



首惠产融

首惠產業金融服務集團有限公司\*  
CAPITAL INDUSTRIAL FINANCIAL SERVICES  
GROUP LIMITED

(Incorporated in Bermuda with limited liability)

(於百慕達註冊成立之有限公司)

(Stock Code 股份代號 : 730)

Interim Report 中期報告

2024



\* For identification purpose only  
僅供識別

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# CORPORATE INFORMATION

## 公司資料

### BOARD OF DIRECTORS

Sun Yajie (*Chairman*)  
Fu Yao (*Managing Director*)  
Tian Gang (*Executive Director*)  
Huang Donglin (*Non-executive Director*)  
Tam King Ching, Kenny (*Independent Non-executive Director*)  
Ng Man Fung, Walter (*Independent Non-executive Director*)  
On Danita (*Independent Non-executive Director*)

### AUDIT COMMITTEE

Tam King Ching, Kenny (*Chairman*)  
Huang Donglin  
Ng Man Fung, Walter  
On Danita

### NOMINATION COMMITTEE

Sun Yajie (*Chairman*)  
Huang Donglin  
Tam King Ching, Kenny  
Ng Man Fung, Walter  
On Danita

### REMUNERATION COMMITTEE

Tam King Ching, Kenny (*Chairman*)  
Sun Yajie  
Huang Donglin  
Ng Man Fung, Walter  
On Danita

### COMPANY SECRETARY

Leung Tze Wai

### 董事會

孫亞杰(主席)  
付瑤(董事總經理)  
田剛(執行董事)  
黃冬林(非執行董事)  
譚競正(獨立非執行董事)  
伍文峯(獨立非執行董事)  
安殷霖(獨立非執行董事)

### 審核委員會

譚競正(主席)  
黃冬林  
伍文峯  
安殷霖

### 提名委員會

孫亞杰(主席)  
黃冬林  
譚競正  
伍文峯  
安殷霖

### 薪酬委員會

譚競正(主席)  
孫亞杰  
黃冬林  
伍文峯  
安殷霖

### 公司秘書

梁子煒

## AUDITOR

PricewaterhouseCoopers  
Certified Public Accountants  
Registered Public Interest Entity Auditor  
22/F., Prince's Building  
Central  
Hong Kong

## PRINCIPAL REGISTRAR

Ocorian Management (Bermuda) Limited  
Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

## HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Tengis Limited  
17/F., Far East Finance Centre  
16 Harcourt Road  
Hong Kong

## REGISTERED OFFICE

Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

## PRINCIPAL OFFICE IN HONG KONG

Suite 803, 8/F, Harcourt House  
39 Gloucester Road  
Wanchai  
Hong Kong

## STOCK CODE

730

## WEBSITE

[www.capital-ifs.com](http://www.capital-ifs.com)

## 核數師

羅兵咸永道會計師事務所  
執業會計師  
註冊公眾利益實體核數師  
香港  
中環  
太子大廈22樓

## 主要過戶登記處

Ocorian Management (Bermuda) Limited  
Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

## 香港股份過戶登記分處

卓佳登捷時有限公司  
香港  
夏慤道16號  
遠東金融中心17樓

## 註冊辦事處

Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

## 香港主要辦事處

香港  
灣仔  
告士打道39號  
夏慤大廈8樓803室

## 股份代號

730

## 網址

[www.capital-ifs.com](http://www.capital-ifs.com)

# INTERIM RESULTS

## 中期業績

The board of directors (the “Board”) of Capital Industrial Financial Services Group Limited (the “Company”) is pleased to report the unaudited condensed consolidated interim results of the Company and its subsidiaries (the “Group”) for the six months ended 30 June 2024. These interim results have been reviewed by the Audit Committee of the Board of the Company (“Audit Committee”) and the Company’s auditor.

首惠產業金融服務集團有限公司(「本公司»)董事會(「董事會»)欣然報告本公司及其附屬公司(「本集團»)截至二零二四年六月三十日止六個月之未經審核簡明綜合中期業績。該等中期業績已經本公司董事會審核委員會(「審核委員會»)及本公司核數師審閱。

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

### 簡明綜合全面收益表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

		Six months ended 30 June 截至六月三十日止六個月		
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)	
	Notes 附註			
Revenue under sale and leaseback arrangements	售後回租安排項下之收益	6	93,805	86,499
Revenue from supply chain management and financial technology business	來自供應鏈管理及金融科技業務之收益	6	13,513	11,220
Property leasing income	物業租賃收入	6	2,134	2,301
<b>Total revenue</b>	<b>總收益</b>		<b>109,452</b>	100,020
Cost of revenue under sale and leaseback arrangements	售後回租安排項下之收益成本		<b>(48,584)</b>	(44,415)
Cost of revenue from supply chain management and financial technology business	來自供應鏈管理及金融科技業務之收益成本		<b>(3,145)</b>	(1,862)
<b>Gross profit</b>	<b>毛利</b>		<b>57,723</b>	53,743
Other income	其他收入	7	5,253	9,827
Administrative expenses	行政開支		<b>(25,014)</b>	(20,303)
Change in fair value of investment properties	投資物業之公允值變動		<b>(2,341)</b>	100
Change in fair value of financial assets at fair value through profit or loss	透過損益賬按公允值處理之金融資產之公允值變動		<b>(10)</b>	(575)
Net impairment losses on financial assets	金融資產減值虧損淨額		<b>(559)</b>	(3,468)
<b>Operating profit</b>	<b>經營溢利</b>		<b>35,052</b>	39,324
Finance costs	融資成本	9	<b>(583)</b>	(875)
Share of profit of an associate	應佔一間聯營公司之溢利	18	<b>2,556</b>	1,878
<b>Profit before income tax</b>	<b>除所得稅前溢利</b>		<b>37,025</b>	40,327
Income tax expense	所得稅開支	10	<b>(10,764)</b>	(10,207)
<b>Profit for the period</b>	<b>期內溢利</b>	8	<b>26,261</b>	30,120
<b>Profit is attributable to:</b>	<b>以下人士應佔溢利：</b>			
Owners of the Company	本公司持有人		<b>17,981</b>	22,406
Non-controlling interests	非控股權益		<b>8,280</b>	7,714
			<b>26,261</b>	30,120

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

簡明綜合全面收益表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)
		Notes 附註	
<b>Profit for the period</b>	<b>期內溢利</b>		<b>26,261</b>
<b>Other comprehensive loss</b>	<b>其他全面虧損</b>		
<i>Items that will not be reclassified to profit or loss:</i>	<i>將不會重新分類至損益之項目：</i>		
Currency translation differences	貨幣換算差額		(9,956)
Share of currency translation difference of an associate for using equity method	因使用權益法分佔一間聯營公司之貨幣換算差額		(1,973)
<b>Total comprehensive loss for the period</b>	<b>期內全面虧損總額</b>		<b>(11,929)</b>
<b>Total comprehensive income/(loss) for the period</b>	<b>期內全面收益/(虧損)總額</b>		<b>14,332</b>
<b>Total comprehensive income/(loss) attributable to:</b>	<b>以下人士應佔全面收益/(虧損)總額：</b>		
Owners of the Company	本公司持有人		7,554
Non-controlling interests	非控股權益		6,778
			<b>14,332</b>
<b>Earnings per share for profit attributable to the ordinary equity holders of the Company:</b>	<b>本公司普通股持有人應佔溢利的每股盈利：</b>		
Basic and diluted (HK cents)	基本及攤薄(港仙)	12	0.45

The above condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

上述簡明綜合全面收益表應與隨附附註一併閱讀。

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

## 簡明綜合財務狀況表

As at 30 June 2024 於二零二四年六月三十日

			30 June 2024 二零二四年 六月三十日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
<b>ASSETS</b>	<b>資產</b>			
<b>Non-current assets</b>	<b>非流動資產</b>			
Property, plant and equipment	物業、廠房及設備	13	1,103	626
Right-of-use assets	使用權資產		6,448	8,377
Investment properties	投資物業	14	113,076	116,096
Intangible assets	無形資產	15	72,053	71,806
Interest in an associate	於一間聯營公司之權益	18	85,434	84,851
Receivables under sale and leaseback arrangements	售後回租安排項下之應收款項	16	-	229,214
Financial assets at fair value through profit or loss	透過損益賬按公允值處理之金融資產		2,086	2,848
Prepayments	預付款項		793	847
Deferred tax assets	遞延稅項資產		-	465
<b>Total non-current assets</b>	<b>非流動資產總額</b>		<b>280,993</b>	515,130
<b>Current assets</b>	<b>流動資產</b>			
Receivables under sale and leaseback arrangements	售後回租安排項下之應收款項	16	1,016,299	889,811
Receivable under credit financing arrangement	信貸融資安排項下之應收款項	21(g)	164,215	165,386
Trade receivables	應收貿易賬款	17	897	1,558
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項		19,979	19,898
Amounts due from related parties	應收關連人士款項		-	3,864
Cash and cash equivalents	現金及現金等值項目		430,886	319,054
<b>Total current assets</b>	<b>流動資產總額</b>		<b>1,632,276</b>	1,399,571
<b>Total assets</b>	<b>資產總額</b>		<b>1,913,269</b>	1,914,701

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

As at 30 June 2024 於二零二四年六月三十日

			<b>30 June 2024 二零二四年 六月三十日 HK\$'000 港幣千元 (Unaudited) (未經審核)</b>	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
<b>EQUITY</b>	<b>權益</b>			
Share capital	股本	19	<b>39,726</b>	39,846
Reserves	儲備		<b>1,366,749</b>	1,376,076
<b>Capital and reserves attributable to owners of the Company</b>	<b>本公司持有人應佔股本及儲備</b>		<b>1,406,475</b>	1,415,922
Non-controlling interests	非控股權益		<b>340,473</b>	340,578
<b>Total equity</b>	<b>總權益</b>		<b>1,746,948</b>	1,756,500
<b>LIABILITIES</b>	<b>負債</b>			
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Loan from a related party	一名關連人士的貸款	21(h)	<b>9,741</b>	9,810
Lease liabilities	租賃負債		<b>3,283</b>	5,472
Deferred tax liabilities	遞延稅項負債		<b>11,666</b>	13,454
<b>Total non-current liabilities</b>	<b>非流動負債總額</b>		<b>24,690</b>	28,736
<b>Current liabilities</b>	<b>流動負債</b>			
Trade payables	應付貿易賬款	20	<b>9,425</b>	10,162
Other payables and accruals	其他應付款項及應計費用	20	<b>124,383</b>	109,682
Lease liabilities	租賃負債		<b>4,076</b>	3,924
Current tax liabilities	即期稅項負債		<b>3,747</b>	5,697
<b>Total current liabilities</b>	<b>流動負債總額</b>		<b>141,631</b>	129,465
<b>Total liabilities</b>	<b>負債總額</b>		<b>166,321</b>	158,201
<b>Total equity and liabilities</b>	<b>總權益及負債</b>		<b>1,913,269</b>	1,914,701

The above condensed consolidated statement of financial position should be read in conjunction with the accompanying notes. 上述簡明綜合財務狀況表應與隨附附註一併閱讀。



# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## 簡明綜合權益變動表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

	Attributable to owners of the Company 本公司持有人應佔									
	Share capital 股本 HK\$'000 港幣千元	Share premium 股份溢價 HK\$'000 港幣千元	Property revaluation reserve 物業重估儲備 HK\$'000 港幣千元	Contributed surplus reserve 繳入盈餘儲備 HK\$'000 港幣千元 (Note (a)) (附註(a))	Translation Reserve 換算儲備 HK\$'000 港幣千元	Other reserve 其他儲備 HK\$'000 港幣千元 (Note (c)) (附註(c))	Retained earnings 保留盈利 HK\$'000 港幣千元	Sub-total 小計 HK\$'000 港幣千元	Non-controlling interests 非控股權益 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
(Unaudited)	(未經審核)									
<b>Balance at 1 January 2023</b>	<b>二零二三年一月一日結餘</b>									
	39,846	766,818	39,107	115,576	(89,852)	51,178	494,395	1,417,068	338,308	1,755,376
<b>Comprehensive income</b>	<b>全面收益</b>									
Profit for the period	-	-	-	-	-	-	22,406	22,406	7,714	30,120
<b>Other comprehensive loss</b>	<b>其他全面虧損</b>									
Currency translation difference	-	-	-	-	(44,332)	-	-	(44,332)	(8,781)	(53,113)
Release on disposal of a subsidiary	-	-	(38)	-	-	-	38	-	-	-
Share of currency translation difference of an associate by using equity method	-	-	-	-	(2,017)	-	-	(2,017)	(673)	(2,690)
Other comprehensive loss for the period	-	-	(38)	-	(46,349)	-	38	(46,349)	(9,454)	(55,803)
<b>Total comprehensive (loss)/ income for the period</b>	<b>期內全面(虧損)/收益總額</b>									
	-	-	(38)	-	(46,349)	-	22,444	(23,943)	(1,740)	(25,683)
<b>Transactions with owners in their capacity as owner</b>	<b>與持有人(以其持有人身份)進行的交易</b>									
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	(2,213)	(2,213)
Dividend declared (Note 11)	-	-	-	-	-	-	(11,954)	(11,954)	-	(11,954)
<b>Balance at 30 June 2023</b>	<b>二零二三年六月三十日結餘</b>									
	39,846	766,818	39,069	115,576	(136,201)	51,178	504,885	1,381,171	334,355	1,715,526

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**簡明綜合權益變動表**

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

	Attributable to owners of the Company 本公司持有人應佔										Non-controlling interests	Total
	Share capital	Share premium	Treasury shares	Property revaluation reserve	Contributed surplus reserve	Translation Reserve	Other reserve	Retained earnings	Sub-total			
	股本	股份溢價	庫存股份	物業重估儲備	撥入盈餘儲備	換算儲備	其他儲備	保留盈利	小計	非控股權益	總計	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	
(Unaudited)	(未經審核)											
Balance at 1 January 2024	二零二四年一月一日											
	39,846	766,818	(744)	39,069	115,576	(110,382)	51,178	514,561	1,415,922	340,578	1,756,500	
<b>Comprehensive income</b>	<b>全面收益</b>											
Profit for the period	-	-	-	-	-	-	-	17,981	17,981	8,280	26,261	
<b>Other comprehensive loss</b>	<b>其他全面虧損</b>											
Currency translation difference	-	-	-	-	-	(8,948)	-	-	(8,948)	(1,009)	(9,957)	
Share of currency translation difference of an associate by using equity method	-	-	-	-	-	(1,480)	-	-	(1,480)	(493)	(1,973)	
Other comprehensive loss for the period	-	-	-	-	-	(10,428)	-	-	(10,428)	(1,502)	(11,930)	
<b>Total comprehensive (loss)/ income for the period</b>	<b>期內全面(虧損)/收益總額</b>											
	-	-	-	-	-	(10,428)	-	17,981	7,553	6,778	14,331	
<b>Transactions with owners in their capacity as owner</b>	<b>與持有人(以其持有人身份)進行的交易</b>											
Purchase of own shares	-	-	(1,110)	-	-	-	-	-	(1,110)	-	(1,110)	
Shares cancellation	(120)	(1,734)	1,854	-	-	-	-	-	-	-	-	
Deregistration of a subsidiary	-	-	-	-	(28,073)	-	-	28,073	-	-	-	
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(6,883)	(6,883)	
Dividend declared (Note 11)	-	-	-	-	-	-	-	(15,890)	(15,890)	-	(15,890)	
Balance at 30 June 2024	二零二四年六月三十日											
	39,726	765,084	-	39,069	87,503	(120,810)	51,178	544,725	1,406,475	340,473	1,746,948	

## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY 簡明綜合權益變動表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

### Notes:

- (a) The contributed surplus reserve represents the difference between the nominal value of the shares of the subsidiaries acquired pursuant to the Group reorganisation in 1991 over the nominal value of the Company's shares issued in exchange, and the transfer and utilisation as mentioned in Note (b) below.
- (b) A special resolution was passed by shareholders of the Company at the special general meeting of the Company held on 6 June 2008 and completed thereafter that an amount of approximately HK\$425,259,000 standing to the credit of the share premium account of the Company as at 31 December 2007 be reduced, with the credit arising there being transferred to the contributed surplus reserve of the Company. Upon the said transfer becoming effective, an amount of approximately HK\$311,818,000 standing to the credit of the contributed surplus reserve of the Company has been applied to eliminate the accumulated losses of the Company as at 31 December 2007. The Company has complied with the requirements of section 46(2) of The Companies Act 1981 of Bermuda (as amended). Details of which were set out in the circular of the Company dated 9 May 2008.
- (c) The other reserve mainly represents a deemed capital contribution in relation to the disposal of 40.78% equity interest in Global Digital Creations Holdings Limited on 8 January 2019.

### 附註：

- (a) 繳入盈餘儲備指根據一九九一年之集團重組，本公司所收購附屬公司之股份面值與作為代價而發行之本公司股份面值兩者之差額及下文附註(b)所述之轉撥及動用。
- (b) 於二零零八年六月六日舉行之本公司股東特別大會上，本公司股東通過一項特別決議案並於其後完成決議案內容，於二零零七年十二月三十一日本公司股份溢價賬之進賬金額約港幣425,259,000元被削減，所產生之進賬將轉撥至本公司之繳入盈餘儲備。於上述轉撥生效後，本公司繳入盈餘儲備之進賬金額約港幣311,818,000元已用以抵銷本公司於二零零七年十二月三十一日之累計虧損。本公司已遵守百慕達一九八一年公司法(經修訂)第46(2)條之規定。有關詳情載列於本公司日期為二零零八年五月九日之通函。
- (c) 其他儲備主要為一項有關於二零一九年一月八日出售環球數碼創意控股有限公司40.78%股權之視作注資。

The above condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

上述簡明綜合權益變動表應與隨附附註一併閱讀。

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

## 簡明綜合現金流量表

For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)
<b>Cash flows from operating activities</b>	<b>經營活動現金流量</b>		
Cash generated from operations	經營所得現金	134,026	13,772
Interest paid	已付利息	(373)	(790)
Income tax paid	已付所得稅	(13,446)	(25,108)
<b>Net cash generated from/(used in) operating activities</b>	<b>經營活動所得/(所用)現金淨額</b>	<b>120,207</b>	<b>(12,126)</b>
<b>Cash flows from investing activities</b>	<b>投資活動現金流量</b>		
Payments for property, plant and equipment	物業、廠房及設備之付款	(644)	–
Payments for intangible assets	無形資產之付款	(1,868)	–
Proceeds from disposal of an investment property	出售投資物業所得款項	–	12,500
Proceeds from disposal of financial assets at fair value through profit or loss	出售透過損益賬按公允值處理之金融資產之所得款項	752	94
Interest received	已收利息	4,823	5,269
<b>Net cash generated from investing activities</b>	<b>投資活動所得現金淨額</b>	<b>3,063</b>	<b>17,863</b>
<b>Cash flows from financing activities</b>	<b>融資活動現金流量</b>		
Repayment to secured bank borrowings	償還有抵押銀行借款	–	(14,899)
Repayments of lease liabilities	償還租賃負債	(2,195)	(1,379)
Dividend paid to non-controlling interests	向非控股權益派付股息	(6,883)	–
Payment for shares repurchase	股份回購付款	(1,110)	–
Release of restricted bank deposit upon settlement of bills payable	於結算應付票據時解除受限制銀行存款	–	76,584
<b>Net cash (used in)/generated from financing activities</b>	<b>融資活動(所用)/所得現金淨額</b>	<b>(10,188)</b>	<b>60,306</b>
<b>Net increase in cash and cash equivalents</b>	<b>現金及現金等值項目增加淨額</b>	<b>113,082</b>	<b>66,043</b>
Cash and cash equivalents at beginning of the period	於期初之現金及現金等值項目	319,054	322,904
Effect of foreign exchange rate changes	匯率變動之影響	(1,250)	(10,708)
<b>Cash and cash equivalents at end of the period</b>	<b>於期終之現金及現金等值項目</b>	<b>430,886</b>	<b>378,239</b>

The above condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes. 上述簡明綜合現金流量表應與隨附附註一併閱讀。

# NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

## 簡明綜合中期財務資料附註

### 1 GENERAL INFORMATION

Capital Industrial Financial Services Group Limited (the “Company”) is incorporated in Bermuda as an exempted company with limited liability and its shares are listed on the Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The address of the registered office is at Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda.

The Company is an investment holding company. The principal activities of its significant subsidiaries are provision of sale and leaseback arrangements services, property leasing services and supply chain management and financial technology business. This condensed consolidated interim financial information is presented in Hong Kong dollars (“HK\$”), unless otherwise stated.

This condensed consolidated interim financial information has not been audited.

### 2 BASIS OF PREPARATION

This condensed consolidated interim financial information for the six months ended 30 June 2024 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”). This condensed consolidated interim financial information does not include all the notes of the type normally included in the annual consolidated financial statements. Accordingly, this condensed consolidated interim financial statement is to be read in conjunction with the annual consolidated financial statements for the year ended 31 December 2023, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”).

The functional currency of the Company is Renminbi (“RMB”) while this condensed consolidated interim financial information is presented in Hong Kong dollars (“HK\$”), unless otherwise stated. Exchange differences relating to the translation of the assets and liabilities of the subsidiaries with the same functional currency with the Company (i.e. RMB) to the presentation currency of the Group (i.e. HK\$) are recognised directly in other comprehensive income and accumulated translation reserve. Such exchange differences accumulated in the translation reserve are not reclassified to profit or loss subsequently.

### 1 一般資料

首惠產業金融服務集團有限公司（「本公司」）為一間於百慕達註冊成立的獲豁免有限公司，其股份在香港聯合交易所有限公司（「聯交所」）上市。註冊辦事處之地址為 Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda。

本公司為一間投資控股公司。其主要附屬公司之主要業務為提供售後回租安排服務、物業租賃服務以及供應鏈管理及金融科技業務。除另有說明外，本簡明綜合中期財務資料以港幣（「港幣」）呈列。

本簡明綜合中期財務資料未經審核。

### 2 編製基準

截至二零二四年六月三十日止六個月之本簡明綜合中期財務資料乃根據香港會計師公會（「香港會計師公會」）所頒佈之香港會計準則（「香港會計準則」）第34號「中期財務報告」而編製。本簡明綜合中期財務資料不包括一般收錄於年度綜合財務報表之所有類別附註。因此，本簡明綜合中期財務報表應與根據香港財務報告準則（「香港財務報告準則」）編製之截至二零二三年十二月三十一日止年度之年度綜合財務報表一併閱讀。

本公司之功能貨幣為人民幣（「人民幣」），除另有說明外，本簡明綜合中期財務資料以港幣（「港幣」）呈列。有關將附屬公司（與本公司功能貨幣（即人民幣）相同）的資產及負債換算為本集團呈列貨幣（即港幣）的匯兌差額直接於其他全面收益及累計換算儲備內確認。於換算儲備中累計的該等匯兌差額其後不會重新分類至損益。

### 3 ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period, except for the estimation of income tax (Note 10) and the adoption of new and amended standards and interpretation as set out below.

#### (a) Amendments and interpretations adopted by the Group

The following amendments to standards and interpretations apply for the first time to financial reporting period commencing on or after 1 January 2024:

Amendments to HKAS 1

香港會計準則第1號之修訂

Amendments to HKAS 1

香港會計準則第1號之修訂

Amendments to HKFRS 16

香港財務報告準則第16號之修訂

Hong Kong Interpretation 5 (Revised)

香港詮釋第5號(經修訂)

Amendments to HKAS 7 and HKFRS 7

香港會計準則第7號及香港財務報告準則第7號之修訂

The amendments listed above did not have any material impact on the amounts recognised in prior period and are not expected to significantly affect the current or future periods.

### 3 會計政策

所採納之會計政策與上一個財政年度及相關中期報告期間所採納者一致，惟所得稅估計(附註10)以及採納下文所載新訂及經修訂準則及詮釋除外。

#### (a) 本集團採納之修訂及詮釋

以下準則及詮釋之修訂於二零二四年一月一日或之後開始之財務報告期間首次應用：

Classification of Liabilities as Current or Non-current

負債分類為流動或非流動

Non-current Liabilities with Covenants

附帶契諾的非流動負債

Lease Liability in a Sale and Leaseback

售後回租的租賃負債

Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

財務報表的呈列 — 借款人對含有按要求償還條款之定期貸款之分類

Supplier Finance Arrangements

供應商融資安排

上文所列的修訂對過往期間確認的金額並無任何重大影響及預期不會重大影響本期間或未來期間。

### 3 ACCOUNTING POLICIES (Continued)

#### (b) Impact of new and amended standards and interpretations issued but not yet applied by the Group

The following new and amended standards and interpretations have been issued but not effective for periods commencing on or after 1 January 2024 and have not been early adopted by the Group:

		Effective for accounting period beginning on or after 於下列日期或 其後開始之 會計期間生效
Amendments to HKAS 21 and HKFRS 1 香港會計準則第21號及 香港財務報告準則第1號之修訂	Lack of Exchangeability 缺乏可兌換性	1 January 2025 二零二五年一月一日
Amendments to HKFRS 9 and HKFRS 7 香港財務報告準則第9號及 香港財務報告準則第7號之修訂	Amendments to the Classification and Measurement of Financial Instruments 金融工具之分類及計量之修訂	1 January 2026 二零二六年一月一日
HKFRS 18 香港財務報告準則第18號	Presentation and Disclosure in Financial Statements 財務報表之呈列及披露	1 January 2027 二零二七年一月一日
HKFRS 19 香港財務報告準則第19號	Subsidiaries without Public Accountability: Disclosures 非公共受託責任附屬公司之披露	1 January 2027 二零二七年一月一日
Hong Kong Interpretation 5 (Revised) 香港詮釋第5號(經修訂)	Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause 借款人對含有按要求償還條款之 定期貸款之分類	1 January 2027 二零二七年一月一日
Amendments to HKFRS 10 and HKAS 28 香港財務報告準則第10號及 香港會計準則第28號之修訂	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture 投資者與其聯營公司或合資公司之間的 資產出售或投入	To be determined 待釐定

The Group has already commenced an assessment of the impact of the above new and amended standards and interpretations and does not expected to have a material impact on the Group's condensed consolidated interim financial information.

### 3 會計政策(續)

#### (b) 本集團已頒佈但尚未應用之新訂及經修訂準則以及詮釋之影響

以下新訂及經修訂準則以及詮釋已頒佈但並非於二零二四年一月一日或其後開始之期間生效且尚未獲本集團提早採納：

		Effective for accounting period beginning on or after 於下列日期或 其後開始之 會計期間生效
Amendments to HKAS 21 and HKFRS 1 香港會計準則第21號及 香港財務報告準則第1號之修訂	Lack of Exchangeability 缺乏可兌換性	1 January 2025 二零二五年一月一日
Amendments to HKFRS 9 and HKFRS 7 香港財務報告準則第9號及 香港財務報告準則第7號之修訂	Amendments to the Classification and Measurement of Financial Instruments 金融工具之分類及計量之修訂	1 January 2026 二零二六年一月一日
HKFRS 18 香港財務報告準則第18號	Presentation and Disclosure in Financial Statements 財務報表之呈列及披露	1 January 2027 二零二七年一月一日
HKFRS 19 香港財務報告準則第19號	Subsidiaries without Public Accountability: Disclosures 非公共受託責任附屬公司之披露	1 January 2027 二零二七年一月一日
Hong Kong Interpretation 5 (Revised) 香港詮釋第5號(經修訂)	Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause 借款人對含有按要求償還條款之 定期貸款之分類	1 January 2027 二零二七年一月一日
Amendments to HKFRS 10 and HKAS 28 香港財務報告準則第10號及 香港會計準則第28號之修訂	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture 投資者與其聯營公司或合資公司之間的 資產出售或投入	To be determined 待釐定

本集團已開始評估上述新訂及經修訂準則及詮釋的影響，預計不會對本集團的簡明綜合中期財務資料造成重大影響。

#### 4 ESTIMATES AND JUDGEMENT

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

In preparing the condensed consolidated interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2023.

#### 5 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

This note provides an update on the judgements and estimates made by the Group in determining the fair values of the financial instruments since the last annual financial report.

##### (a) Fair value hierarchy

To provide an indication about the reliability of the inputs used in determining fair value, the Group classifies its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table.

#### 4 估計及判斷

編製簡明綜合中期財務資料要求管理層作出影響會計政策應用以及資產及負債、收入及開支呈報金額的判斷、估計及假設。實際結果可能有別於該等估計。

於編製簡明綜合中期財務資料時，管理層就應用本集團會計政策作出之重大判斷及估計不確定因素之主要來源與截至二零二三年十二月三十一日止年度綜合財務報表所應用者一致。

#### 5 金融工具之公允值計量

本附註就本集團為釐定金融工具之公允值自上一年度財務報告作出的判斷及估計提供更新。

##### (a) 公允值架構

為說明用於釐定公允值輸入數據的可靠性，本集團已將其金融工具分類為會計準則下規定的三個級別。各級別的闡釋如下表所示。

		(Unaudited) (未經審核)			
		Level 1	Level 2	Level 3	Total
		第一級別	第二級別	第三級別	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元
<b>As at 30 June 2024</b>	<b>於二零二四年六月三十日</b>				
<b>Financial assets</b>	<b>金融資產</b>				
Financial assets at fair value through profit or loss ("FVPL")	透過損益賬按公允值處理 (「透過損益賬按公允值處理」) 之金融資產				
— Listed equity securities	— 上市股本證券	2,086	-	-	2,086



5 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

(a) Fair value hierarchy (Continued)

5 金融工具之公允值計量(續)

(a) 公允值架構(續)

		(Audited) (經審核)			
		Level 1	Level 2	Level 3	Total
		第一級別	第二級別	第三級別	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元
<b>As at 31 December 2023</b>	<b>於二零二三年六月三十日</b>				
<b>Financial assets</b>	<b>金融資產</b>				
Financial assets at FVPL	透過損益賬按公允值處理之金融資產				
— Listed equity securities	— 上市股本證券	2,848	—	—	2,848

There were no transfers between levels 1, 2 and 3 during the period/year ended 30 June 2024 and 31 December 2023.

The Group's policy is to recognise transfers into and out of fair value hierarchy levels as at the end of the reporting period.

**Level 1:** The fair value of financial instruments traded in active markets (such as publicly traded debt, and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

**Level 2:** The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity instruments.

截至二零二四年六月三十日止期間及截至二零二三年十二月三十一日止年度，第一級別、第二級別及第三級別之間概無轉讓。

本集團的政策是確認於報告期末公允值架構級別之間發生的轉入及轉出。

**第一級別：**活躍市場買賣的金融工具(如公開買賣債務及股本證券)的公允值按報告期末的市場報價列賬。本集團持有的金融資產所用的市場報價為當時買入價。該等工具列入第一級別。

**第二級別：**並非於活躍市場買賣的金融工具的公允值採用估值技術釐定，該等估值技術盡量利用可觀察市場數據而盡可能少依賴實體的特定估計。倘計算工具公允值所需全部重大輸入數據均為可觀察數據，則該工具列入第二級別。

**第三級別：**如一項或多項重大輸入數據並非根據可觀察市場數據得出，則該工具列入第三級別。非上市股權工具即屬此情況。

## 5 FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

### (b) Valuation techniques used to determine fair values

In relation with financial assets at FVPL, the fair values are determined by using quoted market prices.

### (c) Valuation inputs and relationship to fair value

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

## 5 金融工具之公允值計量(續)

### (b) 釐定公允值所用估值技術

就透過損益賬按公允值處理之金融資產而言，公允值採用市場報價釐定。

### (c) 估值輸入數據及與公允值之關係

本集團部分金融資產按各報告期末之公允值計量。下表列示有關如何釐定該等金融資產公允值(尤其是所使用之估值技術及輸入數據)之資料，以及公允值計量所屬公允值架構級別(第一至第三級別)(根據公允值計量輸入數據可觀察程度分類)。

Financial assets	Fair value as at		Fair value hierarchy	Valuation technique and key inputs	Relationship of unobservable inputs to fair value
金融資產	公允值		公允值架構	估值技術及主要輸入數據	無法觀察輸入數據與公允值之關係
	30 June 2024 於二零二四年六月三十日 (Unaudited) (未經審核)	31 December 2023 於二零二三年十二月三十一日 (Audited) (經審核)			
Financial assets at FVPL	<b>Listed equity securities:</b> — in Hong Kong: <b>HK\$2,086,000</b>	Listed equity securities: — in Hong Kong: HK\$2,848,000	Level 1	Quoted bid prices in an active market	N/A
透過損益賬按公允值處理之金融資產	上市股本證券： — 於香港： 港幣2,086,000元	上市股本證券： — 於香港： 港幣2,848,000元	第一級	活躍市場所報之買入價	不適用

## 6 SEGMENT INFORMATION

The Company's managing director, being the chief operating decision maker ("CODM"), for the purposes of resource allocation and assessment of segment performance focuses on types of services provided. No operating segments identified by the CODM have been aggregated in arriving at the reportable segments of the Group.

The Group is currently organised into three operating divisions: sale and leaseback arrangements services, property leasing services and supply chain management and financial technology business.

Sale and leaseback arrangements service is engaging in collateral financing activities. Property leasing service is engaging in rental of properties. Supply chain management and financial technology business is engaged in supply chain management and financial technology services.

Segment results represent the profit or loss of each segment without allocation of central administration costs, changes in fair value of financial assets at FVPL, unallocated other income, finance costs and share of profit of an associate. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

The following is an analysis of the Group's revenue and results by operating and reportable segments. Segment revenue reported below represents revenue generated from external customers. There were no inter-segment sales in the current and prior years.

## 6 分部資料

就資源分配及分部表現評估而言，本公司董事總經理（即主要經營決策者（「主要經營決策者」））著重於所提供服務的類別。在確定本集團的須呈報分部時，主要經營決策者識別的經營分部並未合併計算。

本集團現時分為三個經營分部：售後回租安排服務、物業租賃服務以及供應鏈管理及金融科技業務。

售後回租安排服務從事抵押融資活動。物業租賃服務從事物業租賃。供應鏈管理及金融科技業務從事供應鏈管理及金融科技服務。

分部業績指各分部之溢利或虧損，當中並無分配中央行政成本、透過損益賬按公允值處理之金融資產之公允值變動、未分配其他收入、融資成本及應佔一間聯營公司溢利。此乃就資源分配及表現評估而向主要經營決策者呈報之計量方法。

下列為本集團按經營分部及須呈報分部劃分之收益及業績分析。下列呈報之分部收益指來自外界客戶之收益。於本年度及過往年度並無分部之間的銷售。

6 SEGMENT INFORMATION (Continued)

6 分部資料(續)

		Sale and leaseback arrangements services	Property leasing services	Supply chain management and financial technology business	Total
		售後回租 安排服務	物業 租賃服務	供應鏈 管理及金融 科技業務	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元
<b>During the six months ended 30 June 2024 (unaudited)</b>	<b>截至二零二四年六月三十日 止六個月(未經審核)</b>				
Revenue under sale and leaseback arrangements	售後回租安排項下之收益	93,805	-	-	93,805
Revenue from supply chain management and financial technology business	來自供應鏈管理及金融科技 業務之收益	-	-	13,513	13,513
Property leasing income	物業租賃收入	-	2,134	-	2,134
Segment revenue	分部收益	93,805	2,134	13,513	109,452
Segment results	分部業績	39,219	(264)	4,135	43,090
<b>Unallocated</b>	<b>未分配</b>				
Central administration costs	中央行政成本				(12,437)
Other income (Note)	其他收入(附註)				4,409
Changes in fair value of financial assets at FVPL	透過損益賬按公允值處理之 金融資產之公允值變動				(10)
Finance costs	融資成本				(583)
Share of profit of an associate	應佔一間聯營公司溢利				2,556
Profit before income tax	除所得稅前溢利				37,025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION  
簡明綜合中期財務資料附註

6 SEGMENT INFORMATION (Continued)

6 分部資料(續)

		Sale and leaseback arrangements services 售後回租 安排服務 HK\$'000 港幣千元	Property leasing services 物業 租賃服務 HK\$'000 港幣千元	Supply chain management and financial technology business 供應鏈 管理及金融 科技業務 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
<b>During the six months ended 30 June 2023 (unaudited)</b>	<b>截至二零二三年六月三十日 止六個月(未經審核)</b>				
Revenue under sale and leaseback arrangements	售後回租安排項下之收益	86,499	–	–	86,499
Revenue from supply chain management and financial technology business	來自供應鏈管理及金融科技 業務之收益	–	–	11,220	11,220
Property leasing income	物業租賃收入	–	2,301	–	2,301
<b>Segment revenue</b>	<b>分部收益</b>	<b>86,499</b>	<b>2,301</b>	<b>11,220</b>	<b>100,020</b>
<b>Segment results</b>	<b>分部業績</b>	<b>34,994</b>	<b>2,197</b>	<b>5,113</b>	<b>42,304</b>
<b>Unallocated</b>	<b>未分配</b>				
Central administration costs	中央行政成本				(8,020)
Other income (Note)	其他收入(附註)				5,424
Changes in fair value of financial assets at FVPL	透過損益賬按公允值處 理之金融資產之公允 值變動				(575)
Finance costs	融資成本				(684)
Share of profit of an associate	應佔一間聯營公司溢利				1,878
<b>Profit before income tax</b>	<b>除所得稅前溢利</b>				<b>40,327</b>

Note:

Unallocated other income represents interest income from credit financing arrangement income from a related party and bank deposits held by investment holding companies.

附註：

未分配其他收入指一名關連人士之信貸融資安排之利息收入，及投資控股公司所持銀行存款利息收入。

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION**  
簡明綜合中期財務資料附註

**6 SEGMENT INFORMATION (Continued)**

The following is an analysis of the Group's assets and liabilities by operating and reportable segments:

**6 分部資料(續)**

以下為按經營分部及須呈報分部劃分之本集團資產及負債分析：

		<b>30 June 2024 二零二四年 六月三十日 HK\$'000 港幣千元 (Unaudited) (未經審核)</b>	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
<b>Segment assets</b>	<b>分部資產</b>		
Sale and leaseback arrangements services	售後回租安排服務	<b>1,387,307</b>	1,393,283
Supply chain management and financial technology business	供應鏈管理及金融科技業務	<b>254,075</b>	259,536
Property leasing services	物業租賃服務	<b>114,524</b>	116,539
<b>Total segment assets</b>	<b>分部資產總額</b>	<b>1,755,906</b>	1,769,358
Interest in an associate	於一間聯營公司之權益	<b>85,434</b>	84,851
Financial assets at FVPL	透過損益賬按公允值處理之金融資產	<b>2,086</b>	2,848
Other unallocated assets	其他未分配資產	<b>69,843</b>	57,644
<b>Consolidated assets</b>	<b>綜合資產</b>	<b>1,913,269</b>	1,914,701
<b>Segment liabilities</b>	<b>分部負債</b>		
Sale and leaseback arrangements services	售後回租安排服務	<b>120,327</b>	121,520
Supply chain management and financial technology business	供應鏈管理及金融科技業務	<b>5,354</b>	11,917
Property leasing services	物業租賃服務	<b>87</b>	102
<b>Total segment liabilities</b>	<b>分部負債總額</b>	<b>125,768</b>	133,539
Other unallocated liabilities	其他未分配負債	<b>40,553</b>	24,662
<b>Consolidated liabilities</b>	<b>綜合負債</b>	<b>166,321</b>	158,201

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION  
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**6 SEGMENT INFORMATION (Continued)**

For the purpose of monitoring segment performances and allocating resources between segments:

- all assets are allocated to reportable segments other than interests in an associate, financial assets at FVPL and other unallocated assets (including primarily unallocated property, plant and equipment, receivable under credit financing arrangement, cash and cash equivalents, prepayments and deferred tax assets).
- all liabilities are allocated to reportable segments other than other unallocated liabilities.

**7 OTHER INCOME**

**6 分部資料(續)**

為監察分部表現及於分部之間分配資源：

- 所有資產均分配予須呈報分部，不包括於一間聯營公司之權益、透過損益賬按公允值處理之金融資產及其他未分配資產(主要包括未分配物業、廠房及設備、信貸融資安排項下之應收款項、現金及現金等值項目、預付款項以及遞延稅項資產)。
- 所有負債均分配予須呈報分部，不包括其他未分配負債。

**7 其他收入**

		<b>Six months ended 30 June</b>	
		<b>截至六月三十日止六個月</b>	
		<b>2024</b>	<b>2023</b>
		<b>二零二四年</b>	<b>二零二三年</b>
		<b>HK\$'000</b>	<b>HK\$'000</b>
		<b>港幣千元</b>	<b>港幣千元</b>
		<b>(Unaudited)</b>	<b>(Unaudited)</b>
		<b>(未經審核)</b>	<b>(未經審核)</b>
<b>Interest income</b>	<b>利息收入</b>		
— Bank deposits	— 銀行存款	<b>593</b>	2,630
— Deposit service interest income from a related party (Note 21(b))	— 來自一名關連人士的存款服務利息收入(附註21(b))	<b>294</b>	—
— Credit financing arrangement income from a related party (Note 21(b))	— 來自一名關連人士的信貸融資安排收入(附註21(b))	<b>3,936</b>	4,152
		<b>4,823</b>	6,782
Government grant (Note)	政府補貼(附註)	—	2,343
Others	其他	<b>430</b>	702
		<b>5,253</b>	9,827

Note: During the six months ended 30 June 2023, government grant of HK\$2,343,000 was received from the Government of the People's Republic of China for the deduction of value added tax. There are no unfulfilled conditions or other contingencies attaching to these grants.

附註：截至二零二三年六月三十日止六個月，自中華人民共和國政府收取政府補貼港幣2,343,000元，用於扣除增值稅。概無有關該等補貼的未履行情況或其他或然情況。

## 8 PROFIT FOR THE PERIOD

## 8 期內溢利

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)
<b>Profit for the period has been arrived at after charging:</b>	期內溢利已扣除下列各項：		
Legal and professional fees	法律及專業費用	331	2,330
Employee benefit expenses	僱員福利開支	20,451	13,247
Depreciation of property, plant and equipment	物業、廠房及設備折舊	163	210
Amortisation of intangible assets	無形資產攤銷	1,126	692
Depreciation of right-of-use assets	使用權資產折舊	1,885	1,163

## 9 FINANCE COSTS

## 9 融資成本

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)
<b>Interest on bank borrowings</b>	銀行借款之利息	-	626
Less: amounts included in costs of sale and leaseback arrangements	減：已計入售後回租安排成本之款項	-	(141)
Interest on loan from a related party (Note 21(b))	一名關連人士貸款利息 (附註21(b))	373	164
Interest on lease liabilities	租賃負債利息	210	226
		<b>583</b>	<b>875</b>



## 10 INCOME TAX EXPENSE

## 10 所得稅開支

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Current income tax:	即期稅項：		
— China enterprise income tax	— 中國企業所得稅	12,000	9,546
Deferred income tax	遞延所得稅	(1,236)	661
Income tax expense	所得稅開支	<b>10,764</b>	10,207

Notes:

- (a) Hong Kong profits tax has been provided at the rate of 16.5% on the estimated assessable profits for the six months ended 30 June 2024 (six months ended 30 June 2023: 16.5%).
- (b) Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for the six months ended 30 June 2024 (six months ended 30 June 2023: 25%).

附註：

- (a) 截至二零二四年六月三十日止六個月，香港利得稅已按16.5%（截至二零二三年六月三十日止六個月：16.5%）之稅率就估計應課稅溢利計提撥備。
- (b) 根據中國企業所得稅法（「企業所得稅法」）及企業所得稅法實施條例，截至二零二四年六月三十日止六個月，中國附屬公司之稅率為25%（截至二零二三年六月三十日止六個月：25%）。

## 11 DIVIDENDS

At the annual general meeting held on 22 May 2024, the shareholders of the Company approved the payment of a final dividend of HK\$0.004 per ordinary share for the year ended 31 December 2023 totaling approximately HK\$15,890,000 (for the year ended 31 December 2022: HK\$0.003 per ordinary share totaling approximately HK\$11,954,000) which has been reflected as a reduction of retained profits for the six months ended 30 June 2024.

No interim dividend has been paid or declared by the Company for the six months ended 30 June 2024 and 2023.

## 11 股息

於二零二四年五月二十二日舉行之股東週年大會上，本公司股東批准派付截至二零二三年十二月三十一日止年度之末期股息每股普通股港幣0.004元，總額約為港幣15,890,000元（截至二零二二年十二月三十一日止年度：每股普通股港幣0.003元，總額約為港幣11,954,000元），已列示為削減截至二零二四年六月三十日止六個月之保留溢利。

截至二零二四年及二零二三年六月三十日止六個月，本公司並未派付或宣派任何中期股息。

## 12 EARNINGS PER SHARE

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

## 12 每股盈利

本公司持有人應佔每股基本及攤薄盈利乃根據以下數據計算：

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 (Unaudited) (未經審核)	2023 二零二三年 (Unaudited) (未經審核)
Profit attributable to owners of the Company (HK\$'000)	本公司持有人應佔溢利 (港幣千元)	17,981	22,406
Weighted average number of ordinary shares (thousand)	普通股加權平均股數(千股)	3,973,037	3,984,640
Basic earnings per share (HK cents)	每股基本盈利(港仙)	0.45	0.56

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. No diluted earnings per share for the six months ended 30 June 2024 and 2023 as there was no dilutive potential shares during the periods.

每股攤薄盈利乃透過調整發行在外普通股加權平均數，以假設轉換所有潛在攤薄普通股而計算。由於期內並無潛在攤薄股份，故截至二零二四年及二零二三年六月三十日止六個月並無每股攤薄盈利。

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**13 PROPERTY, PLANT AND EQUIPMENT**

The movement of the net book amount for property, plant and equipment is as follows:

**13 物業、廠房及設備**

物業、廠房及設備之賬面淨值變動如下：

		HK\$'000 港幣千元
<b>(Unaudited)</b>		
<b>Six months ended 30 June 2023</b>		
Opening net book amount	期初賬面淨值	954
Depreciation (Note 8)	折舊(附註8)	(210)
Currency translation differences	貨幣換算差額	(21)
Closing net book amount	期末賬面淨值	723
<b>(Unaudited)</b>		
<b>Six months ended 30 June 2024</b>		
Opening net book amount	期初賬面淨值	626
Additions	添置	644
Depreciation (Note 8)	折舊(附註8)	(163)
Currency translation differences	貨幣換算差額	(4)
Closing net book amount	期末賬面淨值	1,103

## 14 INVESTMENT PROPERTIES

The movement of the fair value for investment properties is as follows:

## 14 投資物業

投資物業之公允值變動如下：

		<b>Residential and Commercial properties</b> 住宅及商業物業 HK\$'000 港幣千元 (Unaudited) (未經審核)
At 1 January 2023	於二零二三年一月一日	133,202
Changes in fair value recognised in profit or loss	於損益表確認之公允值變動	100
Disposal	出售	(12,500)
Exchange differences	匯兌差額	(3,122)
At 30 June 2023	於二零二三年六月三十日	117,680
At 1 January 2024	於二零二四年一月一日	<b>116,096</b>
Changes in fair value recognised in profit or loss	於損益表確認之公允值變動	<b>(2,341)</b>
Exchange differences	匯兌差額	<b>(679)</b>
At 30 June 2024	於二零二四年六月三十日	<b>113,076</b>

## 14 INVESTMENT PROPERTIES (Continued)

The following table analyses the investment properties carried at fair value, by valuation method.

## 14 投資物業(續)

下表按估值方法分析以公允值列賬之投資物業。

		<b>30 June 2024</b>	31 December 2023
		二零二四年 六月三十日	二零二三年 十二月三十一日
		<b>HK\$'000</b>	HK\$'000
		港幣千元	港幣千元
		<b>(Unaudited)</b>	(Audited)
		(未經審核)	(經審核)
Recurring fair value measurements	經常性公允值計量		
Residential property units located in Hong Kong	位於香港的住宅物業單位	<b>18,410</b>	19,320
Commercial property units located in Mainland China	位於中國內地的商業物業單位	<b>94,666</b>	96,776
		<b>113,076</b>	116,096

### Valuation processes of the Group

All of the Group's property interests held to earn rentals are measured using the fair value model and are classified and accounted for as investment properties.

The fair values of the Group's investment properties at 30 June 2024 and 31 December 2023 have been arrived at on the basis of a valuation carried out on those dates by Greater China Appraisal Limited, an independent qualified professional valuer not connected with the Group. Greater China Appraisal Limited is a registered firm of Hong Kong Institute of Surveyors, and has appropriate qualifications and experience. The valuation was arrived at by reference to market evidence of transaction prices for similar properties in the same location and conditions and where appropriate by capitalisation of rental income from properties.

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

### 本集團之估值程序

所有本集團持作賺取租金之物業權益使用公允值模式計量，並分類及入賬列為投資物業。

本集團投資物業於二零二四年六月三十日及二零二三年十二月三十一日之公允值乃按與本集團並無關聯之獨立合資格專業估值師漢華評估有限公司於該等日期進行估值之基準計算。漢華評估有限公司為香港測量師學會登記公司及擁有適當資格及經驗。估值乃參考處於相同位置及狀況之類似物業交易價之市場憑證，並將物業租賃收入(倘適用)資本化計算。

於估算該等物業之公允值時，該等物業之最高及最佳用途為其現有用途。

## 15 INTANGIBLE ASSETS

## 15 無形資產

		Goodwill 商譽 HK\$'000 港幣千元	Supply chain financing platform 供應鏈 融資平台 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
<b>Six months ended 30 June 2023 (Unaudited)</b>	<b>截至二零二三年六月三十日 止六個月(未經審核)</b>			
Opening net book amount	期初賬面淨值	55,543	9,482	65,025
Amortisation charge (Note 8)	攤銷費用(附註8)	-	(692)	(692)
Exchange difference	匯兌差額	(1,729)	(274)	(2,003)
Closing net book value	期末賬面淨值	53,814	8,516	62,330
<b>At 30 June 2023 (Unaudited)</b>	<b>於二零二三年六月三十日 (未經審核)</b>			
Cost	成本	53,814	17,345	71,159
Accumulated amortisation	累計攤銷	-	(8,829)	(8,829)
<b>Net book value</b>	<b>賬面淨值</b>	<b>53,814</b>	<b>8,516</b>	<b>62,330</b>
<b>Six months ended 30 June 2024 (Unaudited)</b>	<b>截至二零二四年六月三十日 止六個月(未經審核)</b>			
Opening net book amount	期初賬面淨值	<b>54,751</b>	<b>17,055</b>	<b>71,806</b>
Addition	添置	-	<b>1,868</b>	<b>1,868</b>
Amortisation charge (Note 8)	攤銷費用(附註8)	-	<b>(1,126)</b>	<b>(1,126)</b>
Exchange difference	匯兌差額	<b>(388)</b>	<b>(107)</b>	<b>(495)</b>
Closing net book value	期末賬面淨值	<b>54,363</b>	<b>17,690</b>	<b>72,053</b>
<b>At 30 June 2024 (Unaudited)</b>	<b>於二零二四年六月三十日 (未經審核)</b>			
Cost	成本	<b>54,363</b>	<b>28,135</b>	<b>82,498</b>
Accumulated amortisation	累計攤銷	-	<b>(10,445)</b>	<b>(10,445)</b>
<b>Net book value</b>	<b>賬面淨值</b>	<b>54,363</b>	<b>17,690</b>	<b>72,053</b>

### 15 INTANGIBLE ASSETS (Continued)

Goodwill has been allocated to two individual cash generating units (“CGU”), comprising:

- Sale and leaseback arrangements services segment — South China International Leasing Co., Ltd. (“South China Leasing”), and
- Supply chain management and financial technology business segment — 北京京西供應鏈管理有限公司 (Beijing Jingxi Supply Chain Management Co., Ltd.\*)

During the six months ended 30 June 2024 and 2023, the directors determine that there is no impairment of the CGU represented by sale and leaseback arrangements services and supply chain management and financial technology business.

### 16 RECEIVABLES UNDER SALE AND LEASEBACK ARRANGEMENTS

### 15 無形資產 (續)

商譽已獲分配至兩個獨立現金產生單位 (「現金產生單位」)，包括：

- 售後回租安排服務分部 — 南方國際租賃有限公司 (「南方租賃」)，及
- 供應鏈管理及金融科技業務分部 — 北京京西供應鏈管理有限公司。

截至二零二四年及二零二三年六月三十日止六個月，董事確定售後回租安排服務以及供應鏈管理及金融科技業務所代表之現金產生單位並無出現減值。

### 16 售後回租安排項下之應收款項

		30 June 2024 二零二四年 六月三十日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
Current assets	流動資產	1,016,299	889,811
Non-current assets	非流動資產	-	229,214
		<b>1,016,299</b>	<b>1,119,025</b>

**16 RECEIVABLES UNDER SALE AND LEASEBACK ARRANGEMENTS (Continued)**

At 30 June 2024, the Group's receivables under sale and leaseback arrangements were repayable as follows:

		<b>30 June 2024</b>	31 December 2023
		二零二四年 六月三十日	二零二三年 十二月三十一日
		<b>HK\$'000</b>	HK\$'000
		<b>(Unaudited)</b>	(Audited)
		(未經審核)	(經審核)
Within one year	一年內	<b>1,016,299</b>	889,811
Between 1 and 2 years	一至兩年	-	229,214
		<b>1,016,299</b>	1,119,025

As at 30 June 2024, the Group's receivables under sale and leaseback arrangements were not yet overdue (31 December 2023: same).

**16 售後回租安排項下之應收款項(續)**

於二零二四年六月三十日，本集團售後回租安排項下之應收款項償還如下：

		<b>30 June 2024</b>	31 December 2023
		二零二四年 六月三十日	二零二三年 十二月三十一日
		<b>HK\$'000</b>	HK\$'000
		<b>(Unaudited)</b>	(Audited)
		(未經審核)	(經審核)
Within one year	一年內	<b>1,016,299</b>	889,811
Between 1 and 2 years	一至兩年	-	229,214
		<b>1,016,299</b>	1,119,025

於二零二四年六月三十日，本集團售後回租安排項下之應收款項尚未逾期(二零二三年十二月三十一日：相同)。

		<b>30 June 2024</b>	31 December 2023
		二零二四年 六月三十日	二零二三年 十二月三十一日
		<b>HK\$'000</b>	HK\$'000
		<b>(Unaudited)</b>	(Audited)
		(未經審核)	(經審核)
Analysed as:	分析：		
Current receivables under sale and leaseback arrangements (receivable within 12 months)	售後回租安排項下之應收流動款項(於十二個月內應收)	<b>1,061,691</b>	926,041
Non-current receivables under sale and leaseback arrangements (receivable after 12 months)	售後回租安排項下之應收非流動款項(於十二個月後應收)	-	239,263
		<b>1,061,691</b>	1,165,304
Provision of impairment loss allowance	減值虧損撥備	<b>(45,392)</b>	(46,279)
		<b>1,016,299</b>	1,119,025



**16 RECEIVABLES UNDER SALE AND LEASEBACK ARRANGEMENTS (Continued)**

**16 售後回租安排項下之應收款項(續)**

		<b>30 June 2024</b> 二零二四年 六月三十日 <b>HK\$'000</b> 港幣千元 <b>(Unaudited)</b> (未經審核)	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
Fixed-rate receivables under sale and leaseback arrangements	售後回租安排項下之應收定息款項	<b>1,016,299</b>	1,097,975
Variable-rate receivables under sale and leaseback arrangements	售後回租安排項下之應收浮息款項	-	21,050
		<b>1,016,299</b>	1,119,025

The interest rates of the variable-rate receivables under sales and leaseback arrangement represented prevailing People's Bank of China Renminbi Lending Rate ("PBC rate") or Offshore Chinese Renminbi Hong Kong Interbank Offered Rate ("CNH HIBOR") as at 31 December 2023.

售後回租安排項下應收浮息款項利率代表於二零二三年十二月三十一日採用現行中國人民銀行人民幣貸款利率(「人民銀行貸款利率」)或離岸香港銀行同業人民幣拆息(「香港銀行同業人民幣拆息」)。

Interest rates per annum of the above receivables under sale and leaseback arrangements for the period/year are as follows:

期內/年內，上述售後回租安排項下之應收款項之年利率如下：

		<b>30 June 2024</b> 二零二四年 六月三十日 <b>HK\$'000</b> 港幣千元 <b>(Unaudited)</b> (未經審核)	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
Fixed-rate receivables	應收定息款項	<b>5.0% to 8.0%</b> <b>5.0厘至8.0厘</b>	5.0% to 12.0% 5.0厘至12.0厘
Variable-rate receivables	應收浮息款項	-	5.5% to 5.5% 5.5厘至5.5厘

Interest rate of variable-rate receivables is reset when there is a change of the prevailing PBC rate or CNH HIBOR.

應收浮息款項的利率於現行人民銀行貸款利率或香港銀行同業人民幣拆息出現變動時重設。

## 17 TRADE RECEIVABLES

## 17 應收貿易賬款

		<b>30 June 2024</b> 二零二四年 六月三十日 <b>HK\$'000</b> 港幣千元 <b>(Unaudited)</b> (未經審核)	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
Trade receivables	應收貿易賬款	<b>897</b>	1,558

The credit terms of trade receivables are normally 30 days as at 31 December 2023 and 30 June 2024. The aging analysis of trade receivables is as follows:

於二零二三年十二月三十一日及二零二四年六月三十日，應收貿易賬款之信貸期一般為30日。應收貿易賬款之賬齡分析如下：

		<b>30 June 2024</b> 二零二四年 六月三十日 <b>HK\$'000</b> 港幣千元 <b>(Unaudited)</b> (未經審核)	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
Within 1 months	一個月內	<b>897</b>	1,558

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**18 INTEREST IN AN ASSOCIATE**

Set out below is the associate of the Group as at 30 June 2024. The entity listed below has share capital consisting solely of ordinary shares, which are held directly by the Group. The country of incorporation or registration is also their principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held. The associate is accounted for using the equity method in these consolidated financial statements.

**18 於一間聯營公司之權益**

以下為本集團於二零二四年六月三十日之聯營公司。以下所列實體之股本僅包括普通股，由本集團直接持有。註冊成立或註冊國家亦為其主要營業地點，所有權權益比例與所持投票權比例相同。該聯營公司在該等綜合財務報表中採用權益法入賬。

Name of entity 實體名稱	Nature of relationship 關係性質	Principal activities 主要活動	Place of business/country of incorporation 營業地點/註冊成立國家	Effective % of ownership interest 擁有權權益之實際百分比		Carrying amount 賬面值	
				30 June 2024 二零二四年六月三十日 %	31 December 2023 二零二三年十二月三十一日 %	30 June 2024 二零二四年六月三十日 HK\$'000 港幣千元	31 December 2023 二零二三年十二月三十一日 HK\$'000 港幣千元
京西商業保理有限公司 (Beijing West Business Factoring Company Limited*) ("Beijing West Business Factoring")	Associate	Provision of factoring services in PRC	The PRC	41.41%	41.41%	85,434	84,851
京西商業保理有限公司 (「京西商業保理」)	聯營公司	於中國提供保理服務	中國	(Unaudited) (未經審核)	(Audited) (經審核)	(Unaudited) (未經審核)	(Audited) (經審核)

## 18 INTEREST IN AN ASSOCIATE (Continued)

The carrying amount of interest in an associate has changed as follows:

## 18 於一間聯營公司之權益(續)

於一間聯營公司之權益賬面值變動如下：

		For the six months ended 30 June 2024 截至二零二四年六月三十日止六個月 HK\$'000 港幣千元 (Unaudited) (未經審核)	For the year ended 31 December 2023 截至二零二三年十二月三十一日止年度 HK\$'000 港幣千元 (Audited) (經審核)
<b>Cost of investment in associate:</b>	<b>於聯營公司之投資成本：</b>		
At beginning of period/year	於期初／年初	<b>84,851</b>	83,951
Share of operating profits	應佔經營溢利	<b>2,556</b>	2,055
Share of other comprehensive loss	應佔其他全面虧損	<b>(1,973)</b>	(1,155)
Interest in an associate	於一間聯營公司之權益	<b>85,434</b>	84,851

Included in cost of investment in an associate of the Group, is goodwill of approximately HK\$23,697,000 as at 30 June 2024 (31 December 2023: approximately HK\$23,866,000). As at 30 June 2024 and 2023, the management considers that there is no impairment indicator for the investment in an associate.

於二零二四年六月三十日，於本集團一間聯營公司之投資成本包括商譽約港幣23,697,000元(二零二三年十二月三十一日：約港幣23,866,000元)。於二零二四年及二零二三年六月三十日，管理層認為於一間聯營公司之投資並無減值跡象。

## 19 SHARE CAPITAL

## 19 股本

		Number of shares 股份數目	Amount 金額 HK\$'000 港幣千元
Ordinary shares of HK\$0.01 each	每股面值港幣0.01元之普通股		
Authorised:	法定：		
At 1 January 2023, 30 June 2023, 1 January 2024 and 30 June 2024	於二零二三年一月一日、二零二三年六月三十日、二零二四年一月一日及二零二四年六月三十日	10,000,000,000	100,000
Issued and fully paid:	已發行及已繳足：		
At 1 January 2023, 30 June 2023 and 1 January 2024	於二零二三年一月一日、二零二三年六月三十日及二零二四年一月一日	3,984,639,703	39,846
Cancellation of shares (Note)	註銷股份(附註)	(12,064,000)	(120)
At 30 June 2024	二零二四年六月三十日	3,972,575,703	39,726

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**19 SHARE CAPITAL (Continued)**

Note:

During the year ended 31 December 2023 and the six months ended 30 June 2024, the Company repurchased 4,971,000 and 7,093,000 of its own shares respectively. The total amount paid to repurchase the shares was approximately HK\$744,000 and HK\$1,110,000 respectively.

All of the repurchased shares were cancelled and charged to share premium within shareholders' equity in February 2024.

**19 股本(續)**

附註：

截至二零二三年十二月三十一日止年度及截至二零二四年六月三十日止六個月，本公司回購其自身4,971,000股及7,093,000股股份。回購股份所支付的總金額分別約為港幣744,000元及港幣1,110,000元。

所有回購股份均已註銷並於二零二四年二月計入股東權益中的股本溢價。

**20 TRADE PAYABLES, OTHER PAYABLES AND ACCRUALS**

**20 應付貿易賬款、其他應付款項及應計費用**

		<b>30 June 2024 二零二四年 六月三十日 HK\$'000 港幣千元 (Unaudited) (未經審核)</b>	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元 (Audited) (經審核)
Trade payables	應付貿易賬款	<b>9,425</b>	10,162
Other payables and accruals	其他應付款項及應計費用		
Accrued salaries and bonuses	應計薪金及花紅	<b>13,016</b>	13,128
Accrued legal and professional fees	應計法律及專業費用	<b>2,001</b>	2,681
Security deposits received	已收保證按金	<b>49,656</b>	52,441
Other tax payables	其他應付稅項	<b>33,747</b>	26,271
Interest payables	應付利息	<b>7</b>	8
Dividend payable	應付股息	<b>15,890</b>	-
Others	其他	<b>10,066</b>	15,153
		<b>124,383</b>	109,682
		<b>133,808</b>	119,844

## 21 RELATED PARTY DISCLOSURE

The Controlling Shareholder of the Company defined under the Listing Rules is Wheeling Holdings Limited which is a wholly-owned subsidiary of Shougang Group Co., Ltd., a state-owned enterprise under the direct supervision of the State Council of the PRC. Accordingly, the Company and the Group are ultimately controlled by Shougang Group Co., Ltd. The transactions and those balances with Shougang Group Co., Ltd. and its subsidiaries (collectively referred as “Shougang Group”) and other PRC government-related financial institutions are disclosed below:

### (a) Key management personnel compensation

Key management personnel includes directors (executive, non-executive and external directors) and the senior management of the Group. The compensation paid or payable to key management personnel is shown below:

## 21 關連人士披露

根據《上市規則》之定義，本公司之控股股東為 Wheeling Holdings Limited，而 Wheeling Holdings Limited 則為首鋼集團有限公司（由中國國務院直接監管之國有企業）旗下之全資附屬公司。因此，本公司及本集團最終受首鋼集團有限公司控制。與首鋼集團有限公司及其附屬公司（統稱為「首鋼集團」）及其他中國政府相關金融機構進行之交易及結餘披露如下：

### (a) 主要管理人員薪酬

主要管理人員包括董事（執行董事、非執行董事及外部董事）及本集團高級管理人員。已付或應付主要管理人員薪酬如下所示：

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Wages, salaries and other benefits	工資、薪金及其他福利	3,859	2,066
Retirement benefit scheme contribution	退休福利計劃供款	232	102
Total employee benefit expenses	僱員福利開支總額	4,091	2,168

**21 RELATED PARTY DISCLOSURE (Continued)**  
**(b) Transactions with related parties**

**21 關連人士披露(續)**  
**(b) 與關連人士之交易**

		Six months ended 30 June 截至六月三十日止六個月	
		2024 二零二四年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2023 二零二三年 HK\$'000 港幣千元 (Unaudited) (未經審核)
<b>Revenue under sale and leaseback arrangements (Note ii)</b>	售後回租安排項下之收益 (附註ii)		
Subsidiaries of Shougang Group	首鋼集團之附屬公司	7,726	8,554
<b>Revenue from supply chain management and financial technology services (Note iii)</b>	來自供應鏈管理及金融科技服務之收益(附註iii)		
Subsidiaries of Shougang Group	首鋼集團之附屬公司	5,530	2,843
Associates of Shougang Group	首鋼集團之聯營公司	22	-
		<b>5,552</b>	<b>2,843</b>
<b>Credit financing arrangement interest income (Note 7)</b>	信貸融資安排利息收入 (附註7)		
Subsidiaries of Shougang Group	首鋼集團之附屬公司	3,936	4,152
<b>Deposit service interest income (Note 7)</b>	存款服務利息收入(附註7)		
Subsidiary of Shougang Group	首鋼集團之附屬公司	294	-
<b>Management fee expenses (Note i)</b>	管理費開支(附註i)		
Subsidiaries of Shougang Group	首鋼集團之附屬公司	187	42
<b>Utility expenses (Note i)</b>	公用事業開支(附註i)		
Subsidiaries of Shougang Group	首鋼集團之附屬公司	4	-
<b>Interest expense (Note 9)</b>	利息開支(附註9)		
Subsidiaries of Shougang Group	首鋼集團之附屬公司	373	164
<b>Lease payments (Note i)</b>	租賃付款(附註i)		
Subsidiary of Shougang Group	首鋼集團之附屬公司	850	240

## 21 RELATED PARTY DISCLOSURE (Continued)

### (b) Transactions with related parties (Continued)

Notes:

(i) The transactions were carried out in accordance with the relevant lease and other agreements.

(ii) The transactions were carried out in accordance with relevant sale and leaseback and loan agreements summarised as below:

The Company entered into the master facility agreement with Shougang Group Co., Ltd., pursuant to which the Company has conditionally agreed to provide or procure its subsidiaries to provide the uncommitted facilities to Shougang Group Co., Ltd. and/or its subsidiaries in an aggregate principal amount of up to RMB2,000,000,000 for a term of 3 years commenced from August 2021.

(iii) The transactions were carried out in accordance with master service agreement with Shougang Group which the Company has agreed to provide supply chain management and financial technology service, for a term of 32 months commenced from May 2023.

### (c) Outstanding balance arising from sale and leaseback business

Included in receivables under sale and leaseback arrangements of the Group as disclosed in Note 16, there are receivables under sale and leaseback arrangements from subsidiaries of Shougang Group with total carrying amount of HK\$289,948,000 as at 30 June 2024 (31 December 2023: HK\$290,317,000).

### (d) Outstanding balance arising from supply chain management and financial technology services

Included in trade receivables of the Group as disclosed in Note 17, there are receivables from supply chain management and financial technology services for the service fee charge with carrying amount of HK\$897,000 as at 30 June 2024 (31 December 2023: HK\$1,558,000) from subsidiaries of Shougang Group.

## 21 關連人士披露(續)

### (b) 與關連人士之交易(續)

附註：

(i) 該等交易根據有關租賃及其他協議進行。

(ii) 該等交易根據有關售後回租及貸款協議進行，概要如下：

本公司與首鋼集團有限公司訂立授信總協議，據此，本公司已有條件地同意提供或促使其附屬公司向首鋼集團有限公司及／或其附屬公司提供本金總額最多為人民幣2,000,000,000元之非承諾授信，為期三年，自二零二一年八月開始。

(iii) 交易乃根據與首鋼集團之服務總協議進行，據此本公司已同意提供供應鏈管理及金融科技服務，自二零二三年五月起計為期32個月。

### (c) 售後回租業務產生之未償還結餘

本集團售後回租安排項下之應收款項(如附註16所披露)包括於二零二四年六月三十日賬面總值為港幣289,948,000元(二零二三年十二月三十一日：港幣290,317,000元)之來自首鋼集團附屬公司的售後回租安排項下之應收款項。

### (d) 供應鏈管理及金融科技服務產生之未償還結餘

本集團應收貿易賬款(如附註17所披露)包括於二零二四年六月三十日賬面值為港幣897,000元(二零二三年十二月三十一日：港幣1,558,000元)向首鋼集團附屬公司收取之供應鏈管理及金融科技服務之應收服務費。



## 21 RELATED PARTY DISCLOSURE (Continued)

### (e) Amounts due from related parties

Included in prepayments, deposits and other receivables, there are amounts due from related parties with carrying amount of HK\$1,014,000 in relation to management and financial advisory service and HK\$2,850,000 in relation financial technical service as at 31 December 2023. The balances are unsecured, repayable on demand and interest free.

No amounts due from related parties in relation to management and financial advisory service and financial technical service as at 30 June 2024.

### (f) Amounts due to related parties

Included in other payables and accruals, no amounts due to related parties in relation to information technology services as at 30 June 2024 (31 December 2023: HK\$1,710,000). The balances are unsecured, repayable on demand and interest free.

### (g) Receivable under credit financing arrangement

At 30 June 2024, the balance of HK\$164,215,000 (31 December 2023: HK\$165,386,000) is unsecured, repayable on demand and carried interest of 5% per annum (31 December 2023: 5% per annum). Interest receivable for credit financing arrangement of HK\$9,907,000 (31 December 2023: HK\$5,788,000) is included in prepayments, deposits and other receivables.

### (h) Loans from related party

At 30 June 2024, the balance of HK\$9,741,000 (31 December 2023: HK\$9,810,000) is unsecured, repayable on demand and carried interest of 2.76% per annum (31 December 2023: 2.76% per annum).

## 21 關連人士披露(續)

### (e) 應收關連人士款項

預付款項、按金及其他應收款項包括於二零二三年十二月三十一日賬面值為港幣1,014,000元有關管理及財務諮詢服務以及賬面值為港幣2,850,000元有關金融科技服務之應收關連人士款項。該等結餘為無抵押、須應要求償還及免息。

於二零二四年六月三十日，並無有關管理及財務諮詢服務以及金融科技服務之應收關連人士款項。

### (f) 應付關連人士款項

於二零二四年六月三十日，其他應付款項及應計費用並無包括有關資訊科技服務之應付關連人士款項(二零二三年十二月三十一日：港幣1,710,000元)。該等結餘為無抵押、須應要求償還及免息。

### (g) 信貸融資安排項下之應收款項

於二零二四年六月三十日，港幣164,215,000元(二零二三年十二月三十一日：港幣165,386,000元)之結餘為無抵押、須應要求償還及按年利率5厘(二零二三年十二月三十一日：年利率5厘)計息。信貸融資安排之應收利息港幣9,907,000元(二零二三年十二月三十一日：港幣5,788,000元)計入預付款項、按金及其他應收款項。

### (h) 一名關連人士的貸款

於二零二四年六月三十日，港幣9,741,000元(二零二三年十二月三十一日：港幣9,810,000元)之結餘為無抵押、須應要求償還及按年利率2.76厘(二零二三年十二月三十一日：年利率2.76厘)計息。

## 21 RELATED PARTY DISCLOSURE (Continued)

### (i) Deposits in a related company

Included in cash and cash equivalents as at 30 June 2024, there are demand deposits of HK\$284,335,000 (31 December 2023: HK\$217,094,000) placed in a financial institution, which is a subsidiary of the Shougang Group. The interest rate of the demand deposits is 0.35% per annum (2023: 0.35% per annum).

### (j) Investment in related companies

At 30 June 2024, the Group's financial assets at FVPL included listed securities of 8,446,000 shares (31 December 2023: 11,770,000 shares) of Shougang Century Holdings Limited ("Shougang Cent") with carrying amount of HK\$2,086,000 (31 December 2023: HK\$2,848,000).

During the six months period ended 30 June 2024, the Group disposed 3,324,000 shares of Shougang Cent for HK\$752,000.

Shougang Cent is an associate of Shougang Group.

### (k) Transaction and balance with other PRC government-related entities

Apart from the transactions and balances with the Shougang Group as disclosed in Notes 21(b), 21(c), 21(d), 21(e), 21(f), 21(g), 21(h) and 21(i), and the investments in related companies as disclosed in Note 21(j), the Group has entered into various transactions in its ordinary course of business including deposit placements and other general banking facilities, with certain banks and financial institutions which are government-related entities. As at 30 June 2024, 100% (31 December 2023: 100%) of bank balances are held with these government-related financial institutions.

## 21 關連人士披露(續)

### (i) 於一間關連公司之存款

於二零二四年六月三十日，現金及現金等值項目包括存放於一間金融機構(為首鋼集團之附屬公司)之活期存款港幣284,335,000元(二零二三年十二月三十一日：港幣217,094,000元)。該筆活期存款之年利率為0.35厘(二零二三年：年利率0.35厘)。

### (j) 於關連公司之投資

於二零二四年六月三十日，本集團透過損益賬按公允值處理之金融資產包括首佳科技製造有限公司(「首佳科技」)賬面值為港幣2,086,000元(二零二三年十二月三十一日：港幣2,848,000元)之8,446,000股股份(二零二三年十二月三十一日：11,770,000股股份)之上市證券。

截至二零二四年六月三十日止六個月期間，本集團以港幣752,000元出售3,324,000股首佳科技股份。

首佳科技為首鋼集團之聯營公司。

### (k) 與其他中國政府相關實體之交易及結餘

除附註21(b)、21(c)、21(d)、21(e)、21(f)、21(g)、21(h)及21(i)所披露與首鋼集團之交易及結餘以及附註21(j)所披露於關連公司之投資外，本集團於其日常業務過程中與屬政府相關實體之若干銀行及金融機構訂立多項交易，包括存款及其他一般銀行融資。於二零二四年六月三十日，銀行結存由該等政府相關金融機構持有100%(二零二三年十二月三十一日：100%)。

# REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

## 中期財務資料之審閱報告



羅兵咸永道

**To the Board of Directors of Capital Industrial Financial Services Group Limited**

*(incorporated in Bermuda with limited liability)*

致首惠產業金融服務集團有限公司董事會

*(於百慕達註冊成立之有限公司)*

### INTRODUCTION

We have reviewed the interim financial information set out on pages 4 to 41, which comprises the interim condensed consolidated statement of financial position of Capital Industrial Financial Services Group Limited (the “Company”) and its subsidiaries (together, the “Group”) as at 30 June 2024 and the interim condensed consolidated statement of comprehensive income, the interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the six-month period then ended, and selected explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants. Our responsibility is to express a conclusion on this interim financial information based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### 引言

本核數師(以下簡稱「我們」)已審閱列載於第4至41頁的中期財務資料，此中期財務資料包括首惠產業金融服務集團有限公司(「貴公司」)及其附屬公司(以下統稱「貴集團」)於二零二四年六月三十日的中期簡明綜合財務狀況表與截至該日止六個月期間的中期簡明綜合全面收益表、中期簡明綜合權益變動表及中期簡明綜合現金流量表，以及經選定的解釋附註。香港聯合交易所有限公司證券上市規則規定，就中期財務資料擬備的報告必須符合以上規則的有關條文以及香港會計師公會頒佈的香港會計準則第34號「中期財務報告」。貴公司董事須負責根據香港會計師公會頒佈的香港會計準則第34號「中期財務報告」擬備及列報該等中期財務資料。我們的責任是根據我們的審閱對該等中期財務資料作出結論，並僅按照我們協定的業務約定條款向閣下(作為整體)報告我們的結論，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。

## SCOPE OF REVIEW

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

## CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information of the Group is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting".

**PricewaterhouseCoopers**  
Certified Public Accountants

Hong Kong, 26 August 2024

## 審閱範圍

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

## 結論

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

**羅兵咸永道會計師事務所**  
執業會計師

香港，二零二四年八月二十六日

# MANAGEMENT DISCUSSION AND ANALYSIS

## 管理層論述與分析

The Group continued to push ahead the development philosophy of supply chain management and financial technology business, finance lease and commercial factoring as core businesses, and endeavored to become a service provider of a supply chain financial technology platform characterised by integrating industry and finance to support for industrial upgrading. The Group maintained stable growth in results by seeking progress while ensuring stability, discovering its own potential and constantly making improvement and enhancement in its ability to respond to market changes.

本集團繼續全力推進以供應鏈管理及金融科技業務、融資租賃和商業保理為核心業務的發展思路，致力打造成為產融結合特色的供應鏈金融科技平台型服務商，以助力產業升級。本集團堅持穩中求進、挖掘自身潛力並不斷改進提升應對市場變化的能力，業績保持平穩。

### KEY FINANCIAL PERFORMANCE INDICATORS

The key financial performance indicators are analysed as below:

### 主要財務業績指標

主要財務業績指標分析如下：

		Six months ended 30 June 截至六月三十日止六個月		
		2024 二零二四年 HK\$'000 港幣千元	2023 二零二三年 HK\$'000 港幣千元	+ / (-) Change 變動
<b>Financial performance</b>	<b>財務業績</b>			
Revenue	收益	<b>109,452</b>	100,020	9%
Gross profit margin (%)	毛利率(%)	<b>53%</b>	54%	-1%
Profit for the period	期內溢利	<b>26,261</b>	30,120	-13%
Profit attributable to owners of the Company	本公司持有人應佔溢利	<b>17,981</b>	22,406	-20%
Basic earnings per share (HK cents)	每股基本盈利(港仙)	<b>0.45</b>	0.56	-20%

**KEY FINANCIAL PERFORMANCE INDICATORS**  
(Continued)

**主要財務業績指標 (續)**

		<b>30 June 2024</b> 二零二四年 六月三十日 <b>HK\$'000</b> 港幣千元	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元	+ / (-) Change 變動
<b>Key financial indicators</b>	<b>主要財務指標</b>			
Total cash	總現金	<b>430,886</b>	319,054	35%
Total assets	總資產	<b>1,913,269</b>	1,914,701	0%
Total liabilities	總負債	<b>166,321</b>	158,201	5%
Loan from a related party	一名關連人士貸款	<b>9,741</b>	9,810	-1%
Capital and reserves attributable to owners of the Company	本公司持有人應佔股本及儲備	<b>1,406,475</b>	1,415,922	-1%
Current ratio	流動比率	<b>1,152%</b>	1,081%	71%

**FINANCIAL OVERVIEW**

**財務回顧**

The Group recorded profit attributable to owners of the Company of approximately HK\$17,981,000 for the six months ended 30 June 2024, representing a decrease of 20% as compared with profit attributable to owners of the Company of approximately HK\$22,406,000 for the six months ended 30 June 2023, which was mainly due to an increase in administrative expenses and the decrease in fair value of investment properties. Revenue of the Group for the six months ended 30 June 2024 was approximately HK\$109,452,000, which represented an increase of approximately 9% when compared with that of approximately HK\$100,020,000 for the same period of 2023. The increase was mainly attributable to an increase in revenue from the sales and leaseback arrangement services segment. The Group recorded a gross profit of approximately HK\$57,723,000 for the six months ended 30 June 2024, representing an increase of approximately 7% when compared with the gross profit of approximately HK\$53,743,000 for the same period of 2023. The Group recorded a gross profit margin of approximately 53% for the six months ended 30 June 2024, it remains stable when compared with the gross profit margin of approximately 54% for the same period of 2023. Basic earnings per share of the Group for the six months ended 30 June 2024 was HK0.45 cents (six months ended 30 June 2023: basic earnings per share was HK0.56 cents).

本集團截至二零二四年六月三十日止六個月錄得本公司持有人應佔溢利約港幣17,981,000元，與截至二零二三年六月三十日止六個月錄得本公司持有人應佔溢利約港幣22,406,000元比較，減少20%，主要由於行政開支上升及投資物業之公允值減少所致。本集團截至二零二四年六月三十日止六個月之收益約為港幣109,452,000元，與二零二三年同期約港幣100,020,000元相比，增加約9%。該增幅主要來自售後回租安排服務業務分部收益增加。本集團截至二零二四年六月三十日止六個月錄得毛利約港幣57,723,000元，與二零二三年同期之毛利約港幣53,743,000元比較增加約7%。本集團截至二零二四年六月三十日止六個月錄得之毛利率約53%，與二零二三年同期之毛利率約54%比較保持穩定。本集團截至二零二四年六月三十日止六個月之每股基本盈利為0.45港仙（截至二零二三年六月三十日止六個月：每股基本盈利0.56港仙）。

## FINANCIAL OVERVIEW (Continued)

Revenue for the six months ended 30 June 2024 was approximately HK\$109,452,000, representing an increase of approximately 9% when compared with that of approximately HK\$100,020,000 for the same period of 2023. The increase was mainly attributable to the increase in revenue from sales and leaseback arrangement services segment.

The Group recorded a gross profit of approximately HK\$57,723,000 for the six months ended 30 June 2024, representing an increase of approximately 7%, when compared with the gross profit of approximately HK\$53,743,000 for the same period of 2023. The Group recorded a gross profit margin of approximately 53% for the six months ended 30 June 2024, it remain stable when compared with the gross profit margin of approximately 54% for the same period of 2023.

Other income for the six months ended 30 June 2024 amounted to approximately HK\$5,253,000 (six months ended 30 June 2023: HK\$9,827,000), representing a decrease of approximately 47%. The decrease was mainly due to the decrease in bank deposit interest income and government grant.

Administrative expenses for the six months ended 30 June 2024 amounted to approximately HK\$25,014,000 (six months ended 30 June 2023: HK\$20,303,000), representing an increase of approximately 23%. The increase was mainly due to the increase in administrative staff cost.

For the six months ended 30 June 2024, share of profit of an associate amounted to approximately HK\$2,556,000 (six months ended 30 June 2023: profit of HK\$1,878,000), continued to make contribution to the Group's profit.

## 財務回顧(續)

截至二零二四年六月三十日止六個月之收益約為港幣109,452,000元，與二零二三年同期約港幣100,020,000元相比，增幅約9%。該增幅主要來自售後回租安排服務分部收入增加所致。

本集團截至二零二四年六月三十日止六個月錄得之毛利約港幣57,723,000元，與二零二三年同期之毛利約港幣53,743,000元比較增加約7%。本集團截至二零二四年六月三十日止六個月錄得之毛利率約53%，與二零二三年同期之毛利率約54%比較保持穩定。

截至二零二四年六月三十日止六個月之其他收入約為港幣5,253,000元(截至二零二三年六月三十日止六個月：港幣9,827,000元)，減少約47%。減少主要由於來自銀行存款利息收入和政府補貼減少。

截至二零二四年六月三十日止六個月之行政開支約為港幣25,014,000元(截至二零二三年六月三十日止六個月：港幣20,303,000元)，增加約23%。該增加主要由於行政人工成本增加所致。

截至二零二四年六月三十日止六個月，應佔一間聯營公司之溢利約為港幣2,556,000元(截至二零二三年六月三十日止六個月：溢利港幣1,878,000元)，持續為集團貢獻利潤。

## BUSINESS REVIEW AND OUTLOOK

The Group continued to push ahead the development philosophy of supply chain management and financial technology business, finance lease and commercial factoring as core businesses, endeavored to become a supply chain financial technology and service platform characterised by integrating industry and finance, and gave full play to the important role of financial services in empowering real economy. Taking advantage of our industrial advantages and competitive edges, we focus on the provision of customized and comprehensive financial service solutions to the steel industry and upstream and downstream customers on the industry chain for different business scenarios including the corporate customer and individual consumer leasing market, and strive to meet our medium- and long-term strategic goal of continuous growth in performance.

### Sale and Lease Back Arrangements Services Segment

An indirectly owned subsidiary of the Company, South China International Leasing Co., Ltd. ("South China Leasing"), principally engages in the provision of financial leasing in the PRC. The principal mode of finance lease offered by South China Leasing mainly include direct leasing and sale and leaseback arrangements. The major source of fund for this business is loans from banks and internal resources of the Group.

**Direct leasing:** Under this arrangement, the lessee designates the supplier of the selected equipment. Then the lessee, the equipment supplier, and South China Leasing sign a tripartite leasing contract pursuant to which South China Leasing will pay the equipment supplier for the equipment after acceptance of the equipment by the lessee and the lessee will pay South China Leasing rent for the use of the equipment based on the agreed terms.

**Sale and leaseback:** Under this arrangement, the lessee sells the subject equipment to South China Leasing and signs an equipment sale and purchase contract with South China Leasing. Then South China Leasing signs a sale-and-leaseback contract with the lessee. South China Leasing will pay the lessee for the equipment and the lessee will pay South China Leasing rent for using the equipment based on the agreed terms.

South China Leasing focuses on steel companies and domestic conglomerates as well as their upstream and downstream customers as its core customer groups as it would enable the Group to earn a stable revenue stream with a considerably lower risk exposure. Most customers of South China Leasing in the PRC are obtained through (a) referrals from business partners of existing customers, banks or peers and (b) marketing and sales effort from South China Leasing.

## 業務回顧及展望

本集團繼續全力推進以供應鏈管理及金融科技業務、融資租賃、商業保理為核心業務的發展思路，致力打造成為產融結合特色的供應鏈金融科技服務平台，充分發揮金融賦能實體經濟的重要作用和能力，利用產業和市場競爭優勢，重點為鋼鐵產業及產業鏈上下游客戶、企業客戶和個人消費租賃市場等各類業務場景提供定制化的金融綜合服務解決方案，滿足本集團業績持續增長的中長期戰略要求。

### 售後回租安排服務分部

本公司間接擁有的附屬公司南方國際租賃有限公司（「南方租賃」）主要於中國從事提供融資租賃業務。南方租賃提供之主要融資租賃方式主要包括直接租賃及售後回租安排。該業務之主要資金來源為銀行貸款及本集團內部資源。

**直接租賃：**於此安排下，承租人指定所選設備之供應商。及後，承租人、設備供應商及南方租賃簽訂三方租賃合同，據此，南方租賃將於承租人驗收設備後向設備供應商支付設備費用，承租人將根據約定之條款向南方租賃支付使用設備之租金。

**售後回租：**於此安排下，承租人將標的設備出售予南方租賃，並與南方租賃簽訂設備買賣合同。及後，南方租賃與承租人簽訂售後回租合同。南方租賃將向承租人支付設備費用，承租人將根據約定之條款向南方租賃支付使用設備之租金。

南方租賃一直將鋼鐵產業及國內大型企業集團，以及其上下游企業作為核心客戶，此乃由於該類行業能令本集團獲得穩定的收益，而風險相對極低。南方租賃在中國的大部分客戶是通過(a)現有客戶、銀行或同業的商業夥伴的推薦以及(b)南方租賃的營銷和銷售工作所獲得的。



## BUSINESS REVIEW AND OUTLOOK (Continued)

### Sale and Lease Back Arrangements Services Segment (Continued)

As at 30 June 2024, approximately 29% (31 December 2023: 26%) of the total receivables under the sale and leaseback arrangement was due from the Group's largest sale and leaseback customer which is a related party of the Group.

### Customer Diversity Table

## 業務回顧及展望 (續)

### 售後回租安排服務分部 (續)

於二零二四年六月三十日，約29% (二零二三年十二月三十一日：26%) 售後回租安排項下之應收款項總額來自本集團最大售後回租客戶，其為本集團關連人士。

### 客戶分佈表

		Receivables as at 30 June 2024 於二零二四年 六月三十日 的應收款項 HK\$'000 港幣千元		% %
<b>Customers</b>	<b>客戶</b>			
Independent individual customers	獨立個人客戶	726,351	71	
Tonghua Steel Co., Ltd.*#	通化鋼鐵股份有限公司#	289,948	29	

## BUSINESS REVIEW AND OUTLOOK (Continued)

### Customer Diversity Table (Continued)

Notes:

# Tonghua Steel Co., Ltd.\* and Shougang Qian'an Iron and Steel Co., Ltd.\* are subsidiaries of Shougang Group Co., Ltd., Shougang Group Co., Ltd., a company established in the PRC, which is the holding company of Wheeling Holdings Limited, which in turn, Wheeling Holdings Limited is the controlling shareholder of the Company. Therefore, Tonghua Steel Co., Ltd.\* and Shougang Qian'an Iron and Steel Co., Ltd.\* are connected persons of the Company.

\* For identification purpose only

As at 30 June 2024, the Group had entered into 127,681 finance lease transactions of which 127,680 finance lease transactions were with independent individual customers, with principal amounts of approximately RMB9,200 in average. The Group's sale and leaseback customers are spread across diverse industries such as manufacturing industries and individual mobile phone rental customers.

During the period under review, revenue from the sale and leaseback arrangements services segment increased by approximately 8% to approximately HK\$93,805,000 (six months ended 30 June 2023: HK\$86,499,000), and the segment results recorded a profit of approximately HK\$39,219,000 (six months ended 30 June 2023: HK\$34,994,000). The increase in revenue and the profit recorded in segment results from the sale and leaseback arrangements services segment was mainly due to the continuous expansion of the individual consumer leasing business and continued to make significant contribution to the Group's profit.

## 業務回顧及展望 (續)

### 客戶分佈表 (續)

附註：

# 通化鋼鐵股份有限公司及首鋼股份公司遷安鋼鐵公司均為首鋼集團有限公司之附屬公司，首鋼集團有限公司為一間於中國成立之公司，為 Wheeling Holdings Limited 之控股公司，而 Wheeling Holdings Limited 則為本公司的控股股東。因此，通化鋼鐵股份有限公司及首鋼股份公司遷安鋼鐵公司均為本公司之關連人士。

截至二零二四年六月三十日，本集團共進行融資租賃交易 127,681 項，其中 127,680 項融資租賃交易為獨立個人客戶，平均本金額約為人民幣 9,200 元。本集團售後回租客戶分散於製造業及個人手機租賃客戶等多個行業。

於回顧期間，來自售後回租安排服務分部之收益增加約 8% 至約港幣 93,805,000 元（截至二零二三年六月三十日止六個月：港幣 86,499,000 元），而分部業績則錄得溢利約港幣 39,219,000 元（截至二零二三年六月三十日止六個月：港幣 34,994,000 元）。售後回租安排服務分部之收益及分部業績錄得溢利增加主要由於個人消費租賃業務持續擴張及持續為集團利潤作重大貢獻。

## BUSINESS REVIEW AND OUTLOOK (Continued)

### Supply Chain Management and Financial Technology Business Segment

During the period under review, revenue from the supply chain management and financial technology business segment was approximately HK\$13,513,000 (six months ended 30 June 2023: HK\$11,220,000). The supply chain management and financial technology business segment results recorded a profit of approximately HK\$4,135,000 (six months ended 30 June 2023: HK\$5,113,000). The decrease in profit recorded in segment results was mainly attributable to increase of staff cost. The supply chain management business segment refers to a business model based on real trade, relying on logistics and centering around the capital flow control. Such business model enables a win-win situation for various participating entities, which include steel enterprises, banks and logistics companies, through the design and management of financial products.

In addition, the Group will continue to focus on the supply chain management and financial technology business in the future, and continue to improve the intelligent construction level of the Supply Chain Financial Platform (“Shougang SCF Platform”). Based on the actual businesses of supply chain finance, the Group will make use of the advantages of high-techs, innovate the design and create synergies for its other businesses.

## 業務回顧及展望 (續)

### 供應鏈管理及金融科技業務分部

於回顧期間，供應鏈管理及金融科技業務分部錄得之收益約港幣13,513,000元(截至二零二三年六月三十日止六個月：港幣11,220,000元)。供應鏈管理及金融科技業務分部業績錄得溢利約港幣4,135,000元(截至二零二三年六月三十日止六個月：港幣5,113,000元)。分部業績錄得溢利減少主要由於人工成本上升所致。供應鏈管理業務分部以真實貿易為基礎，以物流為依託，以資金流控制為核心，通過金融產品設計和管理，實現鋼鐵企業、銀行、物流公司等多個參與主體共贏的一種業務模式。

此外，本集團將繼續視供應鏈管理及金融科技業務為未來重心業務，繼續提升供應鏈金融平台(「首鋼供金平台」)智能化建設水平，結合供應鏈金融實際業務，發揮高新技術的優勢特性，創新設計及為本集團其他業務創造協同效應。

## BUSINESS REVIEW AND OUTLOOK (Continued)

### Property Leasing Services Segment

During the period under review, revenue from the property leasing services segment decreased to approximately HK\$2,134,000 (six months ended 30 June 2023: HK\$2,301,000), while the segment results recorded a loss of approximately HK\$264,000 (six months ended 30 June 2023: a profit of approximately HK\$2,197,000). The revenue from the property leasing services segment remains stable. The decrease in profit recorded in segment results was mainly attributable to the decrease in fair value of investment properties of the property leasing services segment during the period of approximately HK\$2,341,000 (six months ended 30 June 2023: increase in fair value of investment properties of HK\$100,000).

Under the policy environment and market environment of promoting financial innovation, the Group will grasp opportunities brought by the policies in relation to China's innovation of modern supply chain area and the upgrading strategies of industries in which target core enterprises operate to provide innovative financial products and service portfolios to those target core enterprises and their upstream and downstream customer groups, so as to serve the real economy. Through our supply chain financing platform, we will provide accessible financing to our small-to-medium sized enterprises customers to lower financing costs and enhance the stability of supply chains, which will bring low cost funds and equity capital to our customers and optimise their capital structure, help the Group to achieve sustainable growth in its business scale and create greater business value for our customers, shareholders and society.

## 業務回顧及展望 (續)

### 物業租賃服務分部

於回顧期間，來自物業租賃服務分部之收益減少至約港幣2,134,000元(截至二零二三年六月三十日止六個月：港幣2,301,000元)，而分部業績則錄得虧損約港幣264,000元(截至二零二三年六月三十日止六個月：溢利約港幣2,197,000元)。物業租賃服務分部之收益保持穩定。分部業績錄得溢利減少主要由於物業租賃服務分部之投資物業之公允值於本期間下降約港幣2,341,000元(截至二零二三年六月三十日止六個月：投資物業之公允值上升港幣100,000元)。

在金融創新的政策環境及市場環境下，本集團將緊抓中國創新現代供應鏈領域的政策機遇和目標核心企業所在行業的產業升級戰略，為目標核心企業及其上下游客戶群提供創新型組合金融產品服務實體經濟。通過供應鏈金融平台，為中小客商提供融資便利，降低融資成本，增強供應鏈穩定性，為客戶帶來低成本資金和權益性資本、優化資本結構，帶領集團業務規模實現可持續增長，為客戶、股東、社會創造更大的商業價值。

## BUSINESS REVIEW AND OUTLOOK (Continued)

### Property Leasing Services Segment (Continued)

In terms of risk management infrastructure, prudent and effective risk management can help in tapping the commercial value of long-term investments, as well as laying a solid foundation for the Group's sustainable development. We will put emphasis on strengthening our risk control system, introducing information technology platform, and adjusting our management and control strategies in a timely manner and continuously improving our management by improving and optimising our risk control mechanism. In addition, we will also continue to promote the development of our online risk management platform based on asset securitisation and industry supply chain business so as to provide an effective tool for the Group's risk management.

## LIQUIDITY, FINANCIAL RESOURCES AND FINANCING ACTIVITIES

The Group has been focusing on maintaining stable funding sources and financing is arranged to match business requirements and cash flows. The financial leverage of the Group as at 30 June 2024 as compared to 31 December 2023 is summarised below:

## 業務回顧及展望 (續)

### 物業租賃服務分部 (續)

在風險管理基礎設施方面，審慎而有效的風險管理能協助發掘長線投資的商業價值，亦為集團的可持續增長發展建立一個穩健的基礎。我們將重點強化風險控制體系、引入信息技術平台，在加強和完善風險控制機制的基礎上，及時調整管控策略並將繼續優化管理，同時我們會繼續著力推進基於資產證券化和行業供應鏈業務的在線風控平台的建設，為集團的風控管理提供一個高效的輔助工具。

## 流動資金、財政資源及融資活動

本集團一直專注於維持穩定的資金來源，融資安排將盡可能配合業務特點及現金流量情況。本集團於二零二四年六月三十日，對比二零二三年十二月三十一日的財務負債比率臚列如下：

		<b>30 June 2024 二零二四年 六月三十日 HK\$'000 港幣千元</b>	31 December 2023 二零二三年 十二月三十一日 HK\$'000 港幣千元
Total borrowings	總借款		
Current borrowings	流動借款	-	-
Non-current borrowings	非流動借款	<b>9,741</b>	9,810
Sub-total	小計	<b>9,741</b>	9,810
Total cash	總現金		
Cash and cash equivalents	現金及現金等值項目	<b>430,866</b>	319,054
Total equity	總權益	<b>1,746,948</b>	1,756,500
Total assets	總資產	<b>1,913,269</b>	1,914,701
Financial leverage	財務負債比率		
Current ratio	流動比率	<b>1,152%</b>	1,081%

## LIQUIDITY, FINANCIAL RESOURCES AND FINANCING ACTIVITIES (Continued)

As at 30 June 2024, the Group had cash and cash equivalents of approximately HK\$430,886,000 (31 December 2023: HK\$319,054,000), which were mainly denominated in Hong Kong dollars, US dollars and Renminbi. The increase was mainly attributable to the net cash generated from operating activities of approximately HK\$120,207,000.

As at 30 June 2024, the Group's borrowings amounted to approximately HK\$9,741,000, which were repayable after twelve months from 30 June 2024. During the period under review, the Group did not obtain any new borrowings as the working capital for the Group's operations. All borrowings bore interest at fixed rate.

## CAPITAL STRUCTURE

The capital and reserves attributable to owners of the Company amounted to approximately HK\$1,406,475,000 as at 30 June 2024 (31 December 2023: HK\$1,415,922,000). The decrease was mainly due to the exchange differences arising from translation during the period totalling approximately HK\$10,428,000. The Company did not issue any new shares during the period under review. The issued share capital of the Company was approximately HK\$39,726,000 (represented by approximately 3,972,576,000 issued ordinary shares).

## MATERIAL ACQUISITIONS, DISPOSALS AND SIGNIFICANT INVESTMENT

On 20 June 2024 (after trading hours), the South China Leasing (an indirect non-wholly owned subsidiary of the Company) entered into the factoring agreement with the Meizhou Hakka Bank Co., Ltd\* (梅州客商銀行股份有限公司) (the "Financing Bank"), pursuant to which South China Leasing may apply to transfer the creditor's rights and benefits of the lease payment to be received by South China Leasing from its customers in relation to its 3C products finance leasing services (the "Account Receivables"), with book value of no more than RMB200 million (equivalent to approximately HK\$215.4 million), to the Financing Bank, and the Financing Bank may receive such creditor's rights and benefits of the Accounts Receivables and provide South China Leasing with non-revolving factoring funds of no more than RMB200 million (equivalent to approximately HK\$215.4 million). For details, please refer to the announcement and circular dated on 20 June 2024 and 4 July 2024 respectively.

Save as disclosed above, the Group had no material acquisitions, disposals and significant investment during the six months ended 30 June 2024.

\* For identification purpose only

## 流動資金、財政資源及融資活動(續)

於二零二四年六月三十日，本集團之現金及現金等值項目約為港幣430,886,000元(二零二三年十二月三十一日：港幣319,054,000元)主要以港元、美元及人民幣定值。該增加主要由於經營活動所得現金淨額約港幣120,207,000元。

於二零二四年六月三十日，本集團之借款約達港幣9,741,000元，須於二零二四年六月三十日起計十二個月後償還。於回顧期間，本集團沒有取得任何新增借款用於集團營運流動資金。所有貸款均按固定利率計算利息。

## 資本結構

於二零二四年六月三十日，本公司持有人應佔股本及儲備約港幣1,406,475,000元(二零二三年十二月三十一日：港幣1,415,922,000元)。該跌幅主要由期內換算產生之匯兌差額共約港幣10,428,000元所致。本公司於回顧期間並無發行任何新股。本公司之已發行股本約為港幣39,726,000元(已發行普通股約3,972,576,000股)。

## 重大收購、出售及重要投資

於二零二四年六月二十日(交易時段後)，南方租賃(本公司之間接非全資附屬公司)與梅州客商銀行股份有限公司(「融資銀行」)訂立保理協議，據此，南方租賃可申請將賬面值不超過人民幣200百萬元(相當於約港幣215.4百萬元)就其3C產品融資租賃服務自其客戶收取的租賃付款(「應收賬款」)的債權人權益轉讓予融資銀行，而融資銀行可收取該應收賬款的債權人權益，並向南方租賃提供不超過人民幣200百萬元(相當於約港幣215.4百萬元)的非循環保理資金。詳情請參閱日期分別為二零二四年六月二十日及二零二四年七月四日的公告及通函。

除上文披露外，截至二零二四年六月三十日止六個月，本集團並無任何重大收購、出售及重要投資事項。

## CHARGE ON ASSETS

As at 30 June 2024, the Group had no charge on its assets.

## FOREIGN EXCHANGE EXPOSURE

The normal operations and investments of the Group are mainly in Hong Kong and China, with revenue and expenditure denominated in Hong Kong dollars and Renminbi. The Directors believe that the Group does not have significant foreign exchange exposure. However, if necessary, the Group will consider using forward exchange contracts to hedge against foreign exchange exposures. As at 30 June 2024, the Group has no significant foreign exchange exposure.

## CONTINGENT LIABILITIES

The Group had no significant contingent liabilities as at 30 June 2024.

## EMPLOYEES

As at 30 June 2024, the Group employed 62 (31 December 2023: 59) full time employees (excluding those under the payroll of associates of the Group). The Group remunerated its employees mainly with reference to the prevailing market practice, individual performance and work experience. Other benefits such as medical coverage, insurance plan, mandatory provident fund and discretionary bonus are also available to employees of the Group. Remuneration packages are reviewed either annually or through special increment.

During the six months ended 30 June 2024, the Company and its subsidiaries have not paid or committed to pay to any individual any amount as an inducement to join or upon joining the Company and/or its subsidiaries.

## 資產抵押

於二零二四年六月三十日，本集團並無資產抵押。

## 外匯風險

本集團主要於香港及中國經營日常業務及投資，而收支乃以港幣及人民幣定值。董事相信，本集團並無重大外匯風險。然而，在必要時，本集團將考慮使用遠期外匯合約以對沖外匯風險。於二零二四年六月三十日，本集團並無重大外匯風險。

## 或然負債

於二零二四年六月三十日，本集團並無任何重大或然負債。

## 僱員

於二零二四年六月三十日，本集團有僱員62名（二零二三年十二月三十一日：59名）全職僱員（不包括本集團聯營公司之僱員）。本集團主要乃參照現行市場慣例、個人表現及工作經驗而釐定其僱員之薪酬。本集團向僱員提供之其他福利包括醫療保險、保險計劃、強制性公積金及酌情花紅。薪酬組合乃按年或個別檢討。

截至二零二四年六月三十日止六個月，本公司及其附屬公司並無支付或承諾支付任何款項予任何人士，作為加入本公司及／或其附屬公司或於加入後之獎勵。

## OTHER INFORMATION 其他資料

### INTERIM DIVIDEND

The Board did not declare an interim dividend for the six months ended 30 June 2024 (2023: Nil).

### 中期股息

董事會不宣派截至二零二四年六月三十日止六個月之中期股息(二零二三年：無)。

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

During the six months ended 30 June 2024, the Company repurchased at total of 7,093,000 shares on the stock exchange at an aggregate consideration (before expenses) of HK\$1,110,374. All such repurchased shares were cancelled during the period under review.

### 購買、出售或贖回本公司之上市證券

於截至二零二四年六月三十日止六個月，本公司於聯交所回購合共7,093,000股股份，總代價(扣除開支前)為港幣1,110,374元。全部回購股份已於回顧期間註銷。

Particular of the shares repurchased during the period are set out below:

在期間內回購股份的詳情如下：

Month 月份	Number of share repurchased 已購回股份數目	Consideration per share 每股股份代價		Aggregate consideration paid 已付總代價 HK\$ 港幣
		Highest 最高 HK\$ 港幣	Lowest 最低 HK\$ 港幣	
January 一月	7,093,000	0.165	0.140	1,110,374
Total 總數	7,093,000			1,110,374

Save as disclosed above, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities (whether on the Stock Exchange or otherwise) during the period under review.

除上文披露外，回顧期間內本公司或其任何附屬公司概無在聯交所或任何其他證券交易所購買、出售或贖回本公司之任何上市證券。



## OTHER INFORMATION

其他資料

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

As at 30 June 2024, the interests and short positions of the Directors or chief executives of the Company or their respective associates in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) which were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), or which were required to be recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or which were required to be notified the Company and the Hong Kong Stock Exchange pursuant to the Model Code for Security Transactions by Directors of Listed Issuers as set out in Appendix 10 of the Rules Governing the Listing of Securities on the Hong Kong Stock Exchange ("Listing Rules") ("Model Code") were as follows:

#### Long positions in the shares/underlying shares of the Company as at 30 June 2024

### 董事及最高行政人員於股份、相關股份及債權證之權益及淡倉

於二零二四年六月三十日，本公司之董事、最高行政人員或彼等之任何聯繫人士於本公司或其任何相聯法團（定義見《證券及期貨條例》（「《證券及期貨條例》」）第XV部）之股份、相關股份或債權證擁有根據《證券及期貨條例》第XV部第7及第8分部須通知本公司及香港聯交所之權益及淡倉（包括根據《證券及期貨條例》之該等條文，彼等被當作或視為擁有之權益及淡倉），或須登記於本公司根據《證券及期貨條例》第352條須備存之登記冊內之權益及淡倉，或根據香港聯交所證券上市規則（「《上市規則》」）附錄十所載之《上市發行人董事進行證券交易的標準守則》（「《標準守則》」）須通知本公司及香港聯交所之權益及淡倉如下：

#### 於二零二四年六月三十日於本公司股份／相關股份之好倉

Name of Director	Nature of interests	Number of shares/underlying shares held 持有股份／ 相關股份數目	Approximate percentage of the total number of issued shares 約佔已發行股份 總數之百分比(%)
董事姓名	權益性質		
Tian Gang 田 剛	Personal 個人	1,685,000	0.04%

Save as disclosed above, as at 30 June 2024, none of the Directors or chief executives of the Company or any of their associates had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO), which were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to Division 7 and 8 of Part XV of the SFO (including interests and short positions, which they are taken or deemed to have under such provisions of the SFO), or which were required to be entered in the register required to be kept pursuant to Section 352 of the SFO or which were required to be notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code.

### INTERESTS AND SHORT POSITIONS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

So far as is known to the Directors and chief executives of the Company, as at 30 June 2024, the following companies and persons had interests or short positions in the shares and/or underlying shares of the Company that were required to be disclosed to the Company under provisions of Divisions 2 and 3 of Part XV of the SFO, or that were recorded in the register required to be kept by the Company under Section 336 of the SFO:

#### Long positions in the shares/underlying shares of the Company as at 30 June 2024

除上文所披露者外，於二零二四年六月三十日，本公司各董事或最高行政人員或彼等之任何聯繫人概無於本公司或其任何相聯法團（定義見《證券及期貨條例》第XV部）之任何股份、相關股份或債權證中擁有根據《證券及期貨條例》第XV部第7及第8分部須通知本公司及香港聯交所之任何權益或淡倉（包括根據《證券及期貨條例》之該等條文，彼等被當作或視為擁有之權益及淡倉），或根據《證券及期貨條例》第352條須登記於備存之登記冊內之任何權益或淡倉，或根據《標準守則》須通知本公司及香港聯交所之任何權益或淡倉。

#### 根據《證券及期貨條例》須予披露之股東權益及淡倉

就本公司董事及最高行政人員所知，於二零二四年六月三十日，下列公司及人士於本公司股份及／或相關股份中擁有根據《證券及期貨條例》第XV部第2及第3分部之條文須向本公司披露之權益或淡倉，或根據《證券及期貨條例》第336條規定已列入本公司須予備存之登記冊內之權益或淡倉：

#### 於二零二四年六月三十日於本公司股份／相關股份之好倉

Name of shareholders	Capacity	Number of shares/ underlying shares held	Approximate percentage of the total number of issued shares	Note(s)
股東名稱	身份	持有股份／相關股份數目	約佔已發行股份總數之百分比(%)	附註
Shougang Group 首鋼集團	Interests of controlled corporations 受控法團之權益	2,425,736,972	61.06%	1
Wheeling Holdings Limited ("Wheeling")	Beneficial owner 實益擁有人	2,025,736,972	50.99%	1
Beijing Shougang Fund Co., Ltd ("Shougang Fund") 北京首鋼基金有限公司 〔首鋼基金〕	Interests of controlled corporations 受控法團之權益	400,000,000	10.07%	1

## OTHER INFORMATION

### 其他資料

Name of shareholders	Capacity	Number of shares/ underlying shares held	Approximate percentage of the total number of issued shares	Note(s)
股東名稱	身份	持有股份/ 相關股份數目	約佔已發行 股份總數之 百分比(%)	附註
Jingxi Holdings Limited ("Jingxi Holdings") 京西控股有限公司(「京西控股」)	Beneficial owner 實益擁有人	400,000,000	10.07%	1
Yip Wang Ngai 葉弘毅	Interests of controlled corporations 受控法團之權益	213,600,000	5.38%	2
HY Holding Limited ("HY Holding")	Beneficial owner 實益擁有人	213,600,000	5.38%	2
Mak Siu Hang Viola 麥少嫻	Interests of controlled corporations 受控法團之權益	254,413,000	6.40%	3
VMS Investment Group Limited ("VMS Investment") 鼎珮投資集團有限公司 (「鼎珮投資」)	Beneficial owner 實益擁有人	254,413,000	6.40%	3

#### Notes:

#### 附註：

- Shougang Group indicated in its disclosure form dated 29 February 2024 (being the latest disclosure form filed up to 30 June 2024) that as at 29 February 2024, its interest in the Company was held by Wheeling and Shougang Fund respectively, wholly owned subsidiaries of Shougang Group. Wheeling has direct interest of the Company, and Shougang Fund's interest in the Company was the Shares held by Jingxi Holdings, a wholly owned subsidiary of Shougang Fund.
- Mr. Yip Wang Ngai indicated in his disclosure form dated 1 August 2019 (being the latest disclosure form filed up to 30 June 2024) that as at 30 July 2019, his interest in the Company was held by HY Holding which in turn was held as to 80% by Mr. Yip Wang Ngai.
- Ms. Mak Siu Hang Viola indicated in her disclosure form dated 20 January 2021 (being the latest disclosure form filed up to 30 June 2024) that as at 20 January 2021, her interest in the Company was held by VMS Investment which in turn was held as to 100% by Ms. Mak Siu Hang Viola.

- 首鋼集團在其二零二四年二月二十九日的披露表格(此乃截至二零二四年六月三十日止前最後呈交的披露表格)中顯示,於二零二四年二月二十九日,首鋼集團於本公司之權益分別由首鋼集團之全資附屬公司Wheeling及首鋼基金持有。Wheeling直接持有本公司的股份,以及首鋼基金於本公司之權益為由首鋼基金之全資附屬公司京西控股持有的股份。
- 葉弘毅先生在其二零一九年八月一日的披露表格(此乃截至二零二四年六月三十日止前最後呈交的披露表格)中顯示,於二零一九年七月三十日,其於本公司之權益由HY Holding持有,而葉弘毅先生持有HY Holding 80% 權益。
- 麥少嫻女士在其二零二一年一月二十日的披露表格(此乃截至二零二四年六月三十日止前最後呈交的披露表格)中顯示,於二零二一年一月二十日,其於本公司之權益由鼎珮投資持有,而鼎珮投資由麥少嫻女士全資擁有。

Save as disclosed above, as at 30 June 2024, the Company has not been notified of any other person (other than the Directors and chief executives of the Company) who had an interest or short position in the shares and/or underlying shares of the Company who was required to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or who was recorded in the register required to be kept by the Company under Section 336 of the SFO.

## SHARE OPTION SCHEMES

The Company did not have a share option scheme as at 30 June 2024.

## AUDIT COMMITTEE

The Company has engaged the Auditor to assist the Audit Committee to review the 2024 interim results of the Group. A meeting of the Audit Committee was held with the Auditor and the management of the Company on 19 August 2024 for, amongst other things, reviewing the interim results of the Group for the six months ended 30 June 2024.

## COMPLIANCE WITH CORPORATE GOVERNANCE CODE

The Company has complied with the code provisions of the Corporate Governance Code as set out in Appendix 14 of the Listing Rules during the six months ended 30 June 2024.

## COMPLIANCE WITH MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as a code of conduct of the Company for Directors' securities transactions. Having made specific enquiry of all Directors, the Directors have complied with the required standard set out in the Model Code and the Company's code of conduct regarding Directors' securities transactions throughout the six months ended 30 June 2024.

除上文所披露者外，於二零二四年六月三十日，本公司並無接獲任何其他人士（本公司董事及最高行政人員除外）通知，表示其於本公司股份及／或相關股份中擁有權益或淡倉，根據《證券及期貨條例》第XV部第2及第3分部條文須向本公司披露，或根據《證券及期貨條例》第336條規定已列入本公司須予備存之登記冊內之權益或淡倉。

## 購股權計劃

於二零二四年六月三十日，本公司沒有購股權計劃。

## 審核委員會

本公司委託核數師協助審核委員會審閱本集團之二零二四年度中期業績。審核委員會已於二零二四年八月十九日與本公司核數師及管理層舉行會議，以（其中包括）審閱本集團於截至二零二四年六月三十日止六個月之中期業績。

## 遵守企業管治守則

本公司於截至二零二四年六月三十日止六個月內已遵守《上市規則》附錄十四所載的企業管治守則的守則條文。

## 遵守董事進行證券交易的《標準守則》

本公司已就董事進行證券交易而採納《標準守則》作為其本身的行為守則。在向所有董事作出特定查詢後，董事於截至二零二四年六月三十日止六個月內已遵守《標準守則》及本公司有關董事進行證券交易的行為守則所規定的標準。

## OTHER INFORMATION

### 其他資料

## DISCLOSURE OF DIRECTOR'S INFORMATION UNDER RULE 13.51B OF THE LISTING RULES

The following is the change in the information of Directors since the date of the 2023 Annual Report of the Company, which are required to be disclosed pursuant to Rule 13.51B of the Listing Rules:

- Ms. Qiao Yufei resigned as a Non-executive Director of the Company with effect from 29 January 2024.
- Mr. Liang Hengyi resigned as an Executive Director, Managing Director and a member of executive committee of the Company with effect from 1 May 2024.
- Ms. Fu Yao has been appointed as General Manager of the Company with effect from 1 May 2024. She has been appointed as an Executive Director, Managing Director and a member of executive committee of the Company with effect from 1 June 2024.
- Mr. Tam King Ching, Kenny resigned as an Independent Non-executive Director of Wisdom Education International Holdings Company Limited and BeijingWest Industries International Limited with effect from 31 May 2024 and 1 July 2024 respectively.
- With effect from 25 July 2024, the executive committee of the Company has been dissolved. Ms. Sun Yajie ceased to be the chairman of the executive committee, Ms. Fu Yao and Mr. Tian Gang ceased to be members of the executive committee.

## APPRECIATION

On behalf of the Board, I would like to extend our sincere thanks to our customers, suppliers and shareholders for their continuous support to the Group. I would also extend my gratitude and appreciation to all management and staff for their hard work and dedication throughout the period.

By Order of the Board

**Sun Yajie**

Chairman

Hong Kong, 26 August 2024

## 根據《上市規則》第 13.51B 條作出之董事資料披露

以下是自本公司二零二三年年報刊發日期起董事資料之變動，該等變動須根據《上市規則》第 13.51B 條予以披露：

- 喬雨菲女士自二零二四年一月二十九日起辭任本公司非執行董事。
- 梁衡義先生自二零二四年五月一日起辭任本公司執行董事，董事總經理及不再擔任執行委員會之成員。
- 付瑤女士自二零二四年五月一日起獲委任為本公司總經理。她自二零二四年六月一日起獲委任為本公司執行董事、董事總經理及執行委員會之成員。
- 譚競正先生自二零二四年五月三十一日及二零二四年七月一日起分別辭任光正教育國際控股有限公司及京西重工國際有限公司之獨立非執行董事。
- 自二零二四年七月二十五日起，本公司執行委員會已解散，孫亞杰女士不再擔任執行委員會主席，付瑤女士及田剛先生不再擔任執行委員會成員。

## 致謝

本人謹代表董事會對各客戶、供應商及股東一直以來給予本集團支持致以衷心謝意；同時，本人對集團之管理層及員工在期內之努力不懈及齊心協力深表感謝及讚賞。

承董事會命

主席

孫亞杰

香港，二零二四年八月二十六日



首惠产融

56.906

▲ + 12.09