to the four reporting principles as set out in the HKEx ESG Reporting Guide. A content index of the HKEx ESG Reporting Guide is provided at the end of the Report for the convenience of the stakeholders. The Report has also adopted recommendations from the Task Force on Climate-related Financial Disclosures (“TCFD”).

In preparation of this Report, due diligence has been taken to adhere to the reporting principles stipulated in the HKEx ESG Reporting Guide:

- “Materiality” — The materiality assessment detailed on page 30 has ensured the Report addresses the most material ESG topics pertaining to our businesses.
- “Quantitative” — The Report strives to disclose quantitative metrics and related targets whenever possible, to demonstrate our impact.
- “Balance” — The Report presents an unbiased representation of our ESG management approach and performance. It avoids misleading omissions and presentation.
- “Consistency” — Whenever deemed material, the Report details the standards, tools, assumptions and/or source of conversion factors used, as well as explanations of any inconsistencies to previous reports. For the Group’s corporate governance practices, please refer to the “Corporate Governance Report” contained in this annual report.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Reporting Period

This Report specifies the ESG activities, challenges and measures taken during the financial year ended 31 March 2023.

Comments and Feedback

We welcome any comments on our ESG issues, stakeholder opinions and suggestions as these motivate and impact our improvements and future developments in regard to sustainability.

If you have any enquiries or comments, feel free to submit them by mail. Our address is: 50/F, United Asia Finance Centre, 333 Lockhart Road, Wanchai, Hong Kong

2. ESG GOVERNANCE

Board Statement

The Board evaluates the materiality of the identified ESG risks and oversees the progress made against ESG related targets and initiatives. The Board sets the overall direction for the Group's ESG strategies, integrating ESG considerations as part of the business decision-making process.

Through different functional departments and working groups, the Group regularly collects ESG information and then consolidates, analyses, and discloses performance in the ESG report. At the annual Board meeting, the Board members review the performance disclosed in the ESG report to assure it aligns with our business strategy and complies with the laws and regulations, and to identify sustainability topics that are important to the Group and stakeholders for making appropriate decisions and adjusting the relevant strategies as needed.

Internal Control and Risk Management

The Group understands the importance of internal control and risk management. A structured internal control and risk management system is closely related to the sustainable development of an enterprise. Therefore, the Board continues to monitor our internal control system, risk assessment and risk management system, so as to identify unfavourable factors that may adversely affect our business. These include the risks in the areas of operation, finance, compliance, social and environmental protection, etc. Corresponding measures will be implemented once these risks are identified.

Additionally, the Company's Audit Committee performs internal audits and risk management periodically to ensure an effective internal control monitoring system is maintained. In order to further enhance our risk management and internal control system, we have engaged an internal control consultant as our independent external adviser to conduct reviews over our risk management and internal control system, so as to ensure the sustainability of our business and to adopt enhancement measures if necessary. The Group's sustainable development policies are expected to be complemented by the continuous monitoring and improvement of our internal control and risk management system, further contributing to the Group's effort in achieving its goal of sustainable development.

For more information about our policies and procedures on corporate governance, please refer to the "Corporate Governance Report" in this annual report.

3. MATERIALITY ASSESSMENT

As we treasure every opinion from our stakeholders, we conducted a materiality assessment as to identify the ESG topics that are significant to our business. Based on their comments, we were able to identify, prioritize and manage the ESG issues that may potentially affect our business. We formulated a 3-step approach for our materiality assessment:

- Step 1 — Identify Relevant ESG Issues: We identify ESG issues relevant to the Group with reference to the HKEx ESG Reporting Guide, previous engagement results and routine communications with stakeholders.
- Step 2 — Stakeholders Engagement: We invite our stakeholders to provide feedback through an online survey on the importance of these issues to the Group and to comment on the Group's work in sustainability.
- Step 3 — Analyse Results and Management Evaluation: The data collected from the survey were analysed and combined with the management's evaluation to conclude on the materiality of the ESG issues.

After conducting and analysing the responses, we identified the relevant ESG issues and assessed their importance in relation to the Group's businesses and stakeholders. These issues are shown in the table below, together with the aspects of the HKEx ESG Reporting Guide to which they relate:

The most material topics

1. Quality of goods and services
2. Health and safety of goods and customers
3. Customer communication and satisfaction

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Other material topics

Environment	Employment	Operating Practices	Community
Air pollution and emission control	Workplace diversity, anti-discrimination and equal opportunity	Suppliers' selection, assessment and continuous supervision	Charitable donations
Climate change mitigation and adaptation	Occupational health and safety	Supplier's sustainability and social responsibility	Participation in voluntary activities
Waste handling and management	Training and development of employees	Anti-fraud/anti-corruption	
Energy and water conservation	Employment relationship and communication with employees	Disaster/emergency response and management	
Sustainable use of other resources and green packaging	Talent attraction and employee retention	Customer data protection and privacy	
Green procurement	Employee benefits	Complaint handling	
		Protection of intellectual properties and rights	
		Advertising management	
		Prevention of child labour and forced labour	

The Group has established appropriate and effective management policies and internal control systems for ESG issues, and confirmed that the contents disclosed herein are in compliance with the requirements of the HKEx ESG Reporting Guide. This Report will pay attention to the aforementioned issues and respond to stakeholders' concerns in the relevant sections.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

4. TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

We have summarised our climate-related risks with reference to the four core elements recommended by TCFD which are governance, strategy, risk management, metrics and targets.

Governance

The Board evaluates the materiality of the identified ESG risks and oversees the progress made against ESG related targets and initiatives. The Board sets the overall direction for the Group's ESG strategies, integrating ESG considerations as part of the business decision-making process.

Strategy

Climate change is a prevalent issue for companies across all sectors and geographical regions.

Physical climate risks come in the form of extreme weather conditions in greater frequency and intensity, as well as rise in sea level. Extreme weather (e.g. more frequent and intense typhoons) and changes in climate patterns (e.g. higher humidity) can affect the safety of our employees and can cause damage to our physical retail locations.

The Group recognizes the transition risks and opportunities presented by climate change. The Group will continue to disclose our ESG-related information annually with reference to the HKEx ESG Reporting Guide and TCFD framework.

Risk Management

The Group understands the importance of internal control and risk management. A structured internal control and risk management system is closely related to the sustainable development of an enterprise. Therefore, the Board continues to monitor our internal control system, risk assessment and risk management system, so as to identify climate change risks and opportunities to enhance the Group's resilience.

Metrics and Targets

As the potential impacts of climate change on our future businesses are growing, the Group plans to enhance the strategies and performance on decarbonization. We aim to reduce our carbon emissions year-on-year, and we have implemented many measures to reduce energy and water use during daily operation to achieve this target.

The metrics used to assess climate-related risks and opportunities, to manage relevant strategies and review performance mainly include carbon emissions, energy use, and water consumption. Detailed figures are listed in the "Environmental" Section of this Report.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

5. STAKEHOLDER ENGAGEMENT

Maintaining an open dialogue with stakeholders is important for the continuous development of the Company on its sustainable journey. We regularly review ESG related policies to respond to our stakeholders’ concerns, as well as rebalance the resources on different ESG issues. By doing so, the Company is able to identify the most material issues that matter to our business. Concurrently, we can mitigate risks and spot opportunities through this process.

The Group aims to collaborate with its stakeholders to improve its ESG performance and create greater value for the community on a continuous basis. We have engaged with our major stakeholders such as customers, suppliers, shareholders and investors, employees, other business partners, government and regulatory authorities through various communication channels.

The Group uses diversified engagement methods and communication channels as shown below:

Stakeholders	Expectations and Concerns	Key Communication Methods
Customers	<ul style="list-style-type: none"> High quality products and services Protection of the rights of customers 	<ul style="list-style-type: none"> Daily front-line communications Regular business exchanges and meetings Customer feedback Questionnaire survey
Suppliers and contractors	<ul style="list-style-type: none"> Supplier appointment Sustainable supply chain Fair and open procurement Stable business relationship 	<ul style="list-style-type: none"> Business visits Annual meetings Questionnaire survey
Shareholders and investors	<ul style="list-style-type: none"> Return on investment Corporate governance Business compliance 	<ul style="list-style-type: none"> Company website Annual and interim reports Annual general meetings and other shareholders’ meetings
Employees	<ul style="list-style-type: none"> Employees’ compensation and benefits Career development Healthy and safe working environment 	<ul style="list-style-type: none"> Employees’ performance appraisal Regular departmental meetings Questionnaire survey
Other business partners	<ul style="list-style-type: none"> Fair and open procurement Stable business relationship 	<ul style="list-style-type: none"> Daily operations or regular business exchanges Regular meetings Questionnaire survey
Government and regulatory authorities	<ul style="list-style-type: none"> Involvement in communities Business compliance Environmental awareness 	<ul style="list-style-type: none"> Daily operations Regular meetings Cooperation with the government and regulatory authorities in compliance inspections

6. ENVIRONMENTAL

Air Emissions

We aim to enhance our environmental performance across our operations and embed sustainable strategies. The Group is committed to promoting a green environment by introducing environmentally friendly business practices, educating its employees to enhance their awareness on environmental protection and complying with the relevant environmental laws and regulations.

During the Reporting Period, the Group was not aware of any material non-compliance with environmental related laws and regulations that would have a significant impact on the Group, including but not limited to the Air Pollution Control Ordinance, Water Pollution Control Ordinance and Waste Disposal Ordinance of Hong Kong.

Our major emissions were generated from the purchased electricity from retail shops and offices in operation, as well as the unleaded petrol and diesel consumed by our passenger car and forklift. We target to decrease our air emissions year-on-year. To minimize the carbon footprint incurred by our daily operation, we have implemented the below measures to achieve the “green operation”. During the Reporting Period, since the Group has replaced fuel vehicle with electric vehicle, air pollutants and GHG emissions intensity decreased compared with the previous reporting year.

- Install a high-efficiency motor unit when replacing the machine
- Increase the application of natural light
- Lights and unnecessary energy-consuming devices must be turned off when employees leave the office to reduce energy consumption and lower the relevant greenhouse gas (“GHG”) emissions
- Educate employees on the importance of water conservation and reduce unnecessary water waste. When any leaks occur on any equipment, perform maintenance procedures immediately to avoid waste
- Ensure equipment and devices are switched off during downtime and breaks
- Set the temperature of air conditioning in our office within an energy-efficient level from 24°C to 26°C
- Encourage employees to switch off all computers and warehouse/office equipment, electrical appliances and air conditioners when not in use
- Advocate 3R’s concept — “Reduce, Reuse and Recycle”

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

A detailed summary of the Group's air emissions is shown below:

Air pollutants ¹	Unit	FY2023	FY2022
Nitrogen Oxides	Kg	0.22	80.46
Sulphur Oxides	Kg	0.0039	0.17
Particulate Matter	Kg	0.02	2.21

GHG emissions ²	Unit	FY2023	FY2022
Scope I (Direct emissions)	Tonnes of CO ₂ e	28.05	27.29
Mobile combustion	Tonnes of CO ₂ e	28.05	27.29
Scope II (Indirect emissions)	Tonnes of CO ₂ e	603.09	555.032
Electricity purchased	Tonnes of CO ₂ e	603.09	555.032
Total GHG emissions (Scope I, II)	Tonnes of CO ₂ e	631.14	582.322
GHG emissions intensity (Scope I, II)	Tonnes of CO ₂ e/ HKD million revenue	4.10	4.46

Waste Management

We adhere to the 3R's concepts; "Reduce, Reuse and Recycle" to reduce the waste generated across our operations.

Due to our business nature, hazardous waste is not material for the Group and the major non-hazardous wastes are paper waste, ordinary office waste and broken tiles.

In order to reduce the Group's paper consumption, we adopted a range of measures, such as:

- Promote a paperless practice in the office;
- Encourage double-sided printing or photocopying for documents; and
- Use of electronic files.

Moreover, the Group also avoids using single-use paper cups and encourages employees to bring their own cups. We have appointed a third-party contractor to handle our non-recyclable waste from the warehouse and the office, to ensure that all the generated waste is properly handled. We target to decrease our waste generation year-on-year. During the Reporting Period, since the waste reduction awareness of the Group's employees increase, the intensity of non-hazardous waste produced decreased compared to the previous reporting year.

¹ GHG emissions data is presented in terms of carbon dioxide equivalent and is based on, but not limited to, "The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard" issued by the World Resources Institute and the World Business Council for Sustainable Development, "How to prepare an ESG report — Appendix 2: Reporting Guidance on Environmental KPIs" issued by the Stock Exchange, the "Global Warming Potential Values" from the Fifth Assessment Report (AR5) of the Intergovernmental Panel on Climate Change (IPCC) (2014), the Sustainability Report 2022 published by CLP Group and the Sustainability Report 2022 published by HK Electric.

² For the year ended 31 March 2023, the Group recorded a revenue of approximately HK\$153.9 million. This data is also used for calculating other intensity data in this Report.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

A detailed summary of the Group's non-hazardous waste is shown below:

Non-hazardous Waste	Unit	FY2023	FY2022
Total Non-hazardous Waste Produced	Tonnes	63.45	105.75
Intensity of Non-hazardous Wastes Produced	Tonnes/HKD million revenue	0.0019	0.81

Insignificant amount of hazardous waste was produced by the Group during the Reporting Period.

Use of Resources

Through the Group's commitment, resource efficiency and eco-friendly measures across its operations have been embedded. Fuel and electricity are consumed due to the nature of the Group's operations, the Group aims to further reduce the environmental impacts of its activities.

Energy Consumption

To reduce its energy consumption and raise awareness of energy conservation, the Group will encourage the offices and its retail shops to implement energy efficiency measures. In addition, the Group has adopted measures to improve its energy efficiency performance as mentioned in the section "Emissions". We target to decrease our energy consumption year-on-year. During the Reporting Period, since the Group's electricity consumption slightly increased, the Group's energy intensity increased compared to the previous reporting year. We will continue to implement different energy-saving measures to reduce energy consumption and improve employees' energy-saving awareness.

The electricity, petrol and diesel consumptions account for a substantial part of the energy consumption for the Group, as reflected in the energy consumption of the Group shown below:

Energy consumption ⁴	Unit	FY2023	FY2022
Direct	MJ	411,967.38	340,377.38
Petrol (gasoline)	MJ	9,350.22	33,621.38
Diesel	MJ	402,617	306,756
Indirect	MJ	3,717,287.42	2,864,819.23
Electricity purchased	MJ	3,717,287.42	2,864,819.23
Total energy consumption	MJ	4,129,254.80	3,205,196.61
Energy intensity	kWh/HKD million revenue	7,452.99	6,814

Water Consumption

Only tap water provided by the Water Supplies Department is used and no issue of sourcing water has been encountered. However, we understand water is a precious resource and we encourage our staff to save portable water. We target to decrease our water consumption year-on-year. During the Report Period, the water consumption decreased compared to the previous reporting year.

The wastewater generated by the Group was mostly from the operation of our offices and retail shops. Therefore, we do not have significant wastewater generated during the Reporting Period. Municipal wastewater was directly discharged into the municipal sewer line.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

A detailed summary of the Group's water consumption is shown below:

Water Consumption	Unit	FY2023	FY2022
Total water consumption	m ³	355.00	453.28
Water intensity	m ³ /HKD million revenue	2.31	3.47

Packaging Material Consumption

Due to the nature of our operations, plastics wraps and non-woven bags were used. To protect our environment, we are looking for methods to reduce our packing material consumption as well as any alternative materials beyond plastics.

A detailed summary of the Group's packaging material consumption is shown below:

Packaging material consumption	Unit	FY2023	FY2022
Total packaging material consumption	Tonnes	0.84	1.8
Packaging material intensity	Tonnes/HKD million revenue	0.0055	0.011

During the Reporting Period, the packaging material intensity decreased compared to the previous reporting year.

The Environment and Natural Resources

We recognize that the protection of the environment is a common responsibility, as a responsible listed company in Hong Kong, we strive to sustain the earth in an eco-friendly way to operate our business.

We have not identified any specific regulatory requirements related to environmental protection beyond the above sections that have significant risks to the Group and we consider that our operation does not cause any significant impact to the environment and natural resources during the Reporting Period. However, we still prioritize environmental issues in our business and recognise the future risks associated from climate changes and other relevant issues. Therefore, we monitor this topic and are ready for any change of climate-related regulations.

During the Reporting Period, the Group was not subject to administrative sanctions or penalties for violating environmental laws or regulations that would have a significant impact on the Group.

Climate Change

Climate change is a prevalent issue for companies across all sectors and geographical regions. The Group understands the importance of internal control and risk management. A structured internal control and risk management system is closely related to the sustainable development of an enterprise. Therefore, the Board continues to monitor our internal control system, risk assessment and risk management system, so as to identify climate change risks and opportunities to enhance the Group's resilience. Climate risks can be categorised into physical and transition climate risks.

Physical Climate Risks

Physical climate risks come in the form of extreme weather conditions in greater frequency and intensity, as well as rise in sea level. Extreme weather (e.g. more frequent and intense typhoons) and changes in climate patterns (e.g. higher humidity) can cause damage to our physical retail locations.

Transition Climate Risks

Transition climate risks are the evolution of the regulatory, technological and market landscape due to climate change action. More stringent policy risks, such as an increase in emissions regulations may impact the Group's operations and its supply chain.

7. SOCIAL

Employment

The Group adheres to the "people-centric" principle and has developed policies and procedures that align with the applicable employment laws and regulations in Hong Kong. The internal policies are regularly reviewed by our Human Resources Department. During the Reporting Period, the Group was not aware of any material non-compliance with employment related laws and regulations that would have a significant impact on the Group, including but not limited to the Employment Ordinance, Sex Discrimination Ordinance, and Employees' Compensation Ordinance of the laws of Hong Kong.

As we strive to build an inclusive and diverse working environment, any form of harassment and discrimination is not tolerated by the Group. We respect our employees and treat them equally. We recruit talents based on their working experience, qualifications and knowledge, regardless of factors such as skin colour, age, gender, sexual orientation, gender identity, nationality, etc.

We provide a competitive remuneration package to our employees. Besides all rest days and statutory holidays as stated in local laws and regulations, employees are entitled to have paid annual leaves, maternity leaves, paternity leaves, marriage leaves and festivals early leaves.

Benefits such as medical benefits, MPF scheme and other benefits subject to the Group's human resource policies, such as birthday leave with a cash gift and celebration activities such as Christmas party for the festival are provided by the Group.

The Group has a clear promotion ladder for the employees. Promotion and salary increments are based on the results of regular performance appraisals. Furthermore, our shop staff, who are under managerial grade, undergo a monthly and quarterly performance appraisal based on standard performance criteria. Performance bonus, salary increment and promotion are determined with reference to the results of the staff appraisal. Staff dismissals are in accordance with the Employment Ordinance, as well as the requirements stipulated in the employment contracts.

During the Reporting Period, the Group was not subjected to any major administrative sanction or punishment due to violation of any employment laws or regulations.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

As of 31 March 2023, the Group had a total of 65 (2022: 61) employees. The employment breakdown is as below:

Workforce	Unit	FY2023	FY2022
Total	Persons	65	61
Male (By Gender)	Persons	39	40
Female (By Gender)	Persons	26	21
Full-time (By employment type)	Persons	55	58
Part-time (By employment type)	Persons	10	3
< 30 (By age group)	Persons	9	15
30–39 (By age group)	Persons	15	9
40–49 (By age group)	Persons	28	19
50–59 (By age group)	Persons	13	18
>60 (By age group)	Persons	0	0
Board (By employee category)	Persons	2	5
Management (By employee category)	Persons	5	5
Senior (By employee category)	Persons	10	7
Junior (By employee category)	Persons	48	44
Hong Kong (By region)	Persons	65	61

A detailed summary of the Group's employee turnover is shown below:

Turnover Rate	Unit	FY2023	FY2022
Overall	%	33.60	34.78
Male (By Gender)	%	37.04	39.47
Female (By Gender)	%	27.27	25.64
<30 (By age group)	%	83.33	0
30–39 (By age group)	%	62.07	2.00
40–49 (By age group)	%	13.79	5.26
50–59 (By age group)	%	23.08	0
>60 (By age group)	%	0	0
Hong Kong (By region)	%	33.60	34.78

The calculation of turnover rate is shown as below:

$$\text{Turnover rate} = \frac{L}{E} * 100\%$$

L = number of employees leaving employment during the Reporting Period
E = (Number of employees at the beginning of the Reporting Period + Number of employees at the end of the Reporting Period)/2

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

A detailed summary of the Group's Board members is shown below:

Number of Board members	Unit	FY2023	FY2022
Total	Persons	5	5
Male (By Gender)	Persons	4	4
Female (By Gender)	Persons	1	1
<30 (By age group)	Persons	0	0
30–39 (By age group)	Persons	0	0
40–49 (By age group)	Persons	0	0
50–59 (By age group)	Persons	3	4
≥60 (By age group)	Persons	2	1
Master or above (By education)	Persons	3	3
Bachelor (By education)	Persons	2	2

Health and Safety

We are committed to providing a comfortable, safe and healthy environment in our office, retail shops and warehouses for all of our employees.

In line with the Occupational Safety and Health Ordinance, working in a safe and healthy environment is a promise we make to our employees. To provide our employees with a safe and healthy working environment, our staff handbook for the operation and warehouse staff contains work safety rules, such as emergency and evacuation procedures upon a breakout of fire, an electrical outage or flooding in our retail shops.

During the Reporting Period, the Group was not aware of any material non-compliance with health and safety-related laws and regulations that would have a significant impact on the Group, including but not limited to the Occupational Safety and Health Ordinance of Hong Kong. Moreover, the Group did not identify any significant fines or non-monetary sanctions for non-compliance with the protection of employees and provision of safe working environment. There were no work-related fatality cases reported during the Reporting Period and in each of the past three years. There was one work injury case with 129 lost days (2022: 18) due to work injury during the Reporting Period.

To combat the coronavirus pandemic, we adopted a series of measures to protect our employees and customers. We put notices on our stores to remind customers to wear face masks when they enter our shops. In addition, we provide hand sanitizers at the entrance for our employees and visitors and check the body temperature of any individual that is visiting our offices and retail shops.

Development and Training

We encourage our staff members to receive trainings so as to improve their efficiency and productivity. Our employees are welcome to join internal and external training courses as we support our employees in their quest for self-improvement and equipping themselves with new skills. As such, the Group provides training to all employees as to strengthen their product knowledge and enhance their familiarity with the industry.

We provide on-the-job training to new members to educate them with our internal rules and precautions at work as to ensure they pick up the required skills swiftly. Through the trainings, we aim to foster a sense of work safety within our staff members and to enhance their ability at work.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

A detailed summary of the Group's training and development activities is shown below:

Percentage of employees trained	Unit	FY2023	FY2022
Overall	%	23.26	63.93
Male (By gender)	%	24.1	82.05
Female (By gender)	%	21.88	17.95
Board (By employee category)	%	40.00	0
Management (By employee category)	%	28.57	7.69
Senior (By employee category)	%	18.18	12.82
Junior (By employee category)	%	22.22	79.49

Average training hour	Unit	FY2023	FY2022
Overall	hours per employee	41.86	0.1
Male (By gender)	hours per employee	43.33	0.08
Female (By gender)	hours per employee	39.375	0.14
Board (By employee category)	hours per employee	72.00	0
Management (By employee category)	hours per employee	51.43	0.2
Senior (By employee category)	hours per employee	32.73	0.29
Junior (By employee category)	hours per employee	40.00	0.07

The calculation of percentage of employees trained is shown as below:

$$\text{Percentage of employees trained} = \frac{L}{E} * 100\%$$

L = Number of employees trained during the Reporting Period
 E = Number of employees during the Reporting Period

The calculation of average training hour is shown as below:

$$\text{Average training hour} = \frac{L}{E}$$

L = Total number of training hours during the Reporting Period
 E = Number of employees during the Reporting Period

Labour Standards

The Group strictly prohibits any recruitment of child and forced labour in its business. To mitigate the risk of hiring child labour, all new recruits are subject to a set of review procedures, from interview to identity checking. We have complied with laws and regulations relating to minimum age and wages of employment, such as the Minimum Wage Ordinance (Cap. 608). In the event that child and/or forced labour is discovered, the Human Resources Department shall remedy the situation and conduct a root-cause analysis to prevent re-occurrence.

We uphold that:

- Forced behaviour shall be prohibited;
- No employee shall be induced to work for the Group by fraudulent means; and
- None of the employees' interest shall be obtained or none of the employees shall be forced to work through punishments or coercion.

8. OPERATING PRACTICES

Supply Chain Management

The quality control of the imported tiles and bathroom fixtures from our suppliers is vitally important due to the nature of our business. To maintain a high-level of monitoring, a set of policies and procedures have been embedded across our supply chain management.

In order to select reliable and quality suppliers, we evaluate them with various criteria, such as:

- Reputation in the industry;
- Product quality; and
- The standards they obtained.

Under our rigorous assessment, most of our tile suppliers surpass the basic requirements such as CE mark³, indicating that they met the requirements of the European Economic Area (EEA), and possess the ISO 9001 certification on quality management system and ISO 10545 certification on standards and quality of tiles.

We also take our suppliers' sustainability performance into account, as such, the products' environmental friendliness is one of our concerns when choosing the suitable suppliers. Therefore, most of our suppliers have obtained environmental certifications, such as Ecolabel⁴ which recognizes products that have less environmental impact throughout their life cycle, and LEED⁵ certifications for the production premises, as well as ISO 14001 on environmental management system standards, etc. We demonstrate our care to the environment by embedding these concepts across our business practices.

A detailed summary of the Group's suppliers is shown below:

Number of suppliers	Unit	FY2023	FY2022
Total	Suppliers	81	76
China (By region)	Suppliers	1	6
Hong Kong (By region)	Suppliers	41	15
Europe (By region)	Suppliers	38	53
Others (By region)	Suppliers	1	2

³ A conformity marking for products sold in the European Union. It states that the products are assessed before placed on the market and meets the European Union safety, health and environmental protection requirements.

⁴ EU Ecolabel, a voluntary labelling system which is recognised throughout Europe that helps customers to identify products and services that have a reduced environmental impact throughout their life cycle, from the extraction of raw material through to production, use and disposal.

⁵ Leadership in Energy and Environmental Design, a set of standards introduced by the U.S. Green Building Council for environmentally sustainable construction.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Product Responsibility

As the major business of the Group is retailing and supplying of overseas manufactured tiles, no production process is involved in the business. As the largest player in the overseas manufactured tile retailing industry, we are devoted to ensuring and providing premium products to our customers.

To guarantee the product quality, our quality control team will check the products against specifications as set out in relevant purchase orders placed upon the arrival of products at our warehouse. Our team will also perform visual inspections to verify the quality of the products packed in individual cartons. In case of any apparent defects discovered, we will immediately contact the relevant suppliers and reach a mutually agreed mechanism for returning or exchanging the products concerned.

Before we deliver our products to the customers, our quality control team will conduct a sample checking procedure on the products by scanning them. Although we do not provide warranties for the products sold, we generally accept the return or exchange of the unused and untainted purchase for our retail customers given that defects are discovered upon or after delivery within a reasonable period, say within two weeks of delivery.

In a bid to safeguard the information in relation to operations and business activities of the Group and our business association, we have established a rigorous data privacy policy in the staff handbook that states all proprietary, confidential or generally undisclosed information will be handled with security control and proper procedures.

The Group also pays close attention to defending and protecting our intellectual property rights. Some trademarks and domain names of the Group have been registered in Hong Kong and China.

During the Reporting Period, the Group has complied with relevant laws and regulations on product safety, health and advertising, including but not limited to Sale of Goods Ordinance, Trade Descriptions Ordinance, and Consumer Goods Safety Ordinance. There were no products sold or shipped subsequently subject to recalls for safety and health reasons. Additionally, the Group received no complaints in regard to the product quality.

Anti-corruption

We strictly adhere to business ethics and integrity and comply with requirements of the statutory laws, rules and regulations, such as the Prevention of Bribery Ordinance. We are dedicated to stipulating an anti-corruption and transparent environment across our business operations.

A whistle-blowing channel has been launched to allow employees to report any irregularities in regard to fraud and bribery. Furthermore, our accounting staff will check any payments that are not incurred in the ordinary course of sales transactions to prevent bribery from third-parties. We conduct anti-corruption training related to topics such as bribery practices. During the Reporting Period, 1 Director and 5 staff of the Group have received anti-corruption training.

During the Reporting Period, there were no legal cases regarding corruption brought against the Group and its employees. There were also no whistle-blowing reports received.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

9. COMMUNITY

Community Investment

The Group cares not only for its business operations, but also for the wider community. Over years, the Group has been supporting the community and the industry in various aspects like charity, environmental protection, health, with the aim to assist the people in need. As we would like to cultivate a harmonious relationship with the community, we encourage our employees to participate in voluntary works in local community and pass their love on.

During the Reporting Period, the Group donated HK\$630,000 to support activities on health, sports and social welfare. The following is the details of contribution.

Focus Areas of Contribution	Amount Donated
Health	HK\$598,000
Sports	HK\$22,000
Social welfare	HK\$10,000

10. HKEx ESG REPORTING GUIDE INDEX

Aspect	KPI	Description	Statement/Section
Subject Area (A) Environment			
A1: Emissions			
A1	General disclosures	Information on: (a) the policies; and (b) compliance	Our Environment
	KPI A1.1	The types of emissions and respective emissions data	Air Emissions
	KPI A1.2	Direct (Scope 1) and energy indirect (Scope 2) greenhouse gas emissions (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Air Emissions
	KPI A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Waste Management
	KPI A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity (e.g. per unit of production volume, per facility).	Air Emissions, Waste Management
	KPI A1.5	Description of emissions target(s) set and steps taken to achieve them.	Air Emissions
	KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, and a description of reduction target(s) set and steps taken to achieve them.	Waste Management

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Aspect	KPI	Description	Statement/Section
A2: Use of Resources			
A2	General disclosures	Policies	Our Environment
	KPI A2.1	Direct and/or indirect energy consumption by type (e.g. electricity, gas or oil) in total (kWh in '000s) and intensity (e.g. per unit of production volume, per facility).	Energy Consumption
	KPI A2.2	Water consumption in total and intensity (e.g. per unit of production volume, per facility).	Water Consumption
	KPI A2.3	Description of energy use efficiency target(s) set and steps taken to achieve them.	Energy Consumption
	KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency target(s) set and steps taken to achieve them.	Water Consumption
	KPI A2.5	Total packaging material used for finished products (in tonnes) and, if applicable, with reference to per unit produced.	Packaging Material Consumption
A3: The Environment and the Natural Resources			
	General disclosures	Policies	The Environment and Natural Resources
	KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	The Environment and Natural Resources
A4: Climate Change			
	General Disclosures	Policies	Climate Change
	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.	Climate Change

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Aspect	KPI	Description	Statement/Section
Subject Area (B) Social			
B1: Employment and Labour Practices			
B1	General disclosures	Information on: (a) the policies; and (b) compliance	Employment
	KPI B1.1	Total workforce by gender, employment type (for example, full- or part-time), age group and geographical region.	Employment
	KPI B1.2	Employee turnover rate by gender, age group and geographical region.	Employment
B2: Health and Safety			
B2	General disclosures	Information on: (a) the policies; and (b) compliance	Health and Safety
	KPI B2.1	Number and rate of work-related fatalities occurred in each of the past three years including the reporting year.	Health and Safety
	KPI B2.2	Lost days due to work injury	Health and Safety
	KPI B2.3	Description of occupational health and safety measures adopted, and how they are implemented and monitored.	Health and Safety
B3: Development and Training			
B3	General disclosures	Policies	Development and Training
	KPI B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	Development and Training
	KPI B3.2	The average training hours completed per employee by gender and employee category.	Development and Training

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Aspect	KPI	Description	Statement/Section
B4: Labour Standards			
B4	General disclosures	Information on: (a) the policies; and (b) compliance	Labour Standards
	KPI B4.1	Description of measures to review employment practices to avoid child and forced labour.	Labour Standards
	KPI B4.2	Description of steps taken to eliminate such practices when discovered.	Labour Standards
Operating Practices			
B5: Supply Chain Management			
B5	General disclosures	Policies	Supply Chain Management
	KPI B5.1	Number of suppliers by geographical region.	Supply Chain Management
	KPI B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	Supply Chain Management
	KPI B5.3	Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	Supply Chain Management
	KPI B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	Supply Chain Management

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Aspect	KPI	Description	Statement/Section
B6: Product Responsibility			
B6	General Disclosures	Information on: (a) the policies; and (b) compliance	Product Responsibility
	KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Product Responsibility
	KPI B6.2	Number of products and service- related complaints received and how they are dealt with.	Product Responsibility
	KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	Product Responsibility
	KPI B6.4	Description of quality assurance process and recall procedures.	Product Responsibility
	KPI B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored.	Product Responsibility
B7: Anti-Corruption			
B7	General Disclosures	Information on: (a) the policies; and (b) compliance	Anti-corruption
	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 cases.	Anti-corruption
	KPI B7.2	Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	Anti-corruption
	KPI B7.3	Description of anti-corruption training provided to directors and staff.	Anti-corruption
B8: Community			
B8	General disclosures	Policies	Community Investment
	KPI B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	Community Investment
	KPI B8.2	Resources contributed (e.g. money or time) to the focus area.	Community Investment

REPORT OF THE DIRECTORS

The Board is pleased to present the annual report together with the audited consolidated financial statements (the “Financial Statements”) of the Company for the year ended 31 March 2023 (the “Year”).

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of its principal subsidiaries are set out in Note 39 to the Financial Statements of this annual report. During the Year, the Group was principally engaged in the retailing and supplying of overseas manufactured tiles and bathroom fixtures in Hong Kong and Macau.

An analysis of the Group’s results for the Year by segments is set out in Note 7 to the Financial Statements of this annual report.

BUSINESS REVIEW

The business review of the Group for the Year, including a discussion of the principal risks and uncertainties facing the Group and an indication of likely future developments in the business of the Group, is set out in the section headed “Management Discussion and Analysis” on pages 5 to 9 of this annual report. These discussion and analysis form part of this Report of the Directors.

RESULTS AND APPROPRIATIONS

The Group’s results for the Year are set out in the consolidated statement of profit or loss and other comprehensive income on page 64 of this annual report.

DIVIDEND

The Directors do not recommend any payment of dividend for the Year.

SUMMARY OF FINANCIAL INFORMATION

The summary of the results, assets and liabilities of the Group for the last five financial years is set out on page 124 of this annual report.

PROPERTY, PLANT AND EQUIPMENT

Details of the movements in the property, plant and equipment of the Group are set out in Note 15 to the Financial Statements of this annual report.

SHARE CAPITAL

The Company’s issued share capital as at 31 March 2023 was 240,000,000 ordinary shares of HK\$0.1 each.

Details of movements of the share capital of the Company during the Year are set out in Note 29 to the Financial Statements of this annual report.

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Articles or the laws of the Cayman Islands which would oblige the Company to offer new Shares on a pro-rata basis to existing Shareholders.

CHARITABLE DONATIONS

The Group made charitable donations of approximately HK\$630,000 during the year ended 31 March 2023 (2022: Nil).

REPORT OF THE DIRECTORS

RESERVES

Details of the movements in the reserves of the Company and the Group during the Year are set out in Note 38(a) to the Financial Statements and the consolidated statement of changes in equity of this annual report, respectively.

DISTRIBUTABLE RESERVES

As at 31 March 2023, the Company's reserves available for distribution as calculated in accordance with the Articles and the Companies Law Cap. 22 of Cayman Islands, was approximately HK\$51.4 million inclusive of share premium and accumulated losses.

MAJOR CUSTOMERS AND SUPPLIERS

The major customers of the Group include some of the major project customers in Hong Kong and distributors in the PRC. Many of the Group's five largest customers and suppliers have established long term business relationship with the Group. The Directors believe that such long-term relationships represent confidence and trust from business partners and acknowledgement of the Group's ability.

The Group recognises the importance of maintaining good relationships with customers and suppliers to achieve its long-term business growth and development. Accordingly, the Group has kept good communications and shared business updates with business partners when appropriate.

For each of the years ended 31 March 2023 and 2022, the Group's five largest customers in aggregate accounted for less than 33.5% of the Group's total revenue of the respective years.

For the year ended 31 March 2023, the Group's five largest suppliers in aggregate accounted for approximately 28.6% (2022: approximately 54.2%) of the Group's total purchases. The largest supplier accounted for approximately 9.8% (2022: approximately 33.4%) of the Group's total purchases.

To the best of the knowledge of the Directors, none of the Directors, their close associates nor any shareholder (which to the knowledge of the Directors owns more than 5% of the Company's share capital) had an interest in these major customers and suppliers.

DIRECTORS

The Directors during the year ended 31 March 2023 and up to the date of this annual report were as follows:

Executive Directors

Mr. Simon Tso
Ms. Tsui To Fei

Independent non-executive Directors

Mr. Ng Wang To
Mr. Woo King Hang
Mr. Hui Chun Tak

Mr. Ng Wang To will not offer himself for re-election, and will retire from office as a Director upon the conclusion of the forthcoming AGM. In accordance with Article 84(2) of the Articles of Association, Ms. Tsui To Fei shall retire by rotation at the forthcoming AGM, and being eligible, would offer herself for re-election at the forthcoming AGM.

REPORT OF THE DIRECTORS

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

The biographical details of the Directors and Senior Management of the Company are disclosed in the section headed “Biographical Details of Directors and Senior Management” on pages 10 to 13 in this annual report.

DIRECTORS’ SERVICE CONTRACTS

Each of our executive Directors has entered into a service contract with our Company for a term of three years, which may be terminated by not less than three months’ notice in writing served by either party on the other. Each of our INEDs has entered into a letter of appointment with our Company for a term of one year, which may be terminated by not less than one month’s notice in writing served by either party on the other. None of the Directors has entered into a service contract with the Company which is not determinable by the Company within one year without payment of compensation (other than statutory compensation).

DIRECTORS’ INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS OF SIGNIFICANCE

Save for the related party transactions disclosed in Note 32 to the Financial Statements of this annual report, no transactions, arrangements or contract of significance to which the Company or any of its subsidiaries, holding company or fellow subsidiaries was a party and in which a Director had a material interest directly or indirectly subsisting at 31 March 2023 or at any time during the Year.

MANAGEMENT CONTRACTS

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

CONTROLLING SHAREHOLDERS’ INTEREST IN CONTRACT OF SIGNIFICANCE

Save as disclosed in the section headed “Connected Transaction” below, there was no contract of significance between the Company or any of its subsidiaries and a controlling shareholder or any of its subsidiaries for the Year.

REMUNERATION OF THE DIRECTORS, SENIOR MANAGEMENT AND THE FIVE HIGHEST PAID INDIVIDUALS

Details of the remuneration of the Directors and the five highest paid individuals in the Group are set out in Note 8 to the Financial Statements of this annual report.

The emoluments paid or payable to the Senior Management of the Group who are not Directors were within the following bands:

	Year ended 31 March	
	2023	2022
	Number of individuals	Number of individuals
Nil to HK\$1,000,000	3	2
HK\$1,000,001 to HK\$1,500,000	0	1

REPORT OF THE DIRECTORS

PERMITTED INDEMNITY PROVISION

Pursuant to the Articles, the Directors, managing Directors, alternate Directors, auditor, secretary and other officers for the time being of the Company shall be indemnified and secured harmless out of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them shall or may incur or sustain by or about the execution of their duty in their offices or in relation thereto.

The Company has taken out and maintained directors' liability insurance which provides appropriate cover for the Directors and directors of the subsidiaries of the Group.

EMOLUMENT POLICY

The Remuneration Committee is set up for reviewing the Group's emolument policy and structure for all remuneration of the Directors and the Senior Management, having regard to the Group's operating results, individual performance and comparable market practices. The remuneration of the Directors and the Senior Management are determined with reference to the economic situation, the market conditions, the responsibilities and duties assumed by each Director and each member of the Senior Management as well as their individual performance.

The Company has adopted a share option scheme as incentive to the Directors and eligible employees, details of which are set out in the section headed "Share Option Scheme" below.

PENSION SCHEMES

Details of the Group's pension schemes for the Year are set out in Note 31 to the Financial Statements of this annual report.

DIRECTORS' INTERESTS IN COMPETING BUSINESSES

For the year ended 31 March 2023 and up to the date of this report, each of the Directors, the controlling shareholders of the Company and their respective close associates (as defined in the Listing Rules) has confirmed that none of them had any business or interest in any company that competes or may compete with the business of the Group and any other conflict of interest which any such person has or may have with the Group.

NON-COMPETITION UNDERTAKING

In order to protect the Group's interest in its business activities, the Controlling Shareholders (collectively, the "Covenantors") entered into the Deed of Non-Competition on 20 September 2018. Under the terms of the Deed of Non-Competition, each of the Covenantors, among others, has irrevocably and unconditionally undertaken to the Company (for itself and for the benefit of each of its subsidiaries for the time being) that with effect from the date of listing of the Company on the Stock Exchange and for so long as he/it remains as a Controlling Shareholder of the Company or during the period when the Shares remain listed on the Stock Exchange, except for transactions contemplated under agreements (if any) entered or to be entered into with the Group, that he/it will not, and will procure his/its associates (other than the Group) not to compete directly or indirectly with the businesses of the Group.

REPORT OF THE DIRECTORS

Each of the Covenantors further undertakes that if he/it or his/its close associates other than any member of the Group is offered or becomes aware of any business opportunity which may compete with any business opportunity of the Group, he/it shall procure that his/its close associates to promptly notify the Group in writing with such required information to enable the Group to evaluate the merits of the relevant business opportunity and the Group shall have a right of first refusal to take up such opportunity. The parties shall then negotiate in good faith with respect to a collaboration for such new business.

The Group shall, within 30 days after receipt of the written notice (or such longer period if the Group is required to complete any approval procedures as set out under the Listing Rules from time to time), notify the Covenantor(s) whether the Group will exercise the right of first refusal. The Group shall only exercise the right of first refusal upon the approval of all INEDs who do not have any interest in such opportunity. The relevant Covenantor(s) and the other conflicting Directors (if any) shall abstain from participating in and voting at and shall not be counted as quorum at all meetings of the Board where there is a conflict of interest or potential conflict of interest including but not limited to the relevant meeting of the INEDs for considering whether or not to exercise the right of first refusal.

Details of the Deed of Non-Competition have been set out in the section headed “Relationship with the Controlling Shareholders” of the Prospectus. The Company has received a written confirmation from each of the Covenantors in respect of its/his compliance with the terms of the Deed of Non-Competition during the Year and up to the date of this annual report.

All the INEDs are delegated with the authority to review the Deed of Non-Competition. The INEDs had reviewed the status of compliance and the confirmation provided by the Controlling Shareholders, and on the basis of such confirmation are of the view that the Controlling Shareholders have complied with the Deed of Non-Competition and the non-competition undertakings have been enforced by the Company in accordance with its terms.

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

Neither the Company nor any of its subsidiaries had purchased or sold any of the Company's listed securities during the Year.

The Company did not redeem any of its listed securities during the Year.

ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

Apart from the sections headed “Disclosure of Interests” and “Share Option Scheme” below, at no time during the Year were rights to acquire benefits by means of the acquisition of Shares in or debentures of the Company granted to any of its Directors or their respective associates nor was the Company and any of its subsidiaries a party to any arrangement to enable the Directors or their respective associates to acquire such rights in any other body corporate.

EQUITY-LINKED AGREEMENT

Save as disclosed in the section headed “Share Option Scheme” below, no equity-linked agreements were entered into during the Year or subsisted at the end of the Year.

REPORT OF THE DIRECTORS

ENVIRONMENTAL POLICIES AND PERFORMANCE

The Group is devoted to promoting and maintaining the environmental and social sustainable development of the regions where it operates. As a responsible enterprise, the Group strives to comply with all the relevant laws and regulations in terms of the environmentally friendliness, health and safety, adopts effective measures, conserves energy and reduces waste. A report on environmental, social and governance matters is published as part of this report.

COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS

The Group recognises the importance of compliance with legal and regulatory requirements and the risk of non-compliance with such requirements. The Group conducts on-going reviews of newly enacted/revised laws and regulations affecting its operations. The Company is not aware of any non-compliance in any material respect with the relevant laws and regulations that have a significant impact on the business and operation of the Group during the Year.

RELATIONSHIP WITH EMPLOYEES, SUPPLIERS, CUSTOMERS AND OTHER KEY STAKEHOLDERS

The Group understands that the success of the Group's business depends on the support from its key stakeholders, including employees, customers, suppliers, banks, regulators and shareholders. The Group will continue to ensure effective communication and maintain good relationship with each of its key stakeholders.

AUDIT COMMITTEE

The Audit Committee together with the management have reviewed the accounting standards and practices adopted by the Group and discussed auditing, internal controls and financial reporting matters in connection with the preparation of the audited consolidated financial statements of the Group for the Year.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, the Directors confirmed that, the Company has maintained the prescribed public float under the Listing Rules as at the latest practicable date prior to the issue of this annual report.

CONFIRMATION OF INDEPENDENCE

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

AUDITOR

The Financial Statements for the Year have been audited by Mazars, who will retire, and being eligible, offers itself for re-appointment at the forthcoming AGM. A resolution for its re-appointment as auditor of the Company will be proposed at the forthcoming AGM.

REPORT OF THE DIRECTORS

SHARE OPTION SCHEME

The Company has adopted a share option scheme on 20 September 2018 (the “Share Option Scheme”). The terms of the Share Option Scheme are in accordance with the provisions of Chapter 17 of the Listing Rules.

The primary purpose of the Share Option Scheme is to provide incentives to Directors, employees, and any advisers, consultants, agents, suppliers, customers, distributors and such other persons who in the sole opinion of the Board will contribute or have contributed to the Group (the “Eligible Participants”), the Eligible Participants may, at the discretion of the Board, be granted options (the “Options”) to subscribe for shares in the Company at a price determined by the Directors, but shall not be less than the highest of (i) the closing price of the Shares as stated in the Stock Exchange’s daily quotation sheet on the date of the offer of grant, which must be a trading day, (ii) the average closing price of the Shares as stated in the Stock Exchange’s daily quotation sheet for the five trading days immediately preceding the date of the offer of grant; and (iii) the nominal value of the Shares on the date of grant of the option.

Without prior approval from the Shareholders, the total number of Shares in respect of which options may be granted under the Share Option Scheme and any other share option scheme of the Company shall not in aggregate exceed 10% of the Shares of the Company as at the date of the listing of the Company’s Shares on the Stock Exchange (i.e. 24,000,000 Shares, which represents 10% of the Shares as at 31 March 2023). The number of Shares in respect of which Options may be granted to any individual in any one year is not permitted to exceed 1% of the Shares of the Company in issue at any point in time.

Pursuant to the Share Option Scheme, HK\$1 is payable by the grantee to the Company on acceptance of the Option on or before the relevant acceptance date set out in the offer letter.

An Option may be exercised in accordance with the terms of the Share Option Scheme at any time after the date upon which the Option is deemed to be granted and accepted and prior to the expiry of 10 years from that date. The period during which an Option may be exercised will be determined by the Board in its absolute discretion, save that no Option may be exercised more than 10 years after it has been granted. No Option may be granted more than 10 years after the date of approval of the Share Option Scheme. Subject to earlier termination by the Company in general meeting or by the Board, the Share Option Scheme shall be valid and effective for a period of 10 years from the date of its adoption (i.e. 20 September 2018).

Pursuant to the Scheme, on 29 September 2022, the Company granted the options to subscribe for an aggregate of 4,800,000 Shares to the executive Directors at an exercise price of HK\$0.300 per Share. For the year ended 31 March 2023, no share options were exercised. As at 31 March 2023, the maximum number of Shares which might be issued upon exercise of all outstanding options granted under the Scheme was 4,800,000 Shares, representing 2% of the Company’s issued share capital as at 31 March 2023.

REPORT OF THE DIRECTORS

DISCLOSURE OF INTERESTS

A. Directors' and Chief Executive's Interests and Short Positions in Shares, Underlying Shares and Debentures of the Company or its Associated Corporation

As at 31 March 2023, the interests and short positions of the Directors and the chief executive of the Company and their associates in the Shares, underlying shares and debentures of the Company or its associated corporation (within the meaning of Part XV of the SFO) which have been notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 to the Listing Rules were as follows:

Long Position in the Shares

Name of Director	Capacity/Nature	Number of Shares held	Number of underlying shares held under equity derivatives	Percentage of the issued share capital of the Company
Mr. Simon Tso	Beneficiary of a trust	150,000,000 ⁽¹⁾	–	62.5%
	Interest of controlled corporation	5,760,000 ⁽²⁾	–	2.40%
	Beneficial owner	1,360,000 ⁽³⁾	2,400,000 ⁽³⁾	1.57%
	Interest of a spouse	–	2,400,000 ⁽⁴⁾	1.00%
Ms. Tsui To Fei	Interest of controlled corporation	5,760,000 ⁽²⁾	–	2.40%
	Beneficial owner	–	2,400,000	1.00%
	Interest of a spouse	151,360,000 ⁽⁵⁾	2,400,000 ⁽⁵⁾	64.07%

Notes:

1. RB Power Limited ("RB Power") is wholly owned by RB Management Holding Limited ("RB Management"), the holding vehicle incorporated in the BVI used by TMF (Cayman) Ltd., the trustee of a discretionary trust established by Mr. Tso (as the settlor) with Mr. Tso being one of the beneficiaries. By virtue of the SFO, Mr. Tso is deemed to be interested in the Shares held by RB Power.
2. The shares are held by Cyber Building Limited, a company owned as to 50/50 by Mr. Tso and Ms. Tsui. By virtue of the SFO, both Mr. Tso and Ms. Tsui are deemed to be interested in the shares held by Cyber Building Limited.
3. Mr. Tso personally holds 1,360,000 Shares and 2,400,000 Share options of the Company.
4. These are the Share options held by Mr. Tso's spouse, Ms. Tsui.
5. Under Part XV of the SFO, Ms. Tsui is deemed to be interested in the same number of Shares and Share options in which Mr. Tso is interested.

Save as disclosed above, as at 31 March 2023, none of the Directors or chief executive of the Company nor their associates had any interests or short positions in the Shares, underlying Shares or debentures of the Company or its associated corporations, which had to be notified to the Company and the Stock Exchange under the SFO or pursuant to Section 352 of the SFO, to be entered in the register referred to therein or which were required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange.

REPORT OF THE DIRECTORS

B. Substantial Shareholders' and Other Persons' Interests and Short Positions in Shares and Underlying Shares of the Company

As at 31 March 2023, the interest and short positions of the persons (other than the Directors or chief executive of the Company) in the Shares and underlying Shares of the Company which were notified to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO or required to be recorded in the register required to be kept by the Company under section 336 of the SFO were as follows:

Long Position in the Shares

Name of Shareholder	Capacity/Nature	Number of Shares held	Percentage of the issued share capital of the Company
TMF (Cayman) Ltd.	Trustee of a trust	150,000,000 ^(Note)	62.5%
RB Management	Interest of a controlled corporation	150,000,000 ^(Note)	62.5%
RB Power	Beneficial owner	150,000,000 ^(Note)	62.5%

Note: RB Power (Mr. Tso & Ms. Tsui being its directors) is wholly owned by RB Management, the holding vehicle incorporated in the BVI used by TMF (Cayman) Ltd., the trustee of the Family Trust, which is a discretionary trust established by Mr. Tso (as the settlor) with Mr. Tso and Mr. Tso's family members as beneficiaries. By virtue of the SFO, each of TMF (Cayman) Ltd. and RB Management is deemed to be interested in the Shares held by RB Power.

Save as disclosed above, as at 31 March 2023, the Directors were not aware of any corporation which/person (other than a Director or the chief executive of the Company) who had interest or short position in the Shares or underlying Shares which were recorded in the register required to be kept under Section 336 of the SFO.

RELATED PARTY TRANSACTIONS AND CONNECTED TRANSACTIONS

Other than the related party transactions disclosed in Note 32 to the Financial Statements, no transactions, arrangements, 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 a Director or his/her connected entity had a material interest, whether directly or indirectly, were entered into or subsisted at the end of the Year or at any time during the Year.

Details of the significant related party transactions undertaken in the ordinary course of business are provided under Note 32 to the Financial Statements of this annual report. The related party transactions which constitute continuing connected transactions as defined in Chapter 14A of the Listing Rules are summarised below.

On 29 June 2021, Regent Building Limited (as tenant), an indirect wholly owned subsidiary of the Company entered into two renewal tenancy agreements (the "Renewal Tenancy Agreements") with Cyber Building Limited ("Cyber Building") (as landlord) in relation to the leases of a warehouse and a retail shop (the "Properties") to the Group. The lease terms of the premises under the Renewal Tenancy Agreements are both for 2 years from 1 April 2021 to 31 March 2023. On 29 March 2023, Regent Building Limited (as tenant) further entered into two renewal tenancy agreements (the "Second Renewal Tenancy Agreements") with Cyber Building (as landlord) in relation to the leases of the Properties to the Group. The lease terms of the premises under the Second Renewal Tenancy Agreements are both for 2 years from 1 April 2023 to 31 March 2025.

REPORT OF THE DIRECTORS

Mr. Tso is an executive Director and a Controlling Shareholder of the Company. Ms. Tsui is an executive Director and the spouse of Mr. Tso. Cyber Building is owned as to 50% by Mr. Tso and 50% by Ms. Tsui. As such, Cyber Building is an associate of Mr. Tso and Ms. Tsui and hence a connected person of the Company for the purpose of the Listing Rules. Accordingly, the transactions contemplated under the Renewal Tenancy Agreements and the Second Renewal Tenancy Agreements with Cyber Building constitute continuing connected transactions for the Company under Chapter 14A of the Listing Rules. For details of the transactions, please refer to the Company's announcements dated 29 June 2021 and 29 March 2023.

The annual caps set for the year ended 31 March 2023 under the Renewal Tenancy Agreements regarding the rental payments (in aggregate) to Cyber Building is HK\$5,160,000. For the year ended 31 March 2023, rental payments to Cyber Building amounted to HK\$5,160,000, which did not exceed the applicable annual cap for the year ended 31 March 2023.

ANNUAL REVIEW OF THE CONTINUING CONNECTED TRANSACTIONS UNDER THE LISTING RULES

The Directors (including the INEDs) have reviewed the continuing connected transactions and confirmed that they have been entered into on normal commercial terms in the ordinary and usual course of business of the Group, and in accordance with the relevant agreements governing the continuing connected transactions on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

The auditor of the Company had reviewed the continuing connected transactions and confirmed, inter alia, that the continuing connected transactions have been entered into in accordance with the relevant agreements governing the continuing connected transactions as disclosed in the Company's announcement dated 29 March 2023.

2023 ANNUAL GENERAL MEETING AND CLOSURE OF REGISTER OF MEMBERS

The forthcoming AGM will be held at the head office of the Company at 50/F, United Asia Finance Centre, 333 Lockhart Road, Wanchai, Hong Kong, on Monday, 18 September 2023 at 15:30 p.m..

For determining the entitlement to attend and vote at the forthcoming AGM, the register of members of the Company will be closed from 13 September 2023 to 18 September 2023 (both days inclusive) during which period no transfer of shares will be registered. In order to be eligible to attend and vote at the forthcoming AGM, all share transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Computershare Hong Kong Investor Services Limited at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on 12 September 2023. All persons who are registered holders of the Shares on 18 September 2023, the record date of the AGM, will be entitled to attend and vote at the AGM.

The Board is not aware of any important event requiring disclosure that has been taken place subsequent to 31 March 2023 and up to the date of this annual report.

On behalf of the Board

Simon Tso

Chairman and Chief Executive Officer

Hong Kong, 28 June 2023



MAZARS CPA LIMITED
中審眾環(香港)會計師事務所有限公司
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To the shareholders of
MOS House Group Limited
(incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of MOS House Group Limited (the “Company”) and its subsidiaries (together the “Group”) set out on pages 64 to 123, which comprise the consolidated statement of financial position as at 31 March 2023, and the consolidated statement of profit or loss and other 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 financial position of the Group as at 31 March 2023, and of its financial performance and 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 (the “HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the 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 “Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements” section of our report. We are independent of the Group in accordance with the HKICPA’s Code of Ethics for Professional Accountants (the “Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS

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

Key audit matter	How the matter was addressed in our audit
<p>Impairment assessment of trade receivables</p> <p><i>Refer to notes 2, 4, 19 and 36 to the consolidated financial statements</i></p> <p>As at 31 March 2023, the Group's trade receivables (before loss allowances) amounting to approximately HK\$60,479,000. Loss allowances for expected credit losses ("ECL") amounting to approximately HK\$1,655,000 has been provided on these trade receivables.</p> <p>Management of the Group estimates the amount of lifetime ECL on (i) trade receivables from customers located in the People's Republic of China ("PRC Distributors"), trade receivables with aggregated significant outstanding balances exceeding HK\$1,000,000 and credit-impaired trade receivables individually; and (ii) remaining trade receivables based on a provision matrix through grouping of various debtors that have similar loss patterns, after considering the past due status of respective trade receivables. Estimated loss rates are based on internal credit rating which reflect credit risk characteristics with reference to historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information.</p> <p>Significant degree of management judgement was involved in evaluating the ECL of the Group's trade receivables as at 31 March 2023. As the amount is significant, we determine the ECL assessment as a key audit matter.</p>	<p>Our key procedures in relation to the impairment assessment of trade receivables included:</p> <ul style="list-style-type: none">• Understanding key controls on how the management estimates the loss allowances for trade receivables;• Understanding and assessing the appropriateness of management's methodology for identifying internal credit rating of trade receivables which reflect the credit risk characteristics;• Evaluating the reasonableness of the credit loss allowances on individually impaired trade receivables on a sample basis at 31 March 2023, with reference to internal credit rating assigned based on historical observed default rate of the debtors and forward-looking information;• Testing the accuracy of trade receivables past due ageing analysis as at 31 March 2023, on a sample basis, by comparing individual items in the analysis with the relevant sales invoices;• Evaluating management's basis and judgement in determining credit loss allowances on trade receivables as at 31 March 2023, including their identification of credit-impaired trade receivables, the reasonableness of management's grouping of the remaining trade receivables into different categories in the provision matrix, and the basis of estimated loss rates applied in each category in the provision matrix (with reference to historical observed default rate and forward-looking information); and• Testing subsequent settlements of trade receivables, on a sample basis, by inspecting supporting documents in relation to cash receipt from trade debtors subsequent to the end of the current reporting period.

INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTERS *(Continued)*

Key audit matter	How the matter was addressed in our audit
Provision for inventories	
<i>Refer to notes 2 ,4 and 18 to the consolidated financial statements</i>	
<p>As at 31 March 2023, inventories were stated at approximately HK\$80,572,000, comprising cost of approximately HK\$94,748,000 less provision of approximately HK\$14,176,000. Significant management judgement was required to assess whether the carrying amount of these inventories was higher than the net realisable value. Judgements were also required in identifying the slow-moving and obsolete inventories as they were based on inventory ageing analysis. As the amount is significant, we determine the assessment of provision for inventories as a key audit matter.</p>	<p>Our key procedures in relation to the assessment of provision for inventories included:</p> <ul style="list-style-type: none">• Understanding management's process of identifying the slow-moving and obsolete inventories and calculating the provisions;• Assessing the provisions by comparing the ageing analysis of inventories and the subsequent sale of inventories on a sample basis; and• Testing inventories to assess if they are stated at the lower of cost or net realisable value by comparing the actual subsequent sales value to the carrying value of inventories on a sample basis.

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the 2023 annual report of the Company 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.

INDEPENDENT AUDITOR'S REPORT

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

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA and the disclosure requirements of the 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.

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 HKSAAs 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 HKSAAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

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

INDEPENDENT AUDITOR'S REPORT

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.

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

Mazars CPA Limited

Certified Public Accountants

Hong Kong, 28 June 2023

The engagement director on the audit resulting in this independent auditor's report is:

Chan Chi Ming Andy

Practising Certificate number: P05132

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

YEAR ENDED 31 MARCH 2023

	Notes	2023 HK\$'000	2022 HK\$'000
Revenue	5	153,945	165,834
Other income	6	3,952	7,246
Other gains and losses	6	1,269	550
Net reversal of (provision for) impairment losses on trade receivables	36	1,455	(571)
Net changes in fair value of investment property	14	–	3,000
Cost of inventories sold		(72,353)	(69,278)
Staff costs	10	(20,557)	(22,371)
Depreciation	10	(39,676)	(42,456)
Property related expenses		(2,121)	(2,661)
Other expenses	10	(18,638)	(21,519)
Finance costs	9	(5,013)	(3,600)
Profit before taxation	10	2,263	14,174
Income tax expense	11	(851)	(2,304)
Profit and total comprehensive income for the year		1,412	11,870
Profit and total comprehensive income for the year attributable to:			
Owners of the Company		1,412	11,870
Earnings per share	13	HK cents	HK cents
Basic		0.588	4.946
Diluted		0.587	4.946

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AT 31 MARCH 2023

	Notes	2023 HK\$'000	2022 HK\$'000
Non-current assets			
Investment property	14	34,000	34,000
Property, plant and equipment	15	2,429	2,140
Right-of-use assets	16	52,032	40,371
Deferred tax assets	17	910	1,198
Deposits and prepayments	20	8,874	6,615
Financial assets at fair value through profit or loss ("FVPL")	21	7,095	6,880
		105,340	91,204
Current assets			
Inventories	18	80,572	87,870
Trade receivables	19	58,824	41,610
Deposits, prepayments and other receivables	20	40,077	41,806
Pledged bank deposit	22	15,000	15,000
Bank balances and cash	22	6,257	2,030
		200,730	188,316
Current liabilities			
Trade payables	23	6,866	19,176
Other payables and accrued charges	24	8,058	6,985
Contract liabilities	25	8,160	10,665
Lease liabilities — current portion	16	36,335	34,823
Amount due to a director	26	2,006	4,332
Tax payable		3,337	3,273
Bank borrowings	27	80,712	55,087
Loan from a director	28	10,733	–
		156,207	134,341
Net current assets		44,523	53,975
Total assets less current liabilities		149,863	145,179
Non-current liabilities			
Lease liabilities — non-current portion	16	22,503	9,600
Loan from a director	28	–	10,733
		22,503	20,333
NET ASSETS		127,360	124,846
Capital and reserves			
Share capital	29	24,000	24,000
Reserves		103,360	100,846
TOTAL EQUITY		127,360	124,846

These consolidated financial statements on pages 64 to 123 were approved and authorised for issue by the Board of Directors on 28 June 2023 and are signed on its behalf by:

Mr. Simon Tso
Director

Ms. Tsui To Fei
Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

YEAR ENDED 31 MARCH 2023

	Attributable to owners of the Company						
	Reserves					Sub-total HK\$'000	Total HK\$'000
	Share capital HK\$'000	Share premium HK\$'000	Share option reserve HK\$'000 <i>Note</i>	Other reserve HK\$'000	Retained profits HK\$'000		
At 1 April 2021	24,000	74,337	–	17	14,622	88,976	112,976
Profit and total comprehensive income for the year	–	–	–	–	11,870	11,870	11,870
At 31 March 2022 and 1 April 2022	24,000	74,337	–	17	26,492	100,846	124,846
Profit and total comprehensive income for the year	–	–	–	–	1,412	1,412	1,412
Transaction with owners:							
Contribution and distribution							
Equity-settled share-based payments (<i>Note 34</i>)	–	–	1,102	–	–	1,102	1,102
At 31 March 2023	24,000	74,337	1,102	17	27,904	103,360	127,360

Note: The share option reserve comprises the fair value of the actual number of unexercised share options granted to executive directors of the Group recognised in accordance with the accounting policy adopted for share-based payments.

CONSOLIDATED STATEMENT OF CASH FLOWS

YEAR ENDED 31 MARCH 2023

	Notes	2023 HK\$'000	2022 HK\$'000
OPERATING ACTIVITIES			
Profit before taxation		2,263	14,174
Depreciation		39,676	42,456
Loss on written-off of property, plant and equipment		–	168
Net (reversal of) provision for impairment losses on trade receivables		(1,455)	571
Interest income		(541)	(699)
Interest expenses		5,013	3,600
Gain on disposal of right-of-use assets		–	(246)
Gain on rent concession		(973)	(5,984)
Fair value gain on financial assets at FVPL		(287)	(317)
Net changes in fair value of investment property		–	(3,000)
Equity-settled share-based payments	34	1,102	–
Changes in working capital			
Decrease (Increase) in inventories		7,298	(24,899)
(Increase) Decrease in trade receivables		(15,759)	3,054
Increase in deposits, prepayments and other receivables		(747)	(871)
(Decrease) Increase in trade payables		(12,310)	5,799
Increase in other payables and accrued charges		1,073	574
(Decrease) Increase in contract liabilities		(2,505)	2,210
Net cash generated from operations		21,848	36,590
Income tax paid		(499)	–
Net cash from operating activities		21,349	36,590
INVESTING ACTIVITIES			
Acquisition of property, plant and equipment		(1,274)	(678)
Acquisition of investment property		–	(31,000)
Deposit for construction of warehouse		–	(2,500)
Bank interest received		202	67
Net cash used in investing activities		(1,072)	(34,111)
FINANCING ACTIVITIES			
Interest paid	33	(4,213)	(2,867)
Repayment to a director		(2,326)	(15,078)
New bank borrowings raised		58,149	60,831
Repayment of bank borrowings		(36,740)	(30,512)
Repayment of loan from a director		(800)	–
Loan advanced from a director		–	10,000
Principal portion of lease payments		(34,336)	(36,571)
Net cash used in financing activities		(20,266)	(14,197)
Net increase (decrease) in cash and cash equivalents		11	(11,718)
Cash and cash equivalents at beginning of the reporting period		13,766	25,484
Cash and cash equivalents at end of the reporting period	22	13,777	13,766

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

1. GENERAL

MOS House Group Limited (the “Company”) is incorporated in the Cayman Islands as an exempted company with limited liability under the Cayman Companies Law, and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”).

The addresses of the Company’s registered office and the principal place of business are Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands and 50/F, United Asia Finance Centre, 333 Lockhart Road, Wanchai, Hong Kong, respectively.

Its immediate holding company is RB Power Limited (“RB Power”) and its ultimate holding company is RB Management Holding Limited (the “Trust Company”), both of which are incorporated in the British Virgin Islands (“BVI”). They are controlled by Mr. Simon Tso (“Mr. Tso”), an executive director of the Company.

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are set out in note 39 to these consolidated financial statements.

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

2. PRINCIPAL ACCOUNTING POLICIES

Basis of preparation

These consolidated financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”), which collective term includes all applicable HKFRSs, Hong Kong Accounting Standards (“HKASs”) and Interpretations issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Companies Ordinance. The consolidated financial statements also comply with the applicable disclosure requirements of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”).

All amounts have been rounded to the nearest thousand, unless otherwise indicated.

These consolidated financial statements have been prepared on a basis consistent with the accounting policies adopted in the 2022 consolidated financial statements except for the adoption of the following new/revised HKFRSs that are relevant to the Group and effective from the current year.

Adoption of new/revised HKFRSs

Amendments to HKAS 16: Proceeds before Intended Use

The amendments clarify the accounting requirements for proceeds received by an entity from selling items produced while testing an item of property, plant or equipment before it is used for its intended purpose. An entity recognises the proceeds from selling any such items, and the cost of those items, in profit or loss and measures the cost of those items applying the measurement requirements of HKAS 2.

The adoption of the amendments does not have any significant impact on the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Adoption of new/revised HKFRSs *(Continued)*

Amendments to HKAS 37: Cost of Fulfilling a Contract

The amendments clarify that for the purpose of assessing whether a contract is onerous under HKAS 37, the cost of fulfilling the contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract include both the incremental costs of fulfilling that contract (for example, direct labour and materials) and an allocation of other costs that relate directly to fulfilling contracts (for example, an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

The adoption of the amendments does not have any significant impact on the consolidated financial statements.

Amendments to HKFRS 3: Reference to the Conceptual Framework

The amendments update a reference in HKFRS 3 to the Conceptual Framework for Financial Reporting issued in 2018. The amendments also add to HKFRS 3 an exception to its requirement for an entity to refer to the Conceptual Framework to determine what constitutes an asset or a liability. The exception specifies that, for some types of liabilities and contingent liabilities, an entity applying HKFRS 3 should instead refer to HKAS 37. The exception has been added to avoid an unintended consequence of updating the reference.

The adoption of the amendments does not have any significant impact on the consolidated financial statements.

Annual Improvements Project — 2018–2020 Cycle

HKFRS 1: Subsidiary as a First-time Adopter

This amendment simplifies the application of HKFRS 1 for a subsidiary that becomes a first-time adopter of HKFRSs later than its parent — i.e. if a subsidiary adopts HKFRSs later than its parent and applies HKFRS 1.D16(a), then a subsidiary may elect to measure cumulative translation differences for all foreign operations at amounts included in the consolidated financial statements of the parent, based on the parent's date of transition to HKFRSs.

HKFRS 9: Fees in the “10 per cent” Test for Derecognition of Financial Liabilities

This amendment clarifies that — for the purpose of performing the “10 per cent test” for derecognition of financial liabilities — in determining those fees paid net of fees received, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

HKFRS 16: Lease Incentives

The amendment removes the illustration of payments from the lessor relating to leasehold improvements. As currently drafted, Example 13 is not clear as to why such payments are not a lease incentive.

HKAS 41: Taxation in Fair Value Measurements

This amendment removes the requirement to exclude cash flows for taxation when measuring fair value, thereby aligning the fair value measurement requirements in HKAS 41 with those in HKFRS 13.

The adoption of the amendments does not have any significant impact on the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

A summary of the principal accounting policies adopted by the Group is set out below.

Basis of measurement

The measurement basis used in the preparation of these consolidated financial statements is historical cost, except for the payments for life insurance policies and investment property which are measured at fair value as explained in the accounting policy as set out below.

Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and all of its subsidiaries. The financial statements of the subsidiaries are prepared for the same reporting year as that of the Company using consistent accounting policies.

All intra-group balances, transactions, income and expenses and profits and losses resulting from intra-group transactions are eliminated in full. The results of subsidiaries are consolidated from the date on which the Group obtains control and continue to be consolidated until the date that such control ceases.

Non-controlling interests are presented, separately from owners of the Company, in the consolidated statement of profit or loss and other comprehensive income and within equity in the consolidated statement of financial position. The non-controlling interests in the acquiree, that are present ownership interests and entitle their holders to a proportionate share of the acquiree's net assets in the event of liquidation, are measured initially either at fair value or at the present ownership instruments' proportionate share in the recognised amounts of the acquiree's identifiable net assets. This choice of measurement basis is made on an acquisition-by-acquisition basis.

Allocation of total comprehensive income

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income is attributed to the owners of the Company and the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Changes in ownership interest

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. The carrying amounts of the controlling and non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiary. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to the owners of the Company.

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest determined at the date when control is lost and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests at the date when control is lost. The amounts previously recognised in other comprehensive income in relation to the disposed subsidiary are accounted for on the same basis as would be required if the parent had directly disposed of the related assets or liabilities. Any investment retained in the former subsidiary and any amounts owed by or to the former subsidiary are accounted for as a financial asset, associate, joint venture or others as appropriate from the date when control is lost.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Subsidiaries

A subsidiary is an entity that is controlled by the Group. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group reassesses whether it controls an investee if facts and circumstances indicate that there are changes to one or more of the elements of control.

In the Company's statement of financial position which is presented within these notes, investments in subsidiaries are stated at cost less accumulated impairment losses. The carrying amount of the investments is reduced to its recoverable amount on an individual basis, if it is higher than the recoverable amount. The results of subsidiaries are accounted for by the Company on the basis of dividends received and receivable.

Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Repairs and maintenance are charged to profit or loss during the year in which they are incurred.

Depreciation is provided to write off the cost less accumulated impairment losses of property, plant and equipment over their estimated useful lives from the date on which they are available for use and after taking into account their estimated residual values, using the straight-line method, at the following rates per annum:

Leasehold improvements	Shorter of 5 years or the lease term
Furniture and equipment	20%
Computer equipment	20%
Motor vehicles	33 1/3%

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 derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in profit or loss in the year in which the item is derecognised.

Investment properties

Investment properties are land and/or building that are held by owner or lessee, to earn rental income and/or for capital appreciation. These include properties held for a currently undetermined future use.

Investment properties are stated at fair value at the end of the reporting period. Any gain or loss arising from a change in fair value is recognised in profit or loss. The fair value of investment property is based on a valuation by an independent valuer who holds a recognised professional qualification and has recent experience in the location and category of property being valued.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Financial instruments

Financial assets

Recognition and derecognition

Financial assets are recognised when and only when the Group becomes a party to the contractual provisions of the instruments and on a trade date basis.

A financial asset is derecognised when and only when (i) the Group's contractual rights to future cash flows from the financial asset expire or (ii) the Group transfers the financial asset and either (a) it transfers substantially all the risks and rewards of ownership of the financial asset, or (b) it neither transfers nor retains substantially all the risks and rewards of ownership of the financial asset but it does not retain control of the financial asset.

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.

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 the financial asset to the extent of its continuing involvement and an associated liability for the amounts it may have to pay.

Classification and measurement

Financial assets (except for trade receivables without a significant financing component) are initially recognised at their fair value plus, in the case of financial assets not carried at FVPL, transaction costs that are directly attributable to the acquisition of the financial assets. Such trade receivables are initially measured at their transaction price.

On initial recognition, a financial asset is classified as (i) measured at amortised cost; (ii) debt investment measured at fair value through other comprehensive income ("FVOCI"); (iii) equity investment measured at FVOCI; or (iv) measured at FVPL.

The classification of financial assets at initial recognition depends on the Company's business model for managing the financial assets and the financial asset's contractual cash flow characteristics. Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing them, in which case all affected financial assets are reclassified on the first day of the first annual reporting period following the change in the business model.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial assets *(Continued)*

Classification and measurement *(Continued)*

1) *Financial assets measured at amortised cost*

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVPL:

- (i) it is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- (ii) its 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 at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses arising from impairment, derecognition or through the amortisation process are recognised in profit or loss.

The Group's financial assets at amortised cost include trade and other receivables, refundable rental deposits, pledged bank deposit and bank balances and cash.

2) *Financial assets at FVPL*

These investments include financial assets that are not measured at amortised cost or FVOCI, including financial assets held for trading, financial assets designated upon initial recognition as at FVPL, financial assets resulting from a contingent consideration arrangement in a business combination to which HKFRS 3 applies and financial assets that are otherwise required to be measured at FVPL. They are carried at fair value, with any resultant gain and loss recognised in profit or loss, which includes any dividend or interest earned on the financial assets.

A financial asset is classified as held for trading if it is:

- (i) acquired principally for the purpose of selling it in the near term;
- (ii) part of a portfolio of identified financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-taking on initial recognition; or
- (iii) a derivative that is not a financial guarantee contract or not a designated and effective hedging instrument.

Financial assets are designated at initial recognition as at FVPL only if doing so eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities or recognising the gains or losses on them on different bases.

The Group's financial assets mandatorily measured at FVPL include payments for life insurance policies.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Financial liabilities

Recognition and derecognition

Financial liabilities are recognised when and only when the Group becomes a party to the contractual provisions of the instruments.

A financial liability is derecognised when and only when the liability is extinguished, that is, when the obligation specified in the relevant contract is discharged, cancelled or expires.

Classification and measurement

Financial liabilities are initially recognised at their fair value plus, in the case of financial liabilities not carried at FVPL, transaction costs that are directly attributable to the issue of the financial liabilities.

The Group's financial liabilities include trade and other payables, bank borrowings, advances from a director and loan from a director. All financial liabilities, except for financial liabilities at FVPL, are recognised initially at their fair value and subsequently measured at amortised cost, using the effective interest method, unless the effect of discounting would be insignificant, in which case they are stated at cost.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer of the contract to make specified payments to reimburse the holder of the contract for a loss the holder incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument. Financial guarantee contract is initially recognised as deferred income within trade and other payables at fair value (being the transaction price, unless the fair value can otherwise be reliably estimated).

Subsequently, the financial guarantee is measured at the higher of (i) the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with HKFRS 15 and (ii) the amount of the loss allowance determined in accordance with the expected credit loss ("ECL") model under HKFRS 9, unless the financial guarantee is measured at FVPL or arises from a transfer of a financial asset.

Impairment of financial assets and other items under HKFRS 9

The Group recognises a loss allowance for ECL on financial assets which are subject to impairment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessments 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Impairment of financial assets and other items under HKFRS 9 *(Continued)*

The Group recognises lifetime ECL for trade receivables. The ECL on these assets are assessed individually for the customers located in the People's Republic of China ("PRC Distributors") and trade receivables with aggregated outstanding balances exceeding HK\$1,000,000, while the remaining trade receivables have been assessed collectively using a provision matrix through grouping of various debtors that have similar loss patterns after considering the past due status.

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

Assessment of significant increase in credit risk

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

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Impairment of financial assets and other items under HKFRS 9 *(Continued)*

Assessment of significant increase in credit risk *(Continued)*

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

For financial guarantee contracts, the date that the Group becomes a party to the irrevocable commitment is considered to be the date of initial recognition for the purposes of assessing the financial instrument for impairment. In assessing whether there has been a significant increase in the credit risk since initial recognition of a financial guarantee contract, the Group considers the changes in the risk that the specified debtor will default on the contract.

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.

Definition of default

The Group considers that default has occurred when the instrument 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.

Credit-impaired financial assets

A financial asset is "credit-impaired" when one or more events that have a detrimental impact on the estimated future cash flows of the financial assets have been 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.
- (e) the disappearance of an active market for that financial asset because of financial difficulties.
- (f) the purchase or origination of a financial asset at a deep discount that reflects the incurred credit losses.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Impairment of financial assets and other items under HKFRS 9 *(Continued)*

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, e.g. when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over two years past due, 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 when appropriate. Any recoveries made are recognised in profit or loss.

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 estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all 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 expected loss 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.

Where ECL is measured on a collective basis or cater for cases where evidence at the individual instrument level may not yet be available, the financial instruments are grouped on the following bases:

- Nature of financial instruments (i.e. the Group's trade and other receivables are each assessed as a separate group);
- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Financial instruments *(Continued)*

Impairment of financial assets and other items under HKFRS 9 *(Continued)*

Measurement and recognition of ECL (Continued)

For financial guarantee contracts, the loss allowances are recognised 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 amount of income recognised over the guarantee period.

Except for financial guarantee contracts, the Group recognises an impairment reversal or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception of trade receivables where the corresponding adjustment is recognised through a loss allowance account.

Cash equivalents

For the purpose of the consolidated statement of cash flows, cash equivalents represent short-term highly liquid investments which are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, net of bank overdrafts. For classification in the statement of financial position, cash equivalents represent assets similar in nature to cash and which are not restricted as to use.

Revenue recognition

Revenue from contracts with customers within HKFRS 15

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 and 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.

Sale of tiles and bathroom fixtures is recognised at a point in time at which the customer obtains the control of the promised asset, which generally coincides with the time when the product is delivered to customer and title is passed.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Revenue recognition *(Continued)*

Rental income

Rental income under operating leases is recognised when the assets are let out and on the straight-line basis over the lease term.

Interest income

Interest income from financial assets is recognised using the effective interest method. For financial assets measured at amortised cost, the effective interest rate is applied to the gross carrying amount of the assets while it is applied to the amortised cost (i.e. the gross carrying amount net of loss allowance) in case of credit-impaired financial assets.

Contract assets and contract liabilities

If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, the contract is presented as a contract asset, excluding any amounts presented as a receivable. Conversely, if a customer pays consideration, or the Group has a right to an amount of consideration that is unconditional, before the Group transfers a good or service to the customer, the contract is presented as a contract liability when the payment is made or the payment is due (whichever is earlier). A receivable is the Group's right to consideration that is unconditional or only the passage of time is required before payment of that consideration is due.

For a single contract or a single set of related contracts, either a net contract asset or a net contract liability is presented. Contract assets and contract liabilities of unrelated contracts are not presented on a net basis.

For the business of trading tiles and bathroom fixtures, it is common for the Group to receive from the customer the whole or some of the contractual payments before the products are delivered (i.e. the timing of revenue recognition for such transactions). The Group recognises a contract liability until it is recognised as revenue. During that period, any significant financing components, if applicable, will be included in the contract liability and will be expensed as accrued unless the interest expense is eligible for capitalisation.

Foreign currency translation

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in the currency of Hong Kong dollars, which is also the Company's functional currency.

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss. Foreign exchange gains and losses resulting from the retranslation of non-monetary items carried at fair value are recognised in profit or loss except for those arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in equity, in which cases, the gains or losses are also recognised directly in equity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost, which comprises all costs of purchase and, where applicable, other costs that have been incurred in bringing the inventories to their present location and condition, is calculated using the first-in, first-out method. Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs necessary to make the sale.

When inventories are sold, the carrying amount of those inventories is recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of inventories to net realisable value and all losses of inventories are recognised as an expense in the period of the write-down or loss occurs. The amount of any reversal of any write-down of inventories is recognised as a reduction in the amount of inventories recognised as an expense in the period in which the reversal occurs.

Impairment of non-financial assets

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

The recoverable amount of tangible assets are estimated individually. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell 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 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. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) 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) in prior years. A reversal of an impairment loss is recognised immediately to profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Government grants

Government grants are recognised at their fair value when there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income over the years necessary to match the grant on a systematic basis to the costs that it is intended to compensate.

Leases

The Group assesses whether a contract is, or contains, a lease at inception of the contract. 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.

As lessee

The Group applies the recognition exemption to short-term leases and low-value asset leases. Lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.

The Group accounts for each lease component within a lease contract as a lease separately. The Group allocates the consideration in the contract to each lease component on the basis of the relative standalone price of the lease component.

Amounts payable by the Group that do not give rise to a separate component are considered to be part of the total consideration that is allocated to the separately identified components of the contract.

The Group recognises a right-of-use asset and a lease liability at the commencement date of the lease.

The right-of-use asset is initially measured at cost, which comprises:

- (a) the amount of the initial measurement of the lease liability;
- (b) any lease payments made at or before the commencement date, less any lease incentives received;
- (c) any initial direct costs incurred by the Group; and
- (d) an estimate of costs to be incurred by the Group in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Leases *(Continued)*

As lessee *(Continued)*

Subsequently, the right-of-use asset is measured at cost less any accumulated depreciation and any accumulated impairment losses and adjusted for any remeasurement of the lease liability. Depreciation is provided on a straight-line basis over the shorter of the lease term and the estimated useful lives of the right-of-use asset (unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or if the cost of the right-of-use asset reflects that the Group will exercise a purchase option in which case depreciation is provided over the estimated useful life of the underlying asset) as follows:

Office premises	3 years
Retail shops	2 to 3 years
Warehouses	1 to 4 years

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date of the contract.

The lease payments included in the measurement of the lease liability comprise the following payments for the right to use the underlying asset, if any, during the lease term that are not paid at the commencement date:

- (a) fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- (b) variable lease payments that depend on an index or a rate;
- (c) amounts expected to be payable under residual value guarantees;
- (d) exercise price of a purchase option if the Group is reasonably certain to exercise that option; and
- (e) payments of penalties for terminating the lease, if the lease term reflects the Group exercising an option to terminate the lease.

The lease payments are discounted using the interest rate implicit in the lease, or where it is not readily determinable, the incremental borrowing rate of the lessee.

Subsequently, the lease liability is measured by increasing the carrying amount to reflect interest on the lease liability and by reducing the carrying amount to reflect the lease payments made.

The lease liability is remeasured using a revised discount rate when there are changes to the lease payments arising from a change in the lease term or the reassessment of whether the Group will be reasonably certain to exercise a purchase option.

The Group recognises the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset. If the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Group recognises any remaining amount of the remeasurement in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Leases *(Continued)*

As lessee *(Continued)*

A lease modification is accounted for as a separate lease if

- (a) the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- (b) the consideration for the lease increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

When a lease modification is not accounted for as a separate lease, at the effective date of the lease modification,

- (a) the Group allocates the consideration in the modified contract on the basis of relative stand-alone price as described above.
- (b) the Group determines the lease term of the modified contract.
- (c) the Group remeasures the lease liability by discounting the revised lease payments using a revised discount rate over the revised lease term.
- (d) for lease modifications that decrease the scope of the lease, the Group accounts for the remeasurement of the lease liability by decreasing the carrying amount of the right-of-use asset to reflect the partial or full termination of the lease and recognising any gain or loss relating to the partial or full termination of the lease in profit or loss.
- (e) for all other lease modifications, the Group accounts for the remeasurement of the lease liability by making a corresponding adjustment to the right-of-use asset.

The Group has applied the practical expedient provided in *Amendments to HKFRS 16: Covid-19-Related Rent Concessions Beyond 30 June 2021* and does not assess whether eligible rent concessions occurring as a direct consequence of the COVID-19 pandemic are lease modification. The Group accounts for any change in lease payments resulting from the rent concession the same way it would have accounted for the change applying HKFRS 16 as if the change were not a lease modification.

The practical expedient applies only to rent concessions occurring as a direct consequence of the COVID-19 pandemic and only if all of the following conditions are met:

- (a) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- (b) any reduction in lease payments affects only payments originally due on or before 30 June 2022; and
- (c) there is no substantive change to other terms and conditions of the lease.

The Group has applied the practical expedient consistently to all eligible rent concessions with similar characteristics and in similar circumstances.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Leases *(Continued)*

As lessor

The Group classifies each of its leases as either a finance lease or an operating lease at the inception date of the lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset. All other leases are classified as operating leases.

The Group accounts for each lease component within a lease contract as a lease separately from non-lease components of the contract. The Group allocates the consideration in the contract to each lease component on a relative stand-alone price basis.

The Group applies the derecognition and impairment requirements in HKFRS 9 to the operating lease receivables.

A modification to an operating lease is accounted for 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

Short-term employee benefits

Salaries, annual bonuses, paid annual leave, and the cost of non-monetary benefits are accrued in the year in which the associated services are rendered by employees.

Defined contribution plans

The obligations for contributions to defined contribution retirement scheme are recognised as an expense in profit or loss as incurred. The assets of the scheme are held separately from those of the Group in an independently administered fund.

Long service payments

The Group's net obligation in respect of long service payments under the Employment Ordinance is the amounts of future benefit that employees have earned in return for their services in the current and prior periods. The obligation is calculated using the projected unit credit method and discounted to its present value and after deducting the fair value of any related assets, including those retirement scheme benefits.

Share-based payment transactions

Equity-settled transactions

The Group's employees, including directors, receive remuneration in the form of share-based payment transactions, whereby the employees rendered services in exchange for shares or rights over shares. The cost of such transactions with employees is measured by reference to the fair value of the equity instruments at the grant date. The fair value of share options granted to employees is recognised as an employee cost with a corresponding increase in a reserve within equity. The fair value is determined using the Black-Scholes Option Pricing Model, taking into account any market conditions and non-vesting conditions.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Share-based payment transactions *(Continued)*

Equity-settled transactions *(Continued)*

The cost of equity-settled transactions is recognised, together with a corresponding increase in equity, over the period in which the vesting conditions are to be fulfilled, ending on the date on which the entitlement of relevant employees to the award is no longer conditional on the satisfaction of any non-market vesting conditions ("vesting date"). During the vesting period, the number of share options that is expected to vest ultimately is reviewed. Any adjustment to the cumulative fair value recognised in prior periods is charged/credited to profit or loss for the year of review, with a corresponding adjustment to the reserve within equity.

Taxation

Taxation represents the sum of the income tax expense currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation as reported in the consolidated statement of profit or loss and other comprehensive income 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. 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 assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

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 when 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.

Current and deferred tax are recognised in profit or loss.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Related parties

A related party is a person or entity that is related to the Group.

- (a) A person or a close member of that person's family is related to the Group if that person:
 - (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of the key management personnel of the Group.
- (b) An entity is related to the Group if any of the following conditions applies:
 - (i) the entity and the Group are members of the same group (which means that each holding company, subsidiary and fellow subsidiary is related to the others).
 - (ii) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
 - (iii) both entities are joint ventures of the same third party.
 - (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity.
 - (v) the entity is a post-employment benefit plan for the benefit of employees of either the Group or an entity related to the Group. If the Group is itself such a plan, the sponsoring employers are also related to the Group.
 - (vi) the entity is controlled or jointly controlled by a person identified in (a).
 - (vii) a person identified in (a)(i) has significant influence over the entity or is a member of the key management personnel of the entity (or of a holding company of the entity).
 - (viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group.

Close members of the family of a person are those family members who may be expected to influence, or be influenced by, that person in their dealings with the entity and include:

- (a) that person's children and spouse or domestic partner;
- (b) children of that person's spouse or domestic partner; and
- (c) dependants of that person or that person's spouse or domestic partner.

In the definition of a related party, an associate includes subsidiaries of the associate and a joint venture includes subsidiaries of the joint venture.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

2. PRINCIPAL ACCOUNTING POLICIES *(Continued)*

Segment reporting

Operating segments, and the amounts of each segment item reported in the consolidated financial statements, are identified from the financial information provided regularly to the Group's chief operating decision maker for the purpose of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individual material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar in respect of the nature of products and services, the type or class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

3. FUTURE CHANGES IN HKFRSs

At the date of authorisation of these consolidated financial statements, the HKICPA has issued the following new/revised HKFRSs that are not yet effective for the current year, which the Group has not early adopted.

Amendments to HKAS 1	Disclosure of Accounting Policies ¹
Amendments to HKAS 8	Definition of Accounting Estimates ¹
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction ¹
Amendments to HKAS 1	Classification of Liabilities as Current or Non-Current ²
Amendments to HKAS 1	Non-current Liabilities with Covenants ²
Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback ²
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³

¹ Effective for annual periods beginning on or after 1 January 2023

² Effective for annual periods beginning on or after 1 January 2024

³ The effective date to be determined

The directors are in the process of assessing the possible impact on the future adoption of the new/revised HKFRSs, but are not yet in a position to reasonably estimate their impact on the Company's consolidated financial statements.

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and assumptions concerning the future and judgements are made by the management in the preparation of the consolidated financial statements. They affect the application of the Group's accounting policies, reported amounts of assets, liabilities, income and expenses, and disclosures made. They are assessed on an on-going basis and are based on experience and relevant factors, including expectations of future events that are believed to be reasonable under the circumstances. Where appropriate, revisions to accounting estimates are recognised in the period of revision and future periods, in case the revision also affects future periods.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS *(Continued)*

Key sources of estimation uncertainty

Provision of ECL for trade receivables

The management of the Group measures lifetime ECL of the trade receivables based on (i) trade receivables from PRC Distributors, trade receivables with aggregated significant balances exceeding HK\$1,000,000 and credit-impaired trade receivables that are assessed individually; and (ii) remaining trade receivables that are based on provision matrix through grouping of various debtors that have similar loss patterns, after considering the past due status of respective trade receivables. Estimated loss rates are based on historical observed default rates over the expected life of the debtors and are adjusted for forward-looking information. The assessment of credit risk of trade receivables involves high degree of estimation uncertainty. When the actual future cash flows are less than expected or more than expected, a material impairment loss or a material reversal of impairment loss may arise accordingly in future periods.

Net realisable value of inventories

Net realisable value of inventories is the estimated selling price in the ordinary course of business, less estimated selling expenses necessary to make the sale. These estimates are based on the current market condition and the historical experience of selling products of similar nature. Management of the Group reassesses the estimations on a product-by-product basis at the end of the reporting period and makes allowances when necessary.

Discount rates for calculating lease liabilities as lessee

The Group uses the lessee's incremental borrowing rates to discount future lease payments since interest rates implicit in the leases are not readily determinable. In determining the discount rates for its leases, the Group refers to a rate that is readily observable as the starting point and then applies judgement and adjusts such observable rate to determine the incremental borrowing rate.

Fair value of investment properties

In assessing the fair value of investment property, the Group obtains the valuation of the investment property provided by the independent professional qualified valuer. The valuation techniques applied by the independent professional qualified valuer for the investment property have been discussed with the directors of the Company. The directors review the valuations performed by the independent professional qualified valuer and use their estimation to determine whether valuation techniques applied are appropriate to the circumstances of the Group. Changes in assumptions could affect the reported fair value of investment property in the consolidated financial statements.

Lease term of contracts with extension options — as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised. The Group has lease contracts that include extension options. The Group applies judgement and considers all relevant factors that create an economic incentive for it to exercise the extension in evaluating whether it is reasonably certain whether or not to exercise the options to extend the lease and considers all relevant factors that create an economic incentive for it to exercise the extension. After the commencement date, the Group reassesses the lease term upon the occurrence of a significant event or a significant change in circumstances that is within its control and affects its ability to exercise the extension option.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

5. REVENUE

	2023 HK\$'000	2022 HK\$'000
Revenue from contracts with customers within HKFRS 15		
<i>Types of products:</i>		
Tiles	107,873	120,862
Bathroom fixtures and others	45,592	44,252
	153,465	165,114
Revenue from other sources:		
Rental income from investment property	480	720
	153,945	165,834
Sales channel of revenue from contracts with customers within HKFRS 15:		
Retail	94,205	118,523
Non-retail	59,260	46,591
	153,465	165,114

The above revenue from contracts with customers within HKFRS 15 is recognised at a point in time and at fixed price.

The amount of revenue recognised for the year ended 31 March 2023 that was included in the contract liabilities at the beginning of the year is approximately HK\$8,439,000 (2022: HK\$6,294,000).

6. OTHER INCOME/OTHER GAINS AND LOSSES

	2023 HK\$'000	2022 HK\$'000
Other income		
Compensation income from insurance claim	171	–
Bank interest income	202	67
Fair value gain on financial assets at FVPL	287	317
Gain on disposal of right-of-use assets	–	246
Gain on rent concession	973	5,984
Government subsidies (<i>Note</i>)	1,819	–
Sundry income	161	–
Interest income on rental deposits	339	632
	3,952	7,246
Other gains and losses		
Net exchange gain	1,269	718
Loss on written-off of property, plant and equipment	–	(168)
	1,269	550

Note: During the year ended 31 March 2023, the Group recognised government subsidies of approximately HK\$1,431,000 and HK\$388,000 in respect of the Employment Support Scheme under the Anti-epidemic Fund of the Hong Kong SAR Government and Dedicated Fund on Branding, Upgrading and Domestic Sales (“the BUD Fund”) scheme respectively. No government subsidies were granted during the year ended 31 March 2022.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

7. SEGMENT INFORMATION

For the purpose of resources allocation and performance assessment, the chief operating decision maker (i.e. the chief executive of the Group) reviews the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment. The Group's operating segments are structured and managed separately according to the nature of their businesses, which are currently organised into two operating businesses as follows:

- (a) Retail — sale of tiles and bathroom fixtures products through either retail or non-retail channel; and
- (b) Property investment.

The segment performance is evaluated based on reportable segment profit or loss before income tax without allocation of finance costs (other than interest on lease liabilities) and other unallocated corporate expenses and the basis of preparing such information is consistent with that of the consolidated financial statements. All assets are allocated to reportable segments other than deferred tax assets, bank balances and cash (including pledged bank deposit) and other unallocated corporate assets. All liabilities are allocated to reportable segments other than tax payable, bank borrowings, loan from a director and other unallocated corporate liabilities.

The accounting policies of the reporting segments are the same as the Group's accounting policies as described in note 2.

Business segments

	Retail		Property investment		Consolidated	
	2023	2022	2023	2022	2023	2022
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Segment revenue						
Revenue from external customers	153,465	165,114	480	720	153,945	165,834
Segment results	12,295	18,466	352	692	12,647	19,158
Net changes in fair value of investment property	-	-	-	3,000	-	3,000
Unallocated corporate expenses					(7,556)	(6,489)
Finance costs (other than interest on lease liabilities)					(2,828)	(1,495)
Profit before taxation					2,263	14,174
Income tax expenses					(851)	(2,304)
Profit for the year					1,412	11,870

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

7. SEGMENT INFORMATION *(Continued)*

Segment assets and liabilities

The following table presents segment assets and liabilities of the Group's business segments as at 31 March 2023:

	Retail		Property investment		Consolidated	
	2023	2022	2023	2022	2023	2022
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Assets and liabilities						
Segment assets	249,642	227,031	34,018	34,018	283,660	261,049
Deferred tax assets					910	1,198
Bank balances and cash					6,257	2,030
Pledged bank deposit					15,000	15,000
Unallocated corporate assets					243	243
Total consolidated assets					306,070	279,520
Segment liabilities	81,243	80,572	176	176	81,419	80,748
Tax payable					3,337	3,273
Bank borrowings					80,712	55,087
Loan from a director					10,733	10,733
Amount due to a director					2,006	4,332
Unallocated corporate liabilities					503	501
Total consolidated liabilities					178,710	154,674

Other information

	Retail		Property investment		Unallocated		Consolidated	
	2023	2022	2023	2022	2023	2022	2023	2022
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
Capital expenditures								
Property, plant and equipment	1,274	678	-	-	-	-	1,274	678
Right-of-use assets	50,352	36,108	-	-	-	-	50,352	36,108
Investment property	-	-	-	31,000	-	-	-	31,000
Depreciation								
Property, plant and equipment	985	1,168	-	-	-	-	985	1,168
Right-of-use assets	38,691	41,288	-	-	-	-	38,691	41,288
Loss on disposal of property, plant and equipment	-	(168)	-	-	-	-	-	(168)
Net changes in fair value of investment property	-	-	-	3,000	-	-	-	3,000
Fair value gain on financial assets at FVPL	-	-	-	-	287	317	287	317
Net reversal of (provision for) impairment losses on trade receivables	1,455	(571)	-	-	-	-	1,455	(571)
Net exchange gain	1,269	718	-	-	-	-	1,269	718

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

7. SEGMENT INFORMATION *(Continued)*

Geographical information

The Group's operations are principally located in Hong Kong and Macau. The following table provides an analysis of the Group's revenue from external customers by geographical market in which the products are delivered:

	2023 HK\$'000	2022 HK\$'000
Hong Kong	114,874	130,778
Macau	39,071	35,056
	153,945	165,834

The following is an analysis of the carrying amounts of non-current assets (excluding financial instruments and deferred tax assets) in which the assets are located:

	2023 HK\$'000	2022 HK\$'000
Hong Kong	88,461	76,511

Information about major customers

Revenue from major customers who have individually contributed to 10% or more of the total revenue of the Group is disclosed as follows:

Segment		Geographical market which the transactions are located	2023 HK\$'000	2022 HK\$'000
Customer A	Retail	Macau	24,375	NA*
Customer B	Retail	Hong Kong	NA*	30,741

* The corresponding revenue did not contribute 10% or more of the total revenue of the Group for the relevant year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

8. DIRECTORS' AND EMPLOYEES' EMOLUMENTS

(A) Directors' and chief executive's emoluments

The aggregate amounts of remuneration received and receivable by the Company's directors disclosed pursuant to the Listing Rules and the disclosure requirements of the Companies Ordinance are as follows:

	Year ended 31 March 2023					
	Executive directors		Independent non-executive directors			Total HK\$'000
	Mr. Tso HK\$'000 (Note b)	Ms. Tsui To Fei HK\$'000	Mr. Ng Wang To HK\$'000	Mr. Hui Chun Tak HK\$'000	Mr. Woo King Hang HK\$'000	
Fees (Note a)	-	-	240	240	240	720
Other emoluments:						
Salaries and other benefits (Note a)	2,916	816	-	-	-	3,732
Share-based payment expenses (Note 34)	551	551	-	-	-	1,102
Retirement benefits scheme contributions	18	18	-	-	-	36
Total emoluments	3,485	1,385	240	240	240	5,590

	Year ended 31 March 2022							
	Executive directors			Independent non-executive directors				Total HK\$'000
	Mr. Tso HK\$'000 (Note b)	Ms. Tsui To Fei HK\$'000	Mr. Ho Wing Tim (resigned on 1 December 2021) HK\$'000	Mr. Ng Wang To HK\$'000	Ms. Law Chui Yuk (resigned on 1 December 2021) HK\$'000	Mr. Hui Chun Tak (appointed on 8 December 2021) HK\$'000	Mr. Woo King Hang (appointed on 1 December 2021) HK\$'000	
Fees (Note a)	-	-	160	240	190	75	80	745
Other emoluments:								
Salaries and other benefits (Note a)	2,916	816	-	-	-	-	-	3,732
Retirement benefits scheme contributions	18	18	-	-	-	-	-	36
Total emoluments	2,934	834	160	240	190	75	80	4,513

No remuneration was paid by the Group to the directors of the Company as an inducement to join or upon joining the Group or as a compensation for loss of office. None of the directors of the Company has waived any remuneration during both years.

Notes:

- The emoluments of executive directors stated above were for their services in connection with management of the affairs of the Company and its subsidiaries. The emoluments of independent non-executive directors stated above were for their services in connection with their roles as directors of the Company.
- Mr. Tso acts as the chairman and chief executive of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

8. DIRECTORS' AND EMPLOYEES' EMOLUMENTS *(Continued)*

(B) Employees' emoluments

Of the five individuals with the highest emoluments in the Group, two (2022: two) were directors of the Company whose emoluments are included in the disclosures above. The emoluments of the remaining three (2022: three) highest paid employees who were neither a director nor chief executive of the Company are as follows:

	2023 HK\$'000	2022 HK\$'000
Salaries and other benefits	1,611	2,244
Discretionary bonus	339	268
Retirement benefits scheme contributions	54	54
	2,004	2,566

The emoluments of these highest-paid non-director employees were within the following bands:

	2023 Number of employees	2022 Number of employees
Nil to HK\$1,000,000	3	2
HK\$1,000,001 to HK\$1,500,000	–	1
	3	3

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 for both years.

9. FINANCE COSTS

	2023 HK\$'000	2022 HK\$'000
Interest on bank borrowings	2,028	762
Interest on loan from a director	800	733
Interest on lease liabilities	2,185	2,105
	5,013	3,600

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

10. PROFIT BEFORE TAXATION

This is stated after charging:

	2023 HK\$'000	2022 HK\$'000
a. Employee benefits expenses (including directors' emoluments)		
Salaries and other benefits	18,807	21,622
Retirement benefits scheme contributions	648	749
Equity-settled share-based payment expenses	1,102	–
	20,557	22,371
b. Other expenses		
Auditor's remuneration	757	745
Bank charges	1,503	2,019
Direct operating expenses arising from investment property that generated rental income	128	28
Product delivery expenses	8,139	11,113
Lease payments for short-term lease of warehouse	–	1,290
Legal and professional fees	3,160	2,603
Utility and office expenses	2,413	2,347
Sundry items	2,538	1,374
	18,638	21,519
c. Other items		
Depreciation:		
– Property, plant and equipment	985	1,168
– Right-of-use assets	38,691	41,288
	39,676	42,456

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

11. INCOME TAX EXPENSE

Under the two-tiered profits tax rates regime, the first HK\$2,000,000 assessable profits arising from Hong Kong of qualifying entities are taxed at 8.25%, and assessable profits arising from Hong Kong above HK\$2,000,000 are taxed at the rate of 16.5%. The profits of one of the group entities are taxed in accordance with the two-tiered profits tax rates regime. The profits of other group entities in Hong Kong not qualifying for the two-tiered profits tax rates are taxed at a flat rate of 16.5%.

Macau Corporate Income Tax has been provided at the rate of 12% (2022: 12%) on the estimated assessable profits of the Macau subsidiary during the year.

	2023 HK\$'000	2022 HK\$'000
Current tax		
Hong Kong Profits Tax		
Current year	155	965
Under provision in prior years	201	117
Macau Corporate Income Tax		
Current year	207	142
	563	1,224
Deferred taxation		
Charge for the year (<i>Note 17</i>)	288	1,080
	851	2,304

Reconciliation of income tax expense

	2023 HK\$'000	2022 HK\$'000
Profit before taxation	2,263	14,174
Income tax at domestic income tax rate of 16.5% (2022: 16.5%)	373	2,339
Effect of different tax rates of subsidiaries operating in other jurisdiction	(100)	(141)
Non-deductible expenses	776	873
Tax exempt revenue	(378)	(618)
Tax reduction	(6)	(10)
Utilisation of previously unrecognised tax losses	(56)	–
Under provision in prior years	201	117
Effect of two-tier tax rates	–	(165)
Others	41	(91)
Tax expense for the year	851	2,304

12. DIVIDEND

The Board of Directors does not recommend the payment of a final dividend for the years ended 31 March 2023 and 2022.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

13. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share is based on profit attributable to the owners of the Company and the weighted average number of ordinary shares in issue during the year.

No adjustment had been made to the basic earnings per share amounts presented for the year ended 31 March 2022 as the Group had no potentially dilutive ordinary shares in issue during the year ended 31 March 2022.

The calculations of basic and diluted earnings per share are based on:

	2023 HK\$'000	2022 HK\$'000
Profit for the year attributable to owners of the Company, for the purpose of basic and diluted earnings per share	1,412	11,870

	No. of shares	
	2023	2022
Issued ordinary shares at beginning and end of the reporting period	240,000,000	240,000,000
Weighted average number of ordinary shares in issue during the year, for the purpose of basic earnings per share	240,000,000	240,000,000
Effect of dilutive potential shares from share option scheme (<i>Note 34</i>)	371,200	–
Weighted average number of ordinary shares in issue during the year, for the purpose of diluted earnings per share	240,371,200	240,000,000

14. INVESTMENT PROPERTY

	2023 HK\$'000	2022 HK\$'000
At fair value		
At beginning of the reporting period	34,000	–
Acquisition of a subsidiary	–	31,000
Net changes in fair value	–	3,000
At end of the reporting period	34,000	34,000

At the end of the reporting period, the investment property was revalued by Professional Properties Co., independent professional qualified valuers, on the market value basis using income approach. The valuation techniques of the investment property are disclosed in note 37.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

14. INVESTMENT PROPERTY *(Continued)*

Commitments under operating leases — as lessor

The Group leases the investment property to a third party under operating lease, which has an initial non-cancellable lease term of two years (2022: one year). The lease does not include any purchase, termination and extension options. The property is exposed to residual value risk. The lease contract, as a result, imposes a restriction that, unless approval is obtained from the Group as lessor, the property can only be used by the lessee. The lessee is also required to keep the property in a good state of repair and return the property in its original condition at the end of the lease. Below is a maturity analysis of undiscounted lease payments to be received from the leasing of the investment property:

	2023 HK\$'000	2022 HK\$'000
Year 1	360	720

15. PROPERTY, PLANT AND EQUIPMENT

	Leasehold improvements HK\$'000	Furniture and equipment HK\$'000	Computer equipment HK\$'000	Motor vehicles HK\$'000	Total HK\$'000
Reconciliation of carrying amount					
— year ended 31 March 2022					
At 1 April 2021	2,089	318	391	–	2,798
Additions	503	97	78	–	678
Written off	(147)	(20)	(1)	–	(168)
Depreciation	(880)	(165)	(123)	–	(1,168)
At 31 March 2022	1,565	230	345	–	2,140
Reconciliation of carrying amount					
— year ended 31 March 2023					
At 1 April 2022	1,565	230	345	–	2,140
Additions	104	506	161	503	1,274
Depreciation	(577)	(164)	(118)	(126)	(985)
At 31 March 2023	1,092	572	388	377	2,429
At 31 March 2022					
Cost	10,330	4,655	1,925	4,427	21,337
Accumulated depreciation	(8,765)	(4,425)	(1,580)	(4,427)	(19,197)
	1,565	230	345	–	2,140
At 31 March 2023					
Cost	10,434	5,161	2,086	4,930	22,611
Accumulated depreciation	(9,342)	(4,589)	(1,698)	(4,553)	(20,182)
	1,092	572	388	377	2,429

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

16. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES

	Right-of-use assets				Lease liabilities HK\$'000
	Office premises HK\$'000	Retail shops HK\$'000	Warehouses HK\$'000	Total HK\$'000	
Reconciliation of carrying amount					
– year ended 31 March 2022					
As beginning of the reporting period	3,207	37,164	9,077	49,448	(55,479)
New leases	–	–	3,789	3,789	(3,789)
Depreciation	(2,138)	(32,833)	(6,317)	(41,288)	–
Disposals	–	(3,897)	–	(3,897)	4,143
Lease modification	–	32,747	(2,177)	30,570	(30,104)
Reassessment of lease term	–	1,749	–	1,749	(1,749)
Imputed interest expenses					
on lease liabilities	–	–	–	–	(2,105)
Gain on rent concession	–	–	–	–	5,984
Lease payments	–	–	–	–	38,676
At end of the reporting period	1,069	34,930	4,372	40,371	(44,423)
Reconciliation of carrying amount					
– year ended 31 March 2023					
As beginning of the reporting period	1,069	34,930	4,372	40,371	(44,423)
Depreciation	(1,984)	(30,097)	(6,610)	(38,691)	–
Lease modification	3,814	32,028	8,805	44,647	(44,019)
Reassessment of lease term	–	5,705	–	5,705	(5,705)
Imputed interest expenses					
on lease liabilities	–	–	–	–	(2,185)
Gain on rent concession	–	–	–	–	973
Lease payments	–	–	–	–	36,521
At end of the reporting period	2,899	42,566	6,567	52,032	(58,838)
At 31 March 2022					
Current portion	–	–	–	–	(34,823)
Non-current portion	1,069	34,930	4,372	40,371	(9,600)
Net carrying amount	1,069	34,930	4,372	40,371	(44,423)
At 31 March 2023					
Current portion	–	–	–	–	(36,335)
Non-current portion	2,899	42,566	6,567	52,032	(22,503)
Net carrying amount	2,899	42,566	6,567	52,032	(58,838)

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16. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (Continued)

Analysis of lease liabilities:

	2023 HK\$'000	2022 HK\$'000
A related company		
Cyber Building Limited ("Cyber Building")	9,628	4,885
Third parties	49,210	39,538
	58,838	44,423

Mr. Tso is the director and controlling shareholder of Cyber Building.

The Group leases office premises, warehouses and various retail shops for its daily operations with lease terms ranging from one to four years (2022: one to four years). Lease liabilities as at 31 March 2023 are carried at incremental borrowing rate of 5.83% (2022: 5.83%) per annum and repayable in one to three years (2022: one to three years). The interest expenses on lease liabilities are set out in note 9 to the consolidated financial statements.

Restrictions or covenants

The Group is required to keep those properties in a good state of repair and return the properties in their original condition at the end of the lease.

The Group has recognised the following amounts for the year:

	2023 HK\$'000	2022 HK\$'000
Lease payments for short-term leases	–	1,290
Total cash outflow for leases	36,521	39,966

Extension and termination options

The lease contracts of certain warehouses and retail shops contain an extension option. These options aim to provide flexibility to the Group in managing the leased assets. The extension option in the lease of the warehouse is normally exercised while the extension option in the leases of retail shops may or may not be exercised because the Group could replace the shops without significant cost or business disruption. The Group seldom exercises options that are not included in the lease liabilities. During the year ended 31 March 2023, about 24% (2022: 24%) of lease contracts contain an extension option. The undiscounted potential future lease payments not included in lease liabilities amounted to approximately HK\$3,576,000 (2022: approximately HK\$15,140,000).

Other information

During the year ended 31 March 2023, lessors of several retail shops of the Group provided COVID-19-related rent concessions to the Group with aggregate amount of approximately HK\$973,000 (2022: approximately HK\$5,984,000).

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17. DEFERRED TAX ASSETS

The following are the major deferred tax assets recognised and movements thereon during the year:

	Tax losses HK\$'000	Depreciation allowance HK\$'000	ECL provision HK\$'000	Total HK\$'000
At 1 April 2021	415	1,146	717	2,278
Charged to profit or loss	(415)	(399)	(266)	(1,080)
At 31 March 2022 and 1 April 2022	–	747	451	1,198
Charged to profit or loss	–	(10)	(278)	(288)
At 31 March 2023	–	737	173	910

18. INVENTORIES

	2023 HK\$'000	2022 HK\$'000
Finished goods	80,572	87,870

At the end of the reporting period, inventories were stated at approximately HK\$80,572,000 (2022: approximately HK\$87,870,000), comprising cost of approximately HK\$94,748,000 (2022: approximately HK\$102,046,000) less provision of approximately HK\$14,176,000 (2022: approximately HK\$14,176,000).

At the end of the reporting period, the inventories that are expected to be recovered after more than 12 months are approximately HK\$40,392,000 (2022: approximately HK\$36,374,000).

The cost of inventories recognised as an expense during the year was approximately HK\$72,353,000 (2022: approximately HK\$69,278,000).

19. TRADE RECEIVABLES

	2023 HK\$'000	2022 HK\$'000
From third parties		
Total gross carrying amount	60,479	44,720
Less: Allowance for credit losses	(1,655)	(3,110)
	58,824	41,610

Generally, the Group did not grant any credit period to its retail customers. Credit period ranging from 30 to 180 days is granted to customers with bulk purchases, including PRC Distributors.

The following is an ageing analysis of trade receivables, net of allowance for credit losses, presented based on the invoice date at the end of the reporting period.

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19. TRADE RECEIVABLES (Continued)

	2023 HK\$'000	2022 HK\$'000
0–90 days	46,981	29,534
91–180 days	82	228
181–365 days	2,124	50
Over 365 days	9,637	11,798
	58,824	41,610

Included in the Group's trade receivables balance as at 31 March 2023 are debtors with aggregate carrying amounts of approximately HK\$44,972,000 (2022: approximately HK\$14,825,000) which are past due as at the reporting date. Out of the past due balances, approximately HK\$13,300,000 (2022: approximately HK\$14,501,000) have been past due 90 days or more and are not considered as in default. With reference to the historical records, past experience and also available reasonable and supportive forward-looking information, the management of the Group does not consider these trade receivables as credit-impaired. These customers have good business relationship with the Group and their recurring overdue balances have satisfactory settlement history.

Details of impairment assessment of trade receivables are set out in note 36.

20. DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

	Notes	2023 HK\$'000	2022 HK\$'000
Rental and utility deposits	(a)	8,543	8,844
Prepayments and others	(b)	35,802	34,247
Other receivables and deposits	(c)	4,606	5,330
		48,951	48,421
Analysed as:			
Non-current		8,874	6,615
Current		40,077	41,806
		48,951	48,421

Note:

- (a) There were rental deposits paid to a related company which Mr. Tso is the director and controlling shareholder of approximately HK\$1,440,000 (2022: approximately HK\$1,440,000) as at 31 March 2023.
- (b) Included in the balance were deposits made to suppliers of tiles of approximately HK\$16,964,000 (2022: approximately HK\$12,958,000), bathroom fixtures of approximately HK\$5,180,000 (2022: approximately HK\$15,937,000) and kitchen cabinets of approximately HK\$12,948,000 (2022: approximately HK\$5,100,000).
- (c) Included in the balance was warehouse construction deposit of HK\$2,500,000 (2022: HK\$2,500,000) which is classified as non-current assets.

Details of impairment assessment of financial assets included in other receivables and deposits as at 31 March 2023 and 2022 are set out in note 36.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

21. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	Note	2023 HK\$'000	2022 HK\$'000
Payments for life insurance policies			
— First life insurance policy (the “First Policy”)	(a)	2,423	2,346
— Second life insurance policy (the “Second Policy”)	(b)	4,672	4,534
		7,095	6,880

- (a) In 2012, the Group entered into a life insurance policy with an insurance company to insure a director of the Company. Under this policy, the Group is the beneficiary and policy holder and the total insured sum is United States Dollar (“USD”) 1,000,000 (equivalent to HK\$7,800,000). The Group paid a single premium of USD250,000 (equivalent to HK\$1,950,000) at inception. The Group can, at any time, withdraw cash based on the account value of the policy (“Account Value”) at the date of withdrawal, which is determined by the gross premium paid plus accumulated guaranteed interest earned and minus any charges made in accordance with the terms and conditions of the policy. If withdrawal is made during the 1st to 15th policy year, a specified amount of surrender charge would be deducted from the Account Value. This insurance company will pay the Group a guaranteed interest rate at 4.2% per annum for the first year and a variable return per annum afterwards (with minimum guaranteed interest rate of 3% per annum) during the effective period of the policy.
- (b) In 2012, the Group also entered into a life insurance policy with another insurance company to insure the same director of the Company. Under this policy, the Group is the beneficiary and policy holder and the total insured sum is USD2,507,610 (equivalent to HK\$19,559,000). The Group paid a single premium of USD500,000 (equivalent to HK\$3,900,000) at inception. The Group can, at any time, withdraw cash based on the Account Value at the date of withdrawal, which is determined by the gross premium paid plus accumulated guaranteed interest earned and minus any charges made in accordance with the terms and conditions of the policy. If withdrawal is made during the 1st to 18th policy year, a specified amount of surrender charge would be deducted from the Account Value. This insurance company will pay the Group a guaranteed interest rate at 4.25% per annum for the first year and a variable return per annum afterwards (with minimum guaranteed interest rate of 2.5% per annum) during the effective period of the policy.

As represented by the directors of the Company, the Group will not terminate the policies nor withdraw cash prior to the 15th policy year for the First Policy and the 18th policy year for the Second Policy and the expected life of the policies remained unchanged from the initial recognition. The balance of the payments for life insurance policies is denominated in USD, being a currency other than the functional currency of the relevant subsidiary.

The fair value of the payments for life insurance policies is determined by reference to the surrender cash value of the life insurance policies at the end of the reporting period, together with the guaranteed interest as mentioned above.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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22. CASH AND CASH EQUIVALENTS

	2023 HK\$'000	2022 HK\$'000
Bank balances and cash	6,257	2,030
Pledged bank deposit with maturity of three months or less	15,000	15,000
Bank overdrafts (<i>Note 27</i>)	(7,480)	(3,264)
As stated in the consolidated statement of cash flows	13,777	13,766

Cash at bank earns interest at floating rates based on daily bank deposit rates. The pledged bank deposit of HK\$15,000,000 (2022: HK\$15,000,000) is pledged to a bank to secure banking facilities granted to the Group. It is made with maturity of three months or less and earns interest at the prevailing short-term deposit rates.

Details of impairment assessment of bank balances as at 31 March 2023 and 2022 are set out in note 36.

23. TRADE PAYABLES

	2023 HK\$'000	2022 HK\$'000
Trade payables to third parties	6,866	19,176

The credit period on purchases of goods is 90 to 180 days. The following is an ageing analysis of trade payables presented based on the invoice date at the end of the reporting periods:

	2023 HK\$'000	2022 HK\$'000
0–30 days	2,041	8,309
31–60 days	836	72
61–90 days	92	1,884
91–120 days	271	1,941
Over 120 days	3,626	6,970
	6,866	19,176

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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24. OTHER PAYABLES AND ACCRUED CHARGES

	2023 HK\$'000	2022 HK\$'000
Accrued charges	4,289	4,092
Salaries payable	1,119	288
Other payables	2,650	2,605
	8,058	6,985

25. CONTRACT LIABILITIES

The movements (excluding those arising from increases and decreases both occurred within the same year) of contract liabilities from contracts with customers within HKFRS 15 during the year are as follows:

	2023 HK\$'000	2022 HK\$'000
At beginning of the reporting period	10,665	8,455
Recognised as revenue	(8,439)	(6,294)
Receipt of advances or recognition of receivables	5,934	8,504
At end of the reporting period	8,160	10,665

When the Group receives a deposit before the delivery of goods, this will give rise to contract liabilities at the start of a contract, until the revenue recognised on the relevant contract exceeds the amount of the deposit.

At 31 March 2023 and 2022, no contract liabilities were expected to be settled after more than 12 months.

Unsatisfied or partially unsatisfied performance obligations

All the performance obligations that are unsatisfied (or partially unsatisfied) at 31 March 2023 and 2022 are part of contracts that have an original expected duration of one year or less. Given that the Group applies the practical expedient in paragraph 121(a) of HKFRS 15, the transaction price allocated to these performance obligations is not disclosed.

26. AMOUNT DUE TO A DIRECTOR

The amount due is non-trade nature, unsecured, interest-free and repayable on demand.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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27. BANK BORROWINGS

	Note	2023 HK\$'000	2022 HK\$'000
Secured and guaranteed:			
Bank loans		44,217	31,058
Term loans from banks with repayment on demand clause		29,015	20,765
Bank overdrafts	22	7,480	3,264
Total bank borrowings	(a) (b)	80,712	55,087

Note:

- (a) These bank borrowings carry interest at Hong Kong Interbank Offered Rate ("HIBOR") plus 1.5% (2022: HIBOR plus 1.5%) or a spread below Prime Rate/Standard Bills Rate quoted by the banks per annum and the effective interest rate is from 2.50% to 4.56% (2022: 1.74% to 3.00%) per annum as at 31 March 2023.
- (b) As at 31 March 2023, The Group's pledged bank deposit of HK\$15,000,000 and investment property of HK\$34,000,000 (2022: pledged bank deposit of HK\$15,000,000 and investment property of HK\$34,000,000) were pledged to secure banking facilities of the Group.

28. LOAN FROM A DIRECTOR

Loan from a director is non-trade nature, unsecured, interest-bearing at 8% per annum and repayable on 25 March 2024.

29. SHARE CAPITAL

	Number of shares	Amount HK\$'000
Ordinary shares of HK\$0.1 each		
Authorised:		
At 31 March 2022 and 2023	500,000,000	50,000
Issued and fully paid:		
At 31 March 2022 and 2023	240,000,000	24,000

30. CAPITAL COMMITMENTS

	2023 HK\$'000	2022 HK\$'000
Capital expenditure in respect of property, plant and equipment contracted for but not provided in the consolidated financial statements	1,000	1,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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31. RETIREMENT BENEFITS SCHEME

The Mandatory Provident Fund Scheme (“MPF Scheme”) of the Group is registered with the Mandatory Provident Fund Scheme Authority under the Mandatory Provident Fund Schemes Ordinance. The assets of the MPF Scheme are held separately from those of the Group in funds under the control of an independent trustee. Under the MPF Scheme, the employer and its employees are each required to make contributions to the MPF Scheme at rates specified in the rules. The only obligation of the Group with respect to the MPF Scheme is to make the required contributions. Except for voluntary contribution, no forfeited contribution under the MPF Scheme is available to reduce the contribution payable in future years. The cap of contribution amount is HK\$1,500 per employee per month.

The retirement benefits scheme contributions arising from the MPF Scheme charged to the consolidated statement of profit or loss and other comprehensive income represent contributions paid or payable to the funds by the Group at rates specified in the rules of the scheme.

At 31 March 2023 and 2022, there were no significant forfeited contributions which arose upon employees leaving the schemes before they were fully vested in the contributions and which were available to reduce the contributions payable by the Group in the future.

The retirement benefits scheme contributions made by the Group amounted to HK\$648,000 (2022: HK\$749,000) during the year ended 31 March 2023.

32. RELATED PARTY TRANSACTIONS

Save as disclosed elsewhere in the consolidated financial statements, the Group had the following transactions with related parties during the year:

Name of related company	Nature of transactions	2023 HK\$'000	2022 HK\$'000
Cyber Building	Lease payments	5,160	5,160
A director	Loan interest expense	800	733

During the years ended 31 March 2023 and 2022, Mr. Tso provided several guarantees to guarantee the payment and due performance of the group entities to the landlords and provided personal guarantees for the bank borrowings of the Group.

During the year ended 31 March 2022, the Group entered into a sale and purchase agreement with an executive director and a parent of an executive director of the Company to acquire equity interest in Mason Holdings Limited, a property holding company, at a consideration of HK\$31,000,000.

Compensation of key management personnel

The key management personnel of the Group are the directors of the Company, and their remunerations are disclosed in note 8 to these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

33. OTHER CASH FLOW INFORMATION

Reconciliation of liabilities arising from financing activities

The table below details cash changes in the Group's liabilities arising from financing activities.

	Amount due to a director HK\$'000	Lease liabilities HK\$'000	Bank loans and other borrowings HK\$'000	Loan from a director HK\$'000	Total HK\$'000
At 1 April 2021	19,410	55,479	21,504	–	96,393
Net cash flows (Note)	(15,078)	(38,676)	29,557	10,000	(14,197)
Interest expenses	–	2,105	762	733	3,600
Gain on rent concession	–	(5,984)	–	–	(5,984)
Lease modification	–	30,104	–	–	30,104
Reassessment of lease term	–	1,749	–	–	1,749
New leases	–	3,789	–	–	3,789
Termination of leases	–	(4,143)	–	–	(4,143)
At 31 March 2022 and 1 April 2022	4,332	44,423	51,823	10,733	111,311
Net cash flows	(2,326)	(36,521)	19,381	(800)	(20,266)
Interest expenses	–	2,185	2,028	800	5,013
Gain on rent concession	–	(973)	–	–	(973)
Lease modification	–	44,019	–	–	44,019
Reassessment of lease term	–	5,705	–	–	5,705
At 31 March 2023	2,006	58,838	73,232	10,733	144,809

Note: The Group was indebted to a director of the Company in an aggregate sum of HK\$19,410,000 as at 31 March 2021. In November 2021, the director demanded the Group for partial repayment in the sum of HK\$4,700,000. Instead of transferring the said repayment amount of HK\$4,700,000 to the director's bank account, the director instructed the Group to hold such repayment amount of HK\$4,700,000 on trust for him and utilise part of the repaid amount to purchase on his behalf listed securities selected by him and to hold such securities on trust for him as the beneficial owner.

34. SHARE OPTIONS

On 20 September 2018, the Company adopted a share option scheme (the "Share Option Scheme"). The purpose of the Share Option Scheme is to provide incentives to directors, employees, and any advisers, consultants, agents, suppliers, customers, distributors and such other persons who in the sole opinion of the Board will contribute or have contributed to the Group.

Employees (including directors) of the Group are included in the eligible participants under the Share Option Scheme. Without prior approval from the Shareholders, the total number of shares in respect of which options may be granted under the Share Option Scheme and any other share option scheme of the Company shall not in aggregate exceed 10% of the shares of the Company as at the listing of the Company's shares on the Stock Exchange (i.e. 24,000,000 Shares, which represents 10% of the ordinary shares as at 31 March 2023). Each participant cannot be entitled to more than 1% of the total number of shares in issue at any point in time.

On 29 September 2022, the Company granted the options to subscribe for an aggregate of 4,800,000 ordinary shares to the executive directors at an exercise price of HK\$0.300 per share (the "Share Options"). The closing price of the shares in the Company immediately before the date of grant was HK\$0.300 per share. The Share Options were vested immediately on the grantees on 11 October 2022 (i.e. the date at which the executive directors agreed to the share-based payment arrangement). The validity period of the Share Options is from the respective acceptance date to 29 September 2032.

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34. SHARE OPTIONS (Continued)

No share options were exercised during the year ended 31 March 2023. The movement of the share options during the year is summarised below:

Category of grantees	Date of grant	Number of share options				
		Outstanding as at 1 April 2022	Granted during the year	Exercised during the year	Outstanding as at 31 March 2023	Vested and exercisable at 31 March 2023
Directors						
Mr. Simon Tso	11 October 2022	–	2,400,000	–	2,400,000	2,400,000
Ms. Tsui To Fei	11 October 2022	–	2,400,000	–	2,400,000	2,400,000
		–	4,800,000	–	4,800,000	4,800,000
Weighted average exercise price		N/A	HK\$0.300	N/A	HK\$0.300	HK\$0.300

The fair value of the Share Options is determined using Black-Scholes Option Pricing Model. The variables and assumptions used in computing the fair value of the Share Options are based on the directors' best estimate. Expectations of early exercise are incorporated into the model. The value of an option varies with different variables of certain subjective assumptions. Inputs to the model are as follows:

Date of grant	:	11 October 2022
Weighted average stock price on grant date	:	HK\$0.300
Exercise price	:	HK\$0.300
Fair value at date of grant	:	HK\$0.2297
Risk-free interest rate	:	3.770%
Time to maturity	:	9.97 years
Expected dividend yield	:	0%
Expected volatility	:	64.33%

The risk-free interest rate was based on the market yield of Hong Kong government bonds as of the option acceptance date. Expected dividend yield was based on the historical dividend of the Company. Expected volatility was determined by using the historical volatility of the Company's share prices.

The Group recognised an expense of approximately HK\$1,102,000 for the year ended 31 March 2023 (2022: Nil) in relation to the Share Options granted by the Company.

35. CAPITAL RISK MANAGEMENT

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to stakeholders through optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

The capital structure of the Group consists of debt balance and equity balance. Equity balance consists of equity attributable to owners of the Company, comprising share capital and reserves including retained profits.

The management of the Group reviews the capital structure on an on-going annual basis. As part of this review, the management of the Group considers the cost of capital and the risks associated with each class of capital. Based on recommendations of the management of the Group, the Group will balance its overall capital structure through the payment of dividends, issue of new share and repurchase of share as well as the issue of new debt.

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36. FINANCIAL INSTRUMENTS

(A) Categories of financial instruments

	2023 HK\$'000	2022 HK\$'000
Financial assets		
Finance assets at FVPL	7,095	6,880
Financial assets at amortised cost	93,230	72,814
Financial liabilities		
Amortised cost	166,094	140,448

(B) Financial risk management objectives and policies

The Group's major financial instruments include trade receivables, deposits and other receivables, pledged bank deposit, bank balances and cash, trade payables, balances with directors and related companies, other payables and accrued charges and bank borrowings. Details of these financial instruments are disclosed in the respective notes. The risks associated with these financial instruments include market risk (currency risk and interest rate risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

(i) Market risk

Currency risk

The Group has foreign currency transactions, which exposes it to foreign currency risk. Approximately 67% (2022: 61%) of the purchases are denominated in the currencies other than the functional currency of the relevant group entities during the year.

At the end of the reporting period, the carrying amounts of foreign currency denominated monetary assets and monetary liabilities recognised in the consolidated financial statements are as follows:

	Euro ("EUR") HK\$'000	USD HK\$'000	Renminbi ("RMB") HK\$'000
As at 31 March 2023			
Bank balances and cash	90	162	81
Trade payables	6,651	–	120
Bank borrowings	2,049	–	–
As at 31 March 2022			
Bank balances and cash	174	162	81
Trade payables	19,011	–	–
Bank borrowings	3,886	–	–

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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36. FINANCIAL INSTRUMENTS *(Continued)*

(B) Financial risk management objectives and policies *(Continued)*

(i) Market risk *(Continued)*

Currency risk *(Continued)*

Sensitivity analysis

The Group's exposure to exchange rate fluctuations in USD and RMB is considered insignificant.

At the end of the reporting period, if EUR had been 10% (2022: 10%) strengthened/weakened against HKD while all other variables were held constant, the Group's net profit for the year would be decreased/increased by approximately HK\$861,000 (2022: approximately HK\$2,272,000). The sensitivity rate used of 10% represents management's assessment of the reasonably possible change in foreign exchange rates.

In management's opinion, the sensitivity analysis is unrepresentative of the inherent currency risk as the year-end exposure does not reflect the exposure during the year.

Interest rate risk

The Group is exposed to cash flow interest rate risk in relation to the Group's bank balances, payments for life insurance policies and variable-rate bank borrowings.

The Group currently does not have interest rate risk hedging policy. However, the management of the Group closely monitors its exposure to future cash flow interest rate risk as a result of changes in market interest rate and will consider hedging changes in market interest rates should the need arise.

Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rate risk on bank borrowings. The sensitivity analysis is prepared assuming the bank borrowings outstanding at the end of the reporting period were outstanding for the whole period. No sensitivity analysis is provided on bank balances and payments for life insurance policies as the management of the Group considers that the interest rate fluctuation on bank balances and payments for life insurance policies is minimal and the impact from the exposure to interest rate risk sensitivity is considered insignificant.

At the end of the reporting period, if interest rates had been 50 basis points higher or lower and all other variables were held constant, the Group's net profit would be decreased or increased by approximately HK\$404,000 (2022: approximately HK\$275,000).

In the opinion of the management of the Group, the sensitivity analysis is unrepresentative of the interest rate risk as the exposure at the end of the reporting period does not reflect the exposure during the year.

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36. FINANCIAL INSTRUMENTS *(Continued)*

(B) Financial risk management objectives and policies *(Continued)*

(ii) Credit risk and impairment assessment

Trade receivables from contracts with customers

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits and credit approvals. Before accepting any new customer, the Group uses an internal credit scoring system to assess the potential customer's credit quality and defines the credit limits granted to the customer. Limits and scoring attributed to customers are reviewed twice a year. Other monitoring procedures are in place to ensure that follow-up action is taken to recover overdue debts.

The Group trades with a large number of individual customers. During both years, the Group has concentration of credit risk with exposure limited to certain customers. Approximately 19% (2022: 12%) of the Group's trade receivables as at 31 March 2023 are from the PRC Distributors. These customers are within the same industry of the Group. The management of the Group closely monitors the subsequent settlement of the customers. Other than disclosed above, the Group does not have significant credit risk exposure to any single individual customer.

In addition, the Group performs impairment assessment (i) under ECL model individually for trade receivables from the PRC Distributors, trade receivables with aggregated outstanding balances exceeding HK\$1,000,000 and credit-impaired trade receivables and (ii) using provision matrix on the remaining trade receivables with reference to the Group's historical observed default rates, as adjusted for forward-looking information and the past due status of the trade receivables.

Other receivables and deposits

The management of the Group makes periodic collective assessment as well as individual assessment on the recoverability of other receivables and deposits based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable, supportive and forward-looking information that is available. The management of the Group believes that there is no material credit risk inherent in the Group's outstanding balance of other receivables and deposits. ECL on other receivables and deposits is insignificant at 31 March 2023 and 2022 as the exposure is insignificant.

Pledged bank deposit and bank balances

The credit risks on pledged bank deposit and bank balances are limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

36. FINANCIAL INSTRUMENTS *(Continued)*

(B) Financial risk management objectives and policies *(Continued)*

(ii) Credit risk and impairment assessment *(Continued)*

The Group's internal credit risk grading assessment comprises the following categories:

Internal credit rating	Description	Trade receivables	Other financial assets/other items
Low risk	The counterparty has a low risk of default and does not have any past-due amounts	Lifetime ECL (non credit-impaired)	12-month ECL
Medium risk	Debtor frequently repays after due dates but usually settle within 90 days after due date	Lifetime ECL (non credit-impaired)	12-month ECL (non credit-impaired)
High risk	Debtor frequently repays after 90 days after due date	Lifetime ECL (non credit-impaired)	Lifetime ECL (non credit-impaired)
Doubtful	There have been significant increase in credit risk since initial recognition through information developed internal or external resources other than ageing analysis.	Lifetime ECL (non credit-impaired)	Lifetime ECL (non credit-impaired)
Loss	There is evidence indicating the asset is credit-impaired	Lifetime ECL (credit-impaired)	Lifetime ECL (credit-impaired)
Write-off	There is evidence indicating the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery or trade receivables are over two years past due	Amount is written-off	Amount is written-off

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

36. FINANCIAL INSTRUMENTS *(Continued)*

(B) Financial risk management objectives and policies *(Continued)*

(ii) 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:

	Note	External credit rating Note iii	Internal credit rating	12-month or lifetime ECL	Gross carrying amounts	
					2023 HK\$'000	2022 HK\$'000
Financial assets at amortised cost						
Trade receivables (PRC Distributors and debtors with aggregated outstanding balances exceed HK\$1,000,000)	19	N/A	Medium risk High risk <i>(Note i)</i>	Lifetime ECL Lifetime ECL	46,303 11,816	30,886 12,090
Trade receivables (credit-impaired)	19	N/A	Loss <i>(Note i)</i>	Lifetime ECL (credit-impaired)	273	273
Trade receivables (other customers)	19	N/A	<i>(Note i)</i>	Lifetime ECL (provision matrix)	2,087	1,471
Other receivables and deposits	20	N/A	<i>(Note ii)</i>	12-month ECL	13,149	14,174
Pledged bank deposit	22	A1	N/A	12-month ECL	15,000	15,000
Bank balances	22	Baa2 to A1	N/A	12-month ECL	6,257	2,030

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

36. FINANCIAL INSTRUMENTS *(Continued)*

(B) Financial risk management objectives and policies *(Continued)*

(ii) Credit risk and impairment assessment *(Continued)*

Note:

- (i) For trade receivables, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL. Except for trade receivables from the PRC Distributors and trade receivables with aggregated outstanding balances over HK\$1,000,000 which are assessed individually or credit-impaired, the Group determines the ECL of trade receivables from other customers by using a provision matrix through grouping of various debtors that have similar loss patterns, after considering the past due status of respective trade receivables.

The estimated loss rates on trade receivables are estimated based on historical credit loss of the debtors and study of other corporates' default and recovery data from international credit-rating agencies including Moody's, and are adjusted for forward-looking information (for example, the current and forecasted economic growth rates in the Hong Kong, which reflect the general economic conditions of the industry in which the debtors operate).

As part of the Group's credit risk management, the Group uses debtors' past due ageing to assess the impairment for its other customers in relation to its operation because these other customers consist of a large number of small customers with common risk characteristics that are representative of the customers' abilities to pay all amounts due in accordance with the contractual terms. The following table provides information about the exposure to credit risk for trade receivables from other customers which are assessed based on a provision matrix as at 31 March 2023 and 2022 within lifetime ECL (non credit-impaired).

Gross carrying amount

	2023		2022	
	Average loss rate %	Amount HK\$'000	Average loss rate %	Amount HK\$'000
Non past due and 1–30 days past due	0.36	820	0.05	180
31–90 days past due	0.93	56	1.55	26
Over 90 days past due	11.60	1,211	13.33	1,265
		2,087		1,471

During the year ended 31 March 2023, the Group reversed impairment allowance of approximately HK\$31,000 (2022: provided impairment allowance of approximately HK\$84,000) for trade receivables based on the provision matrix and reversed impairment allowance of approximately HK\$1,424,000 (2022: provided impairment allowance of approximately HK\$487,000) for trade receivables which are assessed individually.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

36. FINANCIAL INSTRUMENTS (Continued)

(B) Financial risk management objectives and policies (Continued)

(ii) Credit risk and impairment assessment (Continued)

Note: (Continued)

- (ii) For the purpose of internal credit risk management, the Group uses past due information to assess whether credit risk has increased significantly since initial recognition.

	Past due HK\$'000	Not past due/ No fixed repayment term HK\$'000	Total HK\$'000
At 31 March 2023			
Rental and utility deposits	–	8,543	8,543
Other receivables and deposits	–	4,606	4,606
At 31 March 2022			
Rental and utility deposits	–	8,844	8,844
Other receivables and deposits	–	5,330	5,330

Based on the assessment of the management, the ECL on the above balances is insignificant.

- (iii) External credit rating is from international credit-rating agency, Moody's.

The following tables show reconciliation of loss allowances that has been recognised for trade receivables which is measured under lifetime ECL:

	Lifetime ECL (non credit- impaired) HK\$'000	Lifetime ECL (credit- impaired) HK\$'000	Total HK\$'000
As at 1 April 2022	2,837	273	3,110
New financial assets originated	168	–	168
Increase in loss allowance	18	–	18
Reversal upon recovery	(1,641)	–	(1,641)
At 31 March 2023	1,382	273	1,655
As at 1 April 2021	4,640	273	4,913
New financial assets originated	12	–	12
Increase in loss allowance	3,286	–	3,286
Bad debts written off	(2,374)	–	(2,374)
Reversal upon recovery	(2,727)	–	(2,727)
At 31 March 2022	2,837	273	3,110

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

36. FINANCIAL INSTRUMENTS (Continued)

(B) Financial risk management objectives and policies (Continued)

(iii) Liquidity risk

In the management of liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management to finance the Group's operations and mitigates the effects of fluctuations in cash flows. The management of the Group monitors the utilisation of bank borrowings and ensures compliance with loan covenants.

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.

	Effective interest rate %	On demand HK\$'000	1-3 months HK\$'000	3 months to 1 year HK\$'000	1 to 2 years HK\$'000	2-5 years HK\$'000	Total undiscounted cash flow HK\$'000	Total carrying amount HK\$'000
As at 31 March 2023								
Trade payables	N/A	21	3,969	2,876	-	-	6,866	6,866
Other payables and accrued charges	N/A	228	6,711	-	-	-	6,939	6,939
Amount due to a director	N/A	2,006	-	-	-	-	2,006	2,006
Bank overdrafts	N/A	7,480	-	-	-	-	7,480	7,480
Bank borrowings	3.66	54,317	12,345	6,640	-	-	73,302	73,232
Lease liabilities	5.83	5,026	10,064	22,813	22,112	1,410	61,425	58,838
Loan from a director	8.00	-	-	11,600	-	-	11,600	10,733
		69,078	33,089	43,929	22,112	1,410	169,618	166,094
As at 31 March 2022								
Trade payables	N/A	21	10,795	8,360	-	-	19,176	19,176
Other payables and accrued charges	N/A	194	6,503	-	-	-	6,697	6,697
Amount due to a director	N/A	4,332	-	-	-	-	4,332	4,332
Bank overdrafts	N/A	3,264	-	-	-	-	3,264	3,264
Bank borrowings	2.44	36,015	7,535	12,338	-	-	55,888	51,823
Lease liabilities	5.83	2,456	9,942	23,144	8,359	2,235	46,136	44,423
Loan from a director	8.00	-	-	-	12,400	-	12,400	10,733
		46,282	34,775	43,842	20,759	2,235	147,893	140,448

The amounts included above for variable interest instruments for non-derivative financial liabilities are subject to change if changes in variable interest rates differ to those estimates of interest rates determined at the end of the reporting period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

36. FINANCIAL INSTRUMENTS (Continued)

(B) Financial risk management objectives and policies (Continued)

(iii) Liquidity risk (Continued)

The amounts repayable under loan agreements that include a clause that gives the lenders the unconditional right to call the loans at any time are classified under the “on demand” bracket. In this regard, interest-bearing borrowings of HK\$29,015,000 (2022: HK\$20,765,000) as at the end of the reporting period have been so classified even though the directors do not expect that the lenders would exercise their rights to demand repayment and thus these borrowings (including the aggregate principal and interest cash outflows) would be repaid according to the following schedule as set out in the loan agreements:

	2023 HK\$'000	2022 HK\$'000
Term loans from banks, including interest, with a repayment on demand clause		
Within 1 year	2,995	2,027
Over 1 year but within 2 years	3,688	2,149
Over 2 years but within 5 years	10,910	6,021
Over 5 years	23,801	14,343
	41,394	24,540

(C) Fair value of the Group's financial assets and financial liabilities that are not measured at fair value on a recurring basis

The management of the Group estimates the fair value of its financial assets and financial liabilities measured at amortised cost using discounted cash flows analysis. The management of the Group considers that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in these consolidated financial statements approximate their fair values.

37. FAIR VALUE MEASUREMENTS

The following presents the assets and liabilities measured at fair value or required to disclose their fair value in the consolidated financial statements on a recurring basis across the three levels of the fair value hierarchy defined in HKFRS 13 “Fair Value Measurement” with the fair value measurement categorised in its entirety based on the lowest level input that is significant to the entire measurement. The levels of inputs are defined as follows:

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

37. FAIR VALUE MEASUREMENTS (Continued)

a) Assets and liabilities measured at fair value

	2023			
	Carrying amount HK\$'000	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000
Assets measured at fair value				
Investment property	34,000	–	–	34,000
Financial assets at FVPL				
– Unlisted investments – payments for life insurance policies	7,095	–	–	7,095
	41,095	–	–	41,095

	2022			
	Carrying amount HK\$'000	Level 1 HK\$'000	Level 2 HK\$'000	Level 3 HK\$'000
Assets measured at fair value				
Investment property	34,000	–	–	34,000
Financial assets at FVPL				
– Unlisted investments – payments for life insurance policies	6,880	–	–	6,880
	40,880	–	–	40,880

During the years ended 31 March 2023 and 2022, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into or out of Level 3 fair value measurements.

Movements in Level 3 fair value measurements

	Investment property HK\$'000	Financial assets at FVPL HK\$'000
Year ended 31 March 2023		
At beginning of the reporting period	34,000	6,880
Total unrealised gain included in profit or loss	–	287
Insurance charges	–	(72)
At end of the reporting period	34,000	7,095
Year ended 31 March 2022		
At beginning of the reporting period	–	6,636
Acquisition of a subsidiary	31,000	–
Total unrealised gain included in profit or loss	–	317
Insurance charges	–	(73)
Net changes in fair value of investment property	3,000	–
At end of the reporting period	34,000	6,880

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

37. FAIR VALUE MEASUREMENTS (Continued)

a) Assets and liabilities measured at fair value (Continued)

Valuation techniques and inputs in Level 3 fair value measurement

Investment property

The investment property situated in the Hong Kong of HK\$34,000,000 (2022: HK\$34,000,000) were revalued by Professional Properties Co, an independent professional qualified valuer using income approach. Income approach converts anticipated cash flow into present value by capitalising the rental income by a market derived capitalisation rate. It operates by taking into account the rental income of the property derived from the existing tenancies with due allowance for the reversionary income potential of the tenancies, which are capitalised into the capital value at an appropriate capitalisation rate.

Quantitative information of the significant unobservable inputs and description of valuation techniques used in Level 3 fair value measurement, including the description of the sensitivity to changes in unobservable inputs for recurring level 3 fair value measurement, are as follows:

Investment property	Valuation technique	Significant unobservable input	Sensitivity
As at 31 March 2023			
A residential unit located in Hong Kong	Income approach	Capitalisation rate of 2.5% (2022 2.5%)	If the capitalisation rate is 0.1% (2022: 0.1%) higher/lower, the fair value of the property will decrease/increase by approximately HK\$1,855,000 (2022: approximately HK\$1,230,000)

Unlisted investments — payments for life insurance policies

The fair value of the payments for life insurance policies is determined by reference to the surrender cash value, which is primarily based on the performance of the underlying investment portfolio, reported by the insurance company on a regular basis.

b) Assets and liabilities with fair value disclosure, but not measured at fair value

All other financial assets and liabilities including trade receivables, deposits, other receivables and prepayments, amounts due from related companies, pledged bank deposit, bank balances and cash, trade payables, other payables and accrued charges, amount due to a director, bank borrowings, loan from a director and lease liabilities are carried at amounts not materially different from their fair values as at 31 March 2023 and 2022.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

38. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

	Note	2023 HK\$'000	2022 HK\$'000
Non-current assets			
Investment in subsidiaries		–	–
Current assets			
Deposits, prepayments and other receivables		242	242
Amount due from a subsidiary		75,621	78,040
Bank balances and cash		50	316
		75,913	78,598
Current liabilities			
Other payables and accrued charges		503	501
NET ASSETS		75,410	78,097
Capital and reserves			
Share capital	29	24,000	24,000
Reserves	38(a)	51,410	54,097
TOTAL EQUITY		75,410	78,097

This statement of financial position was approved and authorised for issue by the Board of Directors on 28 June 2023 and is signed on its behalf by:

Mr. Simon Tso
Director

Ms. Tsui To Fei
Director

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

38. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

(a) Movement of the reserves

	Share premium HK\$'000	Share option reserve HK\$'000	Accumulated losses HK\$'000	Total HK\$'000
At 1 April 2021	74,337	–	(18,514)	55,823
Loss and total comprehensive loss for the year	–	–	(1,726)	(1,726)
At 31 March 2022 and 1 April 2022	74,337	–	(20,240)	54,097
Loss and total comprehensive loss for the year	–	–	(3,789)	(3,789)
Transaction with owners:				
Contribution and distribution Equity-settled share-based payments (Note 34)	–	1,102	–	1,102
At 31 March 2023	74,337	1,102	(24,029)	51,410

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

39. PARTICULARS OF SUBSIDIARIES

The Company has direct and indirect equity interests in the following subsidiaries as at 31 March 2023 and 2022:

Name of subsidiary	Place and date of incorporation	Place of operation	Issued and fully paid share capital	Equity interest attributable to the Company		Principal activities
				as at 31 March 2023	2022	
Directly held:						
RBMS Holdings Limited	BVI 5 October 2015	Hong Kong	HK\$1 Ordinary shares	100%	100%	Investment holding
China Bless Limited	BVI 8 December 2021	Hong Kong	US\$1 Ordinary shares	100%	100%	Inactive
Unique City Limited	BVI 5 August 2022	Hong Kong	US\$1 Ordinary shares	100%	–	Inactive
Indirectly held:						
Fortune Rich Limited	Hong Kong 10 July 2009	Hong Kong	HK\$1 Ordinary shares	100%	100%	Leasing of properties for group companies and trading of tiles and bathroom fixture products
Petracer's China Limited	Hong Kong 10 November 2014	Hong Kong	HK\$10,000 Ordinary shares	100%	100%	Trading of tiles and bathroom fixture products
Regent Building Material Supplies Company Limited	Hong Kong 11 March 1998	Hong Kong	HK\$400 Ordinary shares	100%	100%	Trading of tiles and bathroom fixture products
Regent Building Limited	Hong Kong 22 February 2010	Hong Kong	HK\$10,000 Ordinary shares	100%	100%	Leasing of properties for group companies
Jun Da Hui Limited	Macau 7 November 2019	Macau	Macau Pataca 25,000 Ordinary shares	100%	100%	Trading of tiles and bathroom fixture products
Mason Holdings Limited	Hong Kong 8 June 2010	Hong Kong	HK\$1,000 Ordinary shares	100%	100%	Property investment

All the companies comprising the Group have adopted 31 March as their financial year-end date.

None of the subsidiaries had issued any debt securities at 31 March 2023 and 2022 or at any time during both years.

FINANCIAL SUMMARY

YEAR ENDED 31 MARCH 2023

RESULTS

	2023 HK\$'000	2022 HK\$'000	2021 HK\$'000	2020 HK\$'000	2019 HK\$'000
Revenue	153,945	165,834	147,013	145,369	166,694
Profit (Loss) before taxation	2,263	14,174	11,525	(805)	8,882
Taxation	(851)	(2,304)	(1,471)	73	(3,083)
Profit (Loss) for the year	1,412	11,870	10,054	(732)	5,799
Attributable to:					
Owners of the Company	1,412	11,870	10,054	(655)	5,824
Non-controlling interests	-	-	-	(77)	(25)
	1,412	11,870	10,054	(732)	5,799

ASSETS, LIABILITIES AND EQUITY

	2023 HK\$'000	2022 HK\$'000	2021 HK\$'000	2020 HK\$'000	2019 HK\$'000
Total assets	306,070	279,520	239,733	316,129	259,466
Total liabilities	(178,710)	(154,674)	(126,757)	(228,889)	(171,394)
Net assets	127,360	124,846	112,976	87,240	88,072
Equity attributable to owners of the Company	127,360	124,846	112,976	87,240	87,901
Non-controlling interests	-	-	-	-	171
Total equity	127,360	124,846	112,976	87,240	88,072