



Yee Hop Holdings Limited

義合控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股份代號：1662

ANNUAL REPORT 2025/26 年報



專業認證 寵主放心



MAP-1
Antiviral Technology

FDA
REGISTERED

SGS



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Corporate Information

公司資料

DIRECTORS

Executive Directors:

Mr. JIM Yin Kwan Jackin (Chairman)
Mr. CHUI Mo Ming (Vice-chairman)
Mr. YAN Chi Tat (Chief Executive Officer)
Mr. LEUNG Hung Kwong Derrick

Non-executive Director:

Ms. LEE Sze Wing Mabel

Independent Non-executive Directors:

Mr. LEE Luk Shiu
Mr. PANG Chi Shing (appointed on 17 September 2025)
Mr. WONG Antony (appointed on 17 September 2025)
Mr. YU Hon Kwan (retired on 17 September 2025)
Mr. WONG Chi Keung Johnny (retired on 17 September 2025)

AUDIT COMMITTEE

Mr. LEE Luk Shiu (Chairman)
Mr. PANG Chi Shing (appointed on 17 September 2025)
Mr. WONG Antony (appointed on 17 September 2025)
Mr. YU Hon Kwan (retired on 17 September 2025)
Mr. WONG Chi Keung Johnny (retired on 17 September 2025)

NOMINATION COMMITTEE

Mr. PANG Chi Shing (Chairman)
(appointed on 17 September 2025)
Mr. YU Hon Kwan (retired on 17 September 2025)
Mr. JIM Yin Kwan Jackin
Mr. WONG Chi Keung Johnny (retired on 17 September 2025)
Mr. WONG Antony (appointed on 17 September 2025)
Mr. LEE Luk Shiu
Ms. LEE Sze Wing Mabel

REMUNERATION COMMITTEE

Mr. PANG Chi Shing (Chairman)
(appointed on 17 September 2025)
Mr. YU Hon Kwan (retired on 17 September 2025)
Mr. JIM Yin Kwan Jackin
Mr. WONG Antony (appointed on 17 September 2025)
Mr. WONG Chi Keung Johnny (retired on 17 September 2025)
Mr. LEE Luk Shiu

COMPANY SECRETARY

Mr. CHONG Man Hung Jeffrey

AUTHORISED REPRESENTATIVES

Mr. YAN Chi Tat
Mr. CHONG Man Hung Jeffrey

董事

執行董事：

詹燕群先生（主席）
徐武明先生（副主席）
甄志達先生（行政總裁）
梁雄光先生

非執行董事：

李思穎女士

獨立非執行董事：

李祿兆先生
彭志誠先生（於2025年9月17日獲委任）
黃東尼先生（於2025年9月17日獲委任）
余漢坤先生（於2025年9月17日退任）
王志強先生（於2025年9月17日退任）

審核委員會

李祿兆先生（主席）
彭志誠先生（於2025年9月17日獲委任）
黃東尼先生（於2025年9月17日獲委任）
余漢坤先生（於2025年9月17日退任）
王志強先生（於2025年9月17日退任）

提名委員會

彭志誠先生（主席）
(於2025年9月17日獲委任)
余漢坤先生（於2025年9月17日退任）
詹燕群先生
王志強先生（於2025年9月17日退任）
黃東尼先生（於2025年9月17日獲委任）
李祿兆先生
李思穎女士

薪酬委員會

彭志誠先生（主席）
(於2025年9月17日獲委任)
余漢坤先生（於2025年9月17日退任）
詹燕群先生
黃東尼先生（於2025年9月17日獲委任）
王志強先生（於2025年9月17日退任）
李祿兆先生

公司秘書

莊文鴻先生

授權代表

甄志達先生
莊文鴻先生

Corporate Information 公司資料

INDEPENDENT AUDITORS

SHINEWING (HK) CPA Limited

獨立核數師

信永中和(香港)會計師事務所有限公司

REGISTERED OFFICE IN THE CAYMAN ISLANDS

Windward 3
Regatta Office Park
PO Box 1350
Grand Cayman
KY1-1108
Cayman Islands

開曼群島註冊辦事處

Windward 3
Regatta Office Park
PO Box 1350
Grand Cayman
KY1-1108
Cayman Islands

HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Units 1104-06
Nan Fung Commercial Centre
19 Lam Lok Street
Kowloon Bay
Hong Kong

香港總部及主要營業地點

香港
九龍灣
臨樂街19號
南豐商業中心
1104-06室

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

Ocorian Trust (Cayman) Limited
Windward 3
Regatta Office Park
PO Box 1350
Grand Cayman
KY1-1108
Cayman Islands

開曼群島股份過戶登記總處

Ocorian Trust (Cayman) Limited
Windward 3
Regatta Office Park
PO Box 1350
Grand Cayman
KY1-1108
Cayman Islands

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

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

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

PRINCIPAL BANKERS

DBS Bank (Hong Kong) Limited
The Hongkong and Shanghai Banking Corporation Limited
Hang Seng Bank Limited
Chong Hing Bank Limited

主要往來銀行

星展銀行(香港)有限公司
香港上海滙豐銀行有限公司
恒生銀行有限公司
創興銀行有限公司

COMPANY WEBSITE

www.yee-hop.com.hk

公司網站

www.yee-hop.com.hk

STOCK CODE

01662

股份代號

01662

Chairman's Statement

主席報告

Dear Shareholders

On behalf of the Board, I am pleased to present the annual report of the Group for the year ended 31 March 2026.

The Group is principally engaged in (i) the provision of foundation (including the construction of mini-piles, rock-socketed steel H-piles and driven steel H piles) and other civil works (including site formation works, and road and pavement works) and tunneling works (including pipe jacking, hand dig tunnel and cut-and-cover tunnel works) in Hong Kong, (ii) premises revitalisation and enhancement business in the PRC and (iii) health and environmental innovations business.

The Group has also invested in an associate for the purpose of the development of the Birmingham Property Project. The Birmingham Property Project consists of 304 residential apartments situated at the Windmill Street, Birmingham, the United Kingdom. As at 31 March 2026, about 96.4% of the apartments have been sold.

RESULT SUMMARY

During the 2026 Financial Year, the Group recorded a consolidated revenue of approximately HK\$881.3 million, representing a decrease of 20.5% from the 2025 Corresponding Year. Gross profit of the Group amounted to HK\$157.4 million, an increase of 14.8% from the 2025 Corresponding Year. Profit attributable to owners of Company amounted to HK\$30.0 million representing a decrease of 24.7% as compared to that in the 2025 Corresponding Year. Earnings per share was HK\$0.06 for the 2026 Financial Year comparing with HK\$0.08 for the 2025 Corresponding Year. The Group maintains a healthy financial position with net current assets of HK\$222.6 million and net cash position at the financial year end.

With the dedicated support of our staff and customers, the Group has been awarded 9 contracts with original contract sums of totalling HK\$334.9 million and the outstanding contract value (based on the original contract value) as at 31 March 2026 amounted to approximately HK\$3,060.4 million.

OUTLOOK

Looking ahead through the remainder of 2026, the Group maintains a cautiously optimistic outlook regarding Hong Kong's foundation and civil engineering sectors. While the broader construction industry continues to face near-term operational challenges, business sentiment across Hong Kong's property market has shown encouraging signs of improvement. This gradual stabilization in transaction volumes and prices is expected to progressively restore investor and developer confidence, facilitating a healthier, more robust pipeline of projects.

致各位股東

本人謹代表董事會欣然呈報本集團截至2026年3月31日止年度的年報。

本集團從事之主要業務為(i)於香港從事提供地基(包括預鑽孔小型灌注樁、預鑽孔灌注工字樁及沖擊式工字樁)及其他土木工程(包括地盤平整工程以及道路及行人道工程)以及隧道工程(包括頂管、手挖隧道及明挖回填隧道工程);(ii)於中國之物業活化及升級業務;及(iii)健康與環境創新業務。

本集團亦投資於一間聯營公司,以發展伯明罕物業項目。伯明罕物業項目包括位於英國伯明罕Windmill Street的304間住宅公寓。於2026年3月31日,約96.4%的公寓已出售。

業績概要

於2026年財政年度,本集團錄得綜合收益約港幣881.3百萬元,較2025年同期減少20.5%。本集團毛利為港幣157.4百萬元,較2025年同期增加14.8%。本公司擁有人應佔溢利為港幣30.0百萬元,較2025年同期減少24.7%。2026年財政年度的每股盈利為港幣0.06元,而2025年同期則為港幣0.08元。本集團財務狀況依然穩健,於財政年度結束時,流動資產淨值為港幣222.6百萬元,並處於淨現金水平。

在員工及客戶的鼎力支持下,本集團獲取9份合約,原有合約總額達港幣334.9百萬元。於2026年3月31日,未完成合約價值(按原有合約價值計算)約港幣3,060.4百萬元。

展望

展望2026年餘下時間,本集團對香港地基及土木工程行業仍持審慎樂觀態度。儘管整體建築行業短期內仍面臨運營挑戰,香港物業市場的業務信心已呈現出令人鼓舞的改善跡象。隨著成交量與價格逐步回穩,預計將逐步恢復投資者及開發商的信心,從而推動形成更健康、更穩健的項目儲備。

Chairman's Statement 主席報告

The Hong Kong Special Administrative Region Government's accelerated implementation of major public initiatives, particularly the infrastructure developments and housing projects within the Northern Metropolis, will serve as a pivotal driver for the local construction industry over the next few years. The Group's extensive industry experience, financial stability, and technical versatility position us exceptionally well to capture these expanding public sector opportunities. Moving forward, we will actively deploy our specialized capabilities across our core foundation, civil works, and tunneling projects to secure these emerging contracts.

Furthermore, the ongoing transformation toward sustainable, green construction practices presents a meaningful avenue for market differentiation. The Group remains dedicated to incorporating comprehensive Environmental, Social, and Governance (ESG) frameworks and ecological construction methodologies throughout our daily operations. Simultaneously, we will continue to steady the development of our premises revitalization business in the PRC, alongside our health and environmental innovations segment. By strategically blending sustainable solutions with intelligent smart-building adaptability, the Group aims to strengthen its competitive positioning, explore strategic alignments, and navigate market complexities successfully.

APPRECIATION

I would like to take this opportunity to express my heartfelt appreciation to the Board members, management team and staff for their dedication and their valuable contributions.

I would also like to thank our customers, subcontractors and suppliers, other business partners and, most importantly, our Shareholders of their continue support to the Group for the past years.

Jim Yin Kwan Jackin
Chairman

Hong Kong, 29 June 2026

香港特別行政區政府加快推進各項重大公共計劃，尤其是北部都會區內的基建發展及房屋項目，預計將在未來數年內成為推動本港建築業發展的關鍵動力。憑藉深厚的行業積澱、穩健的財務實力與多元的技術能力，本集團已具備充分優勢，把握公共領域不斷擴容的市場機遇。展望未來，我們將充分發揮專業化能力，深耕地基、土木工程及隧道項目等核心業務分部，全力爭取該等新興合約。

此外，向可持續及綠色建築實踐的持續轉型，為實現市場差異化提供了有效路徑。本集團始終致力於在日常運營中融入完善的環境、社會及管治(ESG)框架及生態建設方法。與此同時，我們將持續穩健推進中國的物業活化業務，並同步發展健康與環境創新分部。通過將可持續解決方案與智能建築的適應性進行戰略性融合，本集團旨在強化其競爭優勢、探索戰略協同，並從容應對市場複雜局面。

鳴謝

本人謹藉此機會，對所有董事會成員、管理層團隊及員工的竭誠付出及珍貴貢獻致以由衷感謝。

本人亦謹此感謝各位客戶、分包商及供應商、其他業務夥伴，以及最重要的各位股東，於過往年間對本集團的不懈支持。

主席
詹燕群

香港，2026年6月29日

Management Discussion and Analysis

管理層討論及分析

BUSINESS REVIEW

The Group is principally engaged in (i) the provision of foundation (including the construction of mini-piles, rock-socketed steel H-piles and driven steel H piles) and other civil works (including site formation works, and road and pavement works) and tunneling works (including pipe jacking, hand dig tunnel and cut-and-cover tunnel works) in Hong Kong, (ii) premises revitalisation and enhancement business in the PRC and (iii) health and environmental innovations business.

The Group has also invested in an associate company for the purpose of the development of the Birmingham Property Project. The Birmingham Property Project consists of 304 residential apartments situated at the Windmill Street, Birmingham, the United Kingdom. As at 31 March 2026, 96.4% of the apartments have been sold and the share of profit from the Birmingham Property Project for the 2026 Financial Year was approximately HK\$377,000.

To support re-industrialization in Hong Kong, the Group built the world's first Wisepura Aquapura smart micro factory in collaboration with APEL and the Productivity Council, which was officially launched in June 2025. In promoting the process of "Industry 4.0", the APEL Wisepura Aquapura smart micro factory integrates advanced technologies such as artificial intelligence, the Internet of Things, and big data into the manufacturing process. This integration enables intelligent monitoring and automated management, enhancing overall operational efficiency and product quality. To address the adverse impact of sudden temperature increases during the mixing process on the structure and performance of smart silicon microcapsules, the factory has installed a customized intelligent temperature control system driven by Physical AI, ensuring product quality stability.

Additionally, the factory is equipped with a Human-Machine Interface (HMI), Programmable Logic Controllers (PLC), and Clean-In-Place (CIP) systems to improve production efficiency and flexibility. An Industrial Internet of Things (IIoT) monitoring system is also implemented to monitor electricity consumption in real time, effectively optimizing energy management. Furthermore, the use of Just-In-Time (JIT) production applications helps reduce warehouse backlog and resource waste, fully promoting efficient operations in smart manufacturing.

On 14 October 2025, the Group completed subscription of 15,000,000 shares of Trio AI Limited ("Trio AI"), representing approximately 51.73% of the enlarged issued share capital of the Trio AI, at the consideration of HK\$15,000,000.

業務回顧

本集團主要(i)於香港從事提供地基工程(包括預鑽孔小型灌注樁、預鑽孔灌注工字樁及沖擊式工字樁)及其他土木工程(包括地盤平整工程及道路及行人道工程)以及隧道工程(包括頂管、手挖隧道及明挖回填隧道工程);(ii)於中國從事物業活化及升級業務;及(iii)健康及環境創新業務。

本集團亦投資於一間聯營公司,以發展伯明罕物業項目。伯明罕物業項目包括位於英國伯明罕Windmill Street的304間住宅公寓。於2026年3月31日,96.4%的公寓已出售,且2026年財政年度伯明罕物業項目的應佔溢利約為港幣377,000元。

為支持香港再工業化,本集團與APEL及生產力促進局合作,建立全球首個Wisepura Aquapura智能微型工廠,該工廠於2025年6月正式投產。在推動「工業4.0」進程中,APEL Wisepura Aquapura智能微型工廠將人工智能、物聯網及大數據等先進技術融入製造流程。此整合實現智能監控及自動化管理,提升整體運營效率及產品品質。為解決混合過程中突然升溫對智能矽微膠囊結構及性能的不利影響,工廠安裝由物理人工智能驅動的定制智能溫度控制系統,確保產品品質穩定。

此外,工廠亦配備人機介面、可編程邏輯控制器及就地清洗系統,以提高生產效率及靈活性。工業物聯網監測系統亦已實施,用於實時監測電力消耗,有效優化能源管理。此外,通過採用即時生產應用,可減少倉庫積壓及資源浪費,全面促進智能製造的高效運營。

於2025年10月14日,本集團完成認購Trio AI Limited(「Trio AI」)之15,000,000股股份,佔Trio AI經擴大已發行股本約51.73%,代價為港幣15,000,000元。

Management Discussion and Analysis

管理層討論及分析

The subscription is a strategic investment in Trio AI and represents a forward-looking move of the Group that aligns with the growing demand for high-performance computing (“HPC”) and AI-driven solutions across industries, including construction and infrastructure development. By gaining access to Trio AI’s GPU-powered cloud services, the Group enhanced its own operational efficiency and technological capabilities. The Directors believe that AI and HPC can be leveraged to optimize project planning, structural simulations, and risk assessment in the Group’s foundation and civil engineering works.

For the 2026 Financial Year, the revenue of the Group decreased to approximately HK\$881.3 million (2025 Corresponding Year: HK\$1,108.5 million), a decrease of 20.5%.

During the 2026 Financial Year, the Group has been awarded 9 contracts with original contract sums of approximately HK\$334.9 million of which 8 contracts are for foundation and other civil works and 1 contracts are for tunneling works in the sum of approximately HK\$326.7 million and HK\$8.2 million respectively.

As at 31 March 2026, the Group had a total of 24 major contracts on hands with the outstanding contract value in Hong Kong (based on the original contract value) amounted to approximately HK\$3,060.4 million (as at 31 March 2025: HK\$3,419.2 million) to be completed.

SAFETY AND ENVIRONMENTAL MANAGEMENT

The Group has placed strong emphasis on its quality assurance systems. We have strong commitment to works’ quality, safety, occupational health and environmental management to ensure delivery of quality works to the customers on a timely basis.

The Group has implemented a stringent management system to regulate its works’ quality, safety and environmental management standards, which complies with international standards. The Group has met the requirements of ISO 9001, ISO 14001, ISO 50001 and ISO 45001 accreditation for our quality management system, environmental management system, energy management system and occupational safety and health management system respectively.

Same as previous years, the Group has maintained accident rates at the construction sites lower than the industry average.

認購事項為對Trio AI的策略性投資，代表本集團順應各行業（包括建築及基礎設施開發）對高性能運算（「高性能運算」）及人工智能驅動解決方案日益增長需求的遠見舉措。透過獲取Trio AI的圖形處理器驅動的雲端服務，本集團可提升其自身營運效率及技術能力。董事認為，人工智能及高性能運算可用於優化本集團地基及土木工程的项目規劃、結構仿真及風險評估。

於2026年財政年度，本集團的收益減少20.5%至約港幣881.3百萬元（2025年同期：港幣1,108.5百萬元）。

於2026年財政年度，本集團獲得9份合約，原合約金額約為港幣334.9百萬元，其中8項為總額約港幣326.7百萬元之地基及其他土木工程合約而1項為總額約港幣8.2百萬元之隧道工程合約。

於2026年3月31日，本集團手上共有24份待完成的主要合約，按原合約價值計算餘下香港合約價值約為港幣3,060.4百萬元（於2025年3月31日：港幣3,419.2百萬元）。

安全及環境管理

本集團高度強調質量保證體系及擁有對工程質量、安全、職業健康及環境管理的堅定承諾，以確保按時向客戶交付優質工程。

本集團實施符合國際標準的嚴格管理體系以規管其工程質量、安全及環境管理標準。本集團分別符合質量管理體系、環境管理體系、能源管理體系及職業安全與健康管理體系ISO 9001、ISO 14001、ISO 50001及ISO 45001認證要求。

一如以往年度，本集團維持建築地盤的事故比率一直低於行業平均數字。

Management Discussion and Analysis

管理層討論及分析

KEY AWARDS

During the 2026 Financial Year, the Group received several prestigious awards from Hong Kong government departments, public utility companies, and industry organizations, recognising its unwavering commitment to upholding the highest standards of site safety and its exceptional research capabilities in the health and environmental innovations business. The accolades include:

- **Considerate Contractors Site Awards (Bronze)** – 31st Considerate Contractors Site Award Scheme by the Development Bureau of Hong Kong
- **Workplace Corporate Creativity Awards 2025** by The Lok Sin Tong Benevolent Society, Kowloon, Smoking Cessation Program in Workplace
- **New Industrialization Award 2025 (Bronze)** by The Hong Kong Institution of Engineers
- **TVB ESG ENVIRONMENTAL INNOVATIVE TECHNOLOGY AWARD 2025** by Television Broadcasts Limited
- **TVB ESG SOCIAL INNOVATIVE TECHNOLOGY AWARD 2025** by Television Broadcasts Limited
- **HKMA Global Innovation Award 2025 Best in Social Good Innovation Award** by The Hong Kong Management Association - Hong Kong Telecommunications Limited

FINANCIAL REVIEW

Revenue

For the 2026 Financial Year, the Group recorded a consolidated revenue of approximately HK\$881.3 million, a decrease of approximately 20.5% when compared with the revenue of approximately HK\$1,108.5 million for the 2025 Corresponding Year. The decrease in revenue is mainly due to the decrease in the revenue of foundation and other civil works by approximately HK\$265.3 million recognised for the 2026 Financial Year.

Revenue from the foundation and other civil works segment decreased from approximately HK\$933.5 million for the 2025 Corresponding Year to approximately HK\$668.2 million for the 2026 Financial Year, a decrease of approximately 28.42%. The decrease in the revenue of the foundation works was primarily attributable to the completion of several projects during the 2026 Financial Year.

重要獎項

於2026年財政年度，本集團獲香港特區政府部門、公用事業公司及行業組織頒授以下尊貴獎項，以嘉許其堅定不移地致力維持工地安全的最高標準，以及於健康及環境創新業務領域的卓越研發能力。該等獎項包括：

- **公德地盤獎銅獎**—香港發展局舉辦的第31屆公德地盤嘉許計劃
- **2025年企業創意獎**(由九龍樂善堂頒發)，「愛•無煙」
- **2025年新工業化獎銅獎**(由香港工程師學會頒發)
- **2025年TVB ESG環境創新科技大獎**(由電視廣播有限公司頒發)
- **2025年TVB ESG社會創新科技大獎**(由電視廣播有限公司頒發)
- **HKMA環球創新獎2025社會公益創新獎**(由香港管理專業協會—香港電訊有限公司頒發)

財務回顧

收益

於2026年財政年度，本集團錄得約港幣881.3百萬元的綜合收益，較2025年同期約港幣1,108.5百萬元的收益減少約20.5%。收益減少乃主要由於2026年財政年度確認的地基及其他土木工程收益減少約港幣265.3百萬元所致。

地基及其他土木工程分部所得收益由2025年同期的約港幣933.5百萬元減少至2026年財政年度約港幣668.2百萬元，降幅約28.42%。地基工程收益減少主要由於數個項目在2026年財政年度完成所致。

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Revenue from the tunneling works segment for the 2026 Financial Year amounted to approximately HK\$173.7 million, representing an increase of approximately 19.9% from the 2025 Corresponding Year. The increase in revenue from tunneling works is due to the full swing of several projects during the 2026 Financial Year.

Rental income and management fee income under premises revitalization and enhancement business increased from approximately HK\$28.0 million for the 2025 Corresponding Year to approximately HK\$34.7 million for the 2026 Financial Year, representing an increase of approximately 24.0%. The overall occupancy rate increased from approximately 79.0% for the 2025 Corresponding Year to approximately 86.0% for the 2026 Financial Year.

Revenue derived from the health and environmental innovations business increased from approximately HK\$2.1 million for the 2025 Corresponding Year to approximately HK\$4.7 million for the 2026 Financial Year, representing an increase of approximately 121.9%, which included under the “other segments”. Continued investment in research and development has reinforced our position as a leader in sustainable and innovative technologies, ensuring long-term growth and competitiveness in the global market.

Gross profit and gross profit margin

The overall gross profit of the Group increased from approximately HK\$137.0 million for the 2025 Corresponding Year to approximately HK\$157.4 million for the 2026 Financial Year, representing an increase of approximately 14.8%.

The gross profit in relation to the foundation and other civil works increased by approximately HK\$23.8 million from approximately HK\$113.5 million for the 2025 Corresponding Year to approximately HK\$137.3 million for the 2026 Financial Year despite the decrease in revenue of approximately HK\$265.3 million. The improvement in operating efficiency is a result of several factors, including the continuous optimization of its workflow with the integration of AI applications and strict implementation of cost reduction, leading to an increase in the gross profit.

Gross profit in relation to tunneling works decreased by approximately HK\$11.3 million from approximately HK\$23.8 million for the 2025 Corresponding Year to approximately HK\$12.5 million for the 2026 Financial Year. The decrease in gross profits is mainly due to the increased costs for the pre-tunneling work for the new projects such as design and preparation work incurred during the 2026 Financial Year.

隧道工程分部所得收益較2025年同期增加約19.9%至2026年財政年度的約港幣173.7百萬元。隧道工程收益增加乃由於在2026年財政年度全力推進數個項目所致。

物業活化及升級業務項下的租金收入及管理費收入由2025年同期約港幣28.0百萬元增加至2026年財政年度約港幣34.7百萬元，增幅約24.0%。整體出租率由2025年同期約79.0%上升至2026年財政年度約86.0%。

健康與環境創新業務的收益由2025年同期約港幣2.1百萬元增加至2026年財政年度的約港幣4.7百萬元，增幅約121.9%，該業務歸類於「其他分部」。持續投入研發資金，鞏固了我們在可持續與創新技術領域的領先地位，確保本公司在全球市場的長期增長與競爭力。

毛利及毛利率

本集團整體毛利由2025年同期的約港幣137.0百萬元增加至2026年財政年度的約港幣157.4百萬元，增幅約14.8%。

儘管收益減少約港幣265.3百萬元，惟有關地基及其他土木工程之毛利由2025年同期約港幣113.5百萬元增加約港幣23.8百萬元至2026年財政年度約港幣137.3百萬元。經營效率改善乃多項因素之成果，包括憑藉整合人工智能應用繼續優化其工作流程，以及嚴格實行成本削減措施，以致毛利有所上升。

有關隧道工程的毛利由2025年同期的約港幣23.8百萬元減少約港幣11.3百萬元至2026年財政年度的約港幣12.5百萬元。毛利減少主要由於2026年財政年度新項目（例如設計及準備工作）的前期隧道工程成本增加。

Management Discussion and Analysis

管理層討論及分析

The premises revitalization and enhancement business achieved a gross profit of approximately HK\$4.6 million for the 2026 Financial Year when compared to a gross loss approximately HK\$1.8 million for the 2025 Corresponding Year. The segment turned around from a gross loss to a gross profit was mainly due to the increase in rental income and management fee income of approximately HK\$6.7 million.

The gross profit under the health and environmental innovations increased by approximately HK\$1.4 million from approximately HK\$1.5 million for the 2025 Corresponding Year to approximately HK\$2.9 million for the 2026 Financial Year, with a gross profit margin of approximately 61.9%. The gross profit primarily derived from the sales of pet care products and Wisepura Aquapura products. These results reflect the successful commercialization of our innovative product offerings, supported by effective cost management and a strong focus on high-margin product segments.

Other income and gain

Other income and gain for the 2026 Financial Year amounted to HK\$18.2 million, comparing with that of HK\$18.2 million for the 2025 Corresponding Year. The other income and gain consist mainly bank interest income, government subsidies, service income received from joint operations and sundry income.

Selling and distribution expenses

Selling and distribution expenses for the 2026 Financial Year amounted to HK\$6.1 million, comparing with that of HK\$3.7 million for the 2025 Corresponding Year. The selling and distribution expenses consist mainly marketing and promotion expenses incurred by the premises revitalisation and enhancement business, and health and Environmental Innovations business.

Administrative and other expenses

Administrative and other expenses for the 2026 Financial Year amounted to HK\$94.1 million, comparing with that of HK\$95.1 million for the 2025 Corresponding Year. The decrease in administrative and other expenses is mainly attributable to the decrease in research and development expenses of approximately HK\$2.2 million and general corporate expenses of approximately HK\$2.0 million, and offset by the share-based payment expenses of approximately HK\$3.4 million recognised during the 2026 Financial Year.

於2026年財政年度，物業活化及升級業務取得毛利約港幣4.6百萬元，相比之下，於2025年同期則為毛損約港幣1.8百萬元。該分部毛利扭虧為盈主要由於租金收入及管理費收入增加約港幣6.7百萬元。

健康與環境創新業務的毛利由2025年同期的約港幣1.5百萬元增加約港幣1.4百萬元至2026年財政年度的約港幣2.9百萬元，毛利率約為61.9%。毛利主要來自寵物護理產品以及Wisepura Aquapura產品的銷售。該等成果反映我們創新產品的成功商業化，得益於有效的成本管理及對高毛利率產品細分市場的高度關注。

其他收入及收益

2026年財政年度的其他收入及收益為港幣18.2百萬元，而2025年同期則為港幣18.2百萬元。其他收入及收益主要包括銀行利息收入、政府補助、合營業務的服務收入及雜項收入。

銷售及分銷開支

2026年財政年度的銷售及分銷開支為港幣6.1百萬元，而2025年同期則為港幣3.7百萬元。銷售及分銷開支主要為物業活化及升級業務以及健康與環境創新業務產生的市場營銷及推廣開支。

行政及其他開支

2026年財政年度的行政及其他開支達港幣94.1百萬元，2025年同期則為港幣95.1百萬元。行政及其他開支減少乃主要由於研發開支減少約港幣2.2百萬元及一般企業開支減少約港幣2.0百萬元，並由2026年財政年度內確認的以股份為基礎付款開支約港幣3.4百萬元所抵銷。

Management Discussion and Analysis

管理層討論及分析

Research and development expenses for the 2026 Financial Year amounted to approximately HK\$4.3 million, comparing with that of approximately HK\$6.5 million for the 2025 corresponding Year. The research and development expenses consist mainly laboratory testing expenses and upfront and milestone payments made to the Joint Lab with the HKUST.

Finance costs

Finance cost of the Group for the 2026 Financial Year is approximately HK\$16.2 million, compared to approximately HK\$17.2 million for the 2025 Corresponding Year. The decrease in finance cost is mainly attributable to the decrease in other loan interests following the repayment of other borrowings during the 2026 Financial Year.

Impairment loss on investment properties

The Group has determined the impairment loss of investment properties based on the recoverable amount of the cash-generating units (“CGU”) with investment properties allocated respectively. During the 2026 Financial Year, an impairment loss of approximately HK\$10.0 million was recognized due to a delay in completions, which impacted estimated future revenue and consequently reduced the recoverable amount of the investment properties in relation to the CGU of premises revitalisation and enhancement business.

Share of loss of a joint venture/Impairment losses of amount due from a joint venture

Reference is made to the announcements of the Company dated 16 September 2025, 14 October 2025 and 10 November 2025 in relation to the subscription by YH Inv Holdings Limited, a wholly-owned subsidiary of the Company, for the shares of Trio AI (the “Announcements”).

Following a thorough assessment of the underlying documents (including a tripartite agreement) in accordance with the Hong Kong Financial Reporting Standards, and subsequently reviewed and confirmed by the Company’s auditors, given that the underlying documents contractually requires unanimous consent for all relevant activities-including financing, appointing key officers, and amending core operating contracts, Trio AI should be classified as a joint venture and be accounted for using the equity method under Hong Kong Accounting Standard 28. As such, Trio AI has been classified as a joint venture and accounted for using the equity method.

於2026年財政年度，研發開支約為港幣4.3百萬元，而2025年同期則為約港幣6.5百萬元。研發開支主要為實驗室測試開支以及向與香港科技大學組成的聯合實驗室作出的預付款及里程碑付款。

融資成本

本集團的融資成本於2026年財政年度約為港幣16.2百萬元，而2025年同期則為約港幣17.2百萬元。融資成本減少乃主要由於2026年財政年度償還其他借款後，其他貸款利息隨之減少。

投資物業減值虧損

本集團已根據已分配投資物業的現金產生單位（「現金產生單位」）的可收回金額釐定投資物業的減值虧損。於2026年財政年度，已確認減值虧損約港幣10.0百萬元，乃由於延遲完工，影響了估計未來收益，繼而減少與物業活化及升級業務的現金產生單位有關的投資物業的可收回金額。

分佔一間合營企業之虧損／應收一間合營企業款項的減值虧損

茲提述本公司日期為2025年9月16日、2025年10月14日及2025年11月10日之公告（「該等公告」），內容有關本公司全資附屬公司義合投資控股有限公司認購 Trio AI 之股份。

根據香港財務報告準則對相關文件（包括三方協議）進行全面評估並隨後經本公司核數師審閱及確認後，鑒於相關文件在合約上要求所有相關活動（包括融資、委任主要管理人員及修訂核心營運合約）均須獲得一致同意，Trio AI應分類為合營企業，並根據香港會計準則第28號以權益法入賬。因此，Trio AI被分類為一間合營企業，並採用權益法進行核算。

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管理層討論及分析

As disclosed in the Announcements, the subscription of shares in Trio AI by the Company represented a strategic investment of the Group with the expected benefits including enhancement of the Group's operational efficiency and technological capabilities, and generation of additional income from the business of Trio AI. Following the subscription of shares in Trio AI, the management of Trio AI took proactive commercial initiatives including (i) entering into a collaboration arrangement with HGC Global Communications Limited to develop and deliver AI infrastructure and services; (ii) executing a memorandum of understanding for strategic collaboration with ABBY Pay & Tech Holdings Limited to jointly explore, develop, and implement innovative AI-driven solutions for payment processing; and (iii) securing notable clients which include Microware Technology Limited and SenseTime Group Limited to anchor the AI platform.

As the continued operations of the business of Trio AI required further financing, the management of Trio AI has actively engaged in intensive discussions to source alternative channels of external financing which include (i) securing bank borrowings; and (ii) introducing new strategic investors to inject fresh capital into the business. Concurrently, given that Trio AI's actual commercial generation and utilization metrics had lagged behind the original budget, management of Trio AI has also engaged in rigorous negotiations with the lessor of HPC server to reduce HPC server rental costs and improve cash-burn metrics.

Despite the Trio AI management's relentless operational and commercial interventions to preserve the viability of Trio AI's business, the Company's proposed further advance of shareholders' loan to sustain the business of Trio AI were flatly rejected by the other joint venture partners. The lessor of the HPC servers also rejected the management's cost-reduction proposals. Confronted by a total deadlock among its joint venture partners and limited ability to reduce the core operating costs of Trio AI, which effectively paralyzed Trio AI's ability to deliver its core AI cloud services. In light of these circumstances, which were beyond the Company's control, the directors of Trio AI resolved that, should Trio AI fail to secure further funding, attract new investors, or find an alternative resolution, the only commercially disciplined course of action is to cease operations and to proceed with a formal liquidation of Trio AI.

誠如該等公告所披露，本公司認購Trio AI股份乃本集團的戰略投資，預期效益包括提升本集團的營運效率及技術能力，以及從Trio AI的業務產生額外收入。於認購Trio AI的股份後，Trio AI管理層積極採取商業措施，措施包括(i)與HGC Global Communications Limited建立合作安排，開發並提供人工智能基礎設施及服務；(ii)與ABBY Pay & Tech Holdings Limited簽立戰略合作諒解備忘錄，共同探索、開發及實施創新人工智能驅動付款流程解決方案；及(iii)獲得包括Microware Technology Limited及商湯集團有限公司在內的知名客戶作為人工智能平台的核心支撐。

由於Trio AI持續經營業務需要進一步融資，Trio AI管理層已積極進行深入討論，以尋找外部融資的替代途徑，包括(i)獲取銀行借款；及(ii)引入新的策略投資者為業務注入新資本。與此同時，鑒於Trio AI的實際商業產出及使用指標落後於原預算，Trio AI管理層亦已與HPC服務器出租人進行嚴謹磋商，以降低HPC服務器的租賃成本，並改善現金消耗指標。

儘管Trio AI管理層持續採取營運及商業干預措施以維持Trio AI業務可行性，本公司的進一步墊付股東貸款以維持Trio AI業務的建議，遭其他合營企業夥伴斷然拒絕。HPC服務器出租人亦否決管理層的成本削減建議。鑒於合營企業夥伴之間完全陷入僵局，且降低Trio AI核心營運成本的能力有限，實際上癱瘓了Trio AI提供其核心AI雲服務的能力。鑒於該等情況（均非本公司所能控制），Trio AI的董事決議，倘Trio AI未能籌集進一步資金、吸引新投資者，或找到替代解決方案，唯一在商業上嚴謹的行動方案為停止營運及進行Trio AI的正式清盤。

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管理層討論及分析

On 30 September 2025, the Company completed a placing of new shares, raising net proceeds from Placing of approximately HK\$35.06 million. Under the original allocation framework as set out the announcement relating to placing dated 30 September 2025, approximately HK\$17.0 million of these proceeds was earmarked to finance and develop the GPU and AI-related cloud infrastructure of Trio AI over an 18-month period and approximately HK\$4.24 million of which has been utilized to finance and develop the business of Trio AI during the 2026 Financial Year. Throughout this challenging period, a core priority of the Company was to protect the Group's treasury and to safeguard its capital and the Board has enforced strict capital allocation discipline. The Group has resolutely determined that it will not provide any emergency funding or backstop capital beyond its proportional legal ownership in the joint venture, thereby successfully ring-fencing the Group's assets from Trio AI's mounting cash flow deficiencies.

By firmly refusing to over-allocate capital to a deadlocked joint venture, the Board has successfully preserved and protected the remaining unutilized placing proceeds – specifically the substantial unspent balance of the HK\$15.82 million operational tranche and the R&D remainder. These safeguarded funds remain entirely intact within the Group's treasury and are fully insulated from the further use in Trio AI.

During the 2026 Financial Year, the share of results from Trio AI amounted to a loss of approximately HK\$15.0 million, and recognition of an impairment loss of approximately HK\$4.24 million on shareholder's loan advanced to Trio AI as a result of the possible liquidation of Trio AI.

The Board emphasizes that the associated one-off impairment loss are strictly isolated, non-recurring events. The Board believed that these events will not have a material adverse impact on the Group's ongoing operations, overall financial stability, or its core engineering and construction businesses.

Share of result of an associate

Share of result of an associate relates to the Group's 40% interest in an associate for the purpose of developing the Birmingham Property Project. The Group's share of profit of an associate for the 2026 Financial Year is approximately HK\$377,000.

於2025年9月30日，本公司完成配售新股份，籌集配售所得款項淨額約港幣35.06百萬元。根據日期為2025年9月30日有關配售的公告所載原定分配框架，該等所得款項中約港幣17.0百萬元被指定用於在18個月期間內為Trio AI之GPU及人工智能相關雲基礎設施提供資金並進行開發，其中約港幣4.24百萬元已於2026年財政年度用於為Trio AI的業務提供資金及開發。於此整個艱難時期，本公司的核心要務之一為保障本集團之庫存及守護其資本，而董事會已實施嚴格的資本分配紀律。本集團已堅定決策，除其於合營企業之法定擁有權比例外，將不會提供任何應急資金或後備資本，從而成功將本集團資產與Trio AI日益擴大的現金流缺口進行隔離。

透過堅決拒絕向陷入僵局的合營企業過度分配資本，董事會已成功保存及保障剩餘未動用的配售所得款項，具體而言，即港幣15.82百萬元營運資金部分之大量未動用結餘及研發餘款。該等受保障資金仍完整保留於本集團之庫務內，且不會被進一步用於Trio AI。

於2026年財政年度，由於Trio AI的潛在清盤決定，分佔Trio AI業績的虧損約為港幣15.0百萬元，並就向Trio AI墊付的股東貸款確認減值虧損約港幣4.24百萬元。

董事會強調，相關的一次性減值虧損屬嚴格隔離之非經常性事件。董事會認為該等事件將不會對本集團的持續營運、整體財務穩定性或其核心工程及建築業務造成重大不利影響。

分佔一間聯營公司之業績

分佔一間聯營公司之業績，涉及本集團持有一間聯營公司的40%權益，以發展伯明罕物業項目。本集團於2026年財政年度所分佔一間聯營公司的溢利約為港幣377,000元。

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管理層討論及分析

Income tax expenses

Income tax expense for the 2026 Financial Year is approximately HK\$13.3 million (2025 Corresponding Year: approximately HK\$13.6 million). The change is mainly due to the decrease in the assessable profits and the increase in the deferred tax liabilities recognized in the 2026 Financial Year.

Profit attributable to the owners of the Company

The consolidated profit attributable to the owners of the Company amounted to approximately HK\$30.0 million for the 2026 Financial Year when compared to approximately HK\$39.8 million for the 2025 Corresponding Year, a decrease of 24.7%.

Return on total assets for the 2026 Financial Year decreased to 3.1%, from 4.0% for the 2025 Corresponding Year. The decrease is due to the decrease in profits for the year. Return on equity for the 2026 Financial Year is 6.3% when compared to 8.3% for the 2025 Corresponding Year. The decrease is due to the decrease in profits attributable to the owners of the Company.

Capital expenditure

The Group incurred capital expenditure, primarily on buildings, investment properties, machinery and equipment and motor vehicles, of approximately HK\$22.3 million for the 2026 Financial Year, (2025 Corresponding Year: approximately HK\$14.2 million) which was financed by internal resources and borrowings.

Liquidity and financial resources

As at 31 March 2026, the Group had bank balances and cash of approximately HK\$176.3 million (as at 31 March 2025: HK\$151.0 million).

As at 31 March 2026, the Group had bank and other borrowings of approximately HK\$80.5 million (as at 31 March 2025: approximately HK\$92.4 million) out of which approximately HK\$80.5 million (as at 31 March 2025: HK\$89.1 million) were classified as current liabilities.

As at 31 March 2026, the Group had lease liabilities of approximately HK\$258.4 million (as at 31 March 2025: HK\$255.3 million).

As at 31 March 2026, the Group had net current assets of approximately HK\$222.6 million (as at 31 March 2025: approximately HK\$225.1 million).

所得稅開支

2026年財政年度的所得稅開支約為港幣13.3百萬元（2025年同期：約港幣13.6百萬元），變動主要由於應課稅溢利減少及於2026年財政年度確認遞延稅項負債增加所致。

本公司擁有人應佔溢利

2026年財政年度的本公司擁有人應佔綜合溢利約為港幣30.0百萬元，而2025年同期則約為港幣39.8百萬元，降幅為24.7%。

2026年財政年度的資產總額回報率由2025年同期的4.0%下降至3.1%。該下降乃由於年內溢利減少所致。股本回報率於2026年財政年度為6.3%，而2025年同期則為8.3%。減少乃由於本公司擁有人應佔溢利減少所致。

資本開支

本集團於2026年財政年度主要就樓宇、投資物業、機械及設備以及汽車產生的資本開支約為港幣22.3百萬元（2025年同期：約港幣14.2百萬元），由內部資源及借貸出資。

流動資金及財務資源

於2026年3月31日，本集團有銀行結餘及現金約為港幣176.3百萬元（於2025年3月31日：港幣151.0百萬元）。

於2026年3月31日，本集團的銀行及其他借貸約為港幣80.5百萬元（於2025年3月31日：約港幣92.4百萬元），其中約港幣80.5百萬元（於2025年3月31日：港幣89.1百萬元）已分類為流動負債。

於2026年3月31日，本集團的租賃負債約為港幣258.4百萬元（於2025年3月31日：港幣255.3百萬元）。

於2026年3月31日，本集團的流動資產淨值約為港幣222.6百萬元（於2025年3月31日：約港幣225.1百萬元）。

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The Group's current ratio (which is calculated on the basis of current assets over current liabilities) as at 31 March 2026 and 31 March 2025 was approximately 1.74 times and 1.69 times respectively. The gearing ratio (which is calculated on the basis of total debt over total equity. Total debt includes bank and other borrowings and lease liabilities) of the Group as at 31 March 2026 and 31 March 2025 was approximately 79.5% and 78.0% respectively.

Capital commitments

As at 31 March 2026, the Group's capital commitments relating to the renovation work of investment properties and purchase of machinery and equipment was approximately HK\$8.9 million (as at 31 March 2025: HK\$13.4 million).

Pledge of assets

As at 31 March 2026, the Group has pledged to other financial institutions deposits of approximately in total HK\$25.8 million (31 March 2025: HK\$39.1 million) to secure the banking facilities granted to the Group.

Segmental information

Details of segmental information are set out in the note 5 to the consolidated financial statements.

Significant Investment

The Group's significant investment comprised interest in an associate for the purpose of the development of the Birmingham Property Project. The Group's interest in an associate is accounted for in the consolidated financial statements using the equity method and the carrying amount of the interest in an associate represented 7.0% of the Group's total assets as at 31 March 2026 (31 March 2025: 6.5%).

Investment Strategy

The Birmingham Property Project is developed for the purpose of participating in the property related business in the United Kingdom. As at 31 March 2026, 96.4% of the apartments of the Birmingham Property Project have been sold and the Group intends to dispose the remaining apartments in the near future.

本集團於2026年3月31日及2025年3月31日的流動比率(按流動資產除以流動負債的基準計算)分別約為1.74倍及1.69倍。本集團於2026年3月31日及2025年3月31日的資本負債比率(此乃按債務總額除以權益總額的基準計算。債務總額包括銀行及其他借貸以及租賃負債)分別約為79.5%及78.0%。

資本承擔

於2026年3月31日，本集團有關投資物業的翻新工程及購買機械及設備的資本承擔約為港幣8.9百萬元(於2025年3月31日：港幣13.4百萬元)。

資產抵押

於2026年3月31日，本集團向其他金融機構質押約港幣25.8百萬元(2025年3月31日：港幣39.1百萬元)的存款，用作授予本集團銀行融資的抵押。

分部資料

分部資料的詳情載於綜合財務報表附註5。

重大投資

本集團的重大投資包括於一間聯營公司的權益，藉以發展伯明罕物業項目。本集團於聯營公司之權益使用權益法於綜合財務報表列賬，而於一間聯營公司的權益之賬面值佔本集團於2026年3月31日總資產的7.0%(2025年3月31日：6.5%)。

投資策略

發展伯明罕物業項目旨在進駐英國物業相關業務。於2026年3月31日，我們已出售伯明罕物業項目公寓的96.4%，本集團擬於不久將來出售餘下公寓。

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Foreign exchange risk management

Apart from the interest in an associate of which the underlining functional currency is GBP, and the subsidiaries in the PRC of which the underling functional currencies is RMB, the revenue, expenses, monetary assets and liabilities of the Group are mainly denominated in Hong Kong dollar (which is the presentation currency of the financial information), same as the functional currency of the Group.

For the 2026 Financial Year, apart from the interest in an associate in the United Kingdom and subsidiaries in the PRC, there was no significant exposure to the foreign currency rate fluctuations from the operations of the Group. The Group did not maintain any hedging policy against foreign currency risk. The management will closely monitor the exposure to the foreign currency risk and will consider hedging significant currency exposure should the need arise.

Contingent liabilities

Details of contingent liabilities are set out in the note 35 to the consolidated financial statements.

Employees and remuneration policies

As at 31 March 2026, the Group has 458 employees in Hong Kong (as at 31 March 2025: 354) and 31 employees in PRC (as at 31 March 2025: 38). The remuneration package of the Group for its employees includes salary, bonuses, other cash subsidies and allowances. In general, employee salaries are determined based on each employee's qualifications, experience and capability and the market remuneration rate. The Group has an annual review system to assess the performance of our employees, which forms the basis with respect to salary adjustments, bonuses and promotions. Some in-house site staff are employed as daily workers and their remuneration package includes salary and overtime allowances. The employee remuneration expense and Directors' emoluments (including salaries, other benefits and retirement benefit costs) amounted to approximately HK\$199.7 million (2025 Corresponding Year: HK\$189.8 million) for the 2026 Financial Year.

外匯風險管理

除於一間聯營公司（其相關功能貨幣為英鎊）及中國的附屬公司（其相關功能貨幣為人民幣）的權益外，本集團的收益、開支、貨幣資產及負債主要以港幣（即財務資料的呈報貨幣）計值，與本集團的功能貨幣相同。

於2026年財政年度，除於一間英國聯營公司及中國的附屬公司的權益外，本集團的營運並無面對外匯匯率波動的重大風險。本集團並無任何外匯風險的對沖政策。管理層將密切監察所面對的外匯風險，並將於有需要時考慮對沖重大貨幣風險。

或然負債

或然負債詳情載於綜合財務報表附註35。

僱員及薪酬政策

於2026年3月31日，本集團於香港有458名僱員（於2025年3月31日：354名）及於中國擁有31名僱員（於2025年3月31日：38名）。本集團向僱員提供的薪酬福利包括薪金、花紅、其他現金補貼及津貼。一般而言，我們根據各僱員的資歷、經驗及能力以及市場薪酬比率釐定僱員的薪金。本集團已制定年度檢討制度，評估我們僱員的表現，並以此作為我們決定調整薪酬、派發花紅和晉升的基準。就部分內部現場員工而言，本集團僱用彼等作為日薪工人，彼等的薪酬福利包括薪金及加班費。僱員薪酬開支及董事袍金（包括薪金、其他福利及退休福利成本）於2026年財政年度約為港幣199.7百萬元（2025年同期：港幣189.8百萬元）。

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In addition, to provide incentive or reward to eligible persons for their contribution to, and continuing efforts to promote the interests of the Group, the Company has adopted a Share Option Scheme and a Share Award Plan on 25 November 2015 and 17 April 2024, respectively. The objectives of these two schemes are to recognise and reward the contribution of eligible participants to the growth and development of the Group and to give incentives to eligible participants in order to retain them for the continual operation and development of the Group, and to attract suitable personnel for further development of the Group.

5,500,000 share options were granted by the Company under the Share Option Scheme during the 2026 Financial Year and there were no outstanding share options under the Share Option Scheme as at 1 April 2025 and the Share Option Scheme has expired on 24 November 2025. No share options were exercised, vested, lapsed or cancelled during the 2026 Financial Year. The number of share options available for grant under the scheme mandate of the Share Option Scheme was 50,000,000 as at 1 April 2025 and nil as at 31 March 2026 since the Share Option Scheme has expired on 24 November 2025.

The trustee of the Share Award Plan did not acquire any Shares during the 2026 Financial Year. As at 31 March 2026, 4,960,000 Shares have been acquired and held by the trustee under the Share Award Plan, representing 0.96% of the Shares in issue as at 31 March 2026. As at 1 April 2025 and 31 March 2026, the maximum number of awards available for grant under the Share Award Plan is 50,000,000 Shares, with which the number of awards available for grant under the service provider sublimit is 10,000,000 Shares.

The number of shares of the Company that may be issued in respect of options and awards granted under the Share Option Scheme and the Share Award Plan during the 2026 Financial Year divided by the weighted average number of ordinary shares in issue for the Period was approximately 1.07%.

Placing of new shares and Use of proceeds

On 30 September 2025, the Company has issued 15,000,000 ordinary shares by way of placing at a price of HK\$2.35 per share, representing approximately 2.91% of the issued share capital of the Company immediately after completion of the placing. These shares have been successfully placed to five placees.

此外，為激勵或獎勵合資格人士對本集團的貢獻及持續努力促進本集團的利益，本公司已分別於2015年11月25日及2024年4月17日採納購股權計劃及股份獎勵計劃。該兩個計劃的目的乃對合資格參與者為本集團的成長及發展所作貢獻予以肯定及獎賞以及向合資格參與者提供激勵以挽留該等合資格參與者令本集團能持續營運及發展以及吸引合適人員推動本集團進一步發展。

於2026年財政年度，本公司根據購股權計劃授予5,500,000份購股權，於2025年4月1日，根據購股權計劃並無任何尚未行使購股權，及購股權計劃於2025年11月24日屆滿。於2026年財政年度，並無任何購股權獲行使、歸屬、失效或註銷。於2025年4月1日，根據購股權計劃之計劃授權可供授予之購股權數目為50,000,000份，及於2026年3月31日為零，原因為購股權計劃已於2025年11月24日屆滿。

於2026年財政年度，股份獎勵計劃之受託人並無取得任何股份。於2026年3月31日，受託人根據股份獎勵計劃已取得及持有4,960,000股股份，相當於2026年3月31日已發行股份之0.96%。於2025年4月1日及2026年3月31日，根據股份獎勵計劃可供授予之獎勵最高數目為50,000,000股股份，其中，根據服務提供者分項限額可供授予之獎勵數目為10,000,000股股份。

2026年財政年度內可就購股權計劃及股份獎勵計劃授出的購股權及獎勵而發行的本公司股份數目除以本期間已發行的普通股的加權平均數約為1.07%。

配售新股份及所得款項用途

於2025年9月30日，本公司以配售方式按每股港幣2.35元之價格發行15,000,000股普通股，相當於本公司於緊隨配售事項完成後之已發行股本約2.91%。該等股份已經成功配售予五位承配人。

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To the best of the Directors' knowledge, information and belief, having made all reasonable enquiries, each of the placees and where appropriate, their respective ultimate beneficial owners is an independent third party, and none of the placees has become a substantial shareholder (as defined in the Rules Governing the Listing of Securities on the Stock Exchange) immediately upon completion of the placing.

The placing price of HK\$2.35 per share represents a discount of approximately 12.96% to the closing price of HK\$2.7 per share as quoted on the Stock Exchange on 15 September 2025 (being the date of the placing agreement) and a discount of approximately 9.48% to the average closing price of approximately HK\$2.596 per share as quoted on the Stock Exchange for the five consecutive trading days of the Shares immediately prior to 15 September 2025 (being the date of the placing agreement).

The placing shares have a nominal value of HK\$150,000 and a market value of HK\$52,350,000 based on the closing price of HK\$3.49 per Share on 29 September 2025, being the last trading day prior to the completion of the placing took place. The net price per Placing Share was approximately HK\$2.34.

The gross proceeds and net proceeds (after deduction of commission and other expenses of the placing) from the placing are approximately HK\$35.25 million and HK\$35.06 million, respectively.

據董事作出一切合理查詢後所知、所悉及所信，各承配人及（如適用）彼等各自的最終實益擁有人均為獨立第三方。緊隨配售事項完成後，概無承配人成為主要股東（定義見聯交所證券上市規則）。

配售價每股股份港幣2.35元較股份於2025年9月15日（即配售協議日期）在聯交所所報的收市價每股港幣2.7元折讓約12.96%；及較股份於緊接2025年9月15日（即配售協議日期）前連續五個交易日在聯交所所報的平均收市價每股約港幣2.596元折讓約9.48%。

配售股份之面值為港幣150,000元，根據股份於2025年9月29日（即於配售事項完成前之最後交易日）的收市價每股港幣3.49元，市場價值為港幣52,350,000元。每股配售股份之淨價格約為港幣2.34元。

配售事項的所得款項總額及所得款項淨額（經扣除配售事項的佣金及其他開支後）分別約為港幣35.25百萬元及港幣35.06百萬元。

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The Company intends to use the net proceeds of the Placing as follows the (“**Original Use of Proceeds**”):

- (i) approximately HK\$15,000,000 will be applied for settling the consideration of the subscription of the shares in Trio AI by the Group pursuant to a subscription agreement dated 16 September 2025 (the “**Consideration of Subscription**”);
- (ii) approximately HK\$17,000,000 will be applied to finance and develop the business of the Trio AI including but not limited to financing the leasing of high-performance GPU servers and ancillary hardware and overhead costs related to its GPU and AI related cloud services, estimated at an aggregate of approximately HK\$1.8 million per month over the next 18 months. This part of the net proceeds is expected to be utilized by March 2027 (the “**Working Capital of Trio AI**”); and
- (iii) the remaining sum of the net proceeds of the Placing will be applied to the research and development in software development and enhancement, and AI and machine learning and integrating AI-powered computing into the Group’s business model to offer more value-added services and explore new revenue streams. The software development and enhancement include improving existing software, adding innovative features, and ensuring cross-platform computability. This part of the net proceeds is expected to be utilized by December 2026 (the “**R&D of Trio AI**”).

As at 31 March 2026 and the date of this annual report, HK\$15,000,000 have been used to settle the Consideration of the Subscription. Moreover approximately HK\$4.24 million has been to finance and develop the business of Trio AI including but not limited to financing the leasing of high-performance GPU servers and ancillary hardware and overhead costs related to its GPU and AI related cloud services. As at 31 March 2026 and the date of this annual report, the Company has unutilised net proceeds of approximately HK\$15.82 million (the “**Unutilised Net Proceeds**”).

For details of the placing of new shares, please refer to the announcements dated 16 September 2025 and 30 September 2025.

本公司擬將配售事項之所得款項淨額應用如下(「**所得款項原定用途**」):

- (i) 約港幣15,000,000元將用作支付本集團根據日期為2025年9月16日的認購協議認購Trio AI股份一事之代價(「**認購事項代價**」);
- (ii) 約港幣17,000,000元將用作為Trio AI業務融資及發展,包括(但不限於)為租賃高性能GPU伺服器及附帶硬件及有關其GPU及AI相關雲端服務的間接成本融資,估計其於未來18個月總計每月約港幣1.8百萬元。預期該部分所得款項淨額將會於2027年3月前動用(「**Trio AI的營運資金**」);及
- (iii) 配售事項所得款項淨額之餘款將用作軟件開發及提升、AI及機器學習的研究和開發,並將AI動力運算融入本集團的業務模式以提供更多增值服務,並探索新收入來源。軟件開發及提升包括改善現有軟件、加入創新功能以及確保跨平台運算能力。預期該部分所得款項淨額將會於2026年12月前動用(「**Trio AI研發**」)。

截至2026年3月31日及本年報日期,港幣15,000,000元已用作支付認購事項之代價。此外約港幣4.24百萬元已用作為Trio AI業務融資及發展,包括(但不限於)為租賃高性能GPU伺服器及附帶硬件及有關其GPU及AI相關雲端服務的間接成本融資。截至2026年3月31日及本年報日期,本公司未動用所得款項淨額約為港幣15.82百萬元(「**未動用所得款項淨額**」)。

有關配售新股份之詳情,敬請參閱日期分別為2025年9月16日及2025年9月30日之公告。

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Change in use of proceeds from placing of new shares

In view of the circumstances as set out in the paragraph “share of loss of a joint venture/impairment losses of amount due from a joint venture”, and after careful consideration and detailed evaluation of the Group’s operations and business strategies, the Board has resolved to change the Unutilised Net Proceeds (the “**Revised Use of Proceeds**”) as follows:

配售新股份所得款項用途變更

鑒於「分佔一間合營企業之業績／應收一間合營企業款項的減值虧損」所載的情況並審慎考慮及詳細評估本集團之營運及業務戰略後，董事會已議決變更未動用所得款項淨額（「**所得款項經修訂用途**」）如下：

		Amount allocated under the Original Use of Proceeds 根據所得款項 原定用途分配 的金額 (HK\$ million) (港幣百萬元)	Amount utilised as at the date of this annual report 截至 本年報日期 已動用金額 (HK\$ million) (港幣百萬元)	Amount unutilised as at the date of this annual report 截至 本年報日期 未動用金額 (HK\$ million) (港幣百萬元)	Amount allocated under the Revised Use of Proceeds 根據所得款項 經修訂用途 分配的金額 (HK\$ million) (港幣百萬元)	Expected timeline on utilisation 預期動用 時間表
To settle the Consideration of Subscription	結算認購事項代價	15.0	15.0	–	–	N/A 不適用
To finance the Working Capital of Trio AI	撥付Trio AI的營運資金	17.0	4.24	12.76	–	N/A 不適用
To finance the R&D of Trio AI	為Trio AI研發提供資金	3.06	–	3.06	–	N/A 不適用
New purpose:	新用途：					
(a) To apply to the research and development in the health and environmental innovations business	(a) 應用於健康與環境創新業務的研發	–	–	–	10.0	By 31 March 2028 2028年3月31日前
(b) To finance sales and marketing funding needs for the marketing activities under the health and environmental innovations business	(b) 撥付健康與環境創新業務項下營銷活動的銷售及營銷資金	–	–	–	5.82	By 31 March 2027 2027年3月31日前
Total	總計	35.06	19.24	15.82	15.82	

The Board considers that the Revised Use of Proceeds is in the best interest of the Group and the Shareholders as a whole, and it would not have any material adverse effect on the existing business and operation of the Group. If there are any further adjustments on the use of the Unutilised Net Proceeds, the Company will make further announcements as and when appropriate.

董事會認為，所得款項經修訂用途符合本集團及股東的整體最佳利益，且不會對本集團的現有業務及營運產生任何重大不利影響。倘未動用所得款項淨額有任何進一步調整，本公司將適時作出進一步公告。

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DIVIDENDS

No interim dividends has been paid by the Group during the 2026 Financial Year (2025 Corresponding Year: Nil).

A special dividend of HK\$0.15 per share has been paid by the Group during the 2026 Financial Year (2025 Corresponding Year: HK\$0.10 per share).

The Board does not recommend the payment of a final dividend to the Shareholders of the Company for the 2026 Financial Year (2025 Corresponding Year: Nil).

股息

於2026年財政年度，本集團並無派付中期股息（2025年同期：零）。

本集團於2026年財政年度派發每股港幣0.15元之特別股息（2025年同期：每股港幣0.10元）。

董事會並不建議就2026年財政年度向本公司股東派付末期股息（2025年同期：零）。

Corporate Governance Report

企業管治報告

CORPORATE GOVERNANCE PRACTICES

The Board and senior management of the Company are committed to achieve a high standard of corporate governance, to formulate good corporate governance practice for improvement of accountability and transparency in operations, and to strengthen the internal control and risk management systems from time to time so as to ensure to protect the rights of the shareholders and enhance shareholder value.

The Company has adopted the code provisions set out in the CG Code under Appendix C1 to the Listing Rules. The Company has complied with the code provision of the CG Code during the 2026 Financial Year.

CULTURES AND VALUES

The Company is committed to developing a positive and progressive culture with the following core principles and to ensure that the Company's vision, values and business strategies are aligned to it.

1. Integrity and code of conduct

The Group strives to maintain high standards of business ethics and corporate governance across all our activities and operations. The Directors, management and staff are all required to act lawfully, ethically and responsibly, and the required standards and norms are explicitly set out in the training materials for all new staff and embedded in various policies such as the Group's Employee Handbook (including therein the Group's code of conduct), the Anti-corruption Policy and the Whistleblowing Policy of the Group. Trainings are conducted from time to time to reinforce the required standards in respect of ethics and integrity.

2. Commitment

The Group believes that the culture of commitment to workforce development, workplace safety and health, diversity, and sustainability is one where people have a feeling of commitment and emotional engagement with the Group's mission. This sets the tone for a strong, productive workforce that attracts, develops, and retains the best talent and produces the highest quality work. Moreover, the Company's strategy in the business development and management are to achieve long-term, steady and sustainable growth, while having due considerations from environmental, social and governance aspects.

企業管治常規

本公司董事會及高級管理層致力達致高水平的企業管治、制定良好的企業管治常規以提高問責性及營運的透明度，並不時加強內部監控及風險管理制度以確保保障股東權益及提升股東價值。

本公司已採納上市規則附錄C1的企業管治守則所載守則條文。本公司於2026年財政年度已遵守企業管治守則的守則條文。

文化及價值觀

本公司致力發展積極進取的文化，其核心原則載列於下文，並確保本公司的願景、價值觀及業務戰略與之一致。

1. 誠信及操守守則

本集團致力於所有活動及業務中保持高標準的商業道德及企業管治。董事、管理層及員工均須以合法、合乎道德及負責任的態度行事，所需標準及準則均明確載於所有新員工的培訓資料，並納入本集團的員工手冊（當中載有本集團的操守守則）、反貪污政策及舉報政策等不同政策之中。本公司不時進行培訓，以加強道德及誠信方面的必要準則。

2. 承諾

本集團認為，致力於勞動力發展、工作場所安全及健康、多元化及可持續發展的文化，可使僱員對本集團使命產生承諾及情感投入。這為建立強大高效員工團隊奠定基調，從而吸引、發展及挽留最優秀的人才，並發揮最高質量的工作效益。此外，本公司於業務發展及管理方面的戰略是在充分考慮環境、社會及管治方面的情況下，實現長遠、穩定及可持續的增長。

Corporate Governance Report

企業管治報告

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code as set out in Appendix C3 of the Listing Rules. The Company has made specific enquiries with all the Directors and all the Directors have confirmed that they have complied with the standards required by the Model Code during the 2026 Financial Year (the “CG Reporting Period”).

BOARD OF DIRECTORS

Overall Accountability

The Board is accountable to the Shareholders and in discharging its corporate accountability. The Directors, individually and collectively, must act in good faith in the best interests of the Company and the Shareholders and fulfill their fiduciary duties by applying the required level of skills, care and diligence to a standard in accordance with the statutory requirements.

Board Responsibilities

The Board is responsible for formulating Group policies and business directions, and monitoring internal controls and performances. The management has been delegated the authority and responsibility by the Board for the operations of the Group. In addition, the Board has also delegated various responsibilities to the Board committees, namely, the Audit Committee, the Remuneration Committee and the Nomination Committee.

CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for performing the functions set out in the code provision A.2.1 of the CG Code.

The Board has reviewed the Company's corporate governance policies and practices, training and continuous professional development of Directors and senior management, the Company's policies and practices on compliance with legal and regulatory requirements, the compliance with the Model Code, and the Company's compliance with the CG Code and disclosure in this Corporate Governance Report.

Composition of the Board

As at 31 March 2026, the Board comprises eight members who include four Executive Directors, one Non-executive Director and three Independent Non-executive Directors.

董事進行證券交易

本公司已採納上市規則附錄C3所載標準守則。本公司已向所有董事作出特定查詢，而所有董事已確認彼等於2026年財政年度（「企業管治報告期間」）一直遵守標準守則規定的準則。

董事會

全面問責

董事會須向股東負責及履行其企業責任。董事須個別及共同地以本公司及股東的最佳利益為依歸，追求卓越，並按法定要求的技能水平、謹慎及忠誠標準履行其董事受託責任。

董事會的職責

董事會負責制定本集團政策及業務方向，並監察內部監控及表現。管理層已獲董事會分派有關本集團運營的授權和責任。此外，董事會亦將各職責分派予董事委員會，即審核委員會、薪酬委員會及提名委員會。

企業管治職能

董事會負責履行企業管治守則的守則條文第A.2.1條所載的職能。

董事會已審閱本公司的企業管治政策和常規、董事及高級管理層的培訓和持續專業發展、本公司遵守法律和監管要求的政策及常規、標準守則的遵守情況以及本公司遵守企業管治守則及本企業管治報告中披露的情況。

董事會的組成

於2026年3月31日，董事會由八名成員組成，包括四名執行董事、一名非執行董事及三名獨立非執行董事。

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The current Board members are:

Name	Present position
Mr. JIM Yin Kwan Jackin	Chairman of the Board and Executive Director
Mr. CHUI Mo Ming	Vice Chairman and Executive Director
Mr. YAN Chi Tat	Chief Executive Officer and Executive Director
Mr. LEUNG Hung Kwong Derrick	Executive Director
Ms. LEE Sze Wing Mabel	Non-executive Director
Mr. LEE Luk Shiu	Independent Non-executive Director
Mr. PANG Chi Shing	Independent Non-executive Director
Mr. WONG Antony	Independent Non-executive Director

The composition of the Board has a balance and diverse skill, experience and professional knowledge in construction business, as well as finance, accounting and legal expertise appropriate for the requirements of the business of the Group.

The biographies details of the Directors are set out in the section headed "Profiles of Directors and Senior Management" in this annual report. Save as those disclosed in this annual report, there is no family relationship among the Directors.

As permitted under the Articles, the Company has arranged Directors and Officers Liability Insurance in respect of any legal actions which may be taken against Directors and management in execution and discharge of their duties or in relation thereto.

During the CG Reporting Period, the Board at all times met the requirement of Rules 3.10(1) and (2) and 3.10A of the Listing Rules relating to the appointment of at least three Independent Non-executive Directors representing at least one-third of the Board and with at least one Independent Non-executive Director possessing appropriate professional qualifications or accounting or related financial management expertise.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The Board is headed by Mr. Jim Yin Kwan Jackin, the chairman with the assistance of Mr. Chui Mo Ming, the Vice chairman. The roles of the Chairman and the Chief Executive Officer, Mr. Yan Chi Tat, are segregated and not exercised by the same individual.

The Chairman is responsible for the leadership and effective running of the Board and ensuring that all material issues are discussed by the Board in a timely and constructive manner. The Chief Executive Officer is responsible for the management of the Group's business and the implementation of the approved strategies of the Group. In addition, each Executive Director is responsible for the management of the different functions of the business of the Group.

現任董事會成員如下：

姓名	現時職位
詹燕群先生	董事會主席兼執行董事
徐武明先生	副主席兼執行董事
甄志達先生	行政總裁兼執行董事
梁雄光先生	執行董事
李思穎女士	非執行董事
李祿兆先生	獨立非執行董事
彭志誠先生	獨立非執行董事
黃東尼先生	獨立非執行董事

董事會的組成具本集團業務規定的均衡且多元化的技能、經驗及建造業務的專業知識以及財務、會計及法律專才。

董事的履歷詳情載於本年報「董事及高級管理層履歷」一節。除本年報所披露者外，董事間並無親屬關係。

按章程細則允許，本公司已為董事及管理層就執行及履行其職責或相關事宜時可能採取的任何法律行動安排董事及管理人員責任保險。

於企業管治報告期間，董事會一直遵守上市規則第3.10(1)及(2)條以及第3.10A條的規定，委任至少三名獨立非執行董事（佔董事會至少三分之一），其中至少一名獨立非執行董事具備適當專業資格或會計或相關財務管理專長。

主席及行政總裁

董事會由主席詹燕群先生領導，並由副主席徐武明先生提供協助。主席與行政總裁（由甄志達先生擔任）的職務分開且並非由同一人擔任。

主席負責董事會的領導及有效運作，並須確保董事會以合時及建設性的方式討論一切重大事項。行政總裁則負責本集團業務的管理及執行本集團批准的策略。此外，各執行董事於管理本集團的業務上擔當不同的職能。

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With the support of the Company Secretary, the Chairman ensures that all the Directors are properly briefed on issues arising from Board meetings and be provided with adequate information in a timely manner.

INDEPENDENT NON-EXECUTIVE DIRECTORS

For the year ended 31 March 2026, the Board at all times met the requirements of the Listing Rules relating to the appointment of at least three Independent Non-executive Directors representing one-third of the Board. These Independent Non-executive Directors are individuals from diversified backgrounds and industries and one member has appropriate accounting and related financial management expertise.

The Independent Non-executive Directors play a significant role in the Board as they bring an impartial view on the Group's strategies, performance and control, as well as ensure that the interests of all shareholders are considered. All Independent Non-executive Directors possess appropriate academic, professional qualifications or related financial management experience. None of the Independent Non-executive Directors held any other offices in the Company or any of its subsidiaries or is interested in any shares of the Company.

In order to ensure that independent views and input of the Independent Non-executive Directors are made available to the Board, the Nomination Committee and the Board are committed to assess the Directors' independence annually with regards to all relevant factors related to the Independent Non-executive Directors including the following:

- required character, integrity, expertise, experience and stability to fulfill their roles;
- time commitment and attention to the Company's affairs;
- firm commitment to their independent roles and to the Board;
- declaration of conflict of interest in their roles as Independent Non-executive Directors;
- no involvement in the daily management of the Company nor in any relationship or circumstances which would affect the exercise of their independent judgement; and
- the Chairman meets with the Independent Non-executive Directors regularly without the presence of the Executive Director.

The Board has conducted an annual review on these mechanisms and considered they are in place and are effective.

The Company has received from each Independent Non-executive Director an annual confirmation of his independence, and the Company considers such Directors to be independent in accordance with the criteria set out in Rule 3.13 of the Listing Rules.

在公司秘書的支援下，主席確保全體董事均對於董事會會議上提出的各事宜有適當簡報，並適時獲得充分的資料。

獨立非執行董事

截至2026年3月31日止年度，董事會一直遵守上市規則有關委任最少三名獨立非執行董事（佔董事會人數的三分之一）的規定。該等獨立非執行董事乃來自多元化背景及行業的人士，其中一名成員擁有適當會計及相關財務管理專門技能。

獨立非執行董事於董事會擔當重要角色，彼等為本集團的策略、表現及監控提供公正意見，並確保顧及全體股東的利益。全體獨立非執行董事均具備適當學歷、專業資格或相關財務管理經驗。概無獨立非執行董事於本公司或其任何附屬公司擔任任何其他職位，亦並無於本公司任何股份中擁有權益。

為確保獨立非執行董事可向董事會提供獨立觀點及意見，提名委員會及董事會每年評估獨立非執行董事的獨立性，所考慮的相關因素包括以下各項：

- 履行其職責所需的品格、誠信、專業知識、經驗及穩定性；
- 對本公司事務投入的時間及精力；
- 堅決履行其身為獨立董事的職責和投入董事會工作；
- 就擔任獨立非執行董事申報利益衝突事項；
- 不參與本公司日常管理，亦不存在任何關係或情況會影響其作出獨立判斷；及
- 主席定期在執行董事避席的情況下與獨立非執行董事會面。

董事會已對該等機制進行年度審查，並認為它們已經到位並且有效。

本公司已接獲各獨立非執行董事確認其獨立性的年度確認書；本公司認為，根據上市規則第3.13條所載的準則，彼等均屬獨立人士。

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APPOINTMENT, RE-ELECTION AND REMOVAL OF DIRECTORS

Each of the Executive Directors has entered into a service agreement or letter of appointment with the Company with a fixed term, subject to retirement and re-election in accordance with the Articles of the Company.

According to code provision B.2.2 of the CG Code, every director, including those appointed for a specific term, should be subject to re-election. Each of the Non-executive Director and Independent Non-executive Directors has entered into a service agreement or letter of appointment with the Company for a term of three years, subject to retirement and re-election in accordance with Articles of the Company.

Each of the Non-executive Director and Independent Non-executive Directors may terminate his/her appointment by giving a three-month/one-month prior written notice to the Company or in accordance with the terms set out in the respective service agreement or letter of appointment.

Article 112 of the Articles of the Company provides that any Director appointed by the Board to fill a casual vacancy or as an addition to the existing Board in the Board shall hold office until the first annual general meeting of the Company after his/her appointment and be subject to re-election at such meeting.

To further enhance accountability, any appointment of an Independent Non-executive Director who has served the Board for more than nine years will be subject to a separate resolution to be approved by shareholders. We will state in the related circular and notice of the AGM the reason why we consider the relevant Independent Non-executive Director is still independent and our recommendation to shareholders to vote in favour of the re-election of such Independent Non-executive Director. During the year ended 31 March 2026, Mr. Lee Luk Shiu, current Independent Non-executive Director, has served the Board for more than nine years.

Mr. Pang Chi Shing and Mr. Wong Antony, who were appointed as Independent Non-Executive Directors of the Company on 17 September 2025, confirmed that they (i) have obtained the legal advice referred to under Rule 3.09D of the Listing Rules on 23 July 2025, and (ii) understand their obligations as a director of a listed issuer under the Listing Rules.

董事委任、重選及罷免

各執行董事已與本公司訂立固定年期的服務協議或委任函，惟須根據本公司章程細則退任及重選。

根據企業管治守則守則條文第B.2.2條，所有董事（包括按特定任期獲委任者）均須接受重選。各非執行董事及獨立非執行董事已與本公司訂立服務協議或委任函，任期為三年，惟須根據本公司章程細則退任及重選。

各非執行董事及獨立非執行董事可向本公司發出三個月／一個月的事先書面通知或根據各自的服務協議或委任函所載條款終止其任命。

本公司章程細則之細則第112條規定，任何獲董事會委任以填補董事會臨時空缺或作為現有董事會新增成員的董事任期將直至其獲委任後的本公司首次股東週年大會為止，並可於該大會重選連任。

為進一步加強問責性，任何已在董事會服務超過九年的獨立非執行董事的委任，均須另行通過決議案以獲得股東批准。我們將在相關通函及股東週年大會通告中說明我們認為相關獨立非執行董事仍然獨立的原因，以及我們建議股東投票贊成重選該獨立非執行董事。截至2026年3月31日止年度，現任獨立非執行董事李祿兆先生於董事會之服務年期已超過九年。

彭志誠先生及黃東尼先生（於2025年9月17日獲委任為本公司獨立非執行董事）確認，彼等(i)已於2025年7月23日取得上市規則第3.09D條所述的法律意見書；及(ii)了解其作為上市發行人董事於上市規則項下的責任。

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BOARD COMMITTEES

The Board has established the Audit Committee, the Remuneration Committee and the Nomination Committee for overseeing specific aspects of the Company's affair under its defined scope of duties and term of reference. The terms of reference of each of the Board Committees are available on the websites of the Company and the Stock Exchange. Details of each committee are discussed below.

AUDIT COMMITTEE

The Company established an Audit Committee pursuant to a resolution of the Directors passed on 25 November 2015 with written terms of reference in compliance with the CG Code. A revised terms of reference has been adopted on 30 December 2022 to incorporate amendments to the Listing Rules. The revised terms of reference of the Audit Committee is available on the websites of the Company and the Stock Exchange. The primary duties of the Audit Committee are, among other things, to review and supervise the financial reporting process and internal control and risk management systems of the Group.

As at 31 March 2026, the Audit Committee consists of three members who are the Independent Non-executive Directors, namely Mr. LEE Luk Shiu, Mr. PANG Chi Shing and Mr. WONG Antony. The Chairman of the Audit Committee is Mr. LEE Luk Shiu.

During the CG Reporting Period, the Audit Committee had held four meetings and performed following work:

- Reviewed the Group's audited financial statements for the year ended 31 March 2025 in conjunction with the Auditor and the unaudited consolidated financial statements for the six months ended 30 September 2025;
- Reviewed the auditing and financial reporting matters, including the key audit matters of the audited consolidated financial statements for the year ended 31 March 2025 which are set out in the annual report of the Company for the year ended 31 March 2025;
- Reviewed the changes in accounting standards and assessed their potential impacts on the Group's financial statements;
- Reviewed the effectiveness of the internal audit function performed by independent professional adviser;
- Reviewed the risk assessment and internal control report and the effectiveness of risk management and internal control system;
- Reviewed the external auditor's independence and objectivity and the effectiveness of the audit process in accordance with applicable standards;

董事會委員會

董事會已成立審核委員會、薪酬委員會及提名委員會，以按已界定的職務範疇及職權範圍監督本公司事務的特定方面。各董事會委員會的職權範圍刊登於本公司及聯交所網站。各委員會的詳情討論如下。

審核委員會

本公司已根據於2015年11月25日通過的董事決議案成立審核委員會，並已制訂符合企業管治守則的書面職權範圍。於2022年12月30日已採納經修訂職權範圍以納入上市規則的修訂。審核委員會的經修訂職權範圍目前可於本公司及聯交所網站查閱。審核委員會的主要職責為(其中包括)審閱及監督本集團的財務報告程序以及內部監控及風險管理制度。

於2026年3月31日，審核委員會由三名成員(均為獨立非執行董事)組成，分別為李祿兆先生、彭志誠先生及黃東尼先生。李祿兆先生為審核委員會主席。

於企業管治報告期間，審核委員會已舉行四次會議並處理下列事宜：

- 與核數師一同審閱本集團截至2025年3月31日止年度的經審核財務報表以及截至2025年9月30日止六個月的未經審核綜合財務報表；
- 檢討審計及財務報告事項，包括本公司截至2025年3月31日止年度之年報中所載截至2025年3月31日止年度之經審核綜合財務報表的關鍵審計事項；
- 審閱會計準則的變動，並評估其對本集團財務報表的潛在影響；
- 檢討獨立專業顧問履行內部審核職能的成效；
- 審閱風險評估及內部監控報告以及風險管理及內部監控制度的成效；
- 按適用標準檢討外聘核數師的獨立性及客觀性以及審計程序的成效；

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- Reviewed the continuing connected transactions conducted by the Group; and
- Considered and made recommendations on the re-appointment of the Auditor of the Group, and the terms of engagement.

The External Auditors have been invited to attend Audit Committee meetings without the presence of the Executive Directors to discuss with the Audit Committee issues arising from the audit and financial reporting matters. There is no disagreement between the Board and the Audit Committee regarding the re-appointment of the External Auditors.

REMUNERATION COMMITTEE

The Company established a Remuneration Committee pursuant to a resolution of the Directors passed on 25 November 2015 with written terms of reference in compliance with the CG Code. A revised terms of reference has been adopted on 30 December 2022 to incorporate amendments to the Listing Rules. The revised terms of reference of the Remuneration Committee is available on the websites of the Company and the Stock Exchange. The primary duties of the Remuneration Committee are, among other things, to review and to determine the terms of remuneration packages, bonuses and other compensation payable to the Directors and senior management, including any compensation payable for loss or termination of their office or appointment and to review and/or approve matters relating to share schemes under Chapter 17 of the Listing Rules.

As at 31 March 2026, the Remuneration Committee consists of four members, namely Mr. PANG Chi Shing, Mr. JIM Yin Kwan Jackin, Mr. WONG Antony and Mr. LEE Luk Shiu. The Chairman of the Remuneration Committee is Mr. PANG Chi Shing.

During the CG Reporting Period, the Remuneration Committee has held three meetings. The major work performed by the Remuneration Committee include the appointment of Directors, reviewing the remuneration of the Directors and senior management with reference to the remuneration level of comparable companies, and the responsibilities, performance and contributions of Directors and senior management. No Director is allowed to take part in any discussion about his/her own remuneration. The Remuneration Committee has also reviewed the grant of share options under the Share Options Scheme during the CG Reporting Period.

- 審閱本集團訂立的持續關連交易；及
- 考慮及就續聘本集團核數師以及委聘條款提供推薦建議。

外聘核數師已獲邀出席審核委員會會議，而執行董事則不在場，以便與審核委員會討論因核數及財務報告事項而產生的問題。董事會與審核委員會對於續聘外聘核數師並無意見分歧。

薪酬委員會

本公司已根據於2015年11月25日通過的董事決議案成立薪酬委員會，並已制訂符合企業管治守則的書面職權範圍。於2022年12月30日已採納經修訂職權範圍以納入上市規則的修訂。薪酬委員會的經修訂職權範圍目前可於本公司及聯交所網站查閱。薪酬委員會的主要職責為（其中包括）審閱及釐定應付董事及高級管理層的薪酬待遇、花紅及其他報酬的條款，包括喪失或終止職務或委任的應付賠償及審閱及／或批准上市規則第17章所述有關股份計劃的事宜。

於2026年3月31日，薪酬委員會由四名成員組成，分別為彭志誠先生、詹燕群先生、黃東尼先生及李祿兆先生。彭志誠先生為薪酬委員會主席。

於企業管治報告期間，薪酬委員會已舉行三次會議。薪酬委員會進行的主要工作包括委任董事、檢討董事及高級管理層的薪酬，其中已參考類似公司的薪酬水平以及董事及高級管理層的責任、表現及貢獻。概無董事獲批准參與關於其本身薪酬之任何討論。薪酬委員會亦審閱於企業管治報告期間內根據購股權計劃授出購股權。

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Details of the remuneration paid to Directors and the five highest paid employees are set out in notes 10 and 11 to the consolidated financial statements.

支付予董事及五名最高薪酬僱員的薪酬詳情載於綜合財務報表附註10及11。

Details of remuneration of the members of senior management by band for the 2026 Financial Year are set out below:

於2026年財政年度，高級管理層成員的薪酬範圍詳情載列如下：

Remuneration band	薪酬組別	Number of Senior Management 高級管理層人數
Nil to HK\$500,000	港幣零元至港幣500,000元	1
HK\$500,001 to HK\$1,000,000	港幣500,001元至港幣1,000,000元	2
HK\$1,000,001 to HK\$1,500,000	港幣1,000,001元至港幣1,500,000元	3
HK\$1,500,001 to HK\$2,000,000	港幣1,500,001元至港幣2,000,000元	1

NOMINATION COMMITTEE

The Company established a Nomination Committee pursuant to a resolution of the Directors passed on 25 November 2015 with written terms of reference in compliance with the CG Code. A revised term of reference has been adopted on 30 December 2022 to incorporate amendments to the Listing Rules. The revised terms of reference of the Nomination Committee is available on the websites of the Company and the Stock Exchange. The primary function of the Nomination Committee is to make recommendations to the Board on the appointment or re-appointment of Directors and the management of the Board succession. It also oversees the diversity policy of the Group.

提名委員會

本公司已根據於2015年11月25日通過的董事決議案成立提名委員會，並已制訂符合企業管治守則的書面職權範圍。經修訂的職權範圍已於2022年12月30日獲採納，以納入上市規則的修訂。提名委員會的經修訂職權範圍目前可於本公司及聯交所網站查閱。提名委員會的主要職能為就委任或重新委任董事及管理董事會繼任人選事宜向董事會作出推薦建議。其亦監督本集團之多元化政策。

As at 31 March 2026, the Nomination Committee consists of five members, namely Mr. PANG Chi Shing, Ms. LEE Sze Wing Mabel, Mr. JIM Yin Kwan Jackin, Mr. WONG Antony and Mr. LEE Luk Shiu. The Chairman of the Nomination Committee is Mr. PANG Chi Shing.

於2026年3月31日，提名委員會由五名成員組成，分別為彭志誠先生、李思穎女士、詹燕群先生、黃東尼先生及李祿兆先生。彭志誠先生為提名委員會主席。

During the CG Reporting Period, the Nomination Committee has held two meetings. The major work performed by the Nomination Committee include identifying qualified individuals to become members of the Board; assessing the independence of the Independent Non-executive Directors, reviewing the rotation of the Directors for the re-election at the AGM and reviewing the composition, the size and the diversity of the Board in accordance with the Board Diversity Policy adopted by the Company.

於企業管治報告期間，提名委員會已舉行兩次會議。提名委員會進行之主要工作包括物色合資格人士出任董事會成員；評估獨立非執行董事之獨立性、檢討股東週年大會膺選連任的董事以及根據本公司採納之董事會多元化政策檢討董事會之組成、規模及多元化。

Pursuant to the CG Code, a separate ordinary resolution will be proposed at the 2026 AGM for Shareholders to consider and approve the re-election of the retiring Directors and continuous appointment of Independent Non-executive Director who has served the Company for more than nine years.

根據企業管治守則，一項獨立普通決議案將於2026年股東週年大會呈呈，以供股東考慮及批准重選退任董事及繼續委任於本公司任期已超過九年的獨立非執行董事。

Corporate Governance Report

企業管治報告

BOARD DIVERSITY POLICY

Pursuant to the CG Code, the Board adopted a board diversity policy (the “**Board Diversity Policy**”). The Company recognises and embraces the benefits of diversity of Board members. While all Board appointments will continue to be made on a merit basis, the Company will ensure that the Board has a balance of skills, experience and diversity of perspectives appropriate to the needs of the Company’s business. Selection of candidates will be based on the Company’s Board Nomination Policy and a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, experience (professional or otherwise), ethnicity, skills and knowledge and length of service.

In terms of the overall capability and professionalism, the Board achieved a balance among operational judgment and management capabilities, accounting and financial analytical capabilities, crisis management capabilities, industry knowledge, leadership, and decision-making capabilities. As of the date of this annual report, the Board has one female Director out of eight Directors. The Board will maintain at the least the current level of female representation on the Board, and in any event not less than the requirements under the Listing Rules. The Board is committed to further enhancing gender diversity as and when suitable candidates are identified. The Board will ensure that an appropriate balance of gender diversity is achieved with reference to stakeholders’ expectation and international and local recommended best practices. Similar considerations shall also be applied for selecting potential candidate of the senior management team from time to time.

As of 31 March 2026, 11.4% of our colleagues are female. The Board considers that the gender ratio of the workforce of the Group, including the Senior Management, is appropriate for the operations of the Group and will strive to maintain this ratio. Same as the gender diversity of the Board, the Company targets to avoid a single gender senior workforce and will timely review the gender diversity of the senior workforce in accordance with the business development of the Group.

董事會成員多元化政策

根據企業管治守則，董事會採納了董事會多元化政策（「**董事會多元化政策**」）。本公司肯定及深明董事會成員多元化的裨益。在董事會所有任命將繼續奉行任人唯賢的原則的同時，本公司將確保董事會在切合本公司業務所需的技能、經驗及不同觀點方面取得平衡。候選人的甄選將基於參照本公司董事會提名政策及顧及一系列多元化範疇，包括但不限於性別、年齡、文化和教育背景、經驗（專業或其他）、種族、技能及知識以及服務年限。

於整體能力及專業水平方面，董事會在營運判斷及管理 ability、會計及財務分析能力、危機管理能力、行業知識、領導力和決策能力之間取得平衡。於本年報日期，董事會八名董事中有一名女性董事。董事會將至少維持董事會目前的女性代表水平，且無論如何不得低於上市規則的規定。董事會致力於在確定合適的候選人後進一步增強性別多樣性。董事會將參考持份者的期望及國際和地方推薦的最佳實踐，確保實現性別多元化的適當平衡。類似的考慮因素亦適用於不時挑選高級管理層團隊的潛在候選人。

於2026年3月31日，我們的同事中有11.4%為女性。董事會認為本集團員工（包括高級管理層）的性別比例適合本集團的營運，並將致力維持有關比例。與董事會性別多元化相同，本公司的目標為避免單一性別的高級僱員，並將根據本集團的業務發展適時檢討高級僱員的性別多元化。

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企業管治報告

As at the date of this annual report, the Board comprises eight Directors. The following tables further illustrate the diversity of the Board members as of the date of this annual report:

於本年報日期，董事會由八名董事組成。下表進一步說明截至本年報日期董事會成員的多元化：

Name of Directors	董事姓名	50–59 50–59歲	60 and above 60歲及以上
Mr. JIM Yin Kwan Jackin	詹燕群先生		✓
Mr. CHUI Mo Ming	徐武明先生		✓
Mr. YAN Chi Tat	甄志達先生	✓	
Mr. LEUNG Hung Kwong Derrick	梁雄光先生	✓	
Ms. LEE Sze Wing Mabel	李思穎女士	✓	
Mr. LEE Luk Shiu	李祿兆先生		✓
Mr. PANG Chi Shing	彭志誠先生	✓	
Mr. WONG Antony	黃東尼先生		✓

Name of Directors	董事姓名	Professional Experience 專業經驗			
		Engineering and construction 工程及建築	Law 法律	Accounting and Finance 會計及財務	Business management and development 業務管理及發展
Mr. JIM Yin Kwan Jackin	詹燕群先生	✓			
Mr. CHUI Mo Ming	徐武明先生	✓			
Mr. YAN Chi Tat	甄志達先生	✓			
Mr. LEUNG Hung Kwong Derrick	梁雄光先生	✓			
Ms. LEE Sze Wing Mabel	李思穎女士				✓
Mr. LEE Luk Shiu	李祿兆先生			✓	
Mr. PANG Chi Shing	彭志誠先生	✓			
Mr. WONG Antony	黃東尼先生		✓		

The Board and the Nomination Committee have reviewed the Board Diversity Policy and considered it to be effective for the 2026 Financial Year.

董事會及提名委員會已審查董事會多元化政策，並認為於2026年財政年度已有效實施。

Corporate Governance Report

企業管治報告

BOARD NOMINATION POLICY

The Company has adopted a Board Nomination Policy for the Nomination Committee to consider and make recommendations to Shareholders for election as Directors at general meetings or appointment as Directors to fill casual vacancies.

Selection Criteria

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

1. reputation for integrity;
2. accomplishment and experience in the business in which the Group is engaged in;
3. commitment in respect of available time and relevant interest;
4. diversity in all its aspects, including but not limited to gender, age (18 years or above), cultural and educational background, professional experience, talents, skills, knowledge, length of service experience and other qualities;
5. qualifications which include professional qualifications, skills, knowledge and experience that are relevant to the Company's business and corporate strategy;
6. the number of existing directorships and other commitments that may demand the attention of the candidate;
7. requirement for the Board to have Independent Non-executive Directors in accordance with the Listing Rules and whether the candidates would be considered independent with reference to the independence guidelines set out in Rules 3.08, 3.09 and 3.13 of the Listing Rules;
8. Board Diversity Policy of the Company and any measurable objectives adopted by the Nomination Committee for achieving diversity on the Board; and
9. such other perspectives appropriate to the Company's business.

董事會提名政策

本公司已就提名委員會採納董事會提名政策，以供其考慮及向股東推薦於股東大會上推選為董事或委任為董事以填補臨時空缺。

甄選標準

評估建議候選人的合適性時，提名委員會將考慮下列因素：

1. 誠信的聲譽；
2. 於本集團所從事業務中的成就及經驗；
3. 可投入的時間及相關利益；
4. 於各方面的多元化，包括但不限於性別、年齡（18歲或以上）、文化及教育背景、專業經驗、才能、技能、知識、服務年期及其他資格；
5. 資格，包括與本公司業務及企業策略相關的專業資格、技能、知識及經驗；
6. 現有董事人數及可能要求候選人出席的其他承擔；
7. 上市規則要求董事會必須包含獨立非執行董事的規定及參考上市規則第3.08條、3.09條及3.13條所載的獨立指引候選人是否被視為獨立人士；
8. 本公司董事會成員多元化政策及提名委員會為實現董事會成員多元化所採納的任何可計量目標；及
9. 切合本公司業務的相關其他因素。

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企業管治報告

Director Nomination Procedure

Subject to the provisions in the Articles of the Company and the Listing Rules, if the Board recognises the need for an additional Director or a member of senior management, the following procedure will be followed:

1. The Nomination Committee and/or Board will identify potential candidates based on the criteria as set out in the selection criteria, possibly with assistance from external agencies and/or advisors;
2. The Nomination Committee and/or the Company Secretary of the Company will then provide the Board with the biographical details and details of the relationship between the candidate and the Company and/or Directors, directorships held, skills and experience, other positions which involve significant time commitment and any other particulars required by the Listing Rules, the Companies Act of the Cayman Islands and other regulatory requirements for any candidate for appointment to the Board;
3. The Nomination Committee would then make recommendation to the Board on the proposed candidate(s) and the terms and conditions of the appointment;
4. The Nomination Committee should ensure that the proposed candidate(s) will enhance the diversity of the Board;
5. In the case of the appointment of an Independent Non-executive Director, the Nomination Committee and/or the Board should obtain all information in relation to the proposed Director to allow the Board to adequately assess the independence of the Director in accordance with the factors set out in Rules 3.08, 3.09 and 3.13 of the Listing Rules, subject to any amendments as may be made by the Stock Exchange from time to time; and
6. The Board will then deliberate and decide on the appointment based upon the recommendation of the Nomination Committee.

董事提名程序

根據本公司章程細則條文及上市規則，倘董事會意識到需委任額外董事或高級管理層成員，則會遵守以下程序：

1. 提名委員會及／或董事會將基於甄選標準所載標準及可能在外外部機構及／或顧問的協助下物色潛在候選人；
2. 提名委員會及／或本公司的公司秘書屆時會向董事會提供候選人履歷詳情，以及候選人與本公司及／或董事之間的關係詳情、所擔任董事職務、技能與經驗、涉及投入大量時間的其他職位以及上市規則、開曼群島《公司法》及其他監管規定要求董事會任命任何候選人須提供的任何其他詳情；
3. 提名委員會屆時會就建議候選人以及委任條款及條件向董事會提供推薦建議；
4. 提名委員會須確保建議候選人會改善董事會成員多元化的情況；
5. 如委任一名獨立非執行董事，提名委員會及／或董事會須獲得與建議董事有關的所有資料，使董事會可根據上市規則第3.08條、3.09條及3.13條所載因素（聯交所或會不時作出任何修訂）對董事的獨立性作出適當評估；及
6. 董事會屆時將基於提名委員會的推薦建議慎重考慮及決定有關委任。

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BOARD MEETINGS

The Company generally convenes four regular Board meetings per year or more meetings when necessary. During the CG Reporting Period, 15 Board meetings have been held, to consider and approve, inter alia, the matters recommended by the Board Committees, which include the interim report and annual report, the continuing connected transactions, the grant of share options under the Share Option Scheme, to review and discuss the financial operation of the Group and the appointment of an Executive Director. The table below sets out the attendance of each Director at the AGM and the meetings of the Board and other Board committees held during the 2026 Financial Year:

		AGM 股東週年大會	Board 董事會	Audit Committee 審核委員會	Remuneration committee 薪酬委員會	Nomination committee 提名委員會
Executive Directors	執行董事					
Mr. JIM Yin Kwan Jackin	詹燕群先生	1/1	15/15	N/A 不適用	3/3	2/2
Mr. CHUI Mo Ming	徐武明先生	1/1	15/15	N/A 不適用	N/A 不適用	N/A 不適用
Mr. YAN Chi Tat	甄志達先生	1/1	15/15	N/A 不適用	N/A 不適用	N/A 不適用
Mr. LEUNG Hung Kwong Derrick	梁雄光先生	1/1	15/15	N/A 不適用	N/A 不適用	N/A 不適用
Non-executive Director	非執行董事					
Ms. LEE Sze Wing Mabel	李思穎女士	1/1	15/15	N/A 不適用	N/A 不適用	1/1
Independent Non-executive Directors	獨立非執行董事					
Mr. LEE Luk Shiu	李祿兆先生	1/1	15/15	4/4	3/3	2/2
Mr. YU Hon Kwan (retired on 17 September 2025)	余漢坤先生 (於2025年9月17日退任)	1/1	11/11	3/3	2/2	2/2
Mr. WONG Chi Keung Johnny (retired on 17 September 2025)	王志強先生 (於2025年9月17日退任)	1/1	11/11	3/3	2/2	2/2
Mr. PANG Chi Shing (appointed on 17 September 2025)	彭志誠先生 (於2025年9月17日獲委任)	N/A 不適用	4/4	1/1	1/1	N/A 不適用
Mr. WONG Antony (appointed on 17 September 2025)	黃東尼先生 (於2025年9月17日獲委任)	N/A 不適用	4/4	1/1	1/1	N/A 不適用

Formal notices of Board meeting will be given to all Directors at least 14 days before the meeting, or at a reasonable time period. Notices and agenda of the Board meeting are prepared by the Company Secretary as delegated by the Chairman. All Directors are given opportunity to include (in the agenda of Board meetings) matters which they believe to be appropriate.

董事會會議

本公司一般每年召開四次定期董事會會議或於有需要時增加會議次數。於企業管治報告期間，已舉行15次董事會會議，以考慮及批准（其中包括）董事會委員會所建議的事宜，包括中期報告及年報、持續關連交易、根據購股權計劃授出購股權，以檢討及討論本集團的財務運作及委任執行董事。下表載列每位董事出席於2026年財政年度舉行的股東週年大會及董事會及其他董事會委員會會議的情況：

董事會會議的正式通告將會於會議舉行前不少於14天或合理時間內送呈全體董事。召開董事會會議通告及議程由董事會主席委派公司秘書負責編製。全體董事皆有機會提出任何彼等認為合適商討之事項並將其列入董事會會議議程。

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Agenda and relevant information of a Board meeting with adequate background information and supporting analysis will be made available to the Directors at least 3 days before the intended date of the Board meeting. All Directors are given separate and independent access to the Company's senior management for further information and enquiries. The Company Secretary and senior management will attend all the meetings of the Board and Board Committees to advise on corporate governance, statutory compliance and financial matters.

Any material matters that would have conflict of interest between the Directors/substantial shareholders and the Company will be dealt with in a Board meeting. A Director is not entitled to vote on (nor is counted in the quorum) any resolution of the Board in respect of any contract or arrangement or any other proposal whatsoever in which he or she or any of his or her associates (including any person who would be deemed to be an "associate" of the Directors under the Listing Rules) has any material interest, except in certain special circumstances. The Chairman of the Board meeting is required to ensure that each Director is aware of such requirement at the commencement of each Board meeting and declaration of interest is properly made in the Board meeting where conflicts of interest arise.

Directors have access to the advices and services of the Company Secretary and key officers of the Company in relation to the Board procedures. Draft minutes of the Board/Board Committee meetings are recorded in sufficient details. The matters considered by participants of such meetings and decisions reached will be forwarded to participants for comments within a reasonable time after the meetings and the final versions of the minutes of Board meetings and meetings of Board Committee are kept by the Company Secretary, which are open for inspection by any Directors at any reasonable time on reasonable notice.

Board members are provided with complete, adequate and timely information to allow the Directors to fulfill their duties properly. Directors may seek independent professional advice at the Company's expense, if necessary, with the approval of the Board.

During the CG Reporting Period, the Chairman has held a private meeting with the Independent Non-executive Directors without the presence of other Executive Directors.

董事會會議議程及相關附有充足的背景資料及論據分析的資料會在擬召開的董事會會議日期前最少3天送呈各董事查閱。所有董事可各自接觸本公司高級管理人員索取進一步的資訊與查詢。公司秘書與高級管理人員將參與所有董事會會議及董事會委員會會議，就企業管治、遵守法則和財務方面提供意見。

任何重要事項中存有董事／主要股東和本公司有利益衝突時，將在董事會會議上處理。除若干特殊情況外，董事無權就彼或彼任何聯繫人（包括上市規則項下被視為董事「聯繫人」之任何人士）擁有任何重大權益之任何合約或安排或任何其他建議，就董事會之任何決議案投票（或就此計入法定人數）。董事會會議主席須於每次董事會會議舉行時確保每名董事均知悉有關規定，並於出現利益衝突時妥為向董事會申報其權益。

董事有權要求本公司公司秘書和主要職員提供有關董事會程序的意見和服務。董事會／董事會委員會會議草稿已詳細記錄。該等會議與會者所考慮的事項及達致的決定將於會議後的合理時間內送呈與會者表達意見，而董事會及董事會委員會會議記錄最後定稿由公司秘書存檔。任何董事於合理時間內，發出合理通知後可查閱有關文件。

董事會成員獲提供完整、適當、及時之資料，以使董事能夠恰當地履行其職責。董事如有需要時，於得到董事會批准後，可尋求獨立專業意見，費用由本公司支付。

於企業管治報告期間，主席與獨立非執行董事在其他執行董事避席的情況下舉行一次非公開會議。

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DIRECTORS' TRAINING AND PROFESSIONAL DEVELOPMENT

All Directors are encouraged to keep abreast of their responsibilities as a Director and of the conduct, business activities and development of the Company. The Company from time to time updates the Directors on the latest regulatory and governance developments.

Directors are encouraged to participate in professional development courses and seminars to develop and refresh their knowledge and skills relating to the roles, functions and duties of a Director of a listed company. Directors are regularly updated on the latest development on the Listing Rules and other applicable regulatory requirements to ensure their contributions to the Board remains informed and relevant.

During the year ended 31 March 2026, the Directors have participated in the following trainings:

董事的培訓及專業發展

本公司鼓勵所有董事恪守作為董事的責任，並與本公司的操守、業務活動及發展並進。本公司不時向董事提供最新的規管及管治發展的更新信息。

本公司鼓勵董事參與專業發展的課程及研討會，以發展及更新其有關作為上市公司董事的職能、職責及職務的知識及技能。董事定期了解上市規則及其他適用監管規定之最新發展，以確保其對董事會作出知情及相關貢獻。

截至2026年3月31日止年度，董事已參與下列培訓：

		Types of training 培訓類型
Executive Directors	執行董事	
Mr. JIM Yin Kwan Jackin	詹燕群先生	A, B
Mr. CHUI Mo Ming	徐武明先生	A, B
Mr. YAN Chi Tat	甄志達先生	A, B
Mr. LEUNG Hung Kwong Derrick	梁雄光先生	A, B
Non-executive Director	非執行董事	
Ms. LEE Sze Wing Mabel	李思穎女士	A, B
Independent Non-executive Directors	獨立非執行董事	
Mr. LEE Luk Shiu	李祿兆先生	A, B
Mr. PANG Chi Shing (appointed on 17 September 2025)	彭志誠先生 (於2025年9月17日獲委任)	A, B
Mr. WONG Antony (appointed on 17 September 2025)	黃東尼先生 (於2025年9月17日獲委任)	A, B
Mr. YU Hon Kwan (retired on 17 September 2025)	余漢坤先生 (於2025年9月17日退任)	A, B
Mr. WONG Chi Keung Johnny (retired on 17 September 2025)	王志強先生 (於2025年9月17日退任)	A, B
A:	attending in-house training sessions.	A: 參與公司內部培訓課程。
B:	reading newspapers, journals and updates distributed by the Group relating to the economy, general business and regulatory matters.	B: 閱讀本集團發行的有關經濟、商業及監管條例的報紙、雜誌及最新資訊。

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企業管治報告

ACCOUNTABILITY AND AUDITING

The Board acknowledges its responsibility in preparing the Group's consolidated financial statements for each financial year which give a true and fair view of the Group's state of affairs, results and cash flows and in accordance with the relevant accounting standards and principles and the disclosure requirements under applicable laws and regulations in Hong Kong.

In preparing the consolidated financial statements for the year ended 31 March 2026, the generally accepted accounting principles in Hong Kong, Hong Kong Financial Reporting Standards and Hong Kong Accounting Standards are adopted, with consistent use of appropriate accounting policies, for making reasonable and prudent judgments and estimates. The consolidated financial statements for the year ended 31 March 2026 have been prepared on a going concern basis. The reporting responsibilities of the Auditors are set out in the Independent Auditors' Report in this annual report.

The Directors are responsible for taking all reasonable and necessary steps to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.

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

DIVIDEND POLICY

The Company has adopted a Dividend Policy, pursuant to which the Board has the discretion to declare and distribute dividends to the shareholders of the Company, subject to the Memorandum and Articles of the Company and the applicable laws and regulations of Hong Kong and the Cayman Islands, any other laws and regulations applicable to the Company and the factors set out in the Dividend Policy.

The Board shall also take into account the actual and expected operation and the financial performance of the Group; the retained earnings and the distributable reserves of the Company; the expected working capital requirement, the economic outlook for business strategy and the future expansion plan of the Group; the financial and liquidity position of the Group; the financial covenants and restrictions on payment of dividends that may be imposed by the lenders of the Group; the statutory and regulatory restrictions and taxation implications; the general economic conditions and other internal and external factors that may have an impact on the business of the Group; and other factors that the Board may consider relevant when considering the declaration and payment of dividends.

The Board will continue to review the Dividend Policy and reserves the right in its sole and absolute discretion to update, amend and/or modify the Dividend Policy at any time, and the Dividend Policy shall in no way constitute a legally binding commitment by the Company that dividends will be paid in any particular amount and/or in no way obligate the Company to declare a dividend at any time or from time to time.

問責及審核

董事會負責編製本集團各財政年度的綜合財務報表，根據相關會計準則及原則以及香港適用法例及法規項下的披露規定，真實而公平地反映本集團業務狀況、業績及現金流量。

在編製截至2026年3月31日止年度的綜合財務報表時，已採納香港一般公認的會計準則、香港財務報告準則及香港會計準則，並貫徹運用合適的會計政策，以作出合理審慎的判斷及估計。截至2026年3月31日止年度的綜合財務報表乃按持續經營基準編製。核數師的報告職責載於本年報的獨立核數師報告。

董事有責任作出一切合理及必須的措施保護本集團的資產，並且防止及偵查欺詐及其他不正常情況。

董事經作出適當查詢後，認為本集團有充足資源，在可預見將來持續經營，且基於此理由，採納持續經營基準編製綜合財務報表乃屬適當。

股息政策

本公司已採納股息政策，據此，董事會可酌情向本公司股東宣派及派發股息，惟須遵守本公司的章程大綱及章程細則以及香港及開曼群島適用法律法規、適用於本公司的任何其他法律及法規以及股息政策所載的因素。

董事會亦須考慮本集團的實際及預期營運及財務表現；本公司的保留盈利及可分派儲備；本集團業務策略及未來擴展計劃的預期營運資金需求及經濟前景；本集團的財務及流動資金狀況；本集團貸方可能施加的財務契約及派付股息的限制；法定及監管限制以及稅收影響；整體經濟狀況及可能對本集團業務產生影響的其他內部及外部因素；以及董事會在考慮宣派及派付股息時可能認為相關的其他因素。

董事會將持續檢討股息政策，並保留在任何時候全權酌情決定更新、修改及／或修訂股息政策的權利，而股息政策並不構成本公司將派付特定金額股息的具法律約束力承諾及／或不構成本公司在任何時間或不時宣派股息的責任。

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INTERNAL CONTROL AND RISK MANAGEMENT SYSTEMS

The Board is responsible for maintaining sound and effective internal control and risk management systems and for reviewing their effectiveness, particularly in respect of controls on financial, operational, compliance and risk management, to safeguard shareholders' investment and the Group's assets.

The internal control and risk management systems are designed to provide reasonable, but not absolute, assurance. The systems aim to eliminate, or otherwise manage, risks of failure in achieving the Company's objectives.

The Company does not establish an internal audit function. The Group has engaged an external internal control consultant to review various aspects of the internal control and risk management systems of the Group and no significant deficiency has been identified during the course of review. The Board, through the Audit Committee, has reviewed the result of the work of the external internal control consultant in relation to the effectiveness of the internal control and risk management systems of the Group, including the adequacy of resources, qualifications and experience of staff of the Company's accounting and financial reporting function. The Audit Committee oversees the internal control and risk management systems of the Group and reports any material issues to the Board.

Based on the result of the reviews as mentioned above, the Board considered that proper and adequate internal control and risk management systems are in place and implemented effectively.

The Group has yet to establish its internal audit function during the 2026 Financial Year as required under code provision D.2.5 of the CG Code due to the size of the Group and for cost effectiveness consideration. The Audit Committee and the Board have considered the internal control review performed by the external internal control consultant and communications with the Company's external auditors in respect of any control deficiencies identified during the course of the financial statement audit to form the basis to review the adequacy and effectiveness of the Group's risk management and internal control systems. As such, the Audit Committee and the Board considered that the present approach of engaging external internal control consultant is sufficient without the need to establish an internal audit function for now. The Audit Committee and the Board will continue to review the need for an internal audit function on an annual basis.

內部監控及風險管理制度

董事會負責維持穩固有效的內部監控及風險管理制度，並檢討其有效性，尤其是有關財務、營運、合規及風險管理的監控方面，以保障股東投資及本集團資產。

設計內部監控及風險管理制度旨在為提供合理（但非絕對）保證。該制度旨在消除或另行管理未能達致本公司目標的風險。

本公司並未設有內部審核職能。本集團已聘用外聘內部監控顧問以檢討本集團內部監控及風險管理制度的各個範疇，而審查過程中並無發行重大缺陷。董事會已透過審核委員會對外聘內部監控顧問就有關本集團內部監控及風險管理制度的有效性的工作結果進行檢討，範圍包括本公司會計及財務報告職能的資源是否充足以及員工的資歷及經驗。審核委員會監察本集團的內部監控及風險管理制度，並向董事會匯報任何重大事宜。

根據上述檢討結果，董事會認為已妥為及充足制定及有效執行內部監控及風險管理制度。

於2026年財政年度，基於本集團的規模及本著成本效益，本集團尚未根據企業管治守則之守則條文第D.2.5條成立其內部審核職能。審核委員會及董事會已考慮外聘內部監控顧問進行的內部監控審閱並與本公司外部核數師就財務報表審核過程中識別的任何監控缺陷進行溝通，以為檢討本集團風險管理及內部監控系統的充足性及有效性形成基礎。因此，審核委員會及董事會認為現時聘用外聘內部監控顧問的方法已足夠，暫時毋須設立內部審核功能。審核委員會及董事會將每年繼續檢討對內部審核職能的需求。

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The Group has implemented the management and quality assurance standards in accordance with the standards of International Organisation for Standardisation in respect of ISO 9001 (quality management systems), ISO 14001 (environmental management system) and ISO 50001 (energy management system). In addition, the Group has implemented the occupational health and safety management system in accordance with the requirements of ISO 45001 (Occupational Health and Safety). The Group has met the requirements of the annual review conducted by the external consultants.

The Group has engaged Registered Safety Auditors to conduct independent safety and health audit in relation to the effectiveness, efficiency and reliability of safety and health management systems in accordance with the requirements under the Code of Practice on Safety Management for various construction sites during the CG Reporting Period. Improvements had been implemented according to the recommendations of the Registered Safety Auditors.

DEED OF NON-COMPETITION

In order to avoid any future competition between the Group and the Controlling Shareholders, each of the Controlling Shareholders has executed a deed of non-competition dated 25 November 2015 (the “**Deed of Non-Competition**”) in favour of the Company. Pursuant to the terms of the Deed of Non-Competition, each of the Controlling Shareholders has undertaken, among others, in favour of the Company that he/it will not and will procure his/its close associates not to engage in any business which may be in competition with the business carried on by the Group from time to time. The Independent Non-executive Directors have also reviewed the status of compliance by each of the Controlling Shareholders with the Deed of Non-Competition and as far as the Independent Non-executive Directors can ascertain, there is no breach of any of the Deed of Non-Competition.

本集團已根據國際標準化組織有關ISO 9001 (質量管理體系)、ISO 14001 (環境管理體系)及ISO 50001 (能源管理體系)的標準，實施管理及質量保證標準。此外，本集團根據ISO 45001 (職業健康及安全)的規定實施職業健康安全管理制度。本集團已符合外部顧問進行的年度檢討規定。

於企業管治報告期間，本集團已聘用註冊安全審核員，根據安全管理工作守則規定對各個建築地盤進行有關安全健康管理制度的成效、效率及可靠性的獨立安全健康審查，並已根據註冊安全審核員之建議進行改善工作。

不競爭契據

為避免日後本集團與控股股東之間的任何競爭，各控股股東以本公司為受益人簽立日期為2015年11月25日的不競爭契據（「**不競爭契據**」）。根據不競爭契據的條款，各控股股東已向本公司承諾（其中包括），彼將不會並將促使其緊密聯繫人不得從事可能與本集團不時進行的業務構成競爭的任何業務。獨立非執行董事亦已審閱各控股股東對不競爭契據的遵守情況，並確認就獨立非執行董事所知，概無違反任何不競爭契據的情況。

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AUDITORS' REMUNERATION

The remuneration paid or payable to SHINEWING (HK) CPA Limited and its affiliated company in respect of the audit services and non-audit services for the year ended 31 March 2026 are as follows:

核數師酬金

截至2026年3月31日止年度就審核服務及非審核服務已付或應付信永中和(香港)會計師事務所有限公司及其聯屬公司的酬金如下：

Nature of Services	服務性質	Fee paid/ payables 已付／應付費用 HK\$'000 港幣千元
Audit services	審核服務	
– consolidated financial statements of the Group for the 2026 Financial Year	– 本集團2026年財政年度綜合財務報表	1,040
Non-audit services	非審核服務	
– Agreed upon procedures on interim report for the period ended 30 September 2025 under HKSRS 4400	– 協定香港相關服務準則第4400號項下有關截至2025年9月30日止期間的中期報告的程序	170

COMPANY SECRETARY

Mr. Chong Man Hung Jeffrey, the Company Secretary of the Company, is the primary contact person of the Board for all matters relating to corporate governance and Board procedures. All Directors have access to the Company Secretary to ensure that Board procedures and all applicable laws, rules and regulations are followed. During the CG Reporting Period, he had taken relevant professional trainings as required under Rule 3.29 of the Listing Rules. The details of the biographical information of the Company Secretary are set out on page 48 of this annual report.

公司秘書

本公司的公司秘書莊文鴻先生就有關企業管治及董事會程序一切事宜擔任董事會主要聯絡人。所有董事均可接觸公司秘書，確保能夠遵守董事會程序及所有適用法例、規則及規例。於企業管治報告期間，彼已按上市規則第3.29條規定參加相關專業培訓。有關公司秘書的履歷詳情載於本年報第48頁。

WHISTLEBLOWING POLICY

In compliance with code provision D.2.6 in Part 2 of the CG Code, the Board adopted a whistleblowing policy (the “**Whistleblowing Policy**”) on 30 March 2022 which provides formal channels and guidance to facilitate the raising of matters of concern by employees of the Group (the “**Employee**”) and those who deal with the Group (e.g. customers, suppliers, creditors and debtors) (the “**Third Parties**”, each a “**Whistleblower**”), in confidence, without fear of reprisals. Procedures have been formulated to enable the Whistleblower to report to the Group directly (addressed to the Chief Executive Officer of the Group) suspected improprieties.

舉報政策

遵照企業管治守則第二部分守則條文第D.2.6條，董事會於2022年3月30日採納舉報政策(「**舉報政策**」)，當中已訂明正式渠道及指引，以促進本集團僱員(「**僱員**」)及與本集團有業務往來之人士(如客戶、供應商、債權人及債務人)(「**第三方**」，各自為「**舉報人**」)在保密的情況下提出關注事項，而毋須害怕遭到報復。本集團已制定程序，令舉報人可直接向本集團(送交予本集團的行政總裁)舉報任何疑似不當行為。

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ANTI-CORRUPTION POLICY

In compliance with code provision D.2.7 in Part 2 of the CG Code, the Board adopted an anti-corruption policy (the “**Anti-corruption Policy**”) on 30 March 2022 which sets out the guidelines and responsibilities of the Employees, the Third Parties and those acting in an agency or fiduciary capacity on behalf of the Group. The Group is committed to maintaining a high standard of integrity, openness and discipline in its business operations. The Anti-corruption Policy forms an integral part of the framework, including the CG Code and Whistleblowing Policy, outline the Group’s expectations and requirement of business ethics, as well as the investigation and reporting mechanism of suspected corruption practices.

COMMUNICATION WITH SHAREHOLDERS AND INVESTORS

The Company believes that effective communication with Shareholders is essential for enhancing investor relations and investors’ understanding of the Group’s business performance and strategies. The Group also recognises the importance of transparency and timely disclosure of corporate information, which enables Shareholders and investors to make appropriate investment decisions.

All the members of the Board and Board committees and the Auditor have attended the 2025 AGM to answer Shareholders’ questions. Circular and notice of the 2025 AGM have been distributed to all Shareholders before the 2025 AGM in accordance with the timeline requirement as laid down in the Listing Rules and the Articles. All the resolutions proposed to be approved at the 2025 AGM have been taken by poll and poll voting results have been published on the websites of the Stock Exchange and the Company after the 2025 AGM.

As a channel to promote effective communication, the Group maintains a website where information on the Company’s announcements, financial information and other information are posted. Shareholders and investors may write directly to the Company at its principal place of business in Hong Kong with any enquiries.

A revised Shareholders Communication Policy has been adopted on 28 March 2024 to incorporate amendments to the Listing Rules. The revised Policy is currently made available on the Company’s website.

反貪污政策

遵照企業管治守則第二部分守則條文第D.2.7條，董事會於2022年3月30日已採納反貪污政策（「**反貪污政策**」），當中列載僱員、第三方及以代理或受託人身份代表本集團行事的人士必須遵守的指引及責任。本集團於業務營運中致力維持高度誠信、公開及紀律標準。反貪污政策構成框架的整體部份（包括企業管治守則及舉報政策），概述本集團對商業道德的期望及規定，以及對疑似貪污行為的調查及舉報機制。

與股東及投資者的溝通

本公司相信，與股東有效溝通對加深投資者關係以及投資者對本集團業務表現及策略的了解而言至關重要。本集團亦深明公開並及時披露企業資料以讓股東及投資者作出適當投資決定之重要性。

所有董事會及董事會委員會的成員以及核數師已出席2025年股東週年大會回答股東的提問。通函及2025年股東週年大會通告已按照上市規則及章程細則規定的時限，於2025年股東週年大會舉行前派發予全體股東。全部擬於2025年股東週年大會上提呈審批的決議案將以投票方式進行表決，投票結果已於2025年股東週年大會後在聯交所及本公司網站刊登。

作為促進有效溝通的渠道，本集團設立網站以刊登本公司公告的資料、財務資料及其他資料。股東及投資者可就任何查詢以書面形式直接寄往本公司的香港主要營業地點。

本公司已經已於2024年3月28日採納經修訂之股東通訊政策，以納入上市規則之修訂。經修訂政策目前載於本公司網站。

Corporate Governance Report

企業管治報告

The Board has carried out an annual review on the above policy regarding shareholders' communication, and considered that such policy has been properly implemented during the 2026 Financial Year.

SHAREHOLDERS' RIGHTS

1) Procedures for Shareholders to convene an extraordinary general meeting ("EGM")

Pursuant to the Article 64 of the Articles of the Company, an extraordinary general meeting may be convened on the requisition of one or more Shareholders holding, at the date of deposit of the requisition, not less than one tenth (10%) of the voting rights (on a one vote per share basis) in the capital of the Company. Such requisition shall be made in writing to the Board or the Company Secretary of the Company for the purpose of requiring an extraordinary general meeting to be called by the Board and adding resolutions to the agenda of the meeting for the transaction of any business specified in such requisition. Such meeting shall be held within 2 months after the deposit of such requisition. If within 21 days of such deposit, the Board fails to proceed to convene such meeting, the requisitionist(s) himself (themselves) may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

2) Procedures for putting forward proposals at Shareholders' meeting

Shareholders who wish to move a resolution may request the Company to convene a general meeting in accordance with the procedures set out in the preceding paragraph.

3) Procedures for proposing a person for election as a Director

Pursuant to Article 113 of the Articles of the Company, no person, other than a retiring Director, shall, unless recommended by the Board for election, be eligible for election to the office of Director at any general meeting, unless notice in writing of the intention to propose that person for election as a Director signed by a Shareholder and notice in writing signed by that person of his willingness to be elected shall have been lodged at the head office or at the registration office of the Company. The period for lodgement of the notices required will commence no earlier than the day after the despatch of the notice of the general meeting appointed for such election and end no later than 7 days prior to the date of such general meeting and the minimum length of the period during which such notices to the Company may be given will be at least 7 days.

董事會已對上述有關股東通訊的政策進行年度審查，並認為有關政策於2026年財政年度已妥善執行。

股東權利

1) 股東召開股東特別大會（「股東特別大會」）的程序

根據本公司章程細則之細則第64條，一名或以上於遞交申請當日持有本公司股本中不少於十分之一(10%)投票權（按每股一票基準計算）的股東可要求召開股東特別大會。該項要求須以書面向董事會或本公司的公司秘書提呈，述明要求董事會召開股東特別大會及將決議案納入大會議程以處理要求內訂明的任何事項。該大會須於該項要求遞交後兩個月內舉行。倘董事會於有關要求遞交後21日內未能召開該大會，則遞交要求人士可自行以相同方式召開大會，而本公司須向遞交要求人士償付所有由遞交要求人士因董事會未能召開大會而產生的所有合理開支。

2) 於股東大會提呈建議的程序

有意動議決議案的股東可依據上一段所載程序要求本公司召開股東大會。

3) 提名人士參選董事的程序

根據本公司章程細則之細則第113條，除非一項有意提名選舉該位人士為董事的股東簽署書面通知以及一項該位被推選人士簽署表明其願意選舉之書面通知已呈交至本公司總辦事處或註冊辦事處，否則概無人士（退任董事除外）有權在任何股東大會上選舉出任董事職位（除非由董事會推選）。提交該等通知之期間須由不早於指定進行該推選之股東大會通告寄發翌日起計，及不遲於該股東大會舉行日期前7日結束，而向本公司發出該等通知之最短期間須為最少7日。

Corporate Governance Report

企業管治報告

4) Shareholders' enquiries to the Board

Shareholders may send their enquiries and concerns together with their names and contact information to the Board by addressing them to the head office in Hong Kong at Units 1104–1106, Nan Fung Commercial Centre, 19 Lam Lok Street, Kowloon Bay, Kowloon, Hong Kong by post or email to info@yee-hop.com.hk for the attention of the Chairman of the Board. The Board will reply the enquiries and concerns as soon as possible.

For the avoidance of doubt, shareholders must deposit and send the original duly signed written requisition, notice and statement, or enquiry (as the case may be) to the above address and provide their full name, contact details and identification in order to give effect thereto. Shareholders' information may be disclosed as required by law.

CONSTITUTIONAL DOCUMENTS

The Third Amended and Restated Memorandum and Articles of Association of the Company (the “**Constitutional Documents**”) were adopted by the Shareholders at the annual general meeting of the Company held on 17 September 2025.

The key amendments to the Constitutional Documents include (i) bringing in line with the latest regulatory requirements in relation to the expanded paperless listing regime and the relevant amendments made to the Listing Rules; (ii) providing the Company with more flexibility in the manner of holding general meeting by allowing general meetings to be convened and held by way of physical meetings, hybrid meetings or solely by electronic means; (iii) allowing the Company to hold repurchased shares as treasury shares for future resale; and (iv) making some housekeeping amendments.

A copy of the Company's updated Constitutional Documents is available on the websites of the Company and the Stock Exchange.

4) 股東向董事會提出查詢

股東可將其對董事會查詢及關注連同其姓名及聯繫資料，通過郵寄方式寄至香港總辦事處（地址為香港九龍九龍灣臨樂街19號南豐商業中心1104–1106室）或發送電郵至 info@yee-hop.com.hk，收件人為董事會主席。董事會將儘快回覆股東的查詢及意見。

為免生疑問，股東發出及寄交至上述地址的書面要求、通告或聲明或查詢（視乎情況而定），須為簽妥的正本，並提供其全名、聯絡資料及身份證明，以便處理。股東資料或會按法例規定披露。

憲章文件

本公司第三次經修訂及重訂的章程大綱及章程細則（「**憲章文件**」）已於2025年9月17日舉行的本公司股東週年大會上獲股東通過。

對憲章文件的主要修訂包括：(i)使之符合有關擴大無紙化上市制度之最新監管規定及上市規則之相關修訂；(ii)為本公司提供更靈活的股東大會召開方式，允許以實體會議、混合會議或純電子方式召開及舉行股東大會；(iii)允許本公司將購回股份作為庫存股份持有以供日後轉售；及(iv)作出若干內務管理修訂。

本公司最新的憲章文件副本可於本公司及聯交所網站查閱。

Profiles of Directors and Senior Management

董事及高級管理層履歷

EXECUTIVE DIRECTORS

Mr. Jim Yin Kwan Jackin (詹燕群), aged 64, an Executive Director and the Chairman of the Board, a member of both the Nomination Committee and the Remuneration Committee of the Company. Mr. Jim is one of the founders of the Group. He is also a director of various subsidiaries of the Group.

Mr. Jim has over 30 years of experience in the engineering and construction industry. Mr. Jim is responsible for formulating corporate strategies and planning the business development of the Group. Mr. Jim graduated from the University of Reading with a Bachelor's Degree of Science in Quantity Surveying and holds a Master's Degree of Business Administration in Management from the Brighton University.

Mr. Chui Mo Ming (徐武明), aged 73, an Executive Director and the Vice-chairman of the Board. Mr. Chui is one of the founders of the Group. He is also a director of various subsidiaries of the Group.

Mr. Chui has over 45 years of experience in the engineering and construction industry. Mr. Chui is responsible for formulating the corporate strategies of the Group. Mr. Chui has been a construction supervisor member of the Hong Kong Institute of Construction Managers since August 2003.

Mr. Yan Chi Tat (alias: **Andrew**) (甄志達), aged 59, an Executive Director and the Chief Executive Officer of the Group. Mr. Yan joined the Group in October 2010. He is also a director of Yee Hop Engineering.

Mr. Yan has over 25 years of experience in the engineering and construction industry. Mr. Yan is responsible for formulating corporate and business strategies and operations of the Group. Mr. Yan graduated from the South Bank University with a Bachelor's Degree of Science in Quantity Surveying. He is an associate of The Hong Kong Institute of Surveyors and a professional associate of The Royal Institute of Chartered Surveyors. He has been a Registered Professional Surveyor since July 2004.

執行董事

詹燕群先生，64歲，為執行董事兼董事會主席、本公司提名委員會及薪酬委員會的成員。詹先生為本集團創辦人之一。彼亦為本集團多間附屬公司的董事。

詹先生於工程及建造業積逾30年經驗。詹先生負責制定企業策略及規劃本集團的業務發展。詹先生畢業於雷丁大學(University of Reading)，取得工料測量理學學士學位，並持有布萊頓大學(Brighton University)管理學工商管理碩士學位。

徐武明先生，73歲，為執行董事兼董事會副主席。徐先生為本集團的創辦人之一。彼亦為本集團不同附屬公司的董事。

徐先生於工程及建造業積逾45年經驗。徐先生負責參與制定本集團的企業策略。徐先生自2003年8月起成為香港營造師學會監工會員。

甄志達先生，59歲，為執行董事兼本集團行政總裁。甄先生於2010年10月加入本集團。彼亦為義合工程的董事。

甄先生於工程及建造業積逾25年經驗。甄先生負責制定企業及業務策略以及本集團的營運。甄先生畢業於南岸大學(South Bank University)，取得工料測量理學學士學位。彼為香港測量師學會會員及英國皇家特許測量師學會專業會員。彼自2004年7月起為註冊專業測量師。

Profiles of Directors and Senior Management

董事及高級管理層履歷

Mr. Leung Hung Kwong Derrick (梁雄光), aged 57, an Executive Director. Mr. Leung joined the Group in August 2008. He is also a director of Yee Hop Engineering.

Mr. Leung has been the Technical Director of Yee Hop Engineering for its registration as a Registered General Building Contractor and Registered Specialist Contractor in the foundation works category with the Buildings Department since 2008 and 2011 respectively. He has over 25 years of experience in the engineering and construction industry. Mr. Leung is responsible for formulating the corporate business strategies. Mr. Leung graduated from the National Taiwan University with a Bachelor's Degree of Science in Engineering. He holds a Master's Degree of Philosophy in Civil & Structural Engineering from the Hong Kong University of Science & Technology. He is currently a Registered Professional Engineer (Geotechnical, Structural). He is a member of the Institution of Structural Engineers and the Hong Kong Institution of Engineers.

Mr. Derrick Leung is an Independent Non-executive Director of Chi Ho Development Holdings Ltd (Stock Code: 8423), the shares of which are listed on the GEM of the Stock Exchange. The principal business of Chi Ho Development Holdings Ltd is the provision of renovation, maintenance and fitting-out works.

NON-EXECUTIVE DIRECTOR

Ms. Lee Sze Wing Mabel (李思穎), aged 56, a Non-Executive Director. Ms. Lee joined the Group in 2023 and was appointed as a Non-Executive Director on 31 May 2023 and a member of the Nomination Committee on 27 June 2025.

Ms. Lee has more than 15 years of experience in various fields of business management and development, such as administration, human resources and sales and marketing. Ms. Lee has been the sales and marketing manager of Fullrich Financial Services (Asia) Limited (富高財務(亞洲)有限公司) since 2014.

梁雄光先生，57歲，為執行董事。梁先生於2008年8月加入本集團。彼亦為義合工程的董事。

梁先生分別自2008年及2011年起一直擔任向屋宇署註冊的註冊一般建築承建商及註冊專門承建商(地基工程類別)的義合工程技術總監。彼於工程及建造業積逾25年經驗。梁先生負責制定企業業務策略。梁先生畢業於國立台灣大學，取得工程理學學士學位。彼持有香港科技大學土木及結構工程哲學碩士學位。彼現為註冊專業(岩土、結構)工程師。彼為結構工程師學會會員及香港工程師學會會員。

梁雄光先生為潛濶發展控股有限公司(股份代號：8423)的獨立非執行董事，該公司的股份於聯交所GEM上市。潛濶發展控股有限公司的主要業務為提供樓宇翻新、維修及裝修工程。

非執行董事

李思穎女士，56歲，為非執行董事。李女士於2023年加入本集團，於2023年5月31日獲委任為非執行董事，及於2025年6月27日獲委任為提名委員會成員。

李女士於業務管理及發展之多個領域擁有逾15年經驗，例如行政、人力資源以及銷售及營銷。李女士自2014年起擔任富高財務(亞洲)有限公司之銷售及市場推廣經理。

Profiles of Directors and Senior Management 董事及高級管理層履歷

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Lee Luk Shiu (alias: **Vincent**) (李祿兆), aged 68, an Independent Non-executive Director, the Chairman of the Audit Committee and a member of the Nomination Committee and the Remuneration Committee of the Company.

Mr. Lee has about 30 years of experience in commercial accounting and corporate finance. Mr. Lee is currently a member of Hong Kong Institute of Certified Public Accountants and was a fellow member of the Association of Chartered Certified Accountants for more than 20 years. He graduated from the Hong Kong Shue Yan College (now known as Hong Kong Shue Yan University) with a Diploma in Business Administration. Mr. Lee has worked in the Stock Exchange for around 15 years where his duties included regulating and monitoring Hong Kong listed companies in relation to their compliance with the Listing Rules and processing new listing applications. His last position with the Stock Exchange was an Assistant Vice President of the Listing Division. Mr. Lee was also a senior consultant of an investment bank for 5 years. He is an Independent Non-executive Director of Huabao International Holdings Limited (stock code: 336) and Hin Sang Group (International) Holding Co. Ltd (stock code: 6893), the shares of which are listed on the Main Board of the Stock Exchange.

獨立非執行董事

李祿兆先生，68歲，為獨立非執行董事、本公司審核委員會主席以及提名委員會及薪酬委員會成員。

李先生在商業會計及企業融資方面擁有約30年經驗。李先生現為香港會計師公會會員及曾為英國特許公認會計師公會資深會員逾20年。彼畢業於香港樹仁書院（現為香港樹仁大學），取得工商管理文憑。李先生於聯交所工作約15年，彼職責包括規管及監督香港上市公司有關遵守上市規則的情況及處理新上市申請。彼離職聯交所前任職上市科助理副總裁。李先生亦曾擔任一間投資銀行高級顧問5年。彼擔任華寶國際控股有限公司（股份代號：336）及衍生集團（國際）控股有限公司（股份代號：6893）的獨立非執行董事，其股份於聯交所主板上市。

Profiles of Directors and Senior Management

董事及高級管理層履歷

Mr. PANG Chi Shing (alias: **Calvin**) (彭志誠), aged 57, was appointed on 17 September 2025 as an Independent Non-executive Director, Chairman of both the Nomination Committee and the Remuneration Committee and a member of the Audit Committee of the Company.

Mr. Pang obtained his Bachelor's Degree in Quantity Surveying from the Hong Kong Polytechnic University in October 1995. He was a member of The Hong Kong Institute of Surveyors from 2000 to 2019 and a member of The Royal Institute of Chartered Surveyors from 1999 to 2006.

Mr. Pang has extensive experience in the engineering and construction industry and in business consulting. He serves as a business consultant (part-time basis) in Global Apex Construction Engineering Co., Limited (Macau).

Mr. WONG Antony (黃東尼), aged 66, was appointed on 17 September 2025 as an Independent Non-executive Director, a member of the Nomination Committee, the Remuneration Committee and the Audit Committee of the Company.

Mr. Wong is a corporate and commercial lawyer. He obtained a Bachelor's Degree of Laws with Honours from the University of Reading, United Kingdom in 1983 and was admitted as a Solicitor of the High Court of Hong Kong in 1987. He is a partner of Messrs. Hastings. & Co., Solicitors & Notaries since 2006.

彭志誠先生，57歲，於2025年9月17日獲委任為獨立非執行董事、本公司提名委員會及薪酬委員會主席以及審核委員會成員。

彭先生於1995年10月取得香港理工大學工料測量學士學位。彼於2000年至2019年為香港測量師學會會員，並於1999年至2006年為英國皇家特許測量師學會會員。

彭先生於工程及建造業以及商業顧問方面擁有豐富經驗。彼現任Global Apex Construction Engineering Co., Limited (Macau)之業務顧問(兼職)。

黃東尼先生，66歲，於2025年9月17日獲委任為獨立非執行董事、本公司提名委員會、薪酬委員會及審核委員會委員。

黃先生為企業及商業律師。彼於1983年取得英國雷丁大學法律榮譽學士學位，並於1987年獲認許為香港高等法院律師。彼自2006年起成為希仕廷律師行的合夥人。

Profiles of Directors and Senior Management

董事及高級管理層履歷

SENIOR MANAGEMENT

Mr. Chan King Yip (alias: **Kelvin**) (陳敬業), aged 52, Project Director of the Group. Mr. Chan joined the Group in April 2006. Mr. Chan has over 20 years of experience in handling engineering and construction projects. Mr. Chan is responsible for the overall project management. Mr. Chan graduated from the University of Hong Kong with a Bachelor's Degree of Science.

Mr. Wai Aoting (alias: **Paul**) (韋傲挺), aged 47, directors and legal representatives of certain subsidiaries in the PRC and the chief operating officer of the premises revitalisation and enhancement business of the Group. Mr. Wai joined the Group in March 2021.

Mr. Wai has over 18 years of experience in real estate development and revitalizing historic buildings. Mr. Wai graduated from the Sun Yat-sen University (中山大學) with a Bachelor's Degree of Business Administration in Marketing.

Mr. Chong Man Hung Jeffrey (莊文鴻), aged 48, Chief Financial Officer and Company Secretary of the Company. Mr. Chong joined the Group in November 2019.

Mr. Chong graduated from the Hong Kong University of Science and Technology with a Bachelor's Degree of Business Administration in Accounting and holds a Master's Degree of Business Administration from the City University of Hong Kong. Mr. Chong is currently a fellow member of the Hong Kong Institute of Certified Public Accountants.

Mr. Chong has over 20 years of experience in audit and finance and is responsible for the financial management, internal control and company secretarial matters of the Group. Mr. Chong is currently also serving as the company secretary of China Partytime Culture Holdings Limited, the shares of which are listed on the Stock Exchange (stock code: 1532) since May 2015 and an Independent Non-executive Director of Taung Gold International Limited (stock code: 621) listed on the Stock Exchange.

高級管理層

陳敬業先生，52歲，為本集團的項目總監。陳先生於2006年4月加入本集團。陳先生在處理工程及建築項目方面擁有逾20年經驗。陳先生負責整體項目管理。陳先生畢業於香港大學，取得理學學士學位。

韋傲挺先生，47歲，為本集團於中國人民共和國境內不同附屬公司的董事及法人代表，及物業活化及升級業務之首席運營官。韋先生於2021年3月加入本集團。

韋先生於房地產開發及舊資產活化擁有逾18年經驗。韋先生畢業於中山大學，取得市場行銷專業學士學位。

莊文鴻先生，48歲，本公司首席財務官兼公司秘書。莊先生於2019年11月加入本集團。

莊先生畢業於香港科技大學，取得工商管理（會計學）學士學位，並持有香港城市大學的工商管理碩士學位。莊先生現為香港會計師公會資深會員。

莊先生於審核及財務方面擁有逾20年經驗，並負責本集團的財務管理、內部監控及公司秘書事務。莊先生亦自2015年5月起出任中國派對文化控股有限公司（該公司股份於聯交所上市，股份代號：1532）之公司秘書，並出任一間聯交所上市公司壇金礦業有限公司（股份代號：621）的獨立非執行董事。

Profiles of Directors and Senior Management

董事及高級管理層履歷

Ms. Wong Lok Man Vicko (王洛敏), aged 45, Environmental and Safety Manager of the Group. Ms. Wong joined the Group in November 2007.

Ms. Wong has over 17 years of experience in industrial safety industry. Ms. Wong holds a Professional Diploma of Legal Executive from the Hong Kong Institute of Vocational Education, a Diploma in Occupational Health & Safety from the Hong Kong Metropolitan University (formerly known as the Open University of Hong Kong) and a Bachelor's Degree of Science in Environmental and Occupational Safety & Health from the Hong Kong Polytechnic University. She is a registered safety officer under the Factories and Industrial Undertakings (Safety Officers and Safety Supervisors) Regulations and a safety auditor. She is currently a chartered building engineer of the Chartered Association of Building Engineers and a full member of the International Institute of Risk and Safety Management.

Ms. Wong has also obtained other relevant certificates such as the Occupational Health and Safety Council Certificate for Safety & Health Supervisor (Construction) in July 2002, the Certificate of Occupational Safety and Health Trainer in February 2004, the Occupational Health and Safety Council Combined Certificate for Safety, Health & Environmental Supervisor (Construction) in June 2005, the Certificate of Site Audit Inspection Standards (Safety & Roadwork Obligations) Course – Highways Department in 2010, the Certificate of Occupational Health and Safety Council Fire Prevention (Construction Industry) in March 2010, the Certificate of Supervision of Tree Works Course in June 2011, the Certificate of Continuing Professional Development for ISO14001:2004 Environmental Management System Introduction and Internal Auditing in October 2012, the Certificate for ISO45001:2016 Lead Auditor in October 2018.

Mr. Chui Heung Wing (徐向榮), aged 67, Project Director of the Group. Mr. Chui Heung Wing served the Group from September 1997 to August 2016 and re-joined the Group in April 2019.

王洛敏女士，45歲，為本集團環境及安全經理。王女士於2007年11月加入本集團。

王女士於工業安全行業擁有逾17年經驗。王女士持有香港專業教育學院法律行政人員專業文憑、香港都會大學（前稱香港公開大學）職業健康及安全文憑以及香港理工大學環境及職業安全與健康理學學士學位。彼為根據工廠及工業經營（安全主任及安全督導員）規例的註冊安全主任，及安全審核員。彼現為英國特許屋宇工程師學會特許屋宇工程師及國際風險與安全管理協會正式會員。

王女士亦獲得其他相關證書，例如於2002年7月獲得職業安全健康局安全健康督導員（建造業）證書、於2004年2月獲得職業安全及健康訓練員證書、於2005年6月獲得職業安全健康局安全健康環保督導員（建造業）綜合證書、於2010年獲得路政署工地審核巡查標準（安全及道路工程要求）課程證書、於2010年3月獲得職業安全健康局防火（建造業）證書、於2011年6月獲樹木工程監管課程證書、於2012年10月獲得ISO14001:2004環境管理體系引入及內部審核持續專業發展證書及於2018年10月獲得ISO45001:2016主任審核員證書。

徐向榮先生，67歲，本集團項目總監。徐向榮先生於1997年9月至2016年8月於本集團任職，並於2019年4月重新加入集團。

Profiles of Directors and Senior Management

董事及高級管理層履歷

He is currently the Authorised Signatory of Yee Hop Engineering under its registration as a Registered General Building Contractor and a Registered Specialist Contractor in the foundation works category with the Buildings Department. He has over 45 years of experience in the construction industry. Mr. Chui holds a Diploma in Structural Engineering and a Higher Certificate in Structural Engineering from the Hong Kong Polytechnic University (formerly known as the Hong Kong Polytechnic) and a Bachelor's Degree of Civil Engineering from the Washington InterContinental University and a Master of Science Degree in Civil Engineering and Construction Management from the Heriot-Watt University. He is a chartered building engineer of the Chartered Association of Building Engineers. He has also been one of the Authorised Signatories of the Registered General Buildings Contractors and the Registered Specialist Contractors in the foundation works category of the Buildings Department since May 2008 and March 2013 respectively. He is a fellow member of the Chartered Association of Building Engineers, a member of the Australian Institute of Building, a chartered environmentalist of the Society for the Environment. He has also obtained the ISO 14001:2004 Environmental Management System Internal Auditor Training at the Hong Kong Certification Services Ltd from September to December 2005. He has completed the Lead Assessor course of Quality Assurance from BSI Quality Assurance in June 1993 and a visiting lecturer of the Hong Kong Polytechnic University, Institute for Enterprise in July 2003.

Mr. Wu Tai Cheung (alias: **Douglas**) (胡大祥), aged 68, the Senior Vice President of the Company. Mr. Wu joined the Group in October 2014 as Chief Financial Officer and Company Secretary and re-designated as Senior Vice President in November 2019. Mr. Wu has over 20 years of experience in accounting and corporate finance.

Mr. Wu graduated from the University of Bolton (formerly known as the Bolton Institute of Higher Education) with a Bachelor's Degree of Arts in Accountancy and holds a Master's Degree of Business Administration from the University of Newcastle, Australia. He is a member of the Hong Kong Institute of Certified Public Accountants, an associate of the Taxation Institute of Hong Kong, a fellow of the Association of Chartered Certified Accountants, an associate of The Hong Kong Chartered Governance Institute (formerly known as The Hong Kong Institute of Chartered Secretaries) and an associate of The Chartered Governance Institute (formerly known as The Institute of Chartered Secretaries and Administrators).

COMPANY SECRETARY

Mr. Chong Man Hung Jeffrey (莊文鴻), the Company Secretary of the Company. Details of his biography are set out in the paragraph headed "Senior management" in this section. Mr. Chong was appointed as the Company Secretary in November 2019.

彼現為向屋宇署註冊的註冊一般建築承建商及註冊專門承建商(地基工程類別)的義合工程授權簽署人。彼於建築工程行業擁有逾45年經驗。徐先生持有香港理工大學(前稱香港理工學院)結構工程文憑及結構工程高級證書及華盛頓洲際大學(Washington InterContinental University)土木工程學士學位及赫瑞瓦特大學(Heriot-Watt University)土木工程及建築管理理學碩士學位。彼現為英國特許屋宇工程師學會特許屋宇工程師。自2008年5月及2013年3月起,彼亦分別為屋宇署註冊一般建築承建商及註冊專門承建商(地基工程類別)的授權簽署人之一。彼為英國特許屋宇工程師學會資深會員、澳洲建造師學會會員、環境協會特許環保師(Chartered Environmentalist)。於2005年9月至12月,彼亦於香港認證服務有限公司接受ISO 14001:2004環境管理體系內審員培訓。彼於1993年6月完成BSI質量保證體系質量保證主任評審員課程,並於2003年7月擔任香港理工大學企業發展院客席講師。

胡大祥先生, 68歲, 本公司高級副總裁。胡先生於2014年10月加入本集團擔任財務總監兼公司秘書, 並於2019年11月調任為高級副總裁。胡先生於會計及企業融資方面擁有逾20年經驗。

胡先生畢業於波爾頓大學(前稱波爾頓高等教育學院), 獲得會計學文學學士學位, 並持有澳洲紐卡斯爾大學工商管理碩士學位。他現為香港會計師公會會員、香港稅務學會初級會員、英國特許公認會計師公會資深會員、香港公司治理公會(前稱香港特許秘書公會)初級會員及英國特許公司治理公會(前稱特許秘書及行政人員公會)初級會員。

公司秘書

莊文鴻先生為本公司的公司秘書。有關彼履歷詳情, 請參閱本節「高級管理層」一段。莊先生於2019年11月獲委任為公司秘書。

Report of Directors

董事會報告

The Board is pleased to present their report together with the audited financial statements of the Group for the year ended 31 March 2026.

PRINCIPAL ACTIVITIES

The Company is an investment holding company. The principal activities of its subsidiaries comprise (i) provision of foundation and other civil works and tunneling works in Hong Kong; (ii) premises revitalisation and enhancement in the PRC and (iii) health and environmental innovations business. The principal activities of subsidiaries of the Company are set out in note 41 to the consolidated financial statements.

RESULTS AND RESERVES

The results of the Group for the 2026 Financial Year are set out in the consolidated statement of profit or loss and other comprehensive income on page 83 in this annual report.

Details of movements in the reserves of the Group and the Company during the 2026 Financial Year are set out in the consolidated statement of changes in equity and note 40(b) to the consolidated financial statements.

SEGMENT INFORMATION

Details of segment information are set out in note 5 to the consolidated financial statements.

DIVIDENDS

No interim dividends was paid by the Group during the 2026 Financial Year (2025 Corresponding Year: nil).

A special dividend of HK\$0.15 per share was paid by the Group during the 2026 Financial Year (2025 Corresponding Year: HK\$0.10 per Share).

The Board does not recommend a payment of final dividend to the shareholders of the Company for the 2026 Financial Year (2025 Corresponding Year: nil).

RELIEF OF TAXATION

The Company is not aware of any relief of taxation available to the shareholders by reason of their holding of the shares.

董事會欣然提呈其報告，連同本集團截至2026年3月31日止年度的經審核財務報表。

主要業務活動

本公司為投資控股公司。其附屬公司的主要業務包括(i)在香港提供地基及其他土木工程及隧道工程；(ii)於中國從事物業活化及升級；及(iii)健康及環境創新業務。本公司附屬公司的主要業務載於綜合財務報表附註41。

業績及儲備

本集團於2026年財政年度的業績載於本年報第83頁的綜合損益及其他全面收益表。

本集團及本公司於2026年財政年度的儲備變動詳情載於綜合權益變動表及綜合財務報表附註40(b)。

分部資料

分部資料詳情載於綜合財務報表附註5。

股息

於2026年財政年度，本集團並無派付中期股息（2025年同期：零）。

於2026財政年度，本集團派付特別股息每股港幣0.15元（2025年同期：每股港幣0.10元）。

董事會並不建議就2026年財政年度向本公司股東派付任何末期股息（2025年同期：零）。

稅務寬免

本公司並不知悉股東可由於持有股份而享有任何稅務寬免。

Report of Directors

董事會報告

BUSINESS REVIEW

A fair review of the business of the Group for the 2026 Financial Year is set out in the section headed "Management Discussion and Analysis" on pages 6 to 21 of this annual report.

MAJOR RISKS AND UNCERTAINTIES

The Group's operation, financial conditions, business and prospect are subject to a number of risks and uncertainties. The following principal risks and uncertainties have been identified by the Group. In addition, there may be other risks and uncertainties which are not known to the Group or may not be material for the time being but could be turn out to be material in the future.

Business Risk

1. The provision of foundation and other civil works and tunnelling works are on project basis and non-recurring basis. The future growth in revenue and financial results depend on, among others, the success to secure new tenders and contracts awarded.
2. The operations of the Group mainly focus in Hong Kong, which are affected by various factors which include, inter alia, the general economic conditions in Hong Kong, general property market in Hong Kong and government policies on the infrastructure and property development and planning.
3. The demand of tunnelling services in Hong Kong is dominated by a relatively small number of customers, mainly the Hong Kong SAR Government, public utilities companies and MTR Corporation Limited. Though the Group has established long and stable business relationships with the two electricity suppliers in Hong Kong, it is uncertain that our existing customers will continue to provide us new contracts and the Group will be able to secure contracts from new customers.
4. The financial performance of each project is subject to the risk of underestimation of the project cost and the complexity as well as the length of the projects.
5. The Group is required to obtain or maintain certain registration and/or certificates under the laws in jurisdictions in which it operates in order to carry on the business. It is uncertain that all the required registrations, certificates or licences can be maintained or renewed in a timely manner. Any changes to the existing policies by government authorities may have significant impact on the ability of the Group to carry on the existing business.

業務回顧

本集團於2026年財政年度的公平業務回顧載於本年報第6至21頁的「管理層討論及分析」一節。

主要風險及不確定性

本集團的營運、財務狀況、業務及前景受限於多項風險及不確定性。以下為本集團所識別的主要風險及不確定性。此外，可能存在本集團未知或現時不屬重大但於未來可能成為重大的其他風險及不確定性。

業務風險

1. 地基、其他土木工程以及隧道工程的撥備乃按項目基準及非持續基準作出。收益及財務業績的未來增長視乎（其中包括）獲取新標及獲授合約的成功率而定。
2. 本集團的營運主要集中於香港，營運受若干因素影響，其中包括香港的整體經濟狀況、香港整體物業市場以及有關基礎建設以及物業開發及規劃的政府政策。
3. 香港隧道服務的需求乃由相對較少的客戶控制，該等客戶主要指香港特別行政區政府、公用事業公司及香港鐵路有限公司。儘管本集團已與香港兩間供電商建立長期及穩定的業務關係，惟我們現有客戶將繼續向我們提供新合約及本集團可獲得新客戶合約的情況尚不明確。
4. 各項目的財務業績受限於低估項目成本及複雜程度以及項目時長的風險。
5. 為開展業務，本集團須獲取或持有其運營所在司法權區法律管轄下的若干註冊登記及／或證書。無法確定，所有規定的登記、證書或許可證將繼續持有或獲即時重續。政府機關對現有政策所作出之任何變動均可能對本集團開展現有業務的能力造成重大影響。

Report of Directors

董事會報告

6. Tenders were awarded to the Group based on the estimated project costs (which include mainly wages and construction material cost). The financial results of the Group is subject to the risk of price fluctuation of material price and the availability of the quality of construction materials will always meet the required standards.
7. The construction business by nature is subject to the claims and disputes with customers, subcontractors, workers in relation to the substandard of works, completion of works in time, labour compensations or personal injuries. Regardless of the merits of the claims, the disputes and litigation will affect the reputation of the Group in the industry it operates and in turn, adversely affect the business operations and financial results of the Group.
8. The inherent risk of the foundation and tunnelling business is subject to unforeseen ground conditions. The actual ground condition may be different from the information provided by the customers. The Group may be exposed to the risk of cost overrun if the customers disagree to compensate the Group for the additional cost incurred as a result of the unforeseen ground conditions.
9. The Group is subject to environmental regulations and guidelines in the jurisdictions in which it operates, such as Hong Kong, the PRC, the United Kingdom and the Philippines. Any changes in such regulations and guidelines may have adverse impact on the operations and the financial results.
10. The results of the Group are affected by the trends in the industries in which it operates, including the construction (which includes the foundation and other civil works and tunnelling works) and the premises revitalisation and enhancement business. The change in government budgets and spending in infrastructures as well as the changes in customer tastes and preference may have adverse impact on the revenue and operation results of the Group.
11. The success and the growth of the Group is, to a large extent, attributable to the continued commitment of the Directors and senior management team. Profile of Directors and senior management is set out on pages 44 to 50 of this annual report. Any unanticipated departure of the Directors and senior management team without appropriate replacement may have a material adverse impact on our business operations and profitability.
6. 本集團根據估計項目成本(主要包括薪金及建築材料成本)獲授相關投標項目。本集團的財務業績受材料價格的價格波動風險的規限,而可用的建築材料質量將始終符合所規定的標準。
7. 建築業務實質上受限於客戶、分包商、不合標準工程有關的工人、工程按時竣工、勞工賠償或人身傷害的索償及糾紛。不論申索的結果是否理想,糾紛及訴訟均將影響本集團於其所經營行業的聲譽,進而對本集團的業務營運及財務業績造成不利影響。
8. 地基及隧道業務的固有風險取決於無法預見的路面狀況。路面實況可能與客戶所提供的資料有所差異。倘客戶不同意就因不可預見的路況產生的額外費用補償本集團,則本集團可能面臨成本超支的風險。
9. 本集團須遵守其經營所在司法權區的環境法規及指引,如香港、中國、英國及菲律賓等。該等法規及指引的任何變更均可能對運營及財務業績產生不利影響。
10. 本集團的業績受其經營所在行業的趨勢影響,包括建築(包括地基及其他土木工程及隧道工程)以及物業活化及升級業務。政府預算、基礎設施支出以及客戶的品味及偏好的變動均可能對本集團的收益及經營業績產生不利影響。
11. 本集團的成功及發展很大程度上歸功於董事及高級管理層團隊的持續奉獻。董事及高級管理層履歷載於本年報第44至50頁。未經適當替換而導致董事及高級管理團隊意外離職的任何情況均可能對我們的業務營運及盈利能力造成重大不利影響。

Report of Directors

董事會報告

12. The subsidiaries of the Group operating in the PRC are exposed to the following risks conducting business in the PRC:
- Under PRC laws and regulations, the Group's subsidiaries in the PRC are subject to various dividend policies. Limitations on the ability of the operating subsidiaries in the PRC to pay dividends to the Group and/or subject to higher withholding tax rate could have a material adverse effect on the ability of the Group to conduct business;
 - The PRC government's control over foreign currency conversion and fluctuations in exchange rates may have restriction on the PRC subsidiaries of the Group to access to foreign currency to pay dividends in foreign currencies to the Shareholders and to obtain foreign exchange for capital expenditure for the PRC subsidiaries.
13. The outbreak of the COVID-19 or any other natural disasters or infectious diseases may severely affect and restrict the level of economic activity in Hong Kong and the PRC which may in turn have a material and adverse effect on the Group's business, financial position and results of operations.
14. The Group's premises revitalization and enhancement business is subject to the regulatory environment and measures affecting the property related industries in the PRC. In particular, the Group's business performance primarily depends on the total contracted and revenue-bearing gross leasable area and the number of properties the Group manages, but the Group's business growth is, and will likely continue to be, affected by the PRC government regulations relating to the industries in which the Group operates.
15. A subsidiary of the Group is engaged in the business of health and environmental innovations and is investing heavily on research and development. Such investment may negatively impact our profitability and operating cash flow in the short term and may not generate the results we expect to achieve.
12. 本集團於中國經營的附屬公司在中國經營業務面臨以下風險：
- 根據中國法律及法規，本集團於中國的附屬公司須遵守各項股息政策。中國營運附屬公司向本集團派付股息的能力及／或須繳納較高預扣稅稅率的限制均可能對本集團開展業務的能力造成重大不利影響；
 - 中國政府對外幣兌換及匯率波動的控制可能限制本集團的中國附屬公司獲取外幣向股東派付外幣股息及獲取外匯用於中國附屬公司的資本開支。
13. COVID-19的爆發或任何其他自然災害或感染性疾病可能會嚴重影響並限制香港及中國的經濟活動水平，導致可能對本集團的業務、財務狀況及營運業績產生重大不利影響。
14. 本集團的物業活化及升級業務面對影響中國房地產相關行業的監管環境及措施。特別是，本集團的業務表現主要取決於本集團管理的總訂約及創收可出租面積和物業數目，但本集團的業務增長受到並可能繼續受到中國政府對本集團所經營行業的相關規定之影響。
15. 本集團之附屬公司從事健康與環境創新業務，並大力投資於研究和開發，有關投資在短期而言可能會對本集團之盈利能力及經營現金流量產生負面影響及未必會產生我們期望取得之結果。

Report of Directors

董事會報告

Financial Risk

The Group is exposed to various financial risks, including interest rate, liquidity and credit risks. Details of financial risks are set out in the notes to the consolidated financial statements in this annual report.

Joint Venture Partner Risk

The Group conducts some of its business through an associated company/joint operations in which it shares control with the joint venture partner. There are uncertainties that the joint venture partner will continue its relationship with the Group in the future or their goals or strategies are in line with those of the Group. Furthermore, the joint venture partner in the associated company/joint operations may undergo a change of control or financial difficulties which may have adverse impact on the Group's financial conditions and operation results of the Group.

Likely development in the Group's business

The likely development of the Group is disclosed in the paragraph headed "Outlook" in the "Chairman's Statement" section in this annual report.

An analysis using financial key performance indicators

The relevant financial key performance indicators relating to the business of the Group are set out in the "Business Review" and "Financial Review" section in the "Management Discussion and Analysis" and the consolidated financial statements in this annual report.

Important events affecting the Group that have occurred since the end of the 2026 Financial Year

Saved as disclosed in this annual report, the Board is not aware of any significant event requiring disclosure that has taken place subsequent to 31 March 2026 and up to the date of this annual report.

Environmental policies and performance

Environment protection is critical to the long term development of the Group. The Group places importance in the management practice so as to prevent pollution, reduce waste and enhance waste recycling. The Group has adopted environmental management practices in accordance with ISO14001 (Environmental management system) and ISO50001 (Energy management system). The Group promotes environment-friendly construction worksites and implements appropriate facilities to improve the environments of the construction worksites.

During the 2026 Financial Year, we did not identify any material non-compliance with or breach of relevant laws, rules or regulations in relation to environmental protection.

財務風險

本集團面臨多種財務風險，包括利率、流動資金及信貸風險。有關財務風險的詳情載於本年報的綜合財務報表附註。

合營企業合夥人風險

本集團透過其與合營企業合夥人共同控制的聯營公司／合營業務進行部分業務。無法確定有關合營企業合夥人未來將繼續與本集團保持關係或其目標或策略與本集團一致。此外，聯營公司／合營業務的合營企業合夥人可能會經歷控制權變更或財務困難，該等情況可能對本集團的財務狀況及經營業績造成不利影響。

本集團業務的可能發展

本集團的可能發展披露於本年報「主席報告」內「展望」一段。

運用財務關鍵表現指標的分析

有關本集團業務的相關財務關鍵表現指標載於本年報「管理層討論及分析」一節內「業務回顧」及「財務回顧」以及綜合財務報表。

自2026年財政年度終結後發生且對本集團有影響的重大事件

除本年報所披露者外，董事會並不知悉於2026年3月31日後及直至本年報日期所發生的須予披露之任何重大事項。

環境政策及表現

環境保護對本集團長期發展至關重要。本集團著重管理常規，藉以避免污染、減少浪費及加強廢物回收。本集團已根據ISO14001（環境管理體系）及ISO50001（能源管理體系）採納環境管理常規。本集團推廣環保建築工地並配備適合設施，以改善建築工地環境。

於2026年財政年度，我們並無發現任何重大不遵守或違反與環境保護相關的法律、規則或規例的情況。

Report of Directors

董事會報告

Relationships with employees, customers, and suppliers

The Group maintain a good relationship with its employees and has not experienced any significant disruptions to its operation due to labour dispute. The Group is committed to providing a safe and healthy workplace for the staff and have arranged an annual safety conference for staff of all levels to enhance their knowledge on site safety.

The Group maintains a good relationship with its customers and suppliers. The Group maintains close contact with the customers and has conducted regular reviews of the requirements of the customers and complaints. The Group will conduct appraisal of the performance of suppliers on regular basis.

Compliance with Laws and Regulations

The Group recognises the importance of compliance with regulatory requirements and risks of non-compliance with such requirements. The Group has on-going review of new enacted laws and regulations which may affect the operations of the Group. During the 2025/26 Financial Year, there is no incidence of non-compliance with the relevant laws and regulations that have significant impact on the business of the Group.

SUMMARY OF FINANCIAL INFORMATION

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 201.

DONATIONS

Charitable donations made by the Group during the 2026 Financial Year amounted to approximately HK\$14,600 (2025 Corresponding Year: approximately HK\$81,700).

PROPERTY, PLANT AND EQUIPMENT

Details of movements in property, plant and equipment of the Group during the 2026 Financial Year are set out in note 14 to the consolidated financial statements.

INVESTMENT PROPERTIES

Details of movement in investment properties of the Group during the 2026 Financial Year are set out in note 16 to the consolidated financial statements.

SHARE CAPITAL

Details of the share capital of the Company during the 2026 Financial Year are set out in note 31 to the consolidated financial statements. As at 31 March 2026, the Company's number of issued ordinary shares was 515,000,000 ("Share(s)") (2025: 500,000,000 Shares).

與僱員、客戶及供應商的關係

本集團與其僱員維持良好關係及並無因勞資糾紛而出現任何重大業務中斷。本集團致力為僱員提供一個安全健康的工作環境，並已為各級員工安排年度安全會議，以提升其地盤安全知識。

本集團與其客戶及供應商維持良好關係。本集團與客戶維持緊密聯繫，並定期檢討客戶的要求及投訴。本集團會定期評核供應商的表現。

遵守法例及法規

本集團深明遵守法規要求尤為重要及不遵守有關規定的風險。本集團持續審閱可能影響本集團營運的新實施法例及法規。於2025年／2026年財政年度，並無發生對本集團業務有顯著影響的違反相關法例及法規事件。

財務資料概要

本集團過往五個財政年度的業績以及資產及負債概要載於第201頁。

捐款

本集團於2026年財政年度的慈善捐款金額為約港幣14,600元（2025年同期：約港幣81,700元）。

物業、機器及設備

本集團於2026年財政年度的物業、機器及設備變動詳情載於綜合財務報表附註14。

投資物業

本集團於2026年財政年度的投資物業變動詳情載於綜合財務報表附註16。

股本

本公司於2026年財政年度的股本詳情載於綜合財務報表附註31。於2026年3月31日，本公司之已發行普通股數目為515,000,000股（「股份」）（2025年：500,000,000股股份）。

Report of Directors

董事會報告

PRE-EMPTIVE RIGHTS

There are no provisions for pre-emptive rights under the Company's Articles or the laws of the Cayman Islands, being the jurisdiction in which the Company was incorporated, which would oblige the Company to offer new shares on a pro rata basis to existing shareholders of the Company.

PURCHASE, REDEMPTION OR SALE OF LISTED SECURITIES OF THE COMPANY

During the 2026 Financial Year, neither the Company nor its subsidiaries has purchased, redeemed or sold any of the listed securities of the Company.

DISTRIBUTABLE RESERVES

As at 31 March 2026, the Company's reserves available for distribution, calculated in accordance with the provisions of the Companies Act amounted to approximately HK\$162.8 million.

MAJOR CUSTOMERS AND SUPPLIERS

For the 2026 Financial Year, the Group's five largest customers in aggregate accounted for approximately 62.4% (2025 Corresponding Year: approximately 61.2%) of the total revenue of the Group and the largest customer included therein accounted for approximately 33.3% (2025 Corresponding Year: approximately 40.1%).

For the 2026 Financial Year, the Group's five largest suppliers in aggregate accounted for approximately 21.0% (2025 Corresponding Year: approximately 26.5%) of the total costs of revenue of the Group and the largest supplier included therein accounted for approximately 6.1% (2025 Corresponding Year: approximately 7.9%).

To the best knowledge of the Directors, none of the Directors, their associates or any shareholders of the Company (which to the knowledge of the Directors of the Company own more than 5% of the Company's issued share capital) had any interest in the five largest suppliers or customers.

優先購股權

本公司的章程細則或開曼群島(本公司註冊成立所在司法權區)法例下均無有關本公司須按比例向本公司現有股東發售新股份的優先購股權規定。

購買、贖回或出售本公司的上市證券

於2026年財政年度，本公司及其附屬公司均無購買、贖回或出售本公司任何上市證券。

可供分派儲備

於2026年3月31日，本公司根據公司法條文所計算的可供分派儲備約港幣162.8百萬元。

主要客戶及供應商

於2026年財政年度，本集團五大客戶共佔本集團總收益約62.4% (2025年同期：約61.2%)，當中最大客戶佔本集團總收益約33.3% (2025年同期：約40.1%)。

於2026年財政年度，本集團五大供應商共佔本集團總收益成本約21.0% (2025年同期：約26.5%)，當中最大供應商佔本集團總收益成本約6.1% (2025年同期：約7.9%)。

就董事所盡悉，各董事、彼等的聯繫人或本公司任何股東(據本公司董事所知擁有本公司5%以上已發行股本)概無擁有五大供應商或客戶的任何權益。

Report of Directors

董事會報告

DIRECTORS

The Directors of the Company during the 2026 Financial Year and up to the date of this annual report are:

Executive Directors

Mr. JIM Yin Kwan Jackin
Mr. CHUI Mo Ming
Mr. YAN Chi Tat
Mr. LEUNG Hung Kwong Derrick

Non-executive Director

Ms. LEE Sze Wing Mabel

Independent Non-executive Directors

Mr. LEE Luk Shiu
Mr. PANG Chi Shing (appointed on 17 September 2025)
Mr. WONG Antony (appointed on 17 September 2025)
Mr. YU Hon Kwan (retired on 17 September 2025)
Mr. WONG Chi Keung Johnny (retired on 17 September 2025)

In accordance with the Third Amended and Restated Memorandum and Articles of Association of the Company (the “**Articles**”), at each general meeting one-third of the Directors for the time being, or, if their number is not three or a multiple of three, then the number nearest to but not less than one-third, shall retire from office by rotation provide that every Director (including those appointed for a specific term) shall be subject to retirement by rotation at least once every three years. A retiring Director shall be eligible for re-election.

Any Director appointed by the Board to fill a casual vacancy or as an addition to the existing Board shall hold office only until the first annual general meeting of the Company after his/her appointment and be subject to re-election at such annual general meeting.

The Company has received from each of the Independent Non-executive Directors a confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company considers all of the Independent Non-executive Directors are independent.

BIOGRAPHIES DETAILS OF DIRECTORS AND MANAGEMENT

Biographical details of the Directors and the senior management of the Group are set out on pages 44 to 50 of this annual report.

董事

本公司於2026年財政年度及直至本年報日期止的董事為：

執行董事

詹燕群先生
徐武明先生
甄志達先生
梁雄光先生

非執行董事

李思穎女士

獨立非執行董事

李祿兆先生
彭志誠先生（於2025年9月17日獲委任）
黃東尼先生（於2025年9月17日獲委任）
余漢坤先生（於2025年9月17日退任）
王志強先生（於2025年9月17日退任）

根據本公司第三次經修訂及重訂的組織章程大綱及章程細則（「**細則**」），於每次股東大會上，當時三分之一之董事（或倘董事人數並非三或三之倍數，則為最接近但不超過三分之一者）須輪值退任，規定每位董事（包括按特定任期獲委任者）須至少每三年輪值退任一次。退任董事有資格膺選連任。

凡獲董事會委任以填補臨時空缺或作為現有董事會新增成員之任何董事之任期僅至其獲委任後本公司首屆股東週年大會止，而有關董事須於該股東週年大會上重選連任。

本公司已收悉各獨立非執行董事根據上市規則第3.13條就其獨立身份作出的確認。本公司認為，所有獨立非執行董事均屬獨立人士。

董事及管理層的履歷詳情

本集團董事及高級管理層的履歷詳情載於本年報第44至50頁。

Report of Directors

董事會報告

DIRECTORS' SERVICE CONTRACTS

Each of the Executive Directors has entered into a service agreement with the Company for an initial fixed term of three years commencing from the date of Listing and has renewed for a further three years and shall be automatically renewed for such further period after expiry of renewal term.

Ms. LEE Sze Wing Mabel entered into a letter of appointment with the Company for a term of three years commencing from 31 May 2023. Her appointment has since been renewed for a further three years and shall be automatically renewed for successive three-year periods upon the expiry of each renewal term.

Mr. LEE Luk Shiu has entered into a service agreement with the Company under which he is appointed for a period of one year commencing from the date of the Listing and has renewed for a further three years and shall be automatically renewed for such further period after expiry of the renewal term.

Mr. PANG Chi Shing and Mr. WONG Antony have entered into a service agreement with the Company under which each of them is appointed for an initial fixed term of three years commencing from 17 September 2025.

The service agreement entered into with each of the Executive Directors may be terminated by either party thereto giving at least three months' written notice. The letter of appointment entered into with Ms. LEE Sze Wing Mabel may be terminated by either party thereto giving at least three months' written notice. The service agreement entered into with each of the Independent Non-executive Directors may be terminated by either party thereto giving at least one months' written notice.

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

DIRECTORS'/CONTROLLING SHAREHOLDERS INTERESTS IN CONTRACTS OF SIGNIFICANCE

Save for those disclosed in this annual report, there is no transactions, arrangements and contracts of significance in relation to the Group's business to which the Company, its subsidiaries, fellow subsidiaries or its parent companies was a party and in which a Director or Controlling Shareholder of the Company and Director's connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the 2026 Financial Year.

董事服務合約

各執行董事已與本公司訂立服務協議，初步固定任期自上市日期起計為期三年，且已續期三年，並於重續期限屆滿後自動重續至下一期限。

李思穎女士已與本公司訂立委任函，自2023年5月31日起計為期三年。其委任其後已續期三年，並應於每次續期屆滿時自動重續三年。

李祿兆先生已與本公司訂立服務協議，據此，其任期自上市日期起計為期一年，並已續期三年，並於續期期限屆滿後可自動進一步續期有關期間。

彭志誠先生及黃東尼先生已與本公司訂立服務協議，據此，彼等各自初步固定任期自2025年9月17日起計為期三年。

與各執行董事訂立之服務協議可由其中一方提前至少三個月發出書面通知予以終止。與李思穎女士訂立之委任函可由其中一方提前至少三個月發出書面通知予以終止。與各獨立非執行董事訂立之服務協議可由其中一方提前至少一個月發出書面通知予以終止。

概無擬於應屆股東週年大會上膺選連任的董事與本公司或其任何附屬公司訂立任何於一年內不可由本集團終止而毋須作出賠償（法定賠償除外）的尚未屆滿服務合約。

董事／控股股東於重大合約的權益

除本年報所披露者外，於年末或2026年財政年度內任何時間，本公司、其附屬公司、同系附屬公司或其母公司概無訂立任何本公司董事或控股股東及董事的關連人士直接或間接擁有重大權益之與本集團業務有關的重大交易、安排及合約。

Report of Directors

董事會報告

REMUNERATION FOR DIRECTORS

In compliance with the CG Code, the Company has established a Remuneration Committee to formulate remuneration policies. Directors' remuneration are subject to shareholders' approval at general meetings. Other emoluments are determined by the Board with reference to Directors' duties and responsibilities, the recommendations of the Remuneration Committee and the performance and results of the Group. Details of the remuneration of the Company's Directors are set out in note 10 to the consolidated financial statements.

PERMITTED INDEMNITY PROVISION

The Articles provide that the Directors shall be indemnified out of the assets of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them shall or may incur or sustain by reason of any act done, concurred in or omitted in or about the execution of their duty or supposed duty in their respective offices or trusts.

DEED OF NON-COMPETITION

Each of the Controlling Shareholders (as defined in the Listing Rules) of the Company has executed a Deed of Non-competition dated 25 November 2015 in favour of the Company, which contains certain non-competition undertakings given in favour of the Group. Particulars of the Deed of Non-competition are set out in the section headed "Relationship with the Controlling Shareholders" in the Prospectus.

The Controlling Shareholders have provided a confirmation to the Company confirming their compliance with the Deed of Non-competition during the 2026 Financial Year. The Independent Non-executive Directors have also reviewed the status of compliance by each of the Controlling Shareholders with the Deed of Non-competition and as far as the Independent Non-executive Directors can ascertain, there is no breach of any of the Deed of Non-competition.

RELATED PARTY TRANSACTIONS

Details of the significant related party transactions entered into by the Group under the applicable accounting standards during the 2026 Financial Year are set out in note 37 to the consolidated financial statements.

None of the related party transactions disclosed in note 37 to the consolidated financial statements constituted disclosable non-exempted connected transactions or non-exempted continuing connected transactions of the Group under the Listing Rules. To the extent of the related party transactions constituted connected transactions as defined in the Listing Rules, the Company had complied with relevant requirements under Chapter 14A of the Listing Rules.

董事的薪酬

遵照企業管治守則，本公司已成立薪酬委員會，以制定薪酬政策。董事的薪酬須待股東於股東大會批准。其他酬金則由董事會經參考董事的職務及職責、薪酬委員會的建議以及本集團的表現及業績後釐定。本公司董事薪酬詳情載於綜合財務報表附註10。

獲批准的彌償條文

章程細則規定，董事將獲以本公司資產作為彌償保證，使其不會因其或其任何一方於執行職務或其各自之職位或信託之假定職務期間或關於執行職務而作出、同意或遺漏之任何行為而將會或可能招致或蒙受之任何訴訟、費用、收費、損失、損害賠償及開支而蒙受損害。

不競爭契據

本公司各控股股東（定義見上市規則）簽立日期為2015年11月25日以本公司為受益人的不競爭契據，其中包括若干有利於本集團的不競爭承諾。不競爭契據的詳情載於招股章程「與控股股東的關係」一節。

控股股東已向本公司提交彼等於2026年財政年度遵守不競爭契據的確認。獨立非執行董事亦已審閱各控股股東對不競爭契據的遵守情況，並確認就獨立非執行董事所知，概無違反任何不競爭契據的情況。

關聯方交易

本集團於2026年財政年度根據適用會計準則訂立的重大關聯方交易詳情載於綜合財務報表附註37。

概無披露於綜合財務報表附註37的關聯方交易構成根據上市規則本集團須予披露的不獲豁免關連交易或不獲豁免持續關連交易。就構成上市規則所界定持續關連交易的關聯方交易而言，本公司已遵守上市規則第14A章的相關規定。

Report of Directors

董事會報告

CONTINUING CONNECTED TRANSACTION

The Group has the following connected transaction during the year and the Company has fully complied with the announcement, reporting and/or independent shareholders' approval requirements under Chapter 14A of the Listing Rules (where applicable):

The Group through its subsidiary (as tenant) has entered into a lease agreement dated 27 March 2024 (the "**Lease Agreement**") with Pioneer National Development Limited (as landlord) ("**Pioneer National**") to lease the premises at "Units 1104–1107, Nan Fung Commercial Centre, 19 Lam Lok Street, Kowloon Bay, Kowloon, Hong Kong" for office use for a term of three years commencing from 1 April 2024 at a monthly rental of HK\$82,000 (exclusive of rates, Government rent and management fee payable by the tenant).

Pioneer National is owned as to 50% by Mr. Jim and 50% by Mr. Chui, both are the Executive Directors and the Controlling Shareholders of the Company. Pursuant to the Listing Rules, Pioneer National is a connected person and transactions contemplated under the Lease Agreement constituted continuing connected transactions of the Company under Chapter 14A of the Listing Rule.

ANNUAL REVIEW ON CONTINUING CONNECTED TRANSACTIONS

In accordance with Rule 14A.55 of the Listing Rules, the aforesaid continuing connected transaction has been reviewed by the Independent Non-executive Directors who have confirmed that the aforesaid continuing connected transaction has been entered into:

- (1) in the ordinary and usual course of business of the Group;
- (2) on normal commercial terms or better; and
- (3) in accordance with the relevant agreements governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

持續關連交易

本年度，本集團已訂立以下關連交易，及本公司已全面遵守上市規則第14A章項下的公告、申報及／或獨立股東批准的規定（倘適用）：

本集團透過其附屬公司（作為承租人）與銳信發展有限公司（「銳信」，作為業主）訂立日期為2024年3月27日的租賃協議（「租賃協議」），以租賃位於香港九龍九龍灣臨樂街19號南豐商業中心1104–1107室作辦公室用途的物業，自2024年4月1日起，為期三年，每月租金為港幣82,000元（不包括承租人應付的差餉、地租及管理費）。

銳信由詹先生擁有50%及由徐先生擁有50%，兩者均為本公司執行董事兼控股股東。根據上市規則，銳信為關連人士，而租賃協議項下擬進行的交易已構成上市規則第14A章項下之本公司之持續關連交易。

持續關連交易之年度審閱

根據上市規則第14A.55條，上述持續關連交易已由獨立非執行董事審閱，而彼等已確認上述持續關連交易乃基於下列各項訂立：

- (1) 於本集團一般及日常業務過程中訂立；
- (2) 按一般商業條款或更佳條款訂立；及
- (3) 根據監管交易之相關協議按公平合理且符合本公司股東整體利益之條款訂立。

Report of Directors 董事會報告

For the purpose of Rule 14A.56 of the Listing Rules, the Company's Auditor, SHINEWING CPA (HK) Limited ("SHINEWING"), has been engaged to report on this continuing connected transaction in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. SHINEWING has issued an unqualified letter containing findings and conclusions in respect of this continuing connected transaction accordance with Rule 14A.56 of the Listing Rules.

DISCLOSURE UNDER LISTING RULE 13.21

On 18 February 2019, Yee Hop Engineering and Yee Hop Construction, as the borrowers, confirmed the acceptance of a facility letter issued by a bank making available a facility of HK\$20 million to both Yee Hop Engineering and Yee Hop Construction and an aggregate of HK\$250.61 million to Yee Hop Engineering only and later revised to HK\$15 million to the borrowers and an aggregate of HK\$35 million to Yee Hop Engineering only on 6 November 2020. Pursuant to the terms of the facility, the bank reserves the overriding right to modify and/or cancel the facility and the terms/conditions thereof at anytime at its discretion. The facility is repayable upon demand made by the bank. Details of the transaction are set out in the announcements of the Company dated 18 February 2019 and 6 November 2020.

On 27 March 2019, Yee Hop Engineering, as the borrower, confirmed the acceptance of a facility letter issued by a bank making available a credit facility up to an aggregate amount not exceeding HK\$20.88 million and later revised to HK\$37.63 million on 10 February 2020. Pursuant to the terms of the facility, which has no tenor, the bank reserves the overriding right to immediately modify, terminate, cancel or suspend the facility and the terms/conditions thereof at anytime at its discretion. The facility is repayable upon demand made by the bank. Details of the transaction are set out in the announcements of the Company dated 27 March 2019 and 10 February 2020.

On 7 July 2020, Yee Hop Engineering, as a borrower, confirmed the acceptance of a facility letter issued by a bank offering a term loan facility in an amount up to HK\$15 million and later revised to HK\$30.0 million on 30 April 2024. Pursuant to the terms of the facility, the bank shall have the overriding right at any time and at its sole discretion to terminate all or any part of, or reduce or decrease, the facility by prior notice to the borrower. The facility shall be repaid in full within 12 months from the relevant date of facility drawdown. Details of the transaction are set out in the announcements of the Company dated 7 July 2020 and 30 April 2024.

根據上市規則第14A.56條，本公司之核數師信永中和(香港)會計師事務所有限公司(「信永中和」)已獲聘根據香港會計師公會頒佈之《香港鑒證業務準則》第3000號(經修訂)「非審核或審閱過往財務資料之鑒證工作」，並參照《實務說明》第740號「關於香港上市規則所述持續關連交易的核數師函件」就該持續關連交易出具報告。根據上市規則第14A.56條，信永中和已發出無保留意見函件，其中包含有關該持續關連交易結果及結論。

根據上市規則第13.21條所作披露

於2019年2月18日，借款人義合工程及義合建築確認接納該銀行提供融資港幣20百萬元(予義合工程及義合建築)及合共港幣250.61百萬元(僅予義合工程)及其後於2020年11月6日修訂至港幣15百萬元(予各借方)及合共港幣35百萬元(僅予義合工程)而發出之融資函件。根據融資條款，該銀行保留絕對權利可隨時酌情修訂及／或取消融資及有關條款／條件。融資須按該銀行要求償還。交易詳情乃載於本公司日期為2019年2月18日及2020年11月6日的公告。

於2019年3月27日，借款人義合工程確認接納銀行提供信貸融資不超過合共港幣20.88百萬元(其後於2020年2月10日修訂至港幣37.63百萬元)而發出之融資函件。根據融資條款(並無期限)，該銀行保留凌駕性權利可隨時酌情立即修訂、終止、取消或暫停融資及有關條款／條件。融資須按該銀行要求償還。交易詳情乃載於本公司日期為2019年3月27日及2020年2月10日的公告。

於2020年7月7日，借款人義合工程確認接納銀行提供定期貸款融資最多港幣15百萬元而發出之融資函件，其後於2024年4月30日修訂為港幣30.0百萬元。根據融資條款，該銀行具有絕對權利以事先通知借款人的方式隨時及全權酌情終止所有或任何部分融資或減低或減少融資。融資須於相關融資提取日期起12個月內悉數償還。交易詳情乃載於本公司日期為2020年7月7日及2024年4月30日的公告。

Report of Directors 董事會報告

On 20 May 2022, Yee Hop Engineering and YH Qing Chuang Limited, as the borrowers, confirmed the acceptance of a facility letter issued by a bank making available credit facilities for an aggregated amount not exceeding HK\$100 million. Pursuant to the terms of the facility, which has no tenor, the bank shall have an unrestricted discretion to reduce, cancel or suspend, or determine whether or not to permit drawings in relations to, the facility. The facility are subject to review at any time and also subject to the bank's overriding right of repayment on demand including the right to all call for cash cover on demand for prospective and contingent liabilities. Details of the transaction are set out in the announcements of the Company dated 20 May 2022 and 24 May 2022.

On 24 April 2024, Yee Hop Engineering, as the borrower, confirmed the acceptance of a facility letter issued by a bank making available credit facilities up to an aggregate amount not exceeding HK\$160.0 million. Pursuant to the terms of the facility, which has no tenor, the bank shall have an unrestricted discretion to reduce, cancel or suspend, or determine whether or not to permit drawings in relation to the facilities. The facility are subject to (i) review at any time and (ii) the Bank's overriding right of demand for repayment including the right to call for cash cover on demand for prospective and contingent liabilities. Details of the transaction are set out in the announcement of the Company dated 24 April 2024.

On 13 August 2025, Yee Hop Engineering and YH Materials, as the borrowers, confirmed the acceptance of a facility letter issued by a bank making available credit facilities up to an aggregate amount not exceeding HK\$50.0 million. Pursuant to the terms of the facility letter, all facilities shall be made subject to such limit or limits as may be agreed between the borrowers and the bank or otherwise as varied and revised by the Bank at its absolute discretion from time to time. The borrowers agrees that the bank is entitled at any time to increase, reduce or otherwise vary the limit(s) applicable to any facility and the bank may give prior notice of such increase, reduction or variation if this is reasonably practicable to do so. The facilities have no fixed term and are subject to (i) the bank's periodic review from time to time, and (ii) the bank's overriding right of demand for repayment, including the right to call for cash cover on demand for prospective and contingent liabilities. Details of the transaction are set out in the announcement of the Company dated 13 August 2025.

As one of the conditions of the facilities set out above, the Company has undertaken to the banks, among others that Mr. Jim and Mr. Chui should, directly or indirectly, own no less than 51% shareholdings in the Company or the Company shall maintain ultimately controlled by Mr. Jim and Mr. Chui.

於2022年5月20日，義合工程及義合青創有限公司（作為借方）確認接納銀行提供融資不超過共港幣100百萬元而發出之融資函件。根據融資條款（並無期限），該銀行應有無限制酌情權，就該融資削減、取消或暫停，或釐定是否允許提取。該融資可在任何時間檢討，而該銀行亦有凌駕性要求還款的權力，包括有權就潛在及或然債務要求全部以現金彌償。有關該交易之詳情載於本公司刊發日期為2022年5月20日及2022年5月24日的公告。

於2024年4月24日，義合工程（作為借方）確認接納銀行提供融資不超過共港幣160.0百萬元而發出之融資函件。根據融資條款（並無期限），該銀行應有無限制酌情權，就該融資削減、取消或暫停，或釐定是否允許提取。該融資(i)可在任何時間檢討；及(ii)該銀行亦有凌駕性要求還款的權力，包括有權就潛在及或然債務要求以現金彌償。有關該交易之詳情載於本公司刊發日期為2024年4月24日的公告。

於2025年8月13日，義合工程及義合新材（作為借方）確認接納一間銀行提供信貸融資最多不超過共港幣50.0百萬元而發出之融資函件。根據融資函件條款，所有融資的提供應符合借方與該銀行之間可協定的額度或按照該銀行不時以其絕對酌情權所變更及更改的額度。借方同意該銀行有權在任何時間提高、減少或以其他方式變更適用於任何融資的額度。如果合理及切實可行，該銀行可事先發出有關提高、減少或變更的通知。該融資並無固定年期，而(i)該銀行可不時定期檢討；及(ii)該銀行有凌駕性要求還款的權力，包括有權就潛在及或然債務要求以現金彌償。有關該交易之詳情載於本公司刊發日期為2025年8月13日的公告。

作為上文所載融資的條件之一，本公司已向該銀行承諾（其中包括）詹先生及徐先生將直接或間接持有本公司的股權不少於51%，或本公司將由詹先生及徐先生繼續實益擁有。

Report of Directors 董事會報告

At the date of this annual report, Mr. Jim (collectively with JJ1318) and Mr. Chui hold 39.33% and 28.88% in the Shares of the Company respectively. JJ1318 is 100% beneficially owned by Mr. Jim.

Save as disclosed above, the Company does not have other disclosure obligations under Rule 13.21 of the Listing Rules.

於本年報日期，詹先生（連同JJ1318）及徐先生分別持有本公司股份的39.33%及28.88%。JJ1318由詹先生全部實益擁有。

除上文所披露者外，根據上市規則第13.21條，本公司並無其他披露責任。

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31 March 2026, the interests and short positions of the Directors and Chief Executive Officer in the shares or underlying shares or debentures of the Company and its associated corporations (within the meaning of Part XV of the SFO), as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code, were as follows:

董事及主要行政人員於股份、相關股份及債券中的權益及淡倉

於2026年3月31日，董事及主要行政人員於本公司及其相聯法團（定義見證券及期貨條例第XV部）的股份或相關股份或債券中，擁有本公司須記存於根據證券及期貨條例第352條須存置的登記冊內，或根據標準守則另行知會本公司及聯交所的權益及淡倉如下：

(a) Long position in Shares

(a) 於股份的好倉

Name of Director 董事姓名	Capacity/nature of interest 身份／權益性質	Number of Shares Interested 持有權益的股份數目	Approximate percentage of shareholding interests of the Company 所持本公司股權概約百分比
Mr. Jim 詹先生	Interest in a controlled corporation (Note 1) 受控制法團權益(附註1)	201,250,000 Shares 201,250,000股	39.08%
Mr. Jim 詹先生	Beneficial owner 實益擁有人	1,300,000 Shares 1,300,000股	0.25%
Mr. Chui 徐先生	Beneficial owner 實益擁有人	148,750,000 Shares 148,750,000股	28.88%
Ms. Lee Sze Wing Mabel (Note 2) 李思穎女士(附註2)	Interest of spouse 配偶權益	202,550,000 Shares 202,550,000股	39.33%
Mr. Pang Chi Shing 彭志誠先生	Beneficial owner 實益擁有人	700,000 Shares 700,000股	0.14%
Mr. Yan Chi Tat 甄志達先生	Beneficial owner 實益擁有人	2,000,000 Shares 2,000,000股	0.39%

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(b) Long position in JJ1318, an associated corporation of the Company

(b) 於本公司聯營公司JJ1318的好倉

Name of Director	Capacity/nature of interest	Percentage of the issued share capital of JJ1318 所佔JJ1318 已發行股本百分比
董事姓名	身份／權益性質	
Mr. Jim 詹先生	Beneficial owner (Note 1) 實益擁有人(附註1)	100%

Notes:

1. JJ1318 is beneficially owned as to 100% by Mr. Jim. Accordingly, Mr. Jim is deemed to be interested in the Shares held by JJ1318 under the SFO.
2. Ms. LEE Sze Wing Mabel is the spouse of Mr. Jim and is deemed, or taken to be, interested in Shares in which Mr. Jim has interest under the SFO.

附註：

1. JJ1318由詹先生實益擁有全部權益。因此，根據證券及期貨條例，詹先生被視為於JJ1318持有的股份中擁有權益。
2. 李思穎女士為詹先生之配偶，根據證券及期貨條例，被視為或當作於詹先生擁有權益之股份中擁有權益。

Save as disclosed above, none of the Directors, Chief Executives of the Company and/or any of their respective associates had any interests or short positions in any Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of part XV of the SFO) as at 31 March 2026 as recorded in the register required to be kept under section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

除上述所披露者外，於2026年3月31日，概無本公司董事、主要行政人員及／或彼等各自的任何聯繫人於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）的任何股份、相關股份及債券中，擁有須記存於根據證券及期貨條例第352條規定須存置的登記冊內或根據標準守則另行知會本公司及聯交所的任何權益或淡倉。

INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ITS ASSOCIATED CORPORATIONS

As at 31 March 2026, so far as is known to the Directors, the following person (other than the Directors and Chief Executives of the Company) had interests or short positions in the Shares and underlying Shares of the Company which were required to be notified to the Company under Divisions 2 and 3 of Part XV of the SFO or which were recorded in the register required to be kept under section 336 of the SFO.

主要股東於本公司及其相聯法團股份、相關股份及債券中的權益及淡倉

於2026年3月31日，據董事所知，下列人士（董事及本公司主要行政人員除外）於本公司的股份及相關股份中，擁有須根據證券及期貨條例第XV部第2及3分部知會本公司，或須記存於根據證券及期貨條例第336條存置的登記冊的權益或淡倉。

Report of Directors 董事會報告

Long positions in the Shares and underlying shares of the Company:

於本公司股份及相關股份的好倉：

Name	Capacity/nature of interest	Number of Shares Interested	Approximate percentage of shareholding interests of the Company
名稱	身份／權益性質	持有權益的股份數目	本公司股權所持概約百分比
JJ1318	Beneficial owner	201,250,000 Shares	39.08%
JJ1318	實益擁有人	201,250,000股	

Save as disclosed above, the Directors are not aware of any other persons who have interests or short positions in the Shares and underlying Shares of the Company which would fall to be disclosed to the Company under the provisions of Division 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept under section 336 of the SFO.

除上文所披露者外，董事概不知悉任何其他人士於本公司的股份及相關股份中，擁有根據證券及期貨條例第XV部第2及3分部須向本公司披露，或須記存於根據證券及期貨條例第336條存置的登記冊的權益或淡倉。

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in this annual report, at no time during the 2026 Financial Year was the Company, its holding companies, or any of its subsidiaries or fellow subsidiaries, a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

董事購買股份或債券的權利

除本年報所披露者外，本公司、其控股公司或其任何附屬公司或同系附屬公司於2026年財政年度內任何時間概無訂立任何安排，以使本公司董事可透過收購本公司或任何其他法人團體的股份或債券獲取利益。

SHARE OPTION SCHEME

A share option scheme (the "Share Option Scheme") was originally adopted by the Company for a period of 10 years commencing on 25 November 2015 and was expired on 24 November 2025. After the expiry of the Share Option Scheme, no further options will be offered but the provisions of the Share Option Scheme shall remain in force in all other respects to the extent necessary to give effect to the exercise of any options granted prior to expiry, which shall continue to vest in accordance with the rules of the Share Option Scheme.

購股權計劃

本公司原本採納的一項於2015年11月25日起計為期10年的購股權計劃（「購股權計劃」）已於2025年11月24日到期。購股權計劃到期後，將不會提供任何額外購股權，但購股權計劃的條款在所有其他方面仍保持有效，以於屆滿前行使任何已授出購股權，其將根據購股權計劃之規則繼續歸屬。

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The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other schemes shall not in aggregate exceed 50,000,000 Shares (10% of the Shares in issue as at the date of Listing), unless approved by the shareholders in general meeting (the maximum number of Shares of the Company which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other share option schemes of the Company must not exceed 30% of the total number of shares of the Company in issue from time to time). No option may be granted to any Eligible Participant which, if exercised in full, would result in the total number of Shares issued and to be issued upon exercise of the options already granted or to be granted to such Eligible Participant under the Share Option Scheme (including exercised, cancelled and outstanding share options) in any 12-month period up to and including the date of such grant exceeding 1% in aggregate of the Shares in issue as at the date of such grant. The offer of a grant of share options shall be accepted when the offer letter has been duly signed and a consideration of HK\$1 in total has been paid by the grantee within 21 days. The exercise period of the share options granted is determinable by the Directors and ends on a date which is not later than ten years from the date of the offer of share options.

Eligible Participants include: (i) any Eligible Employees. “Eligible Employees” means any employee (whether full time or part time, including any Executive Director but excluding any Non-executive Director) of the Company, any subsidiary or any entity in which the Group holds at least 20% of its issued share capital (“**Invested Entity**”); (ii) any Non-executive Director (including Independent Non-executive Directors) of the Company, any subsidiary or any Invested Entity; (iii) any supplier of goods or services of any member of the Group or any Invested Entity; (iv) any customer of any member of the Group or any Invested Entity; (v) any person or entity that provides research, development or other technological support to any member of the Group or any Invested Entity; (vi) any shareholder of any member of the Group or any Invested Entity or any holder of any securities issued by any member of the Group or any Invested Entity; (vii) any advisor (professional or otherwise) or consultant to any area of business or business development of any member of the Group or any Invested Entity; and (viii) any other group or classes of participants who have contributed or may contribute by way of joint venture, business alliance or other business arrangement to the development and growth of the Group, and, for the purposes of the Share Option Scheme, options may be granted to any company wholly owned by one or more Eligible Participants.

除非股東於股東大會批准，否則於所有根據購股權計劃及任何其他計劃授出的購股權獲行使時可予發行的股份總數，不得超過50,000,000股股份（於上市日期已發行股份10%）（於所有根據購股權計劃及本公司任何其他購股權計劃已授出而未行使的未行使購股權獲行使時涉及的股份數目上限，不得超過本公司不時已發行股份總數的30%）。倘全面行使購股權會導致於截至有關授出日期（包括當日）止12個月期間根據購股權計劃向合資格參與者已授出或將授出的購股權（包括已行使、已註銷及尚未行使的購股權）獲行使時已發行及將予發行的股份總數，超出於有關授出當日已發行股份總額的1%，則不得向任何合資格參與者授出購股權。授出購股權的要約將於要約函件已獲正式簽署且承授人已於21日內支付港幣1元的總代價後方獲接納。已授出購股權的行使期乃由董事釐定，並於不遲於接納購股權要約日期起計十年之日結束。

合資格參與者包括：(i)任何合資格僱員。「合資格僱員」指本公司、任何附屬公司或本集團持有其至少20%已發行股本的任何實體（「**投資實體**」）的任何僱員（不論是全職或兼職，包括任何執行董事但不包括任何非執行董事）；(ii)本公司、任何附屬公司或任何投資實體的任何非執行董事（包括獨立非執行董事）；(iii)本集團任何成員公司或任何投資實體的任何貨品或服務供應商；(iv)本集團任何成員公司或任何投資實體的任何客戶；(v)為本集團任何成員公司或任何投資實體提供研究、開發或其他技術支援的任何人士或實體；(vi)本集團任何成員公司或任何投資實體的任何股東或本集團任何成員公司或任何投資實體所發行的任何證券的任何持有人；(vii)本集團任何成員公司或任何投資實體的任何業務範疇或業務發展的任何顧問（專業或其他類型）或諮詢人士；及(viii)曾經或可能藉合資經營、業務聯盟或其他業務安排而對本集團的發展及增長作出貢獻的任何其他組別或類別參與者，以及就購股權計劃而言，購股權可能授予由一名或多名合資格參與者全資擁有的任何公司。

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The exercise price of options shares shall not be less than the highest of: (i) the closing price of the Share as stated in the Stock Exchange's daily quotations sheet on the date of grant of the relevant option, which must be a day on which the Stock Exchange is open for the business of dealing in securities (a "Trading Day"); (ii) the average closing price of the Shares as stated in the Stock Exchange's daily quotations sheets for the five Trading Days immediately preceding the offer date of the relevant option; and (iii) the nominal value of a Share on the offer date.

The principal terms of the Share Option Scheme are set out in the Prospectus.

Pursuant to the Share Option Scheme, the Company may grant options to the Directors and the employees of the Group and other eligible participants to subscribe for Shares not exceeding 10% of the Shares in issue, i.e. 50,000,000 Shares.

購股權股份的行使價不得低於以下最高者：
(i)股份於有關購股權授出日期（該日須為聯交所營業以進行證券買賣的日期（「交易日」）於聯交所每日報價表所報的收市價；
(ii)股份於緊接有關購股權的要約日期前五個交易日於聯交所每日報價表所報的平均收市價；及(iii)股份於要約日期的面值。

購股權計劃的主要條款載於招股章程。

根據購股權計劃，本公司可向董事及本集團僱員以及其他合資格參與者授出購股權，以認購不超過已發行股份10%的股份（即50,000,000股）。

Number of options 購股權數目

Type/name of the grantee	Date of grant	Exercise price per share	Notes	Outstanding as at 1 April 2025 於2025年4月1日尚未行使	Granted during the period 期間已授出	Exercised during the period 期間已行使	Lapsed during the period 期間已失效	Cancelled during the period 期間已註銷	Outstanding as at 31 March 2026 於2026年3月31日尚未行使	Percentage to issued shares as at 31 March 2026 於2026年3月31日佔已發行股份百分比
Directors and associate (as defined under the Listing Rules) of Directors 董事及董事的聯繫人（定義見上市規則）										
Mr. YAN Chi Tat 甄志達先生	24 October 2025 2025年10月24日	3.4	1,2,3,4	-	2,000,000	-	-	-	2,000,000	0.39%
Eligible Employees other than the above Directors and associates 除上述董事及聯繫人外的合資格僱員										
	24 October 2025 2025年10月24日	3.4	1,2,3,4	-	3,500,000	-	-	-	3,500,000	0.68%

Notes:

- The Share Options granted to the Directors and associates (as defined under the Listing Rules) of Directors are subject to the conditions that (i) the Share Options can only be exercised by him/her if such exercise will not result in non-compliance of the public float requirement under the Listing Rules by the Company; and (ii) a grantee shall remain as a Director or an employee of the Company or its subsidiaries at the time of exercise of his or her Share Options.
- The closing price of the shares of the Company on 23 October 2025, which is immediately before the date of granting of Share Options, is HK\$3.165.
- The Share Options shall be valid for 5 years from the date of grant.
- 100% of the options shall vest on the first trading day after 12 months from the date of grant, being 26 October 2026.

附註：

- 授予董事及董事的聯繫人（定義見上市規則）的購股權須符合以下條件：(i)該等購股權僅可由其行使，而該等行使不會導致本公司不符合上市規則的公眾持股規定；及(ii)承授人在行使其購股權時，須繼續擔任本公司或其附屬公司的董事或僱員。
- 緊隨授出購股權日期前本公司於2025年10月23日的股份收市價為港幣3.165元。
- 購股權的有效期為授出日期起5年。
- 100%的購股權將於授出日期起計12個月後的首個交易日（即2026年10月26日）歸屬。

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The maximum number of Shares which may be allotted and issued upon the exercise of the share options to be granted under the Share Option Scheme is 50,000,000 Shares as at 1 April 2025, representing 10% of the shares in issue of the Company as at 1 April 2025.

SHARE AWARD PLAN

The Company has adopted a Share Award Plan on 17 April 2024. The Board has instructed Tricor Trust (Hong Kong) Limited, the trustee of the trust of the Share Award Plan (the “**Trustee**”) to purchase a certain number of existing Shares on the Stock Exchange at the market trading price as and when appropriate in accordance with the applicable laws and regulations and the rules relating to the Share Award Plan (the “**Share Award Plan Rules**”) as the awarded Shares for the Share Award Plan. The remaining life of the Share Award Scheme is approximately eight years and nine months as of the date of this annual report.

No Share award has been granted, outstanding, vested, unvested, cancelled or lapsed since the adoption date of the Share Award Plan and up to the date of this annual report. As at each of the Share Award Plan adoption date and the date of this annual report, (i) the maximum number of Shares in respect of which Share awards may be granted under the Share Award Plan is 50,000,000, accounting for approximately 9.71% of the total number of shares in issue as at the date of this annual report; (ii) within such plan mandate limit, the maximum number of Shares in respect of which Share awards may be granted to service providers under the Share Award Plan is 10,000,000, accounting for 1.94% of the total number of Shares in issue as at the date of this annual report.

於2025年4月1日，可於根據購股權計劃授出的購股權予以行使時配發及發行的股份數目最多為50,000,000股，相當於本公司於2025年4月1日已發行股份的10%。

股份獎勵計劃

本公司已於2024年4月17日採納股份獎勵計劃。根據適用法律及規例及有關股份獎勵計劃之規則（「**股份獎勵計劃規則**」），董事會已指示股份獎勵計劃信託的受託人 Tricor Trust (Hong Kong) Limited（「**受託人**」）於適當時候在聯交所按市場交易價格購買若干數目的現有股份，作為股份獎勵計劃之獎勵股份。於本年報日期，股份獎勵計劃的剩餘年期約為八年零九個月。

自股份獎勵計劃採納日期起至本年報日期為止，概無任何股份獎勵獲授予、尚未行使、歸屬、尚未歸屬、被註銷或失效。於股份獎勵計劃採納日期及本年報日期，(i) 可根據股份獎勵計劃授出的股份獎勵有關的股份數目最多為50,000,000股，相當於本年報日期已發行股份總數約9.71%；(ii) 在該計劃授權限額內，可根據股份獎勵計劃授予服務提供商的股份獎勵有關的股份數目最多為10,000,000股，相當於本年報日期已發行股份總數的1.94%。

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A summary of the principal terms of the Share Award Plan Rules is set out as follows:

(a) Purposes and participants

The purposes of the Plan are to recognise and reward the contribution of eligible participants to the growth and development of the Group and to give incentives to eligible participants in order to retain them for the continual operation and development of the Group, and to attract suitable personnel for further development of the Group. Eligible participants include (i) any Director and employee (part-time or full-time) of the Company or the Group; (ii) any director and employee (part-time or full-time) of the holding companies, fellow subsidiaries or associated companies of the Company; and (iii) any contractor, adviser (professional or otherwise), consultant or expert in any area of business or business development of any member of the Group, who provided its services to any member of the Group on a continuing and recurring basis, excluding placing agents or financial advisers providing advisory services for fundraising, mergers or acquisitions of the Company or its Subsidiaries, and service providers who provide assurance or are required to perform their services with impartiality and objectivity.

(b) Duration

Subject to any early termination as determined by the Board pursuant to the Share Award Plan, the Share Award Plan shall be valid and effective for a term of 10 years commencing from the adoption date (i.e. 17 April 2024), after the expiry of which no further Share Award may be made.

(c) Administration

The Share Award Plan shall be subject to the administration of the Board and the Trustee in accordance with the terms of the Share Award Plan and the Trust Deed.

股份獎勵計劃規則的主要條款概要載列如下：

(a) 目的及參與者

該計劃的目的乃對合資格參與者為本集團的成長及發展所作貢獻予以肯定及獎賞以及向合資格參與者提供激勵以挽留該等合資格參與者令本集團能持續營運及發展以及吸引合適人員推動本集團進一步發展。合資格參與者包括：(i)本公司或本集團之任何董事及僱員（兼職或全職）；(ii)本公司之控股公司、同系附屬公司或聯營公司之任何董事或僱員（兼職或全職）；及(iii)本集團任何成員公司於任何業務領域或業務發展方面的任何承包商、顧問（專業或其他類型）、諮詢人或專家，彼等持續或經常性地向本集團任何成員公司提供其服務，不包括向本公司或其附屬公司集資或併購提供顧問服務的配售代理或財務顧問，以及提供保證或須公正客觀地提供服務的服務提供商。

(b) 期限

除董事會根據股份獎勵計劃決定提前終止外，股份獎勵計劃自採納日期（即2024年4月17日）起計10年有效及生效，期滿後不得再授予股份獎勵。

(c) 管理

根據股份獎勵計劃條款及信託契據的條款，股份獎勵計劃將受董事會及受託人管理。

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(d) Vesting and lapse

Unless otherwise determined by the Board or the committee of the Share Award Plan at its discretion, the number of Shares awards held by the Trustee on Trust and which are entitled by a Share Award Grantee shall be vested to that Share Award Grantee in accordance with the Share Award Plan Rules and any specific conditions as determined by the Board or the committee of the Share Award Plan at its absolute discretion.

A Share Award Grantee shall not have any interest or rights (including the right to receive dividends) in the awarded Shares prior to the vesting date of the awarded Shares. An Eligible Participant or Share Award Grantee shall also have no rights in the residual cash of the Trust or Shares or such other trust fund or property held by the trust.

Unless the Board determines otherwise at its absolute discretion and subject as otherwise specified in the Share Award Plan, an Award (or, as the case may be, the relevant part of an Award) shall automatically lapse forthwith and all the Awarded Shares (or, as the case may be, the relevant Awarded Shares) shall become Returned Shares if (i) a Selected Participant ceases to be an Eligible Participant; and (ii) the Subsidiary or Related Entity by which a Selected Participant is employed ceases to be a Subsidiary or Related Entity of the Company (or of a member of the Group).

(e) Vesting period of awards granted under the Share Award Plan

The Board may from time to time, at its discretion, determine the earliest vesting date and other subsequent date(s), if any, upon which the awarded Shares held by the Trustee of the trust of the Share Award Plan upon trust and which are referable to a selected participant shall vest in that selected participant.

(d) 歸屬及失效

除董事會或股份獎勵計劃委員會另行酌情釐定外，受託人以信託形式持有且股份獎勵承授人有權享有的股份獎勵數目將按股份獎勵計劃規則及董事會或股份獎勵計劃委員會全權酌情釐定的任何具體條件歸屬予該股份獎勵承授人。

股份獎勵承授人於獎勵股份歸屬日期前不得於獎勵股份中擁有任何權益或權利（包括收取股息的權利）。合資格參與者或股份獎勵承授人亦不得於信託的剩餘現金或股份或信託持有的有關其他信託基金或財產中擁有任何權利。

除非董事會全權酌情決定並受限於股份獎勵計劃所規定，在下列情況下，獎勵（或獎勵之相關部分（視乎情況而定））將自動即時失效，且所有獎勵股份（或相關獎勵股份（視乎情況而定））將成為回撥股份：(i) 獲選參與者不再為合資格參與者；及(ii) 獲選參與者受僱附屬公司或關聯實體不再為本公司（或本集團成員公司）附屬公司或關聯實體。

(e) 根據股份獎勵計劃授出的獎勵的歸屬期

董事會可不時酌情釐定股份獎勵計劃信託之受託人以信託形式持有並與獲選參與者有關的獎勵股份應歸屬於有關獲選參與者的最早歸屬日期及其他後續日期（如有）。

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The vesting date in respect of any award shall be not less than 12 months from the grant date, provided that for any director and employee (part-time or full-time) of the Company or the Group (the “**Employee Participant**”) and any director and employee (part-time or full-time) of the holding companies, fellow subsidiaries or associated companies of the Company (the “**Related Entity Participant**”), the vesting date may be less than 12 months from the grant date (including on the grant date) in the following circumstances:

- (1) grants of “make whole” awards to new Employee Participants or Related Entity Participants to replace share awards such Employee Participants or Related Entity Participants forfeited when leaving their previous employers;
- (2) grants to an Employee Participant or a Related Entity Participant whose employment is terminated due to death or disability or event of force majeure;
- (3) grants of awards which are subject to the fulfilment of performance targets;
- (4) grants of awards the timing of which is determined by administrative or compliance requirements not connected with the performance of the relevant Employee Participants or Related Entity Participants, in which case the vesting date may be adjusted to take account of the time from which the award would have been granted if not for such administrative or compliance requirements;
- (5) grants of awards with a mixed vesting schedule such that the awards vest evenly over a period of 12 months;
- (6) grants of awards with a total vesting and holding period of more than 12 months; or
- (7) there is an event of change in control of the Company by way of a merger, a privatization of the Company by way of a scheme or by way of an offer, and the Board, at its sole discretion, determines that the vesting date of any awards shall be accelerated to an earlier date.

任何獎勵的歸屬日期將自授出日期起計不少於12個月，惟就本公司或本集團之任何董事及僱員（兼職或全職）（「**僱員參與者**」）及本公司之控股公司、同系附屬公司或聯營公司之任何董事及僱員（兼職或全職）（「**關聯實體參與者**」）而言，出現以下情況時，歸屬日期可自授出日期起計少於12個月（包括授出日期）：

- (1) 向新僱員參與者或關聯實體參與者授出「補償性」獎勵，以取代有關僱員參與者或關聯實體參與者離職時失去的股份獎勵；
- (2) 授予因身故或殘疾或不可抗力事件而被終止僱傭關係的僱員參與者或關聯實體參與者；
- (3) 授出的獎勵受是否達到表現目標所限；
- (4) 授出獎勵的時間由管理或合規要求釐定，與相關僱員參與者或關聯實體參與者的表現無關，在該情況下，歸屬日期可參考獎勵並無因有關管理或合規要求而授出的時間進行調整；
- (5) 授出的獎勵附帶混合歸屬時間表，令獎勵可在12個月期間內平均歸屬；
- (6) 授出的獎勵的歸屬及持有期間合共超過12個月；或
- (7) 倘本公司控制權因合併、以計劃或要約方式進行私有化而發生變化，董事會全權酌情決定將獎勵歸屬日期提前至較早日期。

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(f) The amount, if any, payable on application or acceptance of the award and the period within which payments or calls must or may be made or loans for such purposes must be repaid and the basis of determining the purchase price of shares awarded

According to the Share Award Plan, an Award shall be deemed to be unconditionally declined in its entirety by a selected participant unless the selected participant shall within ten (10) business days after receipt of such notice from the Board notify the Company in writing that he/she would accept such award. The Share Award Plan Rules do not prescribe the amount payable on application or acceptance of the award and the period within which payments or calls must or may be made or loans for such purposes must be repaid, which, if there is any, will form part of the terms and conditions of such award to be imposed by the Board when making the award, and therefore the basis of determining the purchase price of Shares awarded is not applicable under the Share Award Plan.

(g) Plan limit

The aggregate maximum number of Shares (i) to be awarded to Selected Participants pursuant to the terms of the Share Award Plan; and (ii) to be issued under any other share schemes adopted or to be adopted by the Company from time to time, shall not exceed 10% of the total number of issued Shares (i.e. 50,000,000 Shares) as at the Adoption Date (i.e. 17 April 2024) or the relevant date of approval of the refreshment of such plan mandate limit.

Within the plan mandate limit, the aggregate maximum number of Shares to be awarded to service providers pursuant to the terms of the Share Award Plan shall not exceed 2% of the total number of issued Shares as at the adoption date or the relevant date of approval of the refreshment of such service provider sub-limit.

Since the Adoption Date of the Share Award Plan and up to the date of this annual report, the Trustee has been authorized to purchase 4,960,000 Shares on the Stock Exchange for the Share Award Plan.

At 1 April 2025 and 31 March 2026, the number of awards available for grant under the Share Award Plan mandate and any other share schemes of the Company was 50,000,000 Shares, within which the number of awards available for grant under the service provider sublimit was 10,000,000 Shares. The Company had not granted any award Shares under the Share Award Plan during the reporting period.

(f) 申請或接納獎勵須付金額(如有)以及付款或通知付款的期限或償還申請相關貸款的期限;及所獎授股份購買價的釐定基準

根據股份獎勵計劃，除非獲選參與者在收到董事會通知後十(10)個營業日內以書面形式通知本公司其將會接納有關獎勵，否則應視為獲選參與者無條件完全拒絕接納獎勵。股份獎勵計劃規則並無指明申請或接納獎勵須付金額以及付款或通知付款的期限或償還申請相關貸款的期限，而如有，將會構成董事會於作出獎勵時將予施加之有關獎勵的條款及條件的一部分，因此，所獎授股份購買價的釐定基準並不適用於股份獎勵計劃。

(g) 計劃限額

(i)根據股份獎勵計劃的條款授予獲選參與者；及(ii)根據本公司不時採納或將採納的任何其他股份計劃將發行的合共最高股份數目不得超過於採納日期(即2024年4月17日)或批准更新有關計劃授權限額相關日期已發行股份總數的10%(即50,000,000股)。

於計劃授權限額內，根據股份獎勵計劃的條款授予服務供應商的合共最高股份數目不得超過於採納日期或批准更新有關服務供應商分限額相關日期已發行股份總數的2%。

自股份獎勵計劃採納日期起至本年報日期止，受託人已獲授權為股份獎勵計劃在聯交所購買4,960,000股股份。

於2025年4月1日及2026年3月31日，根據股份獎勵計劃授權及本公司任何其他股份計劃可供授出之獎勵數目為50,000,000股股份，其中根據服務提供商限額可供授出之獎勵數目為10,000,000股股份。於報告期間，本公司並無根據股份獎勵計劃授出任何獎勵股份。

Report of Directors 董事會報告

(h) Maximum entitlement of each participant under the Share Award Plan

No awarded Shares shall be granted to any eligible participant if such grant of awarded Shares to such person would result in the Shares subject to all awards and options granted (excluding any award shares and share options lapsed) in accordance with the terms of the Share Award Plan and other share scheme(s) of the Company (if any) to such person in the 12-month period up to and including the date of such grant representing in aggregate over 1% of Shares in issue at the date of such grant, unless such grant has been duly approved by Shareholders of the Company in general meeting.

(i) Voting rights

The Trustee shall not exercise the voting rights in respect of any Shares held under the trust constituted by the Trust Deed (including but not limited to any Shares in the Shares Pool, the Awarded Shares, the Returned Shares, any bonus Shares and scrip Shares). The Selected Participants shall not have any right to receive any Awarded Shares set aside for them pursuant to an Award unless and until the Trustee has transferred and vested the legal and beneficial ownership of such Awarded Shares to and in the Selected Participants in accordance with the terms of the Plan.

Pursuant to Rule 17.09(3) of the Listing Rules, the total number of Shares of the Company available for issue under Share Award Plan is 50,000,000 Shares, representing approximately 9.71% of the 515,000,000 ordinary Shares of the Company in issue (excluding treasury shares) as at the date of this annual report.

Pursuant to Rule 17.09(9) of the Listing Rules, as at 31 March 2026, the remaining term of the Share Award Plan is about 8 years.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, the Company has maintained a sufficient public float as required under the Listing Rules since the Listing.

CORPORATE GOVERNANCE

Details of the Company's corporate governance practices are set out in the "Corporate Governance Report" section in this annual report.

(h) 股份獎勵計劃中每名參與人可獲授權益上限

倘向任何人士授出的獎勵將導致在截至有關授出日期(包括該日)止12個月期間,就根據股份獎勵計劃及本公司其他股份計劃(如有)的條款授予有關人士的所有獎勵及購股權(不包括任何失效的獎勵及購股權)的股份數目,合計超過有關授出日期已發行股份的1%,則不會向任何合資格參與者授出獎勵股份,除非有關授出於股東大會上取得本公司股東正式批准。

(i) 投票權

受託人不得行使根據信託契據所設信託持有的任何股份的表決權(包括但不限於股份儲備中的任何股份、獎勵股份、回撥股份、任何紅利股份及代息股份)。除非及直至受託人已根據該計劃之條款轉讓及歸屬該等獎勵股份之法定及實益擁有權予獲選參與者,否則獲選參與者將無權收取根據獎勵為彼等預留的任何獎勵股份。

根據上市規則第17.09(3)條,可根據股份獎勵計劃發行的本公司股份總數為50,000,000股股份,佔截至本年報日期本公司已發行的515,000,000股普通股(不包括庫存股份)的約9.71%。

根據上市規則第17.09(9)條,截至2026年3月31日,股份獎勵計劃剩餘期限約為8年。

充足公眾持股量

根據本公司公開可得的資料及就董事所知,自上市以來,本公司已維持上市規則所規定的充足公眾持股量。

企業管治

本公司企業管治常規的詳情載於本年報「企業管治報告」一節。

Report of Directors

董事會報告

AUDIT COMMITTEE

The Audit Committee has reviewed the consolidated financial statements of the Group for the 2026 Financial Year.

EQUITY LINK AGREEMENTS

Save as disclosed in this annual report relating to share option scheme and share award plan, there is no equity-linked agreement that would or might result in the Company issuing Shares, or that required the Company to enter into an agreement that would or might result in the Company issuing Shares has been entered into by the Company during or subsisted at end of the 2026 Financial Year.

MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company has been entered into or existed during the 2026 Financial Year.

EMPLOYEES AND REMUNERATION POLICIES

The employees and remuneration policies of the Group during the 2026 Financial Year is set out in the subsection headed "Employees and Remuneration Policies" on page 16 of this annual report. The content is part of the report of the Directors.

AUDITORS

A resolution will be proposed in the forthcoming AGM to re-appoint SHINEWING (HK) CPA Limited as Auditors of the Company.

CLOSURE OF REGISTER OF MEMBERS

The annual general meeting of the Company is scheduled to be held in September 2026. The closure of the register of members of the Company for determining the entitlement to attend and vote at the AGM will be set out in the Notice of the annual general meeting which will be despatched to shareholders of the Company in due course.

On behalf of the Board

Mr. JIM Yin Kwan Jackin
Chairman

Hong Kong, 29 June 2026

審核委員會

審核委員會已審閱本集團於2026年財政年度的綜合財務報表。

股票掛鈎協議

除本年報內有關購股權計劃及股份獎勵計劃所披露者，本公司於2026年財政年度期間或於2026年財政年度末並無訂立存在將或可能導致本公司發行股份或要求本公司訂立將或可能導致本公司發行股份之協議之股票掛鈎協議。

管理合約

於2026年財政年度概無訂立或存在與本公司整體或其業務任何重大部份之管理及行政有關之合約。

僱員及薪酬政策

本集團於2026年財政年度的僱員及薪酬政策載列於本年報第16頁「僱員及薪酬政策」分節，有關內容組成董事會報告的一部分。

核數師

一項續聘信永中和(香港)會計師事務所有限公司為本公司核數師的決議案將於應屆股東週年大會上提呈。

暫停辦理股份過戶登記

本公司計劃於2026年9月舉行股東週年大會。本公司將暫停辦理股份過戶登記，以釐定出席股東週年大會並於會上投票的資格，詳情將載列於將適時寄發予本公司股東的股東週年大會通告。

代表董事會

主席
詹燕群先生

香港，2026年6月29日

Independent Auditor's Report

獨立核數師報告



SHINEWING (HK) CPA Limited
17/F, Chubb Tower, Windsor House,
311 Gloucester Road,
Causeway Bay, Hong Kong

信永中和(香港)會計師事務所有限公司
香港銅鑼灣告士打道311號
皇室大廈安達人壽大樓17樓

TO THE SHAREHOLDERS OF YEE HOP HOLDINGS LIMITED

(incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Yee Hop Holdings Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”) set out on pages 83 to 200, which comprise the consolidated statement of financial position as at 31 March 2026, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2026, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

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

致義合控股有限公司列位股東

(於開曼群島註冊成立的有限公司)

意見

我們已審核載於第83至200頁內的義合控股有限公司(「**貴公司**」)及其附屬公司(稱為「**貴集團**」)的綜合財務報表，此等財務報表包括於2026年3月31日的綜合財務狀況表及截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括重要會計政策資料。

我們認為，該等綜合財務報表已根據香港會計師公會(「**香港會計師公會**」)頒佈的香港財務報告準則會計準則真實且公平地反映 貴集團於2026年3月31日的綜合財務狀況及截至該日止年度的綜合財務表現及綜合現金流量，並已按照香港公司條例的披露規定妥為編製。

意見基準

我們已根據香港會計師公會頒佈的香港審計準則(「**香港審計準則**」)進行審核工作。我們於該等準則下的責任在我們的報告內核數師就審核綜合財務報表須承擔的責任中作進一步闡述。根據適用於公眾利益實體綜合財務報表審計的香港會計師公會的國際職業會計師道德守則(「**守則**」)，我們獨立於 貴集團。我們亦已遵循守則履行其他道德責任。我們相信，我們所獲得的審核憑證能充足及適當地為我們的意見提供基礎。

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獨立核數師報告

KEY AUDIT MATTERS

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

Accounting for construction contracts

Refer to note 5 to the consolidated financial statements and the accounting policies on page 102.

關鍵審核事項

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

建築合約的會計處理

請參閱綜合財務報表附註5以及第102頁的會計政策。

The key audit matter 關鍵審核事項	How the matter was addressed in our audit 我們的審計如何處理該事項
For construction contracts, there is considerable judgment in assessing the appropriate contract revenue, contract cost as well as the recognition of contract assets and liabilities. Revenue is recognised over time. The progress towards complete satisfaction of a performance obligation is measured based on input method, which is to recognise revenue on the basis of the Group's efforts or inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation by reference to the proportion of the actual costs incurred relative to the estimated total costs. This involves the assessment of the completeness and accuracy of contract costs incurred and forecast costs to complete. 就建築合約而言，於評估適當合約收益、合約成本及合約資產及負債的確認時需要大量判斷。收益乃隨時間確認。完成履行履約責任的進展情況根據投入法計量，即透過按 貴集團為完成履約責任而產生的支出或投入（相對於預期為完成履約責任的總投入），並參考所產生的實際成本相對於估計成本總額的比例確認收益。這涉及就所產生合約成本及預期完工成本的完整程度及準確度的估計。 Significant judgement is involved in relation to the assessment of the forecast of total cost and the progress towards complete satisfaction of a performance obligation and is therefore considered as a key audit matter. 評估預計總成本以及有關完全履行履約義務的進度涉及重大判斷，因此被視為關鍵審核事項。	Our audit procedures were designed to test revenue recognised during the year to ensure the Group's accounting policy on construction contracts is in accordance with the standard. 我們設計審核程序以測試於年內確認的收益以確保 貴集團的建築合約會計政策與有關準則一致。 We assessed whether the construction costs recognised were in accordance with the Group's accounting policy and supported by the evidence through critically challenged the forecast costs to complete and actual cost incurred. We assessed reliability of management's assessment in budget costs by considering the historical actual costs and estimation of budget costs of completed projects. 我們透過批判性地質疑預測完工成本及實際招致的成本以評估所確認的建築成本是否遵循 貴集團的會計政策及由憑證支持。我們透過考慮過往實際成本及已完工項目的預算成本的估計以評估管理層對預算成本的評估是否可靠。 We have assessed progress towards complete satisfaction of a performance obligation under input method by recalculating the estimate of the progress towards complete satisfaction of a performance obligation of the construction works based on the latest budgeted costs and the total actual costs incurred. 我們根據最近期預算成本及所產生的實際成本總額，透過重新計算建築工程完全達成履約責任期間進度的估計，根據投入法評估完全達成履約責任期間的進度。

Independent Auditor's Report

獨立核數師報告

Impairment of trade receivables and contract assets

Refer to notes 21 and 23(a) to the consolidated financial statements and the accounting policies on pages 116 to 122.

貿易應收款項及合約資產減值

請參閱綜合財務報表附註21及23(a)以及第116至122頁的會計政策。

The key audit matter 關鍵審核事項	How the matter was addressed in our audit 我們的審計如何處理該事項
As at 31 March 2026, the Group had trade receivables and contract assets of approximately HK\$90,633,000 and HK\$196,213,000 respectively. 於2026年3月31日，貴集團的貿易應收款項及合約資產分別約港幣90,633,000元及港幣196,213,000元。 The expected credit losses ("ECL") on trade receivables and contract assets are estimated by the management based on the Group's historical credit loss experience and forward-looking information at the end of the reporting period. 貿易應收款項及合約資產的預期信貸虧損（「預期信貸虧損」）由管理層根據貴集團的歷史信貸虧損經驗以及於報告期末的前瞻性資料作出估計。 We have identified the impairment of the trade receivables and contract assets as a key audit matter in view of the significance of the carrying amount of trade receivables and contract assets and the ECL estimation performed by the management involved significant judgements and estimates. 鑒於貿易應收款項及合約資產賬面值的重要性以及管理層所進行的預期信貸虧損估計涉及重大判斷及估計，我們已確定貿易應收款項及合約資產的減值為關鍵審核事項。	Our audit procedures were designed to assess the management estimation on ECL of trade receivables and contract assets and challenge the reasonableness of the significant judgements and estimates, including use of significant unobservable inputs adopted in the ECL estimation by the management. 我們的審計程序旨在評估管理層對貿易應收款項及合約資產的預期信貸虧損估計，並對重大判斷及估計的合理性提出質疑，包括使用管理層在預期信貸虧損估計中採用的重要不可觀察輸入數據。 We have evaluated the appropriateness of the methodology applied and reviewed the key inputs and assumptions used by management, with reference to the latest available macroeconomic data, forward-looking information, and the Group's historical cash collection patterns and credit loss experience. 我們已評估管理層所應用的方法論的適當性，並審查管理層所使用的關鍵輸入數據及假設，並參考最新可得的宏觀經濟數據、前瞻性資料及貴集團的歷史現金收取模式及信貸虧損經驗。

Independent Auditor's Report

獨立核數師報告

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises all of the information included in the Corporate Information, Chairman's Statement, Management discussion and Analysis, Corporate Governance Report, Profiles of Directors and Senior Management, Report of Directors, Five Year Financial Summary, but does not include the consolidated financial statements and our auditor's report thereon, which we obtained prior to the date of the auditor's report, and the Management Discussion and Analysis, which is expected to be made available to us after that date.

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

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

RESPONSIBILITIES OF DIRECTORS OF THE COMPANY AND THE AUDIT COMMITTEE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The Audit Committee is responsible for overseeing the Group's financial reporting process.

其他資料

貴公司董事須對其他資料負責。其他資料包括公司資料、主席報告、管理層討論及分析、企業管治報告、董事及高級管理層履歷、董事會報告、五年財務概要內的所有資料（惟不包括綜合財務報表及我們的核數師報告），該等資料為我們於核數師報告日期前獲得，並預期將於該日期後向我們提供管理層討論及分析的資料。

我們對綜合財務報表的意見並不涵蓋其他資料，我們亦不會對其他資料發表任何形式的核證結論。

就我們審核綜合財務報表而言，我們的責任為閱讀上述其他資料，從而考慮其他資料是否與綜合財務報表或我們在審核過程中獲悉的資料存在重大不符，或似乎存在重大錯誤陳述。基於我們已執行的工作，倘基於我們就於本核數師報告刊發日期前獲得的其他資料而經已執行的工作，我們認為該其他資料有重大錯誤陳述，我們須報告該事實。就此，我們毋須作出報告。

貴公司董事及審核委員會就綜合財務報表須承擔的責任

貴公司董事負責根據香港會計師公會頒佈的香港財務報告準則會計準則及香港公司條例的披露要求，編製真實且公平的綜合財務報表，及落實其認為編製綜合財務報表所必要的內部監控，以使綜合財務報表不存在由於欺詐或錯誤而導致的重大錯誤陳述。

於編製綜合財務報表時，貴公司董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營相關的事項，並運用持續經營為會計基礎，除非貴公司董事有意將貴集團清盤或停止經營或別無其他實際的替代方案則作別論。

審核委員會負責監督貴集團的財務申報程序。

Independent Auditor's Report

獨立核數師報告

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

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

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

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

核數師就審核綜合財務報表須 承擔的責任

我們的目標為對整體綜合財務報表是否存在由欺詐或錯誤而導致的任何重大錯誤陳述取得合理核證，並出具包括我們意見的核數師報告。我們按照協定之委聘條款僅向閣下（作為整體）報告，除此之外本報告別無其他目的。我們不會就本報告內容向任何其他人士負上或承擔任何責任或債務。合理核證乃高水平的保證，但不能保證按香港審計準則進行的審計在某一重大錯誤陳述存在時總能發現。錯誤陳述可因欺詐或錯誤產生，倘個別或整體在合理預期情況下可影響使用者根據該等綜合財務報表作出的經濟決定時，則被視為重大錯誤陳述。

我們根據香港會計準則執行審核的工作之一，為在審核的過程中運用職業判斷及保持職業懷疑。我們亦：

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

Independent Auditor's Report

獨立核數師報告

- Conclude on the appropriateness of the Company's directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the Group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purpose of the group audit. We remain solely responsible for our audit opinion.
- 對 貴公司董事採用持續經營會計基準的恰當性作出結論，並根據所獲取的審核憑證，確定是否存在與事項或情況有關的重大不確定因素，從而可能導致對 貴集團的持續經營能力產生重大疑慮。倘我們認為存在重大不確定因素，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露，或倘有關披露不足，則修訂我們的意見。我們的結論乃基於截至核數師報告日期止所得的審核憑證作出。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評估綜合財務報表的整體呈報方式、結構及內容，包括披露資料，以及綜合財務報表是否公平呈列相關交易及事項。
- 計劃及進行集團審核，以就 貴集團內實體或業務單位的財務資料獲取充足及適當的審核憑證，作為對 貴集團財務報表發表意見的基礎。我們負責指導、監督和審閱為進行集團審核而執行的審核工作。我們就審核意見承擔全部責任。

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

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

我們與審核委員會就(其中包括)審核的計劃範圍、時間安排及重大審核發現溝通，該等發現包括我們在審核過程中識別的內部監控的任何重大缺陷。

我們亦向審核委員會作出聲明，指出我們已符合有關獨立性的相關道德要求，並與彼等溝通可能被合理認為會影響我們獨立性的所有關係及其他事宜，以及為消除對獨立性的威脅所採取的行動或防範措施(如適用)。

Independent Auditor's Report

獨立核數師報告

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

The engagement partner on the audit resulting in this independent auditor's report is Mr. Cheung Wang Kei.

從與審核委員會溝通的事項中，我們釐定對本期綜合財務報表審核至關重要的事項，因而構成關鍵審核事項。我們在核數師報告中描述該等事項，除非法律或法規不允許公開披露該等事項，或在極少數情況下，倘合理預期在我們的報告中溝通某事項造成的負面後果超出產生的公眾利益，則我們決定不應在報告中溝通該事項。

出具本獨立核數師報告的審計項目合夥人為張宏基先生。

SHINEWING (HK) CPA Limited
Certified Public Accountants
Cheung Wang Kei
Practising Certificate Number: P07788

Hong Kong
29 June 2026

信永中和(香港)會計師事務所有限公司
執業會計師
張宏基
執業證書編號：P07788

香港
2026年6月29日

Consolidated Statement of Profit or Loss and Other Comprehensive Income

綜合損益及其他全面收益表

For the year ended 31 March 2026 截至2026年3月31日止年度

		Notes 附註	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Revenue	收益	5	881,253	1,108,472
Cost of revenue	收益成本		(723,895)	(971,428)
Gross profit	毛利		157,358	137,044
Other income and gain	其他收入及收益	6	18,196	18,231
Administrative and other expenses	行政及其他開支		(94,115)	(95,067)
Selling and distribution expenses	銷售及分銷開支		(6,117)	(3,742)
Recognition (reversal) of impairment losses of financial assets	金融資產減值虧損確認(撥回)	9	(4,524)	998
Gain on disposal of subsidiaries	出售附屬公司收益	39	–	4,294
Impairment loss on investment properties	投資物業減值虧損	16	(10,005)	(5,930)
Share of result of a joint venture	分佔一間合營企業業績	17	(15,000)	–
Share of result of an associate	分佔一間聯營公司業績	17	377	(838)
Finance costs	融資成本	7	(16,160)	(17,173)
Profit before taxation	除稅前溢利		30,010	37,817
Income tax expense	所得稅開支	8	(13,283)	(13,552)
Profit for the year	年內溢利	9	16,727	24,265
Profit (loss) for the year attributable to:	下列各項應佔年內溢利(虧損):			
– Owners of the Company	– 本公司擁有人		30,003	39,846
– Non-controlling interests	– 非控股權益		(13,276)	(15,581)
			16,727	24,265
Other comprehensive income (expense)	其他全面收益(開支):			
Items that may be reclassified subsequently to profit or loss:	其後可能重新分類至損益之項目:			
Share of exchange reserve of an associate	分佔一間聯營公司之匯兌儲備		338	(18)
Exchange difference arising on translation of foreign operations	換算海外業務產生的匯兌差額		2,542	1,637
			2,880	1,619
Total comprehensive income for the year	年內全面收益總額		19,607	25,884
Total comprehensive income (expense) for the year attributable to:	以下各項應佔年內全面收益(開支)總額:			
– Owners of the Company	– 本公司擁有人		33,334	41,234
– Non-controlling interests	– 非控股權益		(13,727)	(15,350)
			19,607	25,884
			HK\$ 港幣元	HK\$ 港幣元
Earnings per share	每股盈利			
Basic and diluted	基本及攤薄	13	0.06	0.08

Consolidated Statement of Financial Position

綜合財務狀況表

At 31 March 2026 於2026年3月31日

		Notes 附註	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Non-current assets	非流動資產			
Property, plant and equipment	物業、機器及設備	14	55,022	46,755
Right-of-use assets	使用權資產	15	15,460	6,931
Investment properties	投資物業	16	246,429	274,292
Interest in an associate and a joint venture	於一間聯營公司及 合營企業的權益	17	66,241	65,526
Other non-current assets	其他非流動資產	19	460	460
Long term deposit	長期存款	24	12,123	11,460
Pledged deposit	已抵押存款	24	25,839	39,056
Deferred tax assets	遞延稅項資產	20	7,438	7,441
			429,012	451,921
Current assets	流動資產			
Inventories	存貨	22	483	505
Trade receivables	貿易應收款項	21	90,633	137,320
Amounts due from joint operations and a joint venture	應收合營業務及一間 合營企業的款項	29	19,592	13,576
Contract assets	合約資產	23	196,213	220,048
Deposits, prepayments and other receivables	按金、預付款項及 其他應收款項	24	38,869	28,865
Tax recoverable	可收回稅項		2,062	534
Bank balances and cash	銀行結餘及現金	25	176,330	150,992
			524,182	551,840
Current liabilities	流動負債			
Trade and retention payables	貿易應付款項及 應付保固金	26	117,903	118,450
Contract liabilities	合約負債	23	30,531	42,180
Accruals and other payables	應計費用及其他應付 款項	27	33,644	32,682
Lease liabilities	租賃負債	15	37,780	31,293
Bank and other borrowings	銀行及其他借貸	28	80,509	89,135
Amount due to a related company	應付一間關連公司 的款項	29	–	6,231
Dividends payable	應付股息	12	–	2,000
Tax payable	應付稅項		1,213	4,754
			301,580	326,725

Consolidated Statement of Financial Position

綜合財務狀況表

At 31 March 2026 於2026年3月31日

		Notes 附註	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Net current assets	流動資產淨值		222,602	225,115
Total assets less current liabilities	資產總額減流動負債		651,614	677,036
Non-current liabilities	非流動負債			
Bank and other borrowings	銀行及其他借貸	28	–	3,217
Long service payment obligations	長期服務金承擔	30	800	1,570
Lease liabilities	租賃負債	15	220,617	223,999
Deferred tax liabilities	遞延稅項負債	20	3,721	2,580
			225,138	231,366
Net assets	資產淨值		426,476	445,670
Capital and reserves	資本及儲備			
Share capital	股本	31	5,150	5,000
Reserves	儲備		470,222	475,839
Equity attributable to owners of the Company	本公司擁有人應佔權益		475,372	480,839
Non-controlling interests	非控股權益		(48,896)	(35,169)
Total equity	權益總額		426,476	445,670

The consolidated financial statements on pages 83 to 200 were approved and authorised for issue by the board of directors on 29 June 2026 and are signed on its behalf by:

第83至200頁的綜合財務報表乃由董事會於2026年6月29日批准及授權刊發，並由下列人士代表簽署：

Jim Yin Kwan, Jackin
詹燕群
Director
董事

Chui Mo Ming
徐武明
Director
董事

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31 March 2026 截至2026年3月31日止年度

		Attributable to owners of the Company 本公司擁有人應佔								Non-controlling interests		Total
		Share capital	Share premium	Merger reserve	Exchange reserve	Shares held for share award plan 就股份獎勵計劃持有之	Share option reserve	Other reserve	Retained profits	Total		Total
		股本 HK\$'000 港幣千元	股份溢價 HK\$'000 港幣千元	合併儲備 HK\$'000 港幣千元 (Note a) (附註a)	匯兌儲備 HK\$'000 港幣千元	股份 購股權儲備 HK\$'000 港幣千元 (Note c) (附註c)	購股權儲備 HK\$'000 港幣千元 (Note d) (附註d)	其他儲備 HK\$'000 港幣千元 (Note b) (附註b)	保留溢利 HK\$'000 港幣千元	總計 HK\$'000 港幣千元	非控股權益 HK\$'000 港幣千元	總計 HK\$'000 港幣千元
At 1 April 2024	於2024年4月1日	5,000	112,583	14,808	(7,201)	-	-	1,124	372,851	499,165	(19,819)	479,346
Profit (loss) for the year	年內溢利(虧損)	-	-	-	-	-	-	-	39,846	39,846	(15,581)	24,265
Share of exchange reserve of an associate	分佔一間聯營公司之匯兌儲備	-	-	-	(18)	-	-	-	-	(18)	-	(18)
Exchange difference arising on translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	1,406	-	-	-	-	1,406	231	1,637
(Loss) profit and total comprehensive (expense) income for the year	年內(虧損)溢利及全面(開支)收益總額	-	-	-	1,388	-	-	-	39,846	41,234	(15,350)	25,884
Dividend recognised as distribution (Note 12)	確認海已派發股息(附註12)	-	-	-	-	-	-	-	(50,000)	(50,000)	-	(50,000)
Purchase of shares under share award scheme (Note 36)	根據股份獎勵計劃購買股份(附註36)	-	-	-	-	(9,484)	-	-	-	(9,484)	-	(9,484)
Reclassification upon disposal of subsidiary (Note 39)	因出售附屬公司而重新分類(附註39)	-	-	-	(76)	-	-	-	-	(76)	-	(76)
At 31 March 2025	於2025年3月31日	5,000	112,583	14,808	(5,889)	(9,484)	-	1,124	362,697	480,839	(35,169)	445,670

Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31 March 2026 截至2026年3月31日止年度

		Attributable to owners of the Company 本公司擁有人應佔										Non-controlling interests		Total
		Share capital	Share premium	Merger reserve	Exchange reserve	Shares held for share award plan 就股份獎勵計劃持有之股份	Share option reserve	Other reserve	Retained profits	Total				
		股本 HK\$'000 港幣千元	股份溢價 HK\$'000 港幣千元	合併儲備 HK\$'000 港幣千元 (Note a) (附註a)	匯兌儲備 HK\$'000 港幣千元	股份 HK\$'000 港幣千元 (Note c) (附註c)	購股權儲備 HK\$'000 港幣千元 (Note d) (附註d)	其他儲備 HK\$'000 港幣千元 (Note b) (附註b)	保留溢利 HK\$'000 港幣千元	總計 HK\$'000 港幣千元	非控股權益 HK\$'000 港幣千元		總計 HK\$'000 港幣千元	
At 1 April 2025	於2025年4月1日	5,000	112,583	14,808	(5,889)	(9,484)	-	1,124	362,697	480,839	(35,169)		445,670	
Profit (loss) for the year	年內溢利(虧損)	-	-	-	-	-	-	-	30,003	30,003	(13,276)		16,727	
Share of exchange reserve of an associate	分佔一間聯營公司之匯兌儲備	-	-	-	338	-	-	-	-	338	-		338	
Exchange difference arising on translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	2,993	-	-	-	-	2,993	(451)		2,542	
(Loss) profit and total comprehensive (expense) income for the year	年內(虧損)溢利及全面(開支)收益總額	-	-	-	3,331	-	-	-	30,003	33,334	(13,727)		19,607	
Dividend recognised as distribution (Note 12)	確認為已派發股息(附註12)	-	-	-	-	-	-	-	(77,250)	(77,250)	-		(77,250)	
Issuance of share upon placing (Note 31)	於配售時發行股份(附註31)	150	35,100	-	-	-	-	-	-	35,250	-		35,250	
Transaction costs attributable to issue of shares (Note 31)	發行股份應佔交易成本(附註31)	-	(194)	-	-	-	-	-	-	(194)	-		(194)	
Share-based payment expenses (Note 36)	以股份為基礎付款開支(附註36)	-	-	-	-	-	3,393	-	-	3,393	-		3,393	
At 31 March 2026	於2026年3月31日	5,150	147,489	14,808	(2,558)	(9,484)	3,393	1,124	315,450	475,372	(48,896)		426,476	

Note a: Merger reserve represents the difference between the nominal value of the issued capital of subsidiaries acquired pursuant to a group reorganisation over the consideration paid for acquiring these subsidiaries.

附註a: 合併儲備指根據集團重組所收購附屬公司的已發行股本面值與就收購該等附屬公司的已付代價之差額。

Note b: Other reserve represents the difference between the carrying value of the additional equity interests of the subsidiary acquired and the consideration paid of HK\$116 during the year ended 31 March 2016.

附註b: 其他儲備指截至2016年3月31日止年度所收購附屬公司額外股權的賬面值與已付代價港幣116元之差額。

Note c: Shares held for share award plan represents the own shares of the Company repurchased by a trustee for an employees' share award plan. Details disclosed in note 31.

附註c: 就股份獎勵計劃持有之股份指受託人就一項僱員股份獎勵計劃回購之本公司股份。詳情披露於附註31。

Note d: Share options reserve represents the effect of the share options granted to certain employees during the year ended 31 March 2026. Details disclosed in note 36.

附註d: 購股權儲備指於截至2026年3月31日止年度內授予若干僱員之購股權所產生之影響。詳情披露於附註36。

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31 March 2026 截至2026年3月31日止年度

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
OPERATING ACTIVITIES	經營活動		
Profit before taxation	除稅前溢利	30,010	37,817
Adjustments for:	為以下項目作出調整：		
Bank interest income	銀行利息收入	(4,064)	(6,306)
Reversal of provision on long service payment	長期服務金撥回撥備	(770)	—
Finance costs	融資成本	16,160	17,173
Share-based payment expenses	以股份為基礎付款開支	3,393	—
Depreciation of right-of-use assets	使用權資產折舊	5,309	4,567
Depreciation of investment properties	投資物業折舊	29,499	27,650
Depreciation of property, plant and equipment	物業、機器及設備的折舊	14,883	24,528
Impairment loss on investment properties	投資物業的減值虧損	10,005	5,930
Gain on termination of lease agreement	終止租賃協議之收益	(8)	(3,695)
Gain on disposal of plant and equipment	出售機器及設備的收益	(2,236)	(89)
Gain on disposal of subsidiaries	出售附屬公司的收益	—	(4,294)
Government subsidies	政府補助	(4,169)	(10)
Share of result of an associate	分佔一間聯營公司業績	(377)	838
Share of result of a joint venture	分佔一間合營企業業績	15,000	—
Interest income on pledged deposit	已抵押存款的利息收入	(413)	(1,237)
Recognition (reversal) of impairment losses of financial assets	金融資產減值虧損確認(撥回)	4,524	(998)
Operating cash flows before movements in working capital	營運資金變動前的經營現金流量	116,746	101,874
Decrease (increase) in inventories	存貨減少(增加)	22	(505)
Decrease in trade receivables	貿易應收款項減少	46,529	44,050
Increase in deposits, prepayments and other receivables	按金、預付款項及其他應收款項增加	(12,604)	(3,669)
(Decrease) increase in trade and retention payables	貿易應付款項及應付保固金(減少)增加	(547)	15,595
Increase in accruals and other payables	應計費用及其他應付款項增加	3,317	3,675
Decrease in contract liabilities	合約負債減少	(11,649)	(6,946)
Decrease (increase) in contract assets	合約資產減少(增加)	23,710	(59,405)
Cash generated from operations	經營活動所得現金	165,524	94,669
Income tax paid	已付所得稅	(17,208)	(12,160)
NET CASH FROM OPERATING ACTIVITIES	經營活動所得現金淨額	148,316	82,509

Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31 March 2026 截至2026年3月31日止年度

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
INVESTING ACTIVITIES	投資活動		
Interest received	已收利息	4,064	6,306
Interest received on pledged deposit	就已抵押存款收到利息	413	1,237
Proceeds from disposal of plant and equipment	出售機器及設備的所得款項	2,377	158
Acquisition of interest in a joint venture	收購一間合營企業的權益	(15,000)	–
Net cash outflow on disposal of subsidiaries	出售附屬公司的現金流出淨額	–	(161)
Capital expenditures on investment properties	投資物業的資本開支	(1,655)	(1,598)
Purchase of plant and equipment	購置機器及設備	(20,688)	(12,579)
Release of pledged deposit	解除已抵押存款	15,475	–
Release of long term deposits	解除長期存款	–	1,258
Advance to a joint venture	墊款予一間合營企業	(4,241)	–
Advance to joint operations	墊款予合營業務	(6,016)	(4,635)
NET CASH USED IN INVESTING ACTIVITIES	投資活動所用現金淨額	(25,271)	(10,014)
FINANCING ACTIVITIES	融資活動		
New bank and other borrowings raised	已募集新銀行及其他借貸	–	39,487
(Repayment to) advance from a related company	(償還) 來自一間關聯公司的墊款	(6,231)	1,647
Government subsidies received	已收政府補貼	4,169	10
Dividend paid	已付股息	(79,250)	(48,000)
Repayment of bank and other borrowings	償還銀行及其他借貸	(15,475)	(44,898)
Interest paid for lease liabilities	就租賃負債支付的利息	(13,542)	(12,813)
Repayment to lease liabilities	償還租賃負債	(19,927)	(13,735)
Interest paid on bank and other borrowings	就銀行及其他借款支付的利息	(4,973)	(3,422)
Shares repurchased by a trustee for an employees' share award plan	受託人就僱員股份獎勵計劃回購股份	–	(9,484)
Transaction costs attributable to issue of shares	發行股份應佔交易成本	(194)	–
Proceeds from issue of shares	發行股份所得款項	35,250	–
NET CASH USED IN FINANCING ACTIVITIES	融資活動所用現金淨額	(100,173)	(91,208)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	現金及現金等價物增加(減少)淨額	22,872	(18,713)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	年初的現金及現金等價物	150,992	166,735
Effect of foreign exchange rate changes	外匯匯率變動的影響	2,466	2,970
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR, represented by bank balances and cash	年末的現金及現金等價物(以銀行結餘及現金表示)	176,330	150,992

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

1. GENERAL

Yee Hop Holdings Limited (the “**Company**”) was incorporated as an exempted company with limited liability incorporated in the Cayman Islands under the Companies Law, Chapter 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands on 12 February 2015 and its shares are listed on The Stock Exchange of Hong Kong Limited on 18 December 2015. Its ultimate controlling parties are Mr. Jim Yin Kwan, Jackin and Mr. Chui Mo Ming (the “**Controlling Shareholders**”). The address of the registered office of the Company is Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman, KY1-1108, the Cayman Islands, and its principal place of business is located at Room 1104-06, 11/F., Nan Fung Commercial Centre, 19 Lam Lok Street, Kowloon Bay, Hong Kong.

The Company is an investment holding company while the principal subsidiaries are principally engaged in the provision of foundation and other civil works and tunneling works in Hong Kong, health and environmental innovations and premises revitalisation and enhancement in the People’s Republic of China (the “**PRC**”). The principal activities of the subsidiaries are set out in note 41.

Other than those subsidiaries established in the PRC whose functional currency is Renminbi (“**RMB**”), the functional currency of the Company and other subsidiaries is Hong Kong dollars (“**HK\$**”). For the purpose of presenting the consolidated financial statements, the Company and its subsidiaries (hereinafter collectively referred to as the “**Group**”) adopted HK\$ as its presentation currency.

1. 一般資料

義合控股有限公司（「**本公司**」）於2015年2月12日根據開曼群島法例第22章公司法（1961年第3冊，經綜合及修訂）於開曼群島註冊成立為獲豁免有限公司，而其股份於2015年12月18日在香港聯合交易所有限公司上市。其最終控股方為詹燕群先生及徐武明先生（「**控股股東**」）。本公司的註冊辦事處地址為Windward 3, Regatta Office Park, PO Box 1350, Grand Cayman, KY1-1108, the Cayman Islands，而其主要營業地點位於香港九龍灣臨樂街19號南豐商業中心11樓1104-06室。

本公司為一間投資控股公司，而主要附屬公司主要從事在香港提供地基及其他土木工程以及隧道工程、健康與環境創新以及於中華人民共和國（「**中國**」）之物業活化及升級。附屬公司的主要業務載於附註41。

除於中國成立的附屬公司（其功能貨幣為人民幣（「**人民幣**」））外，本公司及其他附屬公司的功能貨幣為港幣（「**港幣**」）。就呈列綜合財務報表而言，本公司及其附屬公司（以下統稱「**本集團**」）採用港幣作為其呈報貨幣。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

2. APPLICATION OF AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

In the current year, the Group has applied, for the first time, the following amendments to HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”) which are effective for the Group’s financial year beginning on 1 April 2025:

Amendments to HKAS 21 Lack of Exchangeability

The application of the amendments to HKAS 21 in the current year has had no material effect on the Group’s financial performance and positions for the current and prior periods and/or on the disclosures set out in these consolidated financial statements.

New and amendments to HKFRS Accounting Standards issued but not yet effective

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

HKFRS 18	Presentation and Disclosure in Financial Statements ²
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ¹
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity ¹
Amendments to HKFRS Accounting Standards	Annual Improvements to IFRS Accounting Standards – Volume 11 ¹
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³
Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency ²

¹ Effective for annual periods beginning on or after 1 January 2026

² Effective for annual periods beginning on or after 1 January 2027

³ Effective for annual periods beginning on or after a date to be determined

The directors of the Company anticipate that the application of the new and amendments to HKFRS Accounting Standards will have no material impact on the results and the financial position of the Group.

2. 應用香港財務報告準則會計準則修訂本

於本年度，本集團已首次採用以下由香港會計師公會（「香港會計師公會」）頒佈並於本集團2025年4月1日開始之財政年度生效之香港財務報告準則會計準則修訂本：

香港會計準則第 21號（修訂本） 缺乏可兌換性

於本年度採用香港會計準則第21號（修訂本）對本期間及過往期間本集團之財務表現及狀況及／或該等綜合財務報表所載之披露事項並無重大影響。

已頒佈但尚未生效之新訂香港財務報告準則會計準則及修訂本

本集團並無提前採用以下已頒佈但尚未生效之新訂香港財務報告準則會計準則及修訂本。

香港財務報告準則第18號	財務報表的呈列及披露 ²
香港財務報告準則第9號及香港財務報告準則第7號（修訂本）	金融工具分類及計量的修訂 ¹
香港財務報告準則第9號及香港財務報告準則第7號（修訂本）	涉及依賴自然能源生產電力的合約 ¹
香港財務報告準則會計準則（修訂本）	香港財務報告準則會計準則的年度改進—第11卷 ¹
香港財務報告準則第10號及香港會計準則第28號（修訂本）	投資者及其聯營公司或合營企業之間資產出售或投入 ³
香港會計準則第21號（修訂本）	換算為惡性通貨膨脹呈列貨幣 ²

¹ 於2026年1月1日或之後開始之年度期間生效

² 於2027年1月1日或之後開始之年度期間生效

³ 於待定日期或之後開始之年度期間生效

本公司董事預計，應用新訂香港財務報告準則會計準則及修訂本將不會對本集團的業績及財務狀況產生任何重大影響。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

2. APPLICATION OF AMENDMENTS TO HKFRS ACCOUNTING STANDARDS (Continued)

New and amendments to HKFRS Accounting Standards issued but not yet effective (Continued)

HKFRS 18 – Presentation and Disclosure in Financial Statements

HKFRS 18 sets out requirements on presentation and disclosures in financial statements and will replace HKAS 1 Presentation of Financial Statements. HKFRS 18 introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss and other comprehensive income; provide disclosures on management-defined performance measures in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. Minor amendments to HKAS 7 “Statement of Cash Flows” and HKAS 33 “Earnings per Share” are also made.

HKFRS 18, and the consequential amendments to other HKFRS Accounting Standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted.

The application of the HKFRS 18 is not expected to have material impact on the financial position of the Group. The directors of the Company are in the process of making an assessment of the impact of HKFRS 18, but is not yet in a position to state whether the adoption would have a material impact on the presentation and disclosures of consolidated financial statements of the Group.

2. 應用香港財務報告準則會計準則修訂本(續)

已頒佈但尚未生效之新訂香港財務報告準則會計準則及修訂本(續)

香港財務報告準則第18號－財務報表的呈列及披露

香港財務報告準則第18號載列財務報表之呈列及披露規定，並將取代香港會計準則第1號財務報表之呈列。香港財務報告準則第18號引入於損益及其他全面收益表中呈列指定類別及定義小計的新規定；就財務報表附註中管理層界定的表現計量提供披露及改進於財務報表中將予披露的合併及分類資料。香港會計準則第7號「現金流量表」及香港會計準則第33號「每股盈利」亦作出細微修訂。

香港財務報告準則第18號及對其他香港財務報告準則會計準則的相應修訂將於2027年1月1日或之後開始的年度期間生效，並允許提前應用。

預期應用香港財務報告準則第18號將不會對本集團之財務狀況造成重大影響。本公司董事正在評估香港財務報告準則第18號之影響，惟尚未能說明採納該準則會否對本集團綜合財務報表之呈列及披露造成重大影響。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards issued by the HKICPA. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”) and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis at the end of each reporting period.

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date regardless of whether that price is directly observable or estimated using another valuation technique. Details of fair value measurement are explained in the accounting policies set out below.

The material accounting policies are set out below.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. If a subsidiary prepares its financial statements using accounting policies other than those adopted in the consolidated financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that subsidiary's financial statements in preparing the consolidated financial statements to ensure conformity with the group's accounting policies.

Control is achieved where the Group has: (i) the power over the investee; (ii) exposure, or rights, to variable returns from its involvement with the investee; and (iii) the ability to use its power over the investee to affect the amount of the Group's returns.

3. 重要會計政策資料

綜合財務報表乃按照香港會計師公會頒佈的香港財務報告準則會計準則編製。此外，綜合財務報表包括香港聯合交易所有限公司證券上市規則（「**上市規則**」）及香港公司條例的適用披露規定。

於各報告期末，綜合財務報表乃按歷史成本編製。

歷史成本一般按交換貨品及服務時所付代價的公平值計量。

公平值為市場參與者於計量日期透過有序交易出售資產所收取或轉移負債所支付之價格，而不論該價格是否直接觀察所得或能否以另一估值技術估計所得。公平值計量詳情於下文所載會計政策中闡釋。

重要會計政策載於下文。

綜合基準

綜合財務報表包括本公司及本公司所控制實體及其附屬公司的財務報表。倘附屬公司在類似情況下就相若交易及事件採用綜合財務報表所採納者以外的會計政策編製其財務報表，則在編製綜合財務報表時對該附屬公司的財務報表作出適當調整，以確保與集團的會計政策相符。

倘本集團(i)對投資對象擁有權力；(ii)對參與投資對象業務而獲得的可變回報須承擔風險或擁有權利；及(iii)可對投資對象行使其權力以影響本集團的回報金額，則取得控制權。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Basis of consolidation (Continued)

The Group reassesses whether it controls an investee if facts and circumstances indicate that there are changes to one or more of these elements of control stated above.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary.

Income and expenses of subsidiaries are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

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

All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

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

3. 重要會計政策資料(續)

綜合基準(續)

倘有事實及情況顯示上述該等控制因素中有一項或多項出現變化，則本公司會重新評估其是否對投資對象擁有控制權。

附屬公司的合併入賬於本集團取得有關附屬公司的控制權起開始，並於本集團失去有關附屬公司的控制權時終止。

附屬公司的收入及開支乃自本集團取得控制權的日期起計入綜合損益及其他全面收益表，直至本集團不再控制有關附屬公司的日期為止。

附屬公司損益及其他全面收益的每個項目乃歸屬於本公司擁有人及非控股權益。附屬公司的全面收益總額歸屬於本公司擁有人及非控股權益，前提是此舉會導致非控股權益產生虧絀結餘。

有關本集團成員之間交易的所有集團內公司間的資產及負債、股權、收入、支出及現金流量於綜合入賬時悉數對銷。

如本集團於附屬公司之權益變動不會導致本集團對現有附屬公司之控制權流失，將會列作股權交易處理。本集團之權益及非控股權益之賬面值會進行調整，以反映其於附屬公司之相關權益之變動。非控股權益之調整金額與按公平值計量之已付或已收代價之間的差額會直接在權益確認，並歸屬於本公司擁有人。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Basis of consolidation (Continued)

When the Group loses control of a subsidiary, the assets and liabilities of that subsidiary and non-controlling interests (if any) are derecognised. A gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the carrying amount of the assets (including goodwill), and liabilities of the subsidiary attributable to the owners of the Company.

Interest in a joint venture

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of joint ventures are incorporated in these consolidated financial statements using the equity method of accounting. The financial statements of joint ventures used for equity accounting purposes are prepared using uniform accounting policies as those of the Group for like transactions and events in similar circumstances. Under the equity method, an interest in a joint venture is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the joint venture. When the Group's share of losses of a joint venture exceeds the Group's interest in that joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint venture), the Group discontinues recognising its share of further losses. Additional losses are provided for, and a liability is recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture.

3. 重要會計政策資料 (續)

綜合基準 (續)

倘本集團失去附屬公司控制權，該附屬公司的資產及負債以及非控股權益（如有）會被終止確認。收益或虧損於損益確認並按(i)所收取代價之公平值及任何保留權益之公平值與(ii)本公司擁有人應佔該附屬公司之資產（包括商譽）及負債之賬面值兩者之間的差額計算。

於一間合營企業之權益

合營企業乃一項合營安排，其規定對合營安排擁有共同控制之參與方亦對該安排之淨資產享有權利。共同控制乃指按合約約定對某項安排所共同擁有之控制，其僅於相關活動之決策需要共同擁有控制權之參與方一致同意時存在。

合營企業之業績及資產與負債乃按權益法於該等綜合財務報表內入賬。就採用權益法入賬而言，合營企業之財務報表乃按與本集團就類似情況下之類似交易及事件所採用之統一會計政策編製。根據權益法，於一間合營企業之權益乃初步於綜合財務狀況表內按成本確認，其後予以調整以確認本集團應佔該合營企業之溢利或虧損及其他全面收益。當本集團分佔一間合營企業之虧損超過本集團於該合營企業之權益（包括任何實質上構成本集團對該合營企業之淨投資之長期權益），本集團終止確認所分佔之進一步虧損。額外虧損獲計提撥備，而負債則予確認，惟僅限於本集團已產生法律或推定責任或已代該合營企業作出付款。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Interest in a joint venture (Continued)

An interest in a joint venture is accounted for using the equity method from the date on which the investee becomes a joint venture. On acquisition of the interest in a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The Group assesses whether there is an objective evidence that the interest in a joint venture may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group applies HKFRS 9, including the impairment requirements, to long-term interests in a joint venture to which the equity method is not applied and which form part of the net investment in the investee. Furthermore, in applying HKFRS 9 to long-term interests, the Group does not take into account adjustments to their carrying amount required by HKAS 28 (i.e. adjustments to the carrying amount of long-term interests arising from the allocation of losses of the investee or assessment of impairment in accordance with HKAS 28).

3. 重要會計政策資料(續)

於一間合營企業之權益(續)

於一間合營企業之權益由被投資對象成為合營企業當日起，使用權益法入賬。於收購合營企業權益時，投資成本超過本集團應佔被投資方可識別資產及負債之公平值淨額之任何差額，確認為商譽，並計入投資之賬面值內。本集團應佔可識別資產及負債之公平值淨額超過投資成本之任何差額，經重新評估後，於收購投資當期即時於損益中確認。

本集團評估是否有客觀證據顯示於一間合營企業的權益可能出現減值。倘有任何客觀證據存在，則投資(包括商譽)的全部賬面值根據香港會計準則第36號作為單項資產進行減值測試，方式為將其可收回金額(在用價值及公平值減出售成本的較高者)與其賬面值對比。任何已確認的減值虧損不會分配至構成該投資賬面值一部分的任何資產(包括商譽)。有關減值虧損之任何撥回根據香港會計準則第36號於該投資可收回金額其後增加時予以確認。

本集團將香港財務報告準則第9號(包括減值要求)應用於在合營企業中構成對被投資方的投資淨額一部分的長期權益(權益法不適用於此等權益)。此外，在應用香港財務報告準則第9號至長期權益時，本集團並無計及香港會計準則第28號對賬面值之調整(即按照香港會計準則第28號產生自分配被投資方虧損或減值評估的長期權益賬面值的調整)。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Interest in a joint venture (Continued)

When the Group ceases to have joint control over a joint venture, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Group retains an interest in the former joint venture and the retained interest is a financial asset within the scope of HKFRS 9 Financial Instruments ("HKFRS 9"), the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the joint venture and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the joint venture is included in the determination of the gain or loss on disposal of the joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that joint venture on the same basis as would be required if that joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant joint venture.

When a Group entity transacts with a joint venture of the Group, profits and losses resulting from the transactions with the joint venture are recognised in the consolidated financial statements only to the extent of interests in the joint venture that are not related to the Group.

Interest in an associate

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

3. 重要會計政策資料(續)

於一間合營企業之權益(續)

當本集團不再對合營企業擁有共同控制權時，其被視為出售於被投資方的全部權益，由此產生的收益或虧損於損益中確認。當本集團保留於前合營企業的權益，且該保留權益屬於香港財務報告準則第9號「金融工具」(「香港財務報告準則第9號」)範圍內的金融資產時，本集團於當日按公平值計量該保留權益，而該公平值則被視為其首次確認時的公平值。合營企業的賬面值與任何保留權益的公平值及出售合營企業相關權益任何所得款項之間的差額，乃計入釐定出售合營企業的損益。此外，倘該合營企業直接出售相關資產或負債，本集團按相同基準對先前於其他全面收益確認的有關該合營企業的所有金額進行會計處理。因此，倘該合營企業先前於其他全面收益確認的收益或虧損在出售相關資產或負債時須重新分類至損益，則本集團於出售／部分出售相關合營企業時，將該收益或虧損由權益重新分類至損益(列作重新分類調整)。

當集團實體與本集團一間合營企業進行交易時，與該合營企業交易所產生的損益會於合併財務報表確認，惟僅以該合營企業與本集團無關的權益所涉者為限。

於一間聯營公司之權益

聯營公司指本集團能對其行使重大影響力之實體。重大影響力指可參與投資對象之財務及營運決策，但並非控制或共同控制該等政策。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Interest in an associate (Continued)

The results and assets and liabilities of an associate are incorporated in these consolidated financial statements using the equity method. Under the equity method, interest in an associate is initially recognised at cost. The Group's share of the profit or loss and changes in the other comprehensive income of the associate is recognised in profit or loss and other comprehensive income respectively after the date of acquisition. If the Group's share of losses of an associate equals or exceeds its interest in the associate, which determined using the equity method together with any long-term interests that, in substance, form part of the Group's net investment in the associate, the Group discontinues recognising its share of further losses. Additional losses are provided for, and a liability is recognised, only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

If an associate uses accounting policies other than those of the Group for like transactions and events in similar circumstances, adjustments are made to make the associate's accounting policies conform to those of the Group when the associate's financial statements are used by the Group in applying the equity method.

An interest in an associate is accounted for using the equity method from the date on which the investee becomes an associate.

After application of the equity method, including recognising the associate's losses (if any), the Group determines whether it is necessary to recognise any additional impairment loss with respect to its interest in an associate. The Group assesses whether there is an objective evidence that the interest in an associate may be impaired. When an objective evidence exists, the entire carrying amount of the interest is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the interest in an associate. Any reversal of that impairment loss is recognised to the extent that the recoverable amount of the investment subsequently increases.

3. 重要會計政策資料(續)

於一間聯營公司之權益(續)

聯營公司之業績及資產與負債乃按權益法於綜合財務報表內入賬。根據權益法，於一間聯營公司之權益乃初步按成本確認。本集團應佔聯營公司之溢利或虧損及其他全面收益之變動於收購之日後分別在損益及其他全面收益中確認。倘本集團分佔一間聯營公司的虧損相等或超過其於該聯營公司之權益(使用權益法釐定，計及實質上構成本集團對該聯營公司之淨投資之任何長期權益)，本集團終止確認所分佔之進一步虧損。額外虧損獲計提撥備，而負債則予確認，惟僅限於本集團已產生法律或推定責任或已代該聯營公司作出付款。

於本集團應用權益法而使用一間聯營公司之財務報表時，倘該聯營公司使用本集團以外之會計政策，處理相類情況下之交易及事件，則對該聯營公司之會計政策作出調整，以與本集團之會計政策一致。

於聯營公司之權益由被投資對象成為聯營公司當日起，使用權益法入賬。

在採用權益法後，包括確認聯營公司的虧損(倘有)，本集團確定是否需要就其在聯營公司的權益確認任何額外減值虧損。本集團評估是否有客觀證據顯示於一間聯營公司的權益可能出現減值。倘有客觀證據存在，則權益的全部賬面值根據香港會計準則第36號作為單項資產進行減值測試，方式為將其可回收金額(在用價值及公平值減出售成本的較高者)與其賬面值對比。任何已確認的減值虧損構成於一間聯營公司之權益之賬面值的一部分。有關減值虧損之任何撥回於該等投資可收回金額其後增加時予以確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Interest in an associate (Continued)

Gains and losses resulting from transactions between the Group and its associate are recognised in consolidated financial statements only to the extent of unrelated investors' interests in the associate that are unrelated to the Group. The Group's share in the associate's gains or losses resulting from these transactions is eliminated.

Interests in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Group, as a joint operator, recognises in relation to its interest in a joint operation:

- its assets, including its share of any assets held jointly;
- its liabilities, including its share of any liabilities incurred jointly;
- its revenue from the sale of its share of the output arising from the joint operation;
- its share of the revenue from the sale of the output by the joint operation; and
- its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues and expenses relating to its interests in joint operations in accordance with the HKFRS accounting standards applicable to the particular assets, liabilities, revenues and expenses.

3. 重要會計政策資料 (續)

於一間聯營公司之權益 (續)

本集團與其聯營公司進行交易產生之收益及虧損，僅會在該聯營公司並與本集團無關連之投資者權益的情況下於綜合財務報表內確認。本集團應佔聯營公司自該等交易產生之收益或虧損予以對銷。

於合營業務之權益

合營業務是對合營安排具有共同控制權的各方就與該安排有關的資產及負債分別擁有權利及承擔責任的合營安排。共同控制權指按照合約協定對某項安排所共有的控制權，僅於相關活動的決策要求需經共同控制的各方一致同意時才存在。

本集團作為合營者就其於合營業務中的權益確認：

- 其資產，包括其於共同持有的任何資產中的份額；
- 其負債，包括其於共同產生的任何負債中的份額；
- 其銷售合營業務產出的份額的收入；
- 其來自銷售合營業務產出的收入的份額；及
- 其開支，包括其共同產生的任何開支的份額。

本集團就其於合營業務中的權益按照適用於特定資產、負債、收入及開支的香港財務報告準則會計準則入賬資產、負債、收入及開支。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Interests in joint operations (Continued)

When a group entity enters into a transaction with a joint operation in which the group entity is a joint operator, the Group is considered to be conducting the transaction with the other parties to the joint operation and the Group recognises gains and losses resulting from such a transaction only to the extent of the other parties' interests in the joint operation.

Investments in subsidiaries

Investments in subsidiaries are stated on the statement of financial position of the Company at cost less accumulated impairment loss.

Revenue from contracts with customers

Revenue is recognised to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the Group uses a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with a customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation.

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to customers.

A performance obligation represents a good or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially same.

3. 重要會計政策資料(續)

於合營業務之權益(續)

當集團實體與合營業務進行交易而集團實體為合營企業方，本集團被視為與合營業務的其他各方交易，本集團會確認該交易產生的收益及虧損，惟以其他各方於合營業務的權益為限。

於附屬公司的投資

於附屬公司的投資按成本減累計減值虧損於本公司財務狀況表列賬。

客戶合約收益

收益確認旨在描述按反映實體預期就交換貨品或服務有權獲得代價之金額向客戶轉讓承諾貨品或服務。具體而言，本集團使用一套包含五個步驟之方法確認收益：

- 第一步：識別與客戶訂立之合約
- 第二步：識別合約中之履約責任
- 第三步：釐定交易價
- 第四步：將交易價分配至合約中之履約責任
- 第五步：於(或因)實體完成履約責任時確認收益。

本集團於(或因)完成履約責任時確認收益，即當特定履約責任所屬貨品或服務之「控制權」轉移至客戶時。

履約責任指可區分的貨品或服務(或一批貨品或服務)或一系列大致相同的可區分的貨品或服務。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Revenue from contracts with customers (Continued)

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- The Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct goods or service.

Revenue is measured based on the consideration to which the Group expects to be entitled in a contract with a customer, excludes sales related taxes.

Contract assets and contract liabilities

A contract asset represents the Group's right to consideration in exchange for goods or services that the Group has transferred to a customer that is not yet unconditional. It is assessed for impairment in accordance with HKFRS 9. In contrast, a receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

A contract liability represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration from the customer.

For a single contract with the customer, either a net contract asset or a net contract liability is presented. For multiple contracts, contract assets and contract liabilities of unrelated contracts are not presented on a net basis.

3. 重要會計政策資料(續)

客戶合約收益(續)

倘符合以下其中一項準則，控制權於一段時間內轉移，而收益則參考完成相關履約責任之進度於一段時間內確認：

- 客戶於本集團履約時同時接收及耗用本集團履約所提供之利益；
- 本集團履約創造或加強客戶於資產被創造或加強時控制之資產；或
- 本集團履約並未創造對本集團而言具有替代用途之資產，且本集團對迄今已完成履約的付款具有可強制執行的權利。

否則，收益於客戶取得可區分的貨品或服務之控制權時確認。

收益根據本集團按與客戶合約預期將有權收取的代價計量，惟不包括銷售相關稅項。

合約資產及合約負債

合約資產指本集團向客戶轉讓本集團貨品或服務以換取代價之權利(尚未成為無條件)。本集團根據香港財務報告準則第9號評估減值。反之，應收款項指本集團對代價之無條件權利，即隨時間推移，在代價到期後即可收取付款。

合約負債指本集團因已向客戶收取代價，而須向客戶轉讓貨品或服務的責任。

就與客戶訂立的單一合約而言，以合約資產淨額或合約負債淨額呈列。就多種合約而言，不相關合約的合約資產及合約負債不以淨額基準呈列。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Revenue from contracts with customers (Continued)

Construction contracts

A contract with a customer is classified by the Group as a construction contract when the contract relates to work on an asset under the control of the customer and therefore the Group's construction activities create or enhance an asset under the customer's control.

Revenue from the contract is recognised over time. The progress towards complete satisfaction of a performance obligation is measured based on input method, which is to recognise revenue on the basis of the Group's efforts or inputs to the satisfaction of that performance obligation relative to the total expected inputs to the satisfaction of that performance obligation by reference to the proportion of the actual costs incurred relative to the estimated total costs that best depict the Group's performance in transferring control of goods or services. When the outcome of the contract cannot be reasonably measured, revenue is recognised only to the extent of contract costs incurred that are expected to be recovered.

The Group's construction contracts normally include payment schedules which require stage payments over the construction period once milestones are reached. The Group also typically agrees to a one to two years retention period for 5% to 10% of the contract value. This amount is included in contract assets until the end of the retention period as the Group's entitlement to this final payment is conditional on the satisfaction of the service quality by the customers over a certain period as stipulated in the contracts.

Property management services

For property management services, the Group bills a fixed amount for services provided on a monthly basis and recognises as revenue in the amount to which the Group has a right to invoice and that corresponds directly with the value of performance completed.

3. 重要會計政策資料(續)

客戶合約收益(續)

建築合約

當合約與受客戶管控的資產工程相關，故本集團建築活動創造或提升受客戶管控的資產時，本集團將與客戶的合約歸類為建築合約。

合約收益乃隨時間確認。完成履行合約責任的進展情況根據投入法計量，即透過按本集團為完成履約責任而產生的支出或投入（相對於預期為完成履約責任的總投入），並參考所產生的實際成本相對於估計成本總額的比例確認收益，有關方法最能反映本集團於轉讓貨品或服務控制權方面的履約情況。當合約的結果不能合理計量時，僅在所產生的合約成本預期將會收回時方會確認收益。

本集團建築合約通常包括建築期間要求分階段付款的付款日程（一旦進程達標）。本集團亦基本上同意就5%至10%的合約價值設有一至兩年保證期。因本集團獲得此最終款項的權利按合約規定須待客戶於某一期間內滿意服務質量後方可作實，故此金額計入合約資產，直至保證期結束為止。

物業管理服務

就物業管理服務而言，本集團按月就所提供服務收取固定金額並確認為收益，金額以本集團有權開發票及直接與已履行價值相應者為限。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Revenue from contracts with customers (Continued)

Service income

Revenue from service income from provision of administrative services to its joint operations is recognised over time. As a practical expedient, if the Group has a right to consideration from a customer in an amount that corresponds directly with the value of the Group's performance completed to date, the Group recognises revenue in the amount to which the Group has the right to invoice. The service income recognised in profit or loss is included in the other income and gain line item.

Sales of goods

Revenue from sales of goods (i.e. sales of health and environmental innovations product) is recognised at the point when the control of the goods is transferred to the customers (generally on delivery goods).

Variable consideration

For the consideration promised in a contract, the Group estimates the amount of consideration to which the Group will be entitled in exchange for transferring the promised goods to a customer.

The Group estimates an amount of variable consideration by using either the expected value method or the most likely amount method, depending on which method the Group expects to better predict the amount of consideration to which it will be entitled.

The estimated amount of variable consideration is included in the transaction price only to the extent that it is highly probable that such an inclusion will not result in a significant revenue reversal in the future when the uncertainty associated with the variable consideration is subsequently resolved.

At the end of each reporting period, the Group updates the estimated transaction price (including updating its assessment of whether an estimate of variable consideration is constrained) to represent faithfully the circumstances present at the end of the reporting period and the changes in circumstances during the reporting period.

3. 重要會計政策資料(續)

客戶合約收益(續)

服務收入

向其合營業務提供行政服務的服務收入在一段時間內確認。作為實務權宜安排，倘若本集團有權從客戶處獲得與本集團迄今完成的履約價值直接對應的代價，本集團按本集團有權開具發票的金額確認收益。在損益中確認的服務收入包括在其他收入及收益單行項目中。

銷售貨品

銷售貨品(即銷售健康與環境創新產品)的收入於貨品控制權轉移至客戶時(一般為交付貨品時)確認。

可變代價

就合約所承諾之代價而言，本集團估計本集團將有權就向客戶轉移所承諾貨品換取之代價金額。

本集團透過使用預期價值法或最可能金額法估計可變代價之金額，視乎本集團預期將更好預測其有權收取之代價金額之方法而定。

可變代價的估計金額將納入交易價格，惟前提為隨後解決與可變代價相關的不確定性時，有關納入不會導致日後的重大收入撥回。

於各報告期末，本集團更新估計交易價格(包括更新其對可變代價估計是否受限的評估)，以忠實反映報告期末的情況及報告期內的情況變動。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Leasing

Definition of a lease

Under HKFRS 16, a contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration.

The Group as lessee

At inception of the contract, the Group assesses whether a contract is or contains a lease. The Group recognises a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less from the commencement date and do not contain a purchase option) and leases of low value assets. For these leases, the Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Lease liabilities

At the commencement date, the Group measures lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted by using the interest rate implicit in the lease. If this rate cannot be readily determined, the Group uses its incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise:

- fixed lease payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the amount expected to be payable by the lessee under residual value guarantees;
- the exercise price of purchase options if the lessee is reasonably certain to exercise the options; and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising an option to terminate the lease.

3. 重要會計政策資料(續)

租賃

租賃之定義

根據香港財務報告準則第16號，倘合約賦予控制權於一段時間內使用已識別資產以換取代價，則該合約屬於或包含租賃。

本集團作為承租人

本集團於合約起始時評估合約是否屬於或包含租賃。除短期租賃(定義為自租賃開始日期起計租期為12個月或以下，並且不包含購買選擇權的租賃)及低價值資產租賃外，本集團就其作為承租人之所有租賃安排確認使用權資產及相應租賃負債。就該等租賃而言，本集團於租賃期內按直線基準確認租賃款項為經營開支。

租賃負債

於開始日期，本集團按當日尚未支付租賃款項之現值計量租賃負債。租賃款項按租賃隱含之利率貼現。倘未能輕易釐定該利率，則本集團使用其增量借貸利率。

計量租賃負債時所包含之租賃款項包括：

- 固定租賃款項(包括實質固定款項)減任何應收租賃優惠；
- 可變租賃付款，其取決於一項指數或利率，初步計量時使用開始日期的指數或利率；
- 承租人根據剩餘價值擔保預期應付金額；
- 購買權的行使價(倘承租人合理確定行使該等權利)；及
- 終止租賃的罰金付款(倘租賃條款反映本集團行使權利以終止租賃)。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Leasing (Continued)

The Group as lessee (Continued)

Lease liabilities (Continued)

The lease liability is presented as a separate line in the consolidated statement of financial position.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

Lease liability is remeasured (and with a corresponding adjustment to the related right-of-use asset) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using revised discount rate.
- the lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is remeasured by discounting the revised lease payments using the initial discount rate (unless the lease payments change is due to a change in a floating interest rate, in which case a revised discount rate is used).
- a lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

3. 重要會計政策資料 (續)

租賃 (續)

本集團作為承租人 (續)

租賃負債 (續)

租賃負債在綜合財務狀況表中單獨呈列。

租賃負債其後計算為透過增加賬面值以反映租賃負債的利息 (採用實際利率法) 及透過減少賬面值以反映作出的租賃付款。

倘出現以下情況，重新計量租賃負債 (並對相關使用權資產作出相應調整)：

- 租賃期有所變動或對行使購買選擇權的評估發生變化，在該情況下，租賃負債使用經修訂貼現率貼現經修訂租賃付款予以重新計量。
- 租賃付款因指數或利率變動或有擔保剩餘價值下預期付款變動而出現變動，在此情況下，租賃負債使用初始貼現率貼現經修訂的租賃付款 (除非租賃付款由於浮動利率改變而有所變動，在這種情況下則使用經修訂貼現率) 予以重新計量。
- 租賃合約已修改且租賃修改不作為一項單獨租賃入賬，在該情況下，租賃負債使用經修訂貼現率貼現經修訂租賃付款予以重新計量。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Leasing (Continued)

The Group as lessee (Continued)

Right-of-use assets

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement date and any initial direct costs, less lease incentives received. Whenever the Group incurs an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, a provision is recognised and measured under HKAS 37 "Provision, Contingent Liabilities and Contingent Assets". The costs are included in the related right-of-use asset, unless those costs are incurred to produce inventories.

Right-of-use assets are subsequently measured at cost less accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. They are depreciated over the shorter period of lease term and useful life of the underlying asset.

The Group presents right-of-use assets that do not meet the definition of investment property as a separate line in the consolidated statement of financial position. The right-of-use assets that meet the definition of investment property are presented within "investment property".

The Group applies HKAS 36 Impairment of Assets to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss.

Lease modification

The Group accounts for a lease modification as a separate lease if:

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

3. 重要會計政策資料 (續)

租賃 (續)

本集團作為承租人 (續)

使用權資產

使用權資產包括相應租賃負債、於開始日期或之前作出的租賃付款及任何初期直接成本，減收取的租賃優惠的初步計量。當本集團產生拆除及移除租賃資產、恢復相關資產所在場地或將相關資產恢復至租賃條款及條件所規定狀態的成本責任時，將根據香港會計準則第37號「撥備、或然負債及或然資產」確認及計量撥備。成本計入相關使用權資產中，除非該等成本乃因生產存貨而產生則作別論。

使用權資產其後以成本減累計折舊及減值虧損計量，並就租賃負債的任何重新計量作出調整。使用權資產乃按租賃期及相關資產的可使用年期（以較短者為準）折舊。

本集團於綜合財務狀況表內將不符合投資物業定義的使用權資產呈列為獨立項目。符合投資物業定義的使用權資產於「投資物業」內呈列。

本集團應用香港會計準則第36號資產減值釐定使用權資產是否出現減值，並入賬任何已識別減值虧損。

租賃修改

如果同時符合以下條件，本集團將租賃修改作為一項單獨的租賃進行會計處理：

- 該修改通過增加使用一項或多項標的資產的權利擴大了租賃範圍；且
- 租賃代價的增加額與所擴大範圍部分的單獨價格按特定合約情況進行適當調整後的金額相當。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Leasing (Continued)

The Group as lessee (Continued)

Lease modification (Continued)

For a lease modification that is not accounted for a separate lease, the Group remeasures the lease liability based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group as lessor

The Group enters into lease agreements as a lessor with respect to some of its machineries and properties. Leases for which the Group is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When a contract includes both lease and non-lease components, the Group applies HKFRS 15 to allocate the consideration under the contract to each component.

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

Sublease

When the Group is an intermediate lessor, it accounts for the head lease and the sublease as two separate contracts. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease, rather than by reference to the underlying asset.

3. 重要會計政策資料 (續)

租賃 (續)

本集團作為承租人 (續)

租賃修改 (續)

如果租賃修改未作為一項單獨的租賃進行會計處理，本集團於修改日根據租賃修改後的租賃期採用修改後的折現率對修改後的租賃付款額進行折現，以重新計量租賃負債。

本集團作為出租人

本集團就其部分機械及物業作為出租人訂立租賃協議。本集團為出租人的租賃分類為融資或經營租賃。倘租賃條款將絕大部分權風險及回報轉移至承租人，則有關合約分類為融資租賃。所有其他租賃分類為經營租賃。

當合約同時包括租賃及非租賃部分，本集團應用香港財務報告準則第15號將合約項下的代價分配至各組成部分。

來自經營租賃的租金收入在相關租賃期內以直線法確認。磋商及安排經營租賃所產生的初始直接成本則加入至租賃資產的賬面值中，並在租賃期內按直線法確認。

分租

當本集團為中間出租人時，主租賃及分租分別入賬列為兩份單獨合約。分租參考主租賃所產生使用權資產，而非參考相關資產，分類為融資租賃或經營租賃。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recorded in the respective functional currency (i.e. the currency of the primary economic environment in which the entity operates) at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into the presentation currency of the Group (i.e. Hong Kong dollars) using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the year. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of exchange reserve (attributed to non-controlling interest as appropriate).

On the disposal of a foreign operation (i.e. a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, a disposal involving loss of joint control over a joint arrangement that includes a foreign operation, or a disposal involving loss of significant influence over an associate that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss. In addition, in relation to a partial disposal of a subsidiary that does not result in the Group losing control over the subsidiary, the proportionate share of accumulated exchange differences are reattributed to non-controlling interests and are not recognised in profit or loss. For all other partial disposals (i.e. partial disposals of associates or joint arrangements that do not result in the Group losing significant influence or joint control), the proportionate share of the accumulated exchange differences is reclassified to profit or loss.

3. 重要會計政策資料(續)

外幣

於編製各集團實體的財務報表時，以該實體的功能貨幣以外的貨幣(外幣)進行的交易以各自的功能貨幣(即該實體營運所在的主要經濟環境通行之貨幣)按交易日的通行匯率予以記錄。於報告期末，以外幣計值的貨幣項目按通行匯率重新換算。以外幣歷史成本計量的非貨幣項目不作重新換算。

因貨幣項目結算和貨幣項目換算而產生的匯兌差額在其產生期間在損益中確認。

就呈列綜合財務報表而言，本集團海外業務的資產及負債乃按各報告期末的通行匯率換算為本集團的呈列貨幣(即港幣)。收入和支出項目按當年的平均匯率換算。產生的匯兌差額(如有)在其他全面收益中確認，並在匯兌儲備項下的權益中累計(酌情歸屬於非控股權益)。

於處置海外業務(即處置本集團於海外業務的全部權益，或處置涉及失去對一間附屬公司(包括海外業務)控制權，或涉及處置失去對合營安排(包括海外業務)共同控制權，或處置涉及失去對聯營公司(包括海外業務)的重大影響力)時，就本公司擁有人應佔該業務而於權益內累計的所有匯兌差額重新分類至損益。此外，就部分處置附屬公司並無導致本集團失去對附屬公司的控制權而言，則按比例分佔累計匯兌差額重新撥歸至非控制權益，而不會於損益確認。就所有其他部分處置(即部分處置聯營公司或合營安排不會導致本集團失去重大影響力或共同控制權)而言，則按比例分佔累計匯兌差額重新分類至損益。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Borrowing costs

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

Government grants

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable.

Retirement benefits costs

Payments to the Mandatory Provident Fund Scheme (“MPF Scheme”) are recognised as an expense when employees have rendered service entitling them to the contributions.

The Group’s net obligations in respect of long service payment to its employees on cessation of employment in certain circumstances under the Hong Kong Employment Ordinance is the amount of future benefits that the employees have earned in return for their services in the current and prior periods. The obligation is calculated using the projected unit credit method, discounted to its present value.

Short-term and other long-term employee benefits

A liability is recognised for benefits accruing to employees in respect of salaries, annual leave and sick leave in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognised in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

3. 重要會計政策資料(續)

借貸成本

所有借貸成本於產生期間在損益確認。

政府補貼

政府補貼僅會於出現本集團遵守政府補貼所附帶的條件及將收取補貼的合理保證的情況下方會確認。

政府補貼於本集團將補貼擬作抵銷的相關成本確認為開支之期間內有系統地在損益中確認。

政府補貼關於作為已產生開支或虧損的應收補償或為向本集團提供即時財務支援而並無未來相關成本之收入，於其成為應收款項時在損益中確認。

退休福利成本

向強制性公積金計劃(「強積金計劃」)支付的款項，於員工提供的服務致使彼等合資格享有供款時確認為開支。

根據香港僱傭條例，本集團在若干情況下就終止僱傭而向其僱員支付長期服務金之責任淨額，為本期間及先前期間僱員就彼等之服務所賺取之未來福利金額。此項責任乃以預計單位貸記法計算，並貼現至其現值。

短期及其他長期僱員福利

負債乃就僱員期內(預期將就換取該服務而支付的未貼現福利金額所提供相關服務的期間)按其薪金、年假及病假應計的福利予以確認。

就短期僱員福利確認的負債按為交換相關服務預期支付的未貼現福利金額計量。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from “profit before taxation” as reported in the consolidated statement of profit or loss and other comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group’s liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of each reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary difference to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and at the time of the transaction does not give rise to equal taxable and deductible temporary differences.

Deferred tax liabilities are recognised for taxable temporary differences associated with investments in subsidiaries and interest in an associate, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

3. 重要會計政策資料(續)

稅項

所得稅開支指即期應付稅項及遞延稅項的總和。

即期應付稅項按年內應課稅溢利計算。應課稅溢利有別於綜合損益及其他全面收益表所報的「除稅前溢利」，原因在於應課稅溢利不包括其他年度的應課稅或可扣減收支項目，亦不包括毋須課稅或不作扣減的項目。本集團的即期稅項負債採用於各報告期末已頒佈或實質頒佈的稅率計算。

遞延稅項按綜合財務報表的資產及負債賬面值與計算應課稅溢利所用相應稅基的暫時差額確認。遞延稅項負債一般就所有應課稅暫時差額確認。遞延稅項資產一般限於有可能取得應課稅溢利以抵銷可動用可扣減暫時差額時就所有可扣減暫時差額確認。倘暫時差額由初步確認一項不影響應課稅溢利或會計溢利的交易的資產及負債所產生，且於發生交易時不產生相等的應納稅和可抵扣暫時性差異，則不會確認有關遞延稅項資產及負債。

遞延稅項負債乃就與於附屬公司的投資有關的應課稅暫時差額確認，惟倘本集團可控制有關暫時差額撥回，以及暫時差額不大可能在可見將來撥回則除外。與該等投資及權益相關的可扣減暫時差額所產生的遞延稅項資產僅限於很大可能有足夠應課稅溢利以動用暫時差額利益並預期於可見將來撥回該等利益時確認。

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3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Taxation (Continued)

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of each reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of each reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle current tax liabilities and assets on a net basis.

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12 Income Taxes requirements to the lease liabilities and the related assets separately. The Group recognises a deferred tax asset related to lease liabilities to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised and a deferred tax liability for all taxable temporary differences.

Current and deferred tax are recognised in profit or loss.

3. 重要會計政策資料(續)

稅項(續)

遞延稅項資產賬面值會於各報告期末檢討，並於不再可能有足夠應課稅溢利以收回全部或部分資產時調減。

遞延稅項資產及負債根據各報告期末已頒佈或實際頒佈的稅率（及稅法），按預期償付負債或變現資產期內適用的稅率計算。

遞延稅項負債及資產的計量反映按照本集團於各報告期末收回或清償其資產及負債賬面值所預期方式的稅務後果。

倘有可依法執行權利動用即期稅項資產以抵銷即期稅項負債，而遞延稅項與由同一稅務機構徵收之所得稅有關，以及本集團擬以淨額基準結算即期稅項負債與資產，則可以抵銷遞延稅項資產與負債。

就本集團確認使用權資產及相關租賃負債的租賃交易計量遞延稅項而言，本集團首先釐定使用權資產或租賃負債是否有應佔稅項扣減。

有關稅務抵減項目歸屬於租賃負債的租賃交易，本集團將香港會計準則第12號「所得稅」的要求分開應用於租賃負債及相關資產。本集團以很可能取得能利用該可抵扣暫時性差異來抵扣的應稅利潤為限，確認與租賃負債相關的遞延所得稅資產，並就所有應納稅暫時性差異確認遞延稅項負債。

即期及遞延稅項於損益確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Property, plant and equipment

Property, plant and equipment including buildings held for use in the production or supply of goods or services, or for administrative purposes are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and accumulated impairment losses, if any.

Ownership interests in leasehold land and buildings

When the Group makes payments for ownership interests of properties which includes both leasehold land and building elements, the entire consideration is allocated between the leasehold land and the building elements in proportion to the relative fair values at initial recognition. When the consideration cannot be allocated reliably between non-lease building element and undivided interest in the underlying leasehold land, the entire properties are classified as property, plant and equipment.

Depreciation is recognised so as to write off the cost of items of property, plant and equipment less their residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

3. 重要會計政策資料(續)

物業、機器及設備

物業、機器及設備，包括為生產或供應貨品或服務而持作或作行政用途的建築物，於綜合財務狀況表按成本減其後累計折舊及累計減值虧損(如有)列賬。

租賃土地及樓宇的所有權權益

當本集團就物業(包括租賃土地及樓宇部分)擁有權益作出付款時，整個代價會根據租賃土地及樓宇部分於初始確認時的相對公平值按比例在兩者之間作出分配。當代價不能可靠地在非租賃樓宇部分及相關租賃土地的不分割權益之間作出分配的情況下，整項物業分類為物業、機器及設備。

折舊以直線法確認，以於估計可使用年期內撇銷物業、機器及設備項目成本減其剩餘價值。估計可使用年期、剩餘值及折舊方法均於各報告期末檢討，任何估計變動的影響均按未來適用基準入賬。

物業、機器及設備項目於出售後或當預期繼續使用該資產不會於日後產生經濟利益時終止確認。出售或報廢物業、機器及設備項目時產生的任何收益或虧損按出售所得款項與該資產賬面值之間的差額於損益確認。

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綜合財務報表附註

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3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Investment properties

Investment properties are properties held to earn rentals (including properties under development for such purposes). Investment properties include leased properties recognised by the Group as right-of-use asset and leased out under operating lease.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are stated at cost less subsequent accumulated depreciation and any accumulated impairment losses. Depreciation is recognised so as to write off the cost of investment properties over their estimated useful lives and after taking into account of their estimated residual value, using the straight-line method. Costs incurred for investment properties under construction are capitalised as part of the carrying amount of the investment properties under construction. An investment property held by the Group as a right-of-use asset is measured initially at cost in accordance with HKFRS 16.

Cash and cash equivalents

In the consolidated statement of financial position, cash and bank balances comprise cash (i.e. cash on hand and demand deposits) and cash equivalents. Cash equivalents are short-term (generally with original maturity of three months or less), highly liquid investments that are readily convertible to a known amount of cash and which are subject to an insignificant risk of changes in value. Cash equivalents are held for the purpose of meeting short-term cash commitments rather for investment or other purposes.

For the purpose of the consolidated statement of cash flows, cash and cash equivalents consist of cash and cash equivalents, as defined above.

Inventories

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are calculated using the first-in, first-out method. Net realisable value of inventories represents the estimated selling price in the ordinary course of business less the estimated costs of completion and costs necessary to make the sale.

3. 重要會計政策資料(續)

投資物業

投資物業指持有以賺取租金之物業(包括作該等用途之開發中物業)。投資物業包括本集團確認為使用權資產的已租賃物業及根據經營租賃出租的物業。

投資物業按成本(包括任何直接產生的開支)初步計量。初步確認後,投資物業按成本減其後續累計折舊及任何累計減值虧損列賬。投資物業的折舊乃以直線法確認,按彼等的估計可使用年期並經計及彼等的估計剩餘價值後撇銷其成本。在建投資物業所產生的成本撥充資本,作為在建投資物業賬面值的一部分。本集團持有作使用權資產的投資物業按照香港財務報告準則第16號初步按成本計量。

現金及現金等價物

於綜合財務狀況表,現金及銀行結餘包括現金(即手頭現金及活期存款)及現金等價物。現金等價物為通常原到期日為三個月或以下可隨時兌換為已知數額現金的短期高流動性投資(該等投資所面對的價值變動風險並不重大)。持有現金等價物的目的是滿足短期現金承擔,而不是投資或其他目的。

就綜合現金流量表而言,上文所界定的現金及現金等價物包括現金及現金等價物。

存貨

存貨按成本及可變現淨值兩者中的較低者入賬。存貨成本乃按先入先出法計算。存貨可變現淨值乃指於日常業務過程中之估計售價減估計完工成本及成功出售所需之成本。

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value, except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets at fair value through profit or loss) are added to or deducted from the cost of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets. The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. The Group's financial assets are classified as financial assets at amortised cost.

3. 重要會計政策資料(續)

金融工具

金融資產及金融負債於集團實體成為金融工具契約條款的一方時於綜合財務狀況表確認。

金融資產及金融負債起初以公平值計量，惟與客戶合約產生的貿易應收款賬按照香港財務報告準則第15號進行初始計量。初步確認後，金融資產及金融負債（按公平值計入損益的金融資產除外）的收購或發行直接應佔的交易成本添置於金融資產或金融負債的成本或從金融資產或金融負債的成本中扣除（倘適用）。收購按公平值計入損益的金融資產或金融負債直接應佔之交易成本即時於損益內確認。

金融資產

所有以常規方式購入或出售的金融資產於交易日確認及終止確認。以常規方式購入或出售指須於市場規則或慣例所設定的時間架構內交收資產的金融資產購入或出售。

視乎金融資產的分類而定，所有已確認的金融資產隨後按攤銷成本或公平值整體計量。初始確認時的金融資產分類取決於金融資產的合約現金流量特徵以及本集團管理彼等的業務模式。本集團的金融資產分類為按攤銷成本計量的金融資產。

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Financial assets at amortised cost (debt instruments)

The Group measures financial assets subsequently at amortised cost if both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment.

(i) Amortised cost and effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period.

For financial assets other than purchased or originated credit-impaired financial assets (i.e. assets that are credit-impaired on initial recognition), the effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) excluding expected credit losses, through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount of the debt instrument on initial recognition.

The amortised cost of a financial asset is the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount, adjusted for any loss allowance. The gross carrying amount of a financial asset is the amortised cost of a financial asset before adjusting for any loss allowance.

3. 重要會計政策資料(續)

金融工具(續)

金融資產(續)

按攤銷成本計量的金融資產(債務工具)

倘滿足以下兩個條件，本集團隨後按攤銷成本計量金融資產：

- 金融資產以業務模式持有，其目的為持有金融資產以收取合約現金流量；及
- 金融資產的合約條款在指定日期產生現金流量，而現金流量僅為支付未償還本金的本金及利息。

按攤銷成本計算的金融資產其後採用實際利率法計量，並可能會出現減值。

(i) 攤銷成本及實際利率法

實際利率法是計算債務工具的攤銷成本及在相關期間分配利息收入的方法。

就購買或源生信貸減值金融資產以外的金融資產(即於初始確認時發生信貸減值的資產)而言，實際利率乃按債務工具預計存續期或(如適用)較短期間，將估計未來現金收入(包括構成實際利率不可或缺部分的一切已付或已收費用及基點、交易成本及其他溢價或折讓)(不包括預期信貸虧損)準確貼現至初始確認時債務工具的賬面總值的利率。

金融資產的攤銷成本為金融資產在初始確認時減本金償還額的金額，加上使用實際利率法計算的初始金額與到期金額之間任何差額的累計攤銷，並就任何虧損撥備進行調整。金融資產的賬面總額為金融資產就任何虧損撥備作出調整前的攤銷成本。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

(i) *Amortised cost and effective interest method (Continued)*

Interest income is recognised using the effective interest method for debt instruments measured subsequently at amortised cost. For financial assets other than purchased or originated credit-impaired financial assets, interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired. For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset. If, in subsequent reporting periods, the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset

Interest income is recognised in profit or loss and is included in the "Other income and gain" line item (note 6).

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9

The Group recognises a loss allowance for ECL on investments in debt instruments that are measured at amortised cost and contract assets. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial instrument.

The Group always recognises lifetime ECL for trade receivables and contract assets. The ECL on these financial assets are estimated using a provision matrix based on the Group's historical credit loss experience and forward-looking information that is available without under cost or effort.

3. 重要會計政策資料 (續)

金融工具 (續)

金融資產 (續)

(i) *攤銷成本及實際利率法 (續)*

就其後按攤銷成本計量的債務工具而言，利息收入採用實際利率法確認。對於購買或源生信貸減值金融資產以外的金融資產，利息收入的計算方法乃將實際利率應用於金融資產的賬面值總額，但隨後發生信貸減值的金融資產除外。對於後續發生信貸減值的金融資產，按照該金融資產的攤餘成本採用實際利率確認利息收入。如果在隨後的報告期內，已發生信貸減值的金融工具的信貸風險有所改善，金融資產不再存在信用減值，則按照該金融資產的賬面總額採用實際利率確認利息收入。

利息收入確認為損益，並計入「其他收入及收益」項目（附註6）。

金融資產及其他須根據香港財務報告準則第9號進行減值評估之項目的減值

本集團就按攤銷成本計量的債務工具投資及合約資產的預期信貸虧損確認虧損撥備。預期信貸虧損金額於各報告日期更新，以反映各項金融工具信貸風險自初步確認以來的變動。

本集團時常確認貿易應收款項及合約資產的全期預期信貸虧損。該等金融資產的預期信貸虧損乃使用撥備矩陣根據本集團過往信貸虧損經驗及無需過多的成本或努力即可獲得之前瞻性資料估計。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

For all other financial assets measured at amortised cost, the Group measures the loss allowance equal to 12-month ECL, unless there has been a significant increase in credit risk since initial recognition, in which case the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increase in the likelihood or risk of a default occurring since initial recognition.

Significant increase in credit risk

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

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

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- significant increases in credit risk on other financial instruments of the same debtor;

3. 重要會計政策資料 (續)

金融工具 (續)

金融資產 (續)

金融資產及其他須根據香港財務報告準則第9號進行減值評估之項目的減值 (續)

對於所有其他按攤銷成本計量的金融資產，本集團計量的虧損撥備等於12個月的預期信貸虧損，除非自初始確認以來信貸風險顯著增加，在該情況下，本集團確認全期預期信貸虧損。是否應確認全期預期信貸虧損的評估乃基於自初始確認以來發生違約的可能性或風險的顯著增加作出。

信貸風險顯著增加

在評估自初始確認以來金融工具的信貸風險是否顯著增加時，本集團將於報告日期金融工具發生的違約風險與於初始確認日期金融工具發生的違約風險進行比較。在進行評估時，本集團會考慮合理有據的定量及定性資料，包括過往經驗及無需過多的成本或努力即可獲得的前瞻性資料。

尤其是，在評估自初始確認以來信貸風險是否顯著增加時，會考慮以下資料：

- 金融工具外部 (如有) 或內部信貸評級實際或預期重大惡化；
- 預計會導致債務人履行其債務責任的能力大幅下降的業務、財務或經濟狀況的現有或預測的不利變化；
- 債務人經營業績的實際或預期顯著惡化；
- 同一債務人的其他金融工具的信貸風險顯著增加；

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

Significant increase in credit risk (Continued)

- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk on a financial asset has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

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

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

3. 重要會計政策資料 (續)

金融工具 (續)

金融資產 (續)

金融資產及其他須根據香港財務報告準則第9號進行減值評估之項目的減值 (續)

信貸風險顯著增加 (續)

- 債務人的監管、經濟或技術環境中實際或預期的重大不利變化導致債務人履行其債務責任的能力大幅下降。

無論上述評估的結果如何，本集團均假設金融資產的信貸風險自初始確認（當合約付款逾期超過30天時）以來大幅增加，除非本集團有合理有據的資料證明存在其他情況則作別論。

儘管存在上述情況，倘金融工具於報告日期被釐定為信貸風險偏低，本集團假設金融工具之信貸風險自初始確認以來並無大幅增加。倘i) 債務工具之違約風險偏低，ii) 債務人具有強大能力履行其短期之合約現金流量責任，及iii) 經濟及業務狀況於較長期間出現不利變動可能但未必削減借款人履行其合約現金流量責任之能力，則債務工具被釐定為信貸風險偏低。當資產具有根據國際定義之外部「投資級」信貸評級或（倘並無外部評級）資產具有內部「履約級」評級，則本集團視金融資產為信貸風險偏低。

本集團定期監察用以識別信貸風險是否顯著增加的準則的有效性，並對其進行修訂（如適當），以確保該準則能夠在金額到期前識別信貸風險的顯著增加。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

Definition of default

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that receivables that meet either of the following criteria are generally not recoverable:

- when there is a breach of financial covenants by the debtor; or
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above analysis, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

3. 重要會計政策資料 (續)

金融工具 (續)

金融資產 (續)

金融資產及其他須根據香港財務報告準則第9號進行減值評估之項目的減值 (續)

違約的定義

本集團認為以下各項構成內部信貸風險管理的違約事件，原因為過往經驗表明符合以下任何一項標準的應收款項一般不可收回：

- 債務人違反財務契諾時；或
- 內部開發或從外部來源獲得的資料表明債務人不可能全額向其債權人 (包括本集團) 付款時 (未計及本集團持有的任何抵押品)。

不論上述的分析，本集團認為，除非本集團有合理且可支持的資料證明更為滯後的違約標準更為合適，否則金融資產逾期超過90天時即表明已發生違約。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- significant financial difficulty of the issuer or the borrower;
- a breach of contract, such as a default or past due event;
- the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- it is becoming probable that the borrower will enter into bankruptcy or other financial reorganisation; or
- the disappearance of an active market for that financial asset because of financial difficulties.

Write-off policy

The Group writes off a financial asset when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

3. 重要會計政策資料 (續)

金融工具 (續)

金融資產 (續)

金融資產及其他須根據香港財務報告準則第9號進行減值評估之項目的減值 (續)

信貸減值的金融資產

當一項或多項事件對該金融資產的估計未來現金流量產生不利影響時，金融資產即發生信貸減值。金融資產存在信貸減值的證據包括有關以下事件的可觀察數據：

- 發行人或借款人出現重大財務困難；
- 違反合約，例如拖欠或逾期事件；
- 借款人的貸款人出於與借款人的財務困難有關的經濟或合約原因，已向借款人授予貸款人在其他情況下不會考慮的特許權；
- 借款人很可能會破產或進行其他財務重組；或
- 由於財務困難，該金融資產的活躍市場消失。

撤銷政策

當有資料表明債務人處於嚴重的財務困難且並無實際收回的可能（例如當對手方已被清盤或已進入破產程序時）時，本集團會撤銷一項金融資產。撤銷的金融資產仍可進行本集團收回程序下的強制執行活動，並在適當的情況下考慮法律建議。所作出的任何收回均在損益中確認。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

Measurement and recognition of expected credit losses

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the reporting date.

For financial assets, the ECL is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the original effective interest rate.

If the Group has measured the loss allowance for a financial instrument at an amount equal to lifetime ECL in the previous reporting period, but determines at the current reporting date that the conditions for lifetime ECL are no longer met, the Group measures the loss allowance at an amount equal to 12-month ECL at the current reporting date, except for assets for which simplified approach was used.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

3. 重要會計政策資料 (續)

金融工具 (續)

金融資產 (續)

金融資產及其他須根據香港財務報告準則第9號進行減值評估之項目的減值 (續)

預期信貸虧損之計量及確認

預期信貸虧損的計量為違約概率、違約虧損率 (即違約時的虧損程度) 及違約風險的函數。違約概率及違約虧損率的評估基於根據前瞻性資料作出調整的過往數據作出。對於違約風險，就金融資產而言，指於報告日期資產的總賬面金額。

就金融資產而言，預期信貸虧損估計為根據合約應付本集團的所有合約現金流量與本集團預期收取的所有現金流量 (按原實際利率貼現) 之間的差額。

如本集團已在上一個報告期內按相等於全預期信貸虧損的金額計量金融工具的虧損撥備，但在本報告日期確定不再符合全期預期信貸虧損的條件，則本集團在本報告日期按相等於12個月預期信貸虧損的金額計量虧損撥備，惟使用簡化方法的資產除外。

本集團於損益確認所有金融工具的減值收益或虧損，並通過虧損撥備賬對其賬面金額進行相應調整。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial assets (Continued)

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9 (Continued)

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

Financial liabilities and equity instruments

Classification as debt or equity

Debt and equity instruments issued by a group entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a group entity are recognised at the proceeds received, net of direct issue costs.

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

3. 重要會計政策資料 (續)

金融工具 (續)

金融資產 (續)

金融資產及其他須根據香港財務報告準則第9號進行減值評估之項目的減值 (續)

終止確認金融資產

本集團僅在自資產收取現金流量的合約權利到期或將金融資產及資產所有權的絕大部分風險及回報轉移至另一方時終止確認金融資產。

於終止確認按攤銷成本計量的金融資產時，資產賬面值與已收及應收代價總額之間的差額於損益中確認。

金融負債及股本工具

分類為債務或權益

集團實體發行的債務及股本工具根據合約安排的性質以及金融負債及股本工具的定義分類為金融負債或權益。

股本工具

股本工具指在扣除所有負債後證明實體資產剩餘權益的任何合約。集團實體發行的股本工具按已收所得款項確認，扣除直接發行成本。

金融負債

所有金融負債其後採用實際利率法按攤銷成本或按公平值計入損益計量。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Financial instruments (Continued)

Financial liabilities and equity instruments (Continued)

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not 1) contingent consideration of an acquirer in a business combination, 2) held-for-trading, or 3) designated as at FVTPL, are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortised cost of a financial liability.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle that obligation, and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material). When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

3. 重要會計政策資料(續)

金融工具(續)

金融負債及股本工具(續)

其後按攤銷成本計量的金融負債

並非1)收購人於業務合併中的或然代價；2)持作買賣；或3)指定為按公平值計入損益的金融負債，其後以實際利率法按攤銷成本計量。

實際利率法乃計算相關期間內金融負債之攤銷成本及分配利息開支之方法。實際利率指準確貼現金融負債之預計可使用年期或(如適用)較短期間內估計未來現金收入(包括構成實際利率不可或缺部分之已付或已收之一切費用及利率差價、交易成本及其他溢價或折讓)至金融負債攤銷成本的利率。

終止確認金融負債

當且僅當本集團的責任被解除、註銷或屆滿時，本集團可終止確認金融負債。已終止確認金融負債的賬面值與已付及應付代價(包括任何已轉讓非現金資產或已承擔負債)之間的差額於損益確認。

撥備

倘本集團因過往事件承擔現有法律或推定責任，而本集團可能須履行該責任，並能可靠估計該責任的金額，則確認撥備。

撥備按報告期末履行現時責任所需代價的最佳估計計量，並經考慮圍繞責任的風險及不明朗因素。當撥備按履行現時責任估計所需現金流量計量時，其賬面值為該等現金流量的現值(倘貨幣時間價值影響重大)。當結算撥備的部分或全部經濟利益預期可自第三方收回，倘大致確定將獲償付及應收款項金額能可靠計量，則將應收款項確認為資產。

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Impairment losses on property, plant and equipment, investment properties and right-of-use assets

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

The recoverable amount of property, plant and equipment, right-of-use assets, and investment properties are estimated individually. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit ("CGU") to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual CGU, or otherwise they are allocated to the smallest group of CGUs for which a reasonable and consistent allocation can be identified.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a CGU) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or the CGU) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or the CGU) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or the CGU) in prior years. A reversal of an impairment loss is recognised as income immediately in profit or loss.

3. 重要會計政策資料(續)

物業、機器及設備、投資物業以及使用權資產之減值虧損

於報告期末，本集團對其物業、機器及設備、投資物業及無形資產以及使用權資產賬面值作出評估，以釐定有否任何跡象顯示該等資產出現減值虧損。倘存在任何此類跡象，則會對資產可收回金額作出估計，以確定減值虧損的程度（如有）。

物業、機器及設備、使用權資產及投資物業的可收回金額會個別估計。倘無法估計個別資產的可收回金額，本集團會估計該資產所屬現金產生單位（「現金產生單位」）的可收回金額。當可以識別一個合理一致的分配基礎，企業資產亦會分配至個別現金產生單位，否則企業資產按能識別的合理一致基礎分配至最小現金產生單位組合。

可收回金額是指公平值減出售成本與使用價值兩者中的較高者。評估使用價值時，估計未來現金流量會採用稅前折現率折現為現值，該稅前折現率應反映對貨幣時間價值的當前市場評價及該資產（或現金產生單位）特有的風險（未針對該風險調整估計未來現金流量）。

倘估計資產（或現金產生單位）的可收回金額低於其賬面值，則資產（或現金產生單位）的賬面值將調低至其可收回金額。減值虧損應即時於損益中確認。

倘減值虧損於其後撥回，資產（或現金產生單位）的賬面值將調升至其經修訂的估計可收回金額，而增加後的賬面值不得超過倘該資產（或現金產生單位）在過往年度並無確認減值虧損時原應確認的賬面值。減值虧損的撥回乃即時於損益確認為收入。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

3. MATERIAL ACCOUNTING POLICY INFORMATION (Continued)

Fair value measurement

When measuring fair value except for the Group's leasing transactions and value in use of property, plant and equipment and right-of-use assets for the purpose of impairment assessment, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. Specifically, the Group categorised the fair value measurements into three levels, based on the characteristics of inputs, as follow:

- Level 1 – Fair value measurement are those derived from quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 – Fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 – Fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

At the end of the reporting period, the Group determines whether transfer occur between levels of the fair value hierarchy for assets and liabilities which are measured at fair value on recurring basis by reviewing their respective fair value measurement.

3. 重要會計政策資料(續)

公平值計量

計量公平值時，除本集團的租賃交易以及就減值評估而言，物業、機器及設備及使用權資產之使用價值外，本集團考慮該等市場參與者於計量日對資產或負債定價時所考慮的資產或負債特徵。

就非金融資產作公平值計量時，會計及市場參與者以最有效及最佳用途應用該項資產，或向另一名可按最有效及最佳用途應用該項資產的市場參與者出售該項資產可取得的經濟利益。

本集團所用估值法適用於有關情況，且有充足數據可供計量公平值、盡量運用相關可觀察輸入數據及盡量避免使用不可觀察輸入數據。具體而言，本集團根據輸入數據的特徵將公平值計量分類為三個級別如下：

- 第一級 – 公平值計量由按相同資產或負債於活躍市場的市場報價(未經調整)得出。
- 第二級 – 公平值計量由對該資產或負債而言的可觀察之輸入數據，經直接(如價格)或間接(即價格衍生)得出(不包括第一級所包含之報價)。
- 第三級 – 公平值計量採用估值技術得出，其中包括對資產或負債而言為按不可觀察市場數據得出之輸入數據(即不可觀察輸入數據)。

於報告期末，本集團透過審閱資產及負債各自的公平值計量，釐定按公平值計量的資產及負債的公平值等級之間是否存在經常性轉移。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

4. CRITICAL ACCOUNTING JUDGEMENT AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the directors of the Company are required to make judgement, estimates and assumptions about the carrying amounts of assets, liabilities, revenue and expenses reported and disclosures made in the consolidated financial statements. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgement in applying accounting policies

The following is the critical judgement, apart from those involving estimations (see below), that the directors of the Company have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised and disclosures made in the consolidated financial statements.

Classification of joint arrangements

Judgement in classification of joint operations

Yee Hop-Amain JV, Amain-CW Yee Hop JV and CWBKYH JV are joint operations as the Group have joint control of the arrangements and have rights to the assets, and obligations for the liabilities, relating to the arrangements.

Judgement is required in determining the joint control, rights and obligations of parties to the joint arrangements with reference to the board structure of joint arrangements, the legal form of the arrangements, the contractual terms agreed by the parties in the arrangements about relevant activities and the rights to the assets, liabilities and all profits or losses arising out of the joint execution.

4. 關鍵會計判斷及估計不明朗因素的主要來源

於應用本集團會計政策（於附註3載述）時，本公司董事須就資產及負債賬面值、所報收益及開支以及於綜合財務報表披露者作出判斷、估計及假設。估計及相關假設按照過往經驗及其他視為相關的因素作出。實際結果可能有別於該等估計。

估計及相關假設按持續基準審閱。倘修訂僅影響該期間，則會計估計修訂會於估計作出修訂的期間確認，或倘修訂影響本期間及未來期間，則於修訂期間及未來期間確認。

應用會計政策的重大判斷

除本公司董事於應用本集團會計政策之過程中涉及估計之關鍵判斷（見下文）以外，以下為對在綜合財務報表確認之金額及作出之披露有最大影響之關鍵判斷。

合營安排的分類

合營業務分類的判斷

Yee Hop-Amain JV、Amain-CW Yee Hop JV及CWBKYH JV屬合營業務，原因為本集團對有關安排擁有共同控制權以及就有關安排而對資產享有權利及對負債負有責任。

於釐定共同控制權、合營安排各方的權利及責任時，須參考有關合營安排的董事會結構、安排的法律形式、各方於安排就相關行為協定的合約條款以及共同執行產生的資產、負債及所有損益的權利。

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綜合財務報表附註

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4. CRITICAL ACCOUNTING JUDGEMENT AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Critical judgement in applying accounting policies (Continued)

Classification of joint arrangements (Continued)

Judgement in classification of joint operations (Continued)

The directors of the Company concluded that all of the Group's joint arrangements should be classified as joint operations under HKFRS 11 as the relevant joint arrangement document specify that the parties to the joint arrangements have rights to the assets and obligations to the liabilities relating to the joint arrangements.

Judgement in classification of a joint venture

Trio AI Limited ("Trio AI") is a limited liability company whose legal form provides separation between the Company and the other shareholders. Although the Group holds a majority equity interest in Trio AI, a shareholders' agreement stipulates that unanimous consent of all shareholders is required for certain key operating and financing decisions, including financing matters, appointment of key management personnel and amendments to significant operating contracts. These matters represent the relevant activities of Trio AI.

In assessing control, management exercised significant judgement in evaluating whether the rights held by the other shareholders are substantive and whether the Group has the practical ability to unilaterally direct the relevant activities.

The directors of the Company concluded that control over Trio AI is shared among the shareholders, as decisions over the relevant activities require unanimous consent. Accordingly, Trio AI is classified as a joint venture and is accounted for under HKAS 28 using the equity method.

Key sources of estimation uncertainty

The followings are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

4. 關鍵會計判斷及估計不明朗因素的主要來源(續)

應用會計政策的重大判斷(續)

合營安排的分類(續)

合營業務分類的判斷(續)

本公司董事認為，本集團所有的合營安排根據香港財務報告準則第11號分類為合營業務，原因為相關合營安排文件訂明合營安排各方對合營安排有關的資產及負債享有權利及責任。

合營企業分類的判斷

Trio AI Limited(「Trio AI」)為一間有限責任公司，其法律形式令本公司與其他股東的法律責任互相分隔。儘管本集團持有Trio AI的大多數股權，惟股東協議訂明，若干主要營運及融資決策須經全體股東一致同意，包括融資事項、委任主要管理人員及修訂關鍵營運合約。此等事項為Trio AI的相關活動。

在評估控制權時，管理層在評估其他股東所持權利是否具有實質性，以及本集團是否具備單方面主導相關活動的實際能力時作出重大判斷。

本公司董事認為對Trio AI的控制權由股東共同擁有，乃由於相關活動的決策須經一致同意。因此，Trio AI分類為合營企業並根據香港會計準則第28號按權益法入賬。

估計不明朗因素的主要來源

以下為有關未來的主要假設，及於報告期末的估計不明朗因素其他主要來源，其主要風險為會對下一個財政年度內的資產及負債賬面值構成重大調整。

Notes to the Consolidated Financial Statements

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For the year ended 31 March 2026 截至2026年3月31日止年度

4. CRITICAL ACCOUNTING JUDGEMENT AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Accounting for construction contracts

The Group recognises revenue according to the management's estimation of the total outcome of the project as well as the percentage of completion of construction works under the input method. When determining the total budgeted costs, management makes reference to information such as current or recent offers from subcontractors and suppliers and estimation on material costs, labour costs and other costs for the completion of the projects provided by its internal quantity surveyors. Notwithstanding that the management reviews and revises the estimates of both contract revenue and costs for the construction contract as the contract progresses, the actual outcome of the contract in terms of its total revenue and costs may be higher or lower than the estimates and this will affect the revenue, cost and profit recognised.

Impairment loss on trade receivables and contract assets

Impairment for trade receivables and contract assets are based on assumptions about ECL. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the number of days that an individual receivable is outstanding as well as the Group's historical experience and forward-looking information at the end of the reporting period. Changes in these assumptions and estimates could materially affect the result of the assessment and it may be necessary to make additional impairment charge to the profit or loss. At 31 March 2026, the carrying amounts of trade receivables and contract assets are approximately HK\$90,633,000 (2025: HK\$137,320,000) and HK\$196,213,000 (2025: HK\$220,048,000) respectively, net of accumulated loss allowance for ECL of approximately HK\$207,000 (2025: HK\$49,000) and HK\$260,000 (2025: HK\$135,000) respectively.

Estimated useful lives of property, plant and equipment

The Group depreciates the property, plant and equipment over their estimated useful life and after taking into account of their estimated residual values, using the straight-line method. The estimated useful life reflects the directors' estimate of the periods that the Group intends to derive future economic benefits from the use of the Group's property, plant and equipment. As at 31 March 2026, the carrying values of property, plant and equipment are approximately HK\$55,022,000 (2025: HK\$46,755,000).

4. 關鍵會計判斷及估計不明朗因素的主要來源(續)

估計不明朗因素的主要來源(續)

建築合約之會計處理

本集團根據管理層對項目總成果的估計及建築工程完成百分比按投入法確認收益。在釐定總預算成本時，管理層參考分包商及供應商現時或近期之報價以及對其內部工料測量師所提供項目完工所需材料成本、勞工成本及其他成本之估計等資料。雖然管理層基於合約進度審閱及修訂建築合約的合約收益及成本估計，但合約實際結果在總收益及成本方面可能高或低於估計，而此將影響已確認的收益、成本及溢利。

貿易應收款項及合約資產的減值虧損

貿易應收款項及合約資產的減值基於對預期信貸虧損的假設。本集團根據個別應收款項的未償還天數以及本集團於報告期末的歷史經驗及前瞻性資料，使用判斷作出該等假設及選擇減值計算的輸入數據。該等假設及估計的變化可能對評估結果產生重大影響，可能有必要對損益作出額外的減值支出。於2026年3月31日，貿易應收款項及合約資產的賬面值分別約為港幣90,633,000元（2025年：港幣137,320,000元）及港幣196,213,000元（2025年：港幣220,048,000元），扣除預期信貸虧損之累計虧損撥備分別約港幣207,000元（2025年：港幣49,000元）及港幣260,000元（2025年：港幣135,000元）。

物業、機器及設備的估計可使用年期

本集團經計及物業、機器及設備估計剩餘價值後，採用直線法按估計可使用年期對物業、機器及設備進行折舊。估計可使用年期反映董事就使用本集團物業、機器及設備擬產生未來經濟利益的期間作出的估計。於2026年3月31日，物業、機器及設備的賬面值約為港幣55,022,000元（2025年：港幣46,755,000元）。

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4. CRITICAL ACCOUNTING JUDGEMENT AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Key sources of estimation uncertainty (Continued)

Impairment assessment of investment properties

Investment properties are stated at costs less accumulated depreciation and impairment, if any. The Group has to exercise judgement and make estimation, particularly in: (1) considering whether an event has occurred or any indicators that may affect the asset value; (2) assessing whether the carrying value of an asset can be supported by the recoverable amount which is the greater of its fair value less costs of disposal and value in use; and (3) applying the appropriate key assumptions in estimating the recoverable amounts including cash flow projections and an appropriate discount rate.

As at 31 March 2026, the carrying amounts of investment properties are approximately HK\$246,429,000 (2025: HK\$274,292,000) respectively. During the year ended 31 March 2026, impairment loss on investment properties of HK\$10,005,000 (2025: HK\$5,930,000) was recognised in profit or loss statement. Further details about the investment properties are set out in note 16.

4. 關鍵會計判斷及估計不明朗因素的主要來源 (續)

估計不明朗因素的主要來源 (續)

投資物業之減值評估

投資物業按成本減累計折舊及減值 (如有) 列值。本集團須作出判斷及進行估計，尤其是：(1)考慮是否有事件已發生或有任何跡象顯示可能影響資產價值；(2)評估資產賬面值是否能夠以可收回金額支持 (其為其公平值減出售成本與使用價值兩者中的較高者)；及(3)在估計可收回金額時應用適當關鍵假設 (包括現金流量預測及適當的貼現率)。

於2026年3月31日，投資物業的賬面值分別約為港幣246,429,000元 (2025年：港幣274,292,000元)。截至2026年3月31日止年度，投資物業減值虧損港幣10,005,000元 (2025年：港幣5,930,000元)已於損益表內確認。有關投資物業之進一步詳情載於附註16。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

Revenue

An analysis of the Group's revenue for the year is as follows:

5. 收益及分部資料

收益

本集團的年內收益分析如下：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Revenue from contracts with customers within the scope of HKFRS 15	香港財務報告準則第15號範圍內的客戶合約收益		
Disaggregated by major products or services lines	按主要產品或服務線的分拆		
– Construction revenue under foundation and other civil works	– 地基及其他土木工程項下之建築收益	668,164	933,473
– Construction revenue under tunneling works	– 隧道工程項下之建築收益	173,708	144,914
– Management fees income under premises revitalisation and enhancement	– 物業活化及升級項下之管理費收入	16,743	12,593
– Others	– 其他	4,709	2,122
Revenue from other source	其他來源的收益	863,324	1,093,102
– Rental income under premises revitalisation and enhancement	– 物業活化及升級項下之租金收入	17,929	15,370
		881,253	1,108,472

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Revenue (Continued)

Set out below is the reconciliation of revenue from contracts with customers with the amounts disclosed in the segment information.

For the year ended 31 March 2026

5. 收益及分部資料(續)

收益(續)

下表載列來自與客戶所訂立合約之收益與分部資料所披露之金額之對賬。

截至2026年3月31日止年度

		Segments 分部			
		Foundation and other civil works 地基及其他 土木工程 HK\$'000 港幣千元	Tunneling works 隧道工程 HK\$'000 港幣千元	Premises revitalisation and enhancement 物業活化及 升級 HK\$'000 港幣千元	Other segments 其他分部 HK\$'000 港幣千元
		Total 總計 HK\$'000 港幣千元			
Types of goods or service	貨品或服務類型				
Construction revenue under foundation and other civil works	地基及其他土木工程項下之建築收益	668,164	-	-	-
Construction revenue under tunneling works	隧道工程項下之建築收益	-	173,708	-	-
Management fees income under premises revitalisation and enhancement	物業活化及升級項下之管理費收入	-	-	16,743	-
Others	其他	-	-	-	4,709
Total revenue from contracts with customers	與客戶所訂立合約之總收益	668,164	173,708	16,743	4,709
					863,324

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Revenue (Continued)

For the year ended 31 March 2025

5. 收益及分部資料(續)

收益(續)

截至2025年3月31日止年度

		Segments 分部				
		Foundation and other civil works 地基及其他 土木工程 HK\$'000 港幣千元	Tunneling works 隧道工程 HK\$'000 港幣千元	Premises revitalisation and enhancement 物業活化及 升級 HK\$'000 港幣千元	Other segments 其他分部 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
Types of goods or service	貨品或服務類型					
Construction revenue under foundation and other civil works	地基及其他土木工程項 下之建築收益	933,473	–	–	–	933,473
Construction revenue under tunneling works	隧道工程項下之 建築收益	–	144,914	–	–	144,914
Management fees income under premises revitalisation and enhancement	物業活化及升級項下 之管理費收入	–	–	12,593	–	12,593
Others	其他	–	–	–	2,122	2,122
Total revenue from contracts with customers	與客戶所訂立合約之 總收益	933,473	144,914	12,593	2,122	1,093,102

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Revenue (Continued)

Disaggregation of revenue by timing of recognition

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Over time	隨時間	858,615	1,090,980
Point in time	於某一時間點	4,709	2,122
		863,324	1,093,102

Transaction price allocated to the remaining performance obligations for contracts with customers

As at 31 March 2026, the aggregate amount of transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) is approximately HK\$3,060 million (2025: HK\$2,078 million). The amount represents revenue expected to be recognised in the future from construction contracts. The Group will recognise this revenue as the relevant performance obligation on the construction contract is satisfied, which is expected to occur over the next 1-79 months (2025: 1-59 months).

Segment information

Information reported to the chief executive officer ("CEO"), being the chief operating decision maker, for the purposes of resource allocation and assessment of segment performance focuses on types of goods sold and services provided. The directors of the Company have chosen to organise the Group around differences in goods and services. No operating segments identified by the chief operating decision maker have been aggregated in arriving at the reportable segments of the Group.

Specifically, the Group's reportable segments are as follows:

1. Foundation and other civil works;
2. Tunneling works; and
3. Premises revitalisation and enhancement.

5. 收益及分部資料(續)

收益(續)

按時間確認的收益分拆

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Over time	858,615	1,090,980
Point in time	4,709	2,122
	863,324	1,093,102

就合約客戶分配至餘下履約責任之交易價格

於2026年3月31日，分配至未履行(或部分未履行)之履約責任之交易價格總額為約港幣3,060百萬元(2025年：港幣2,078百萬元)。該金額指預期日後自建業合約確認的收益。本集團將於相關建築合約的履約責任達成時(預計於未來1至79個月(2025年：1至59個月)內發生)確認該收益。

分部資料

向行政總裁(「行政總裁」，即主要經營決策者)報告以作資源分配及評估分部表現用途的資料著眼於所售出的貨品及提供的服務類別。本公司董事已決定按不同貨品及服務組織本集團。主要經營決策者在達致本集團的可呈報分部時並無彙集已識別的經營分部。

具體而言，本集團可呈報分部如下：

1. 地基及其他土木工程；
2. 隧道工程；及
3. 物業活化及升級。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Segment information (Continued)

In addition to the operating segments described above, each of which constitutes a reportable segment, the Group has another operating segment which represented health and environmental innovations business. The segment meets none of quantitative thresholds for determining reportable segments. Accordingly, the above operating segment is presented as "Other Segments".

Segment revenues and results

The following is an analysis of the Group's revenue and results by reportable and operating segments.

For the year ended 31 March 2026

		Foundation and other civil works 地基及其他 土木工程 HK\$'000 港幣千元	Tunneling works 隧道工程 HK\$'000 港幣千元	Premises revitalisation and enhancement 物業活化及 升級 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
REVENUE	收益					
External segment revenue	外部分部收益	668,164	173,708	34,672	4,709	881,253
Segment profit	分部溢利	137,304	12,490	4,647	2,917	157,358
Share of result of an associate	分佔一間聯營公司業績					377
Share of result of a joint venture	分佔一間合營企業業績					(15,000)
Unallocated income	未分配收入					18,196
Unallocated expenses	未分配開支					(114,761)
Unallocated finance costs	未分配融資成本					(16,160)
Profit before taxation	除稅前溢利					30,010

5. 收益及分部資料(續)

分部資料(續)

除上述經營分部外，各分部構成報告分部，本集團擁有另一個經營分部，即健康與環境創新業務。該等分部於釐定報告分部時未達到任何量化最低要求。因此，上述經營分部為「其他分部」。

分部收益及業績

以下為按可呈報及經營分部劃分的本集團的收益及業績分析。

截至2026年3月31日止年度

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Segment revenues and results (Continued)

For the year ended 31 March 2025

5. 收益及分部資料(續)

分部收益及業績(續)

截至2025年3月31日止年度

		Foundation and other civil works 地基及其他 土木工程 HK\$'000 港幣千元	Tunneling works 隧道工程 HK\$'000 港幣千元	Premises revitalisation and enhancement 物業活化及 升級 HK\$'000 港幣千元	Others 其他 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
REVENUE	收益					
External segment revenue	外部分部收益	933,473	144,914	27,963	2,122	1,108,472
Segment profit (loss)	分部溢利(虧損)	113,456	23,811	(1,768)	1,545	137,044
Share of result of an associate	分佔一間聯營公司業績					(838)
Unallocated income	未分配收入					23,523
Unallocated expenses	未分配開支					(104,739)
Unallocated finance costs	未分配融資成本					(17,173)
Profit before taxation	除稅前溢利					37,817

The accounting policies of the operating segments are the same as the Group's accounting policies described in note 3. Segment profit (loss) represents the profit earned by (loss incurred from) each segment without allocation of administrative and other expenses, selling and distribution expenses, directors' salaries, finance costs, recognition/reversal of impairment loss of financial assets, impairment loss on investment properties, gain on disposal of subsidiaries, share of result of an associate, share of result of a joint venture and other income and gain. This is the measure reported to the CEO for the purposes of resource allocation and performance assessment.

經營分部的會計政策與附註3所載本集團會計政策相同。分部溢利(虧損)指各分部在並無分配行政及其他開支、銷售及分銷開支、董事薪金、融資成本、金融資產減值虧損確認/撥回、投資物業減值虧損、出售附屬公司收益、分佔一間聯營公司業績、分佔一間合營企業業績以及其他收入及收益的情況下所賺取的溢利(錄得的虧損)。此乃旨在進行資源分配及表現評估而向行政總裁呈報的方法。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Segment assets and liabilities

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

Segment assets

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Foundation and other civil works	地基及其他土木工程	213,421	274,194
Tunneling works	隧道工程	96,970	93,190
Premises revitalisation and enhancement	物業活化及升級	289,971	328,591
Others	其他	6,143	6,614
Total segment assets	分部資產總額	606,505	702,589
Corporate and other unallocated assets	公司及其他未分配資產	346,689	301,172
Total assets	資產總額	953,194	1,003,761

Segment liabilities

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Foundation and other civil works	地基及其他土木工程	137,120	160,519
Tunneling works	隧道工程	23,615	18,402
Premises revitalisation and enhancement	物業活化及升級	254,538	259,882
Others	其他	4,205	5,010
Total segment liabilities	分部負債總額	419,478	443,813
Corporate and other unallocated liabilities	公司及其他未分配負債	107,240	114,278
Total liabilities	負債總額	526,718	558,091

5. 收益及分部資料(續)

分部資產及負債

下列為本集團按可呈報及經營分部劃分的資產及負債分析：

分部資產

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Foundation and other civil works	213,421	274,194
Tunneling works	96,970	93,190
Premises revitalisation and enhancement	289,971	328,591
Others	6,143	6,614
Total segment assets	606,505	702,589
Corporate and other unallocated assets	346,689	301,172
Total assets	953,194	1,003,761

分部負債

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Foundation and other civil works	137,120	160,519
Tunneling works	23,615	18,402
Premises revitalisation and enhancement	254,538	259,882
Others	4,205	5,010
Total segment liabilities	419,478	443,813
Corporate and other unallocated liabilities	107,240	114,278
Total liabilities	526,718	558,091

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Segment assets and liabilities (Continued)

For the purposes of monitoring segment performance and allocating resources between segments:

1. All assets are allocated to operating segments, other than interest in an associate and a joint venture, amounts due from joint operations and a joint venture, certain plant and equipment, other non-current assets, bank balance and cash, tax recoverable, certain deposits, prepayments and other receivables, right-of-use assets and deferred tax assets. Assets used jointly by reportable segments are allocated on the basis of the revenues earned by individual reportable segments; and
2. All liabilities are allocated to operating segments, other than certain accrual and other payables, bank and other borrowings, tax payable, long service payment obligations, amount due to a related company, certain lease liabilities, dividends payable and deferred tax liabilities. Liabilities for which reportable segments are jointly liable are allocated in proportion to segment assets.

5. 收益及分部資料(續)

分部資產及負債(續)

就監察分部表現及於分部間分配資源目的而言，

1. 除於一間聯營公司及一間合營企業權益、應收合營業務及一間合營企業款項、若干機器及設備、其他非流動資產、銀行結餘及現金、可收回稅項、若干按金、預付款項及其他應收款項、使用權資產及遞延稅項資產外，所有資產均分配予經營分部。可呈報分部共同使用的資產按照個別可呈報分部賺取的收益分配；及
2. 除若干應計費用及其他應付款項、銀行及其他借貸、應付稅項、長期服務金承擔、應付一間關連公司款項、若干租賃負債、應付股息及遞延稅項負債外，所有負債均分配予經營分部。各可呈報分部共同承擔的負債按照分部資產的比例分配。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Other segment information

5. 收益及分部資料(續)

其他分部資料

		Foundation and other civil works 地基及其他 土木工程 HK\$'000 港幣千元	Tunneling works 隧道工程 HK\$'000 港幣千元	Premises revitalisation and enhancement 物業活化及 升級 HK\$'000 港幣千元	Other 其他 HK\$'000 港幣千元	Unallocated 未分配 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
Year ended 31 March 2026	截至2026年3月31日止年度						
Amounts included in the measure of segment profit or segment assets:	包括在計算分部溢利或分 部資產的金額：						
Depreciation	折舊	10,783	2,474	29,517	816	6,101	49,691
Reversal of impairment loss of financial assets	金融資產減值虧損撥回	258	25	-	-	4,241	4,524
Additions to non-current assets	添置非流動資產	26,110	8,834	1,655	2,600	15,000	54,199
Amounts regularly provided to the chief operating decision maker but not included in the measure of segment profit or segment assets:	定期向主要經營決策者提 供但不包括在計算分部 溢利或分部資產的金額：						
Bank interest income	銀行利息收入					(4,064)	(4,064)
Government subsidies	政府補助					(4,169)	(4,169)
Impairment loss on investment properties	投資物業減值虧損					10,005	10,005
Interest income on pledged deposit	已抵押存款的利息收入					(413)	(413)
Gain on disposal of plant and equipment, net	出售機器及設備收益， 淨額					(2,236)	(2,236)
Share of loss of a joint venture	分佔一間合營企業虧損					15,000	15,000
Share of profit of an associate	分佔一間聯營公司溢利					(377)	(377)
Finance costs	融資成本					16,160	16,160
Income tax expense	所得稅開支					13,283	13,283

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Other segment information (Continued)

		Foundation and other civil works 地基及其他 土木工程 HK\$'000 港幣千元	Tunneling works 隧道工程 HK\$'000 港幣千元	Premises revitalisation and enhancement 物業活化及 升級 HK\$'000 港幣千元	Other 其他 HK\$'000 港幣千元	Unallocated 未分配 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
Year ended 31 March 2025	截至2025年3月31日止年度						
Amounts included in the measure of segment profit or segment assets:	包括在計算分部溢利或分部資產的金額：						
Depreciation	折舊	15,039	3,450	27,702	55	10,499	56,745
Reversal of impairment loss of financial assets	金融資產減值虧損撥回	998	–	–	–	–	998
Additions to non-current assets	添置非流動資產	9,188	3,109	21,781	282	9,747	44,107
Amounts regularly provided to the chief operating decision maker but not included in the measure of segment profit or segment assets:	定期向主要經營決策者提供但不包括在計算分部溢利或分部資產的金額：						
Bank interest income	銀行利息收入	–	–	–	–	(6,306)	(6,306)
Government subsidies	政府補助	–	–	–	–	(10)	(10)
Impairment loss on investment properties	投資物業減值虧損					5,930	5,930
Interest income on pledged deposit	已抵押存款的利息收入	–	–	–	–	(1,237)	(1,237)
Gain on disposal of plant and equipment, net	出售機器及設備收益，淨額	–	–	–	–	(89)	(89)
Share of loss of an associate	分佔一間聯營公司虧損	–	–	–	–	838	838
Finance costs	融資成本	–	–	–	–	17,173	17,173
Income tax expense	所得稅開支	–	–	–	–	13,552	13,552

5. 收益及分部資料 (續)

其他分部資料 (續)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Other segment information (Continued)

Geographical information

The Group's operations are located in Hong Kong, the PRC and the Philippines.

Information about the Group's revenue from external customers is presented based on the location of the operations. Information about the Group's non-current assets is presented based on the geographical location of the assets.

		Year ended 31 March 2026 截至2026年 3月31日止年度 HK\$'000 港幣千元	Year ended 31 March 2025 截至2025年 3月31日止年度 HK\$'000 港幣千元
Revenue from external customers	來自外部客戶的收益		
Hong Kong	香港	846,581	1,080,047
The PRC	中國	34,672	27,963
The Philippines	菲律賓	—	462
Total	總計	881,253	1,108,472

		Non-current assets* 非流動資產*	
		At 31 March 2026 於2026年 3月31日 HK\$'000 港幣千元	At 31 March 2025 於2025年 3月31日 HK\$'000 港幣千元
Hong Kong	香港	136,714	119,186
The PRC	中國	246,438	274,318
		383,152	393,504

* Non-current assets exclude other non-current assets, long term deposit, pledged deposits and deferred tax assets.

5. 收益及分部資料(續)

其他分部資料(續)

地理資料

本集團於香港、中國及菲律賓運營。

有關本集團來自外部客戶的收益資料乃按運營所在地呈報。有關本集團非流動資產的資料乃按資產的地理位置呈報。

* 非流動資產不包括其他非流動資產、長期存款、已抵押存款及遞延稅項資產。

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

5. REVENUE AND SEGMENT INFORMATION

(Continued)

Information about major customers

Revenue from customers of the corresponding year contributing over 10% of the total revenue of the Group are as follows:

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Company A ¹	公司A ¹	293,536	478,854
Company B ¹	公司B ¹	85,294	N/A 不適用 ²
Company C ¹	公司C ¹	N/A 不適用 ²	71,293
Company D ¹	公司D ¹	N/A 不適用 ²	N/A 不適用 ²

¹ Revenue from both foundation and other civil works and tunneling works segments.

² The revenue from that customer was less than 10% of the total revenue of the Group during the respective reporting period.

5. 收益及分部資料(續)

主要客戶的資料

於相應年度為本集團總收益貢獻超過10%的客戶收益如下：

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Company A ¹	293,536	478,854
Company B ¹	85,294	N/A 不適用 ²
Company C ¹	N/A 不適用 ²	71,293
Company D ¹	N/A 不適用 ²	N/A 不適用 ²

¹ 來自地基及其他土木工程分部及隧道工程分部的收益。

² 於各報告期間來自該客戶的收益少於本集團總收益的10%。

6. OTHER INCOME AND GAIN

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Bank interest income	銀行利息收入	4,064	6,306
Gain on disposal of plant and equipment	出售機器及設備收益	2,236	89
Gain on termination of lease agreement (Note 15(ii))	終止租賃協議收益 (附註15(ii))	8	3,695
Insurance claim	保險賠償	45	31
Sundry income	雜項收入	4,141	4,581
Sales of materials	出售材料	—	22
Interest income on pledged deposit	已抵押存款利息收入	413	1,237
Government subsidies (note)	政府補助(附註)	4,169	10
Reversal of provision on long service payment	長期服務金撥備撥回	770	—
Service income received from joint operations (Note 37a)	合營業務的服務收入 (附註37a)	2,350	2,260
		18,196	18,231

Note:

During the year ended 31 March 2026, the Group recognised government grants of approximately HK\$4,169,000 (2025: HK\$10,000). The grants represented one-off subsidies provided by local governments as incentives to enhance construction safety and productivity, as well as to support research and development activities. In the prior year, the grants were related to employment incentive schemes. There were no unfulfilled conditions attached to these grants.

附註：

截至2026年3月31日止年度，本集團確認政府補助約為港幣4,169,000元(2025年：港幣10,000元)。該補助金指本地政府提供的一次性補貼，作為激勵以增強施工安全及生產力以及支持研發活動。在去年，該補助金與就業激勵計劃相關。該等補助並無附帶未達致條件。

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For the year ended 31 March 2026 截至2026年3月31日止年度

7. FINANCE COSTS

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Interests on:	利息：		
– bank borrowings	– 銀行借貸	1,151	1,962
– other borrowings	– 其他借貸	1,467	2,398
– lease liabilities	– 租賃負債	13,542	12,813
		16,160	17,173

7. 融資成本

8. INCOME TAX EXPENSE

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Current year taxation	本年度稅項		
Hong Kong Profits Tax	香港利得稅	12,139	14,901
Deferred taxation (Note 20)	遞延稅項(附註20)	1,144	(1,349)
		13,283	13,552

8. 所得稅開支

Under the two-tiered profits tax rates regime, the first HK\$2 million of profits of qualifying corporation will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. For the years ended 31 March 2026 and 2025, Hong Kong profits tax of the qualified entity of the Group is calculated in accordance with the two-tiered profits tax rates regime. The profits of other Group entities in Hong Kong not qualifying for the two-tiered profits tax rates regime will continue to be taxed at the flat rate of 16.5%.

按照二級利得稅稅率制度，合資格企業的首港幣2百萬元溢利的利得稅率為8.25%，超過港幣2百萬元溢利的利得稅率則為16.5%。截至2026年及2025年3月31日止年度，本集團合資格實體的香港利得稅根據二級利得稅稅率制度計算。不符合二級利得稅稅率制度的本集團在香港的其他實體的溢利將繼續按照16.5%的劃一稅率徵稅。

Under the Law of the People's Republic of China on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiaries is 25% for both years. Accordingly, provision for PRC Enterprise Income Tax ("EIT") for the PRC subsidiaries is calculated at 25% on the estimated assessable profit for the year. No PRC EIT has been provided for the years ended 31 March 2026 and 2025 as the assessable profits are absorbed by unrecognised tax losses.

根據中華人民共和國企業所得稅法(「企業所得稅法」)及企業所得稅法實施條例，中國附屬公司兩個年度的稅率為25%。因此，就中國附屬公司的中國企業所得稅(「企業所得稅」)撥備按年內估計應課稅溢利的25%計算。截至2026年及2025年3月31日止年度，由於應課稅溢利已由未確認稅項虧損吸收，故並無計提中國企業所得稅撥備。

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For the year ended 31 March 2026 截至2026年3月31日止年度

8. INCOME TAX EXPENSE (Continued)

Under the Philippines National Tax Law, the Philippines subsidiary was subject to the tax rate at 30% on its estimated assessable profit. No provision for Philippines corporate income tax has been made for the year ended 31 March 2025 as the Philippines subsidiary did not have any assessable profits chargeable to tax. The subsidiary have been disposed in 2025.

The tax charge (credit) for the year can be reconciled to the profit before taxation per the consolidated statement of profit or loss and other comprehensive income as follows:

8. 所得稅開支(續)

根據菲律賓國家稅法，菲律賓附屬公司須按其估計應課稅溢利30%的稅率繳稅。截至2025年3月31日止年度，由於菲律賓附屬公司並無任何應課稅溢利，因此並未就菲律賓企業稅計提任何撥備。該附屬公司已於2025年出售。

本年度稅項開支(抵免)與綜合損益及其他全面收益表所載除稅前溢利對賬如下：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Profit before taxation	除稅前溢利	30,010	37,817
Tax calculated at the domestic income tax rate of 16.5%	按當地所得稅率16.5%計算的稅項	4,889	6,240
Tax effect on share of result of an associate	分佔一間聯營公司業績之稅務影響	(62)	138
Tax effect on share of result of a joint venture	分佔一間合營企業業績之稅務影響	2,475	—
Tax effect of income not taxable for tax purposes	稅務方面毋須課稅收入之稅務影響	(1,547)	(1,943)
Tax effect of expenses not deductible for tax purposes	稅務方面不可扣減支出之稅務影響	6,250	6,487
Tax effect of tax loss not recognised	未確認稅項虧損的稅務影響	3,654	5,866
Effect of two-tiers profits tax rates regime	兩級利得稅稅率制度的影響	(165)	(165)
Effect of different tax rates of subsidiaries operating in other jurisdictions or subsidiary subject to statutory tax rate	於其他司法權區經營之附屬公司或按法定稅率繳稅之附屬公司不同稅率之影響	(2,202)	(3,066)
Effect of tax exemption granted (note)	獲授稅務豁免之影響(附註)	(9)	(5)
Income tax expense for the year	本年度之所得稅開支	13,283	13,552

Note: Tax exemption represents a reduction of Hong Kong Profits Tax for the years of assessments 2025/2026 and 2024/2025 by 100%, subject to a ceiling of HK\$3,000 (2025: HK\$1,500).

附註：稅務豁免即於2025年／2026年及2024年／2025年課稅年度扣除100%香港利得稅，上限為港幣3,000元(2025年：港幣1,500元)。

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For the year ended 31 March 2026 截至2026年3月31日止年度

9. PROFIT FOR THE YEAR

Profit for the year has been arrived at after charging (crediting):

9. 年度溢利

年度溢利乃經扣除(計入)下列各項達致：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Staff costs	員工成本		
– Salaries and other benefits	– 薪金及其他福利	179,396	170,193
– Retirement benefit scheme contributions	– 退休福利計劃供款	7,869	7,335
Total staff costs (excluding directors' remuneration (note 10))	員工總成本(董事酬金(附註10)除外)	187,265	177,528
Recognition (reversal) of impairment losses of financial assets:	金融資產減值虧損確認(撥回)：		
– trade receivables	– 貿易應收款項	158	(364)
– contract assets	– 合約資產	125	–
– other receivables	– 其他應收款項	–	(634)
– amount due from a joint venture	– 應收合營企業款項	4,241	–
Total recognition (reversal) of impairment losses of financial assets	金融資產減值虧損確認(撥回)總額	4,524	(998)
Depreciation of property, plant and equipment	物業、機器及設備折舊	14,883	24,528
Depreciation of right-of-use assets	使用權資產折舊	5,309	4,567
Depreciation of investment properties	投資物業折舊	29,499	27,650
Total depreciation	折舊總額	49,691	56,745
Research and development expenses	研發開支	4,339	6,462
Share-based payment expenses	以股份為基礎付款開支	3,393	–
Amount of inventories recognised as an expense	確認為開支存貨金額	584	400
Auditor's remuneration	核數師酬金	1,040	1,040

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For the year ended 31 March 2026 截至2026年3月31日止年度

10. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS

The emoluments paid or payable to each of the ten (2025: eight) directors and the CEO of the Company were as follows:

Year ended 31 March 2026

10. 董事及行政總裁薪酬

已付或應付本公司十位(2025年：八位)董事及行政總裁的薪酬如下：

截至2026年3月31日止年度

	Executive directors 執行董事			CEO 行政總裁	Independent non-executive directors 獨立非執行董事				Non-executive director 非執行董事		Total 總計
	Mr. Jim Yin Kwan, Jackin 詹燕群先生	Mr. Chui Mo Ming 徐武明先生	Mr. Leung Hung Kwong, Derrick 梁雄光先生	Mr. Yan Chi Tat 甄志達先生	Mr. Lee Luk Shiu 李淦兆先生	Mr. Yu Hon Kwan 余漢坤先生	Mr. Pang Chi Shing 彭志誠先生	Mr. Wong Antony 黃東尼先生	Mr. Wong Chi Keung, Johnny 王志強先生	Ms. Lee Sze Wing, Mabel 李思穎女士	
	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元 (note (v)) (附註(v))	HK\$'000 港幣千元 (note (v)) (附註(v))	HK\$'000 港幣千元 (note (v)) (附註(v))	HK\$'000 港幣千元 (note (v)) (附註(v))	HK\$'000 港幣千元	HK\$'000 港幣千元
Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking 就有關人士於本公司或其附屬公司任職董事已付或應收薪酬											
Fees 袍金	-	-	-	-	240	111	97	97	111	240	896
Other emoluments: 其他薪酬：											
Salaries 薪金	3,360	2,100	1,476	2,100	-	-	-	-	-	-	9,036
Discretionary bonus 酌情花紅	500	350	250	700	-	-	-	-	-	-	1,800
Retirement benefit scheme contributions 退休福利計劃供款	264	168	100	180	-	-	-	-	-	-	712
Total 總計	4,124	2,618	1,826	2,980	240	111	97	97	111	240	12,444

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For the year ended 31 March 2026 截至2026年3月31日止年度

10. DIRECTORS' AND CHIEF EXECUTIVE'S EMOLUMENTS (Continued)

Year ended 31 March 2025

10. 董事及行政總裁薪酬 (續)

截至2025年3月31日止年度

	Executive directors 執行董事			CEO 行政總裁	Independent non-executive directors 獨立非執行董事			Non-executive directors 非執行董事	
	Mr. Jim Yin Kwan, Jackin 詹燕群先生 HK\$'000 港幣千元	Mr. Chui Mo Ming 徐武明先生 HK\$'000 港幣千元	Mr. Leung Hung Kwong, Derrick 梁雄光先生 HK\$'000 港幣千元	Mr. Yan Chi Tat 甄志達先生 HK\$'000 港幣千元	Mr. Lee Luk Shiu 李祿兆先生 HK\$'000 港幣千元	Mr. Yu Hon Kwan 余漢坤先生 HK\$'000 港幣千元	Mr. Wong Chi Keung, Johnny 王志強先生 HK\$'000 港幣千元	Ms. Lee Sze Wing, Mabel 李思穎女士 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking	就有關人士於本公司或其附屬公司任職董事已付或應收薪酬								
Fees	袍金	-	-	-	-	240	240	240	960
Other emoluments:	其他薪酬：								
Salaries	薪金	3,010	1,950	1,446	1,850	-	-	-	8,256
Discretionary bonus	酌情花紅	600	400	250	600	-	-	-	1,850
Retirement benefit scheme contributions	退休福利計劃供款	242	157	98	166	-	-	-	663
Total	總計	3,852	2,507	1,794	2,616	240	240	240	11,729

Notes:

- The discretionary bonus is based on the individual performance of the directors and the Group's performance and profitability and the prevailing market conditions.
- Mr. Yan Chi Tat is also the CEO of the Company and his emoluments disclosed above include those for services rendered by him as the chief executive.
- Neither the CEO nor any of the directors waived any emoluments for both years.
- No emoluments were paid by the Group to any directors and CEO of the Company as an inducement to join or upon joining the Group or as compensation for loss of office for both years.
- Mr. Yu Hon Kwan and Mr. Wong Chi Keung Johnny have retired from non-executive director on 17 September 2025 and Mr. Pang Chu Shing and Mr. Wong Antony have appointed as non-executive director on 17 September 2025.

附註：

- 酌情花紅乃根據董事之個人表現及本集團之表現及盈利能力及當前市況釐定。
- 甄志達先生亦為本公司的行政總裁，彼於上文披露的薪酬包括彼作為主要行政人員所提供的該等服務。
- 於兩個年度內，概無行政總裁及任何董事放棄任何酬金。
- 於兩個年度內，本集團並無向本公司任何董事及行政總裁支付任何酬金作為加入本集團或加入本集團時的獎勵或作為離職補償。
- 余漢坤先生及王志強先生於2025年9月17日退任非執行董事職務，而彭志誠先生及黃東尼先生於2025年9月17日獲委任為非執行董事。

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11. INDIVIDUALS WITH HIGHEST EMOLUMENTS

Of the five individuals with the highest emoluments in the Group, four (2025: four) of them were directors or the CEO of the Company whose emoluments are included in note 10 above. The emoluments of the remaining one (2025: one) individual were as follows:

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Salaries, allowances and other benefits 薪金、津貼及其他福利	1,800	1,264
Contributions to retirement benefits 退休福利計劃供款 scheme	18	74
	1,818	1,338

His emoluments were within the following band:

	2026 No. of employees 僱員數目	2025 No. of employees 僱員數目
HK\$1,000,001 to HK\$1,500,000 港幣1,000,001元至 港幣1,500,000元	—	1
HK\$1,500,001 to HK\$2,000,000 港幣1,500,001元至 港幣2,000,000元	1	—

12. DIVIDENDS

During the year ended 31 March 2026, the Board approved to declare a special dividend of HK\$0.15 per share, amounting to HK\$77,250,000 of dividend was declared and fully paid.

During the year ended 31 March 2025, the Board approved to declare a special dividend of HK\$0.10 per share, amounting to HK\$50,000,000, and approximately HK\$48,000,000 of dividend was paid and remaining balances included in dividends payable. Up to the report date, the outstanding amount have been fully settled.

11. 最高薪酬人士

本集團五名最高薪酬人士中，其中四人（2025年：四人）為本公司董事或行政總裁，彼等的薪酬已披露於上文附註10。剩餘一名人士（2025年：一人）的薪酬如下：

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Salaries, allowances and other benefits 薪金、津貼及其他福利	1,800	1,264
Contributions to retirement benefits 退休福利計劃供款 scheme	18	74
	1,818	1,338

彼之薪酬乃處於以下範圍：

	2026 No. of employees 僱員數目	2025 No. of employees 僱員數目
HK\$1,000,001 to HK\$1,500,000 港幣1,000,001元至 港幣1,500,000元	—	1
HK\$1,500,001 to HK\$2,000,000 港幣1,500,001元至 港幣2,000,000元	1	—

12. 股息

截至2026年3月31日止年度，董事會批准派發每股港幣0.15元的特別股息，股息總額港幣77,250,000元已宣派及悉數派付。

截至2025年3月31日止年度，董事會批准派發每股港幣0.10元的特別股息，總額為港幣50,000,000元，約港幣48,000,000元的股息已支付，剩餘結餘已計入應付股息。截至報告日期，未償還金額已悉數結清。

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For the year ended 31 March 2026 截至2026年3月31日止年度

13. EARNINGS PER SHARE

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

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Earnings	盈利		
Earnings for the purpose of basic earnings per share	用於計算每股基本盈利的盈利	30,003	39,846
		'000 千股	'000 千股
Number of shares	股份數目		
Weighted average number of ordinary shares for the purpose of basic earnings per share	用於計算每股基本盈利的加權平均普通股數目	507,521	500,000

The computation of diluted earnings per share does not assume the exercise of the Company's options because the exercise price of those options was higher than the average market price for shares for the year ended 31 March 2026.

For the year ended 31 March 2026, there were no other potential diluted ordinary shares, so the diluted earnings per share were the same as the basic earnings per share (2025: the same).

13. 每股盈利

本公司擁有人應佔的每股基本及攤薄盈利乃根據下列數據計算：

截至2026年3月31日止年度，因購股權之行使價較每股平均市場價格為高，因此於計算每股攤薄後盈利時並無假設行使本公司購股權。

截至2026年3月31日止年度，並無其他潛在攤薄普通股，故每股基本及攤薄盈利相同(2025年：相同)。

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For the year ended 31 March 2026 截至2026年3月31日止年度

14. PROPERTY, PLANT AND EQUIPMENT

14. 物業、機器及設備

		Ownership interests in leasehold land and buildings 租賃土地及 樓宇的 所有權益 HK\$'000 港幣千元	Leasehold improvement 租賃物業裝修 HK\$'000 港幣千元	Machinery and equipment 機械及設備 HK\$'000 港幣千元	Motor vehicles 汽車 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
COST	成本					
At 1 April 2024	於2024年4月1日	16,679	1,284	292,213	40,857	351,033
Additions	添置	2,800	248	8,058	1,473	12,579
Disposals	出售	–	–	–	(399)	(399)
Disposals of subsidiaries (note 39)	出售附屬公司(附註39)	–	–	(39,241)	(724)	(39,965)
Exchange realignment	匯兌調整	–	–	(2)	–	(2)
At 31 March 2025	於2025年3月31日	19,479	1,532	261,028	41,207	323,246
Additions	添置	–	–	21,111	2,177	23,288
Disposals	出售	–	–	(1,500)	(4,516)	(6,016)
Exchange realignment	匯兌調整	–	–	10	–	10
At 31 March 2026	於2026年3月31日	19,479	1,532	280,649	38,868	340,528
ACCUMULATED DEPRECIATION AND IMPAIRMENT	累計折舊及減值					
At 1 April 2024	於2024年4月1日	667	159	256,343	30,815	287,984
Charge for the year	年內扣除	392	476	19,131	4,529	24,528
Eliminated on disposals	出售時對銷	–	–	–	(330)	(330)
Eliminated on disposals of subsidiaries (note 39)	出售附屬公司時對銷 (附註39)	–	–	(34,993)	(697)	(35,690)
Exchange realignment	匯兌調整	–	–	(1)	–	(1)
At 31 March 2025	於2025年3月31日	1,059	635	240,480	34,317	276,491
Charge for the year	年內扣除	474	511	10,522	3,376	14,883
Eliminated on disposals	出售時對銷	–	–	(1,500)	(4,375)	(5,875)
Exchange realignment	匯兌調整	–	–	7	–	7
At 31 March 2026	於2026年3月31日	1,533	1,146	249,509	33,318	285,506
NET CARRYING VALUES	賬面淨值					
At 31 March 2026	於2026年3月31日	17,946	386	31,140	5,550	55,022
At 31 March 2025	於2025年3月31日	18,420	897	20,548	6,890	46,755

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14. PROPERTY, PLANT AND EQUIPMENT

(Continued)

The above items of property, plant and equipment are depreciated on a straight-line basis, after taking into account of their estimated residual values, over their estimated useful lives as follows:

Ownership interest in leasehold land and buildings	2% per annum
Leasehold improvement	Over the shorter of the term of lease or 3 years
Machinery and equipment	20% – 33.33% per annum
Motor vehicles	20% – 25% per annum

15. LEASES

(i) Right-of-use assets

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Buildings	樓宇	15,460	6,931

The Group has lease arrangements for office properties, site offices and storage area. The lease terms are generally ranged from one to four years. The lease payments are fixed.

Additions to the right-of-use assets for the year ended 31 March 2026 amounted to approximately HK\$14,256,000 (2025: HK\$9,747,000) due to new leases of office properties. In additions, the weighted average lessee's incremental borrowing rates applied to the relevant lease liabilities ranged from 4.16% to 5.72% (2025: 6.16% to 7.03%) per annum as at 31 March 2026.

14. 物業、機器及設備 (續)

上述物業、機器及設備項目乃採用直線法經計及其估計剩餘價值後於其如下估計使用年限內折舊：

租賃土地及樓宇的擁有權權益	每年2%
租賃物業裝修	按租賃年期或三年之較短者
機械及設備	每年20%至33.33%
汽車	每年20%至25%

15. 租賃

(i) 使用權資產

本集團對辦公室物業、地盤辦公室及存放區有租賃安排。租期一般介乎一至四年。租賃付款為固定租金。

截至2026年3月31日止年度使用權資產添置為約港幣14,256,000元（2025年：港幣9,747,000元），由於新租賃辦公室物業所致。此外，於2026年3月31日，適用於相關租賃負債的承租人加權平均增量借貸年利率介乎4.16%至5.72%（2025年：6.16%至7.03%）。

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For the year ended 31 March 2026 截至2026年3月31日止年度

15. LEASES (Continued) (ii) Lease liabilities

15. 租賃(續) (ii) 租賃負債

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Non-current	非流動	220,617	223,999
Current	流動	37,780	31,293
		258,397	255,292

Amounts payable under lease liabilities

租賃負債應付款項

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Within one year	一年內	37,780	31,293
After one year but within two years	一年以上兩年以內	35,930	29,441
After two years but within five years	兩年以上五年以內	118,398	102,974
After five years	五年以上	66,289	91,584
		258,397	255,292
Less: Amount due for settlement within 12 months (shown under current liabilities)	減：於12個月內到期並須結清的金額(於流動負債下列示)	(37,780)	(31,293)
Amount due for settlement after 12 months	於12個月後到期並須結清的金額	220,617	223,999

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

15. LEASES (Continued)

(ii) Lease liabilities (Continued)

As at 31 March 2026, included in lease liabilities was an amount of approximately HK\$948,000 (2025: HK\$1,833,000) due to a related company. The controlling shareholders of the Company, Mr. Jim Yin Kwan, Jackin and Mr. Chui Mo Ming, have beneficial and controlling interest in the related company.

During the year ended 31 March 2026, the Group entered into a number of new lease agreements in respect of renting office properties (for its own use) and recognised lease liabilities of approximately HK\$14,256,000 (2025: office properties and investment properties of HK\$9,747,000 and HK\$20,183,000 respectively).

Rent concessions and lease modification:

During the year ended 31 March 2026, the Group received rent concessions in the form of a waiver of payment due to delay in renovation and operation in current period.

Additionally, the Group entered into a supplementary agreement with the lessor for certain of the leased properties in the form of a rent reduction in prior year due to the recession in the PRC property market.

These rent concessions do not meet all the conditions in HKFRS 16.46B, the changes in consideration of lease contracts that were not part of the original terms and conditions are accounted for as lease modification.

Accordingly, there is a reduction of the Group's lease liabilities of HK\$4,528,000 (2025: HK\$35,360,000) and a corresponding adjustment of the same amount to the investment properties.

15. 租賃(續)

(ii) 租賃負債(續)

於2026年3月31日，租賃負債中包括應付一間關連公司的款項約港幣948,000元(2025年：港幣1,833,000元)。本公司的控股股東詹燕群先生及徐武明先生於該關連公司擁有實益及控股權益。

截至2026年3月31日止年度，本集團就租賃辦公室物業(自用)及訂立多項新租賃協議，並確認租賃負債約港幣14,256,000元(2025年：辦公室物業及投資物業分別為港幣9,747,000元及港幣20,183,000元)。

租金減讓及租賃修改：

截至2026年3月31日止年度，本集團因當期裝修及營運延誤而獲以豁免付款形式收取租金減讓。

此外，由於中國房地產市場不景氣，本集團與出租人就若干租賃物業以過往年度減租形式訂立補充協議。

有關租金減讓不符合香港財務報告準則第16.46B段中的所有條件，並非原條款及條件一部分的租賃合約代價變動作為租賃修改入賬。

因此，本集團的租賃負債減少港幣4,528,000元(2025年：港幣35,360,000元)，並對投資物業作出相同金額的相應調整。

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For the year ended 31 March 2026 截至2026年3月31日止年度

15. LEASES (Continued)

(ii) Lease liabilities (Continued)

Early termination:

During the year ended 31 March 2026, the Group early terminated a lease contract of office properties, carrying amount of right-of-use assets and lease liabilities of approximately HK\$418,000 (2025: Investment properties of HK\$13,617,000) and approximately HK\$426,000 (2025: HK\$17,312,000) are derecognised respectively, resulting in a gain on early termination of approximately HK\$8,000 (2025: HK\$3,695,000) recognised in profit or loss.

(iii) Amounts recognised in profit or loss

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Depreciation expense on right-of-use assets:	使用權資產的折舊開支：		
– Buildings	– 樓宇	5,309	4,567
Interest expense on lease liabilities	租賃負債之利息開支	13,542	12,813
Expense relating to short-term leases	有關短期租賃的開支	260	180

(iv) Others

During the year ended 31 March 2026, the total cash outflow for leases amount to approximately HK\$33,729,000 (2025: HK\$26,728,000).

Restrictions or covenants on leases

As at 31 March 2026 and 2025, the lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

15. 租賃(續)

(ii) 租賃負債(續)

提早終止：

截至2026年3月31日止年度，本集團提早終止辦公室物業租賃合約，使用權資產賬面值約港幣418,000元（2025年：投資物業為港幣13,617,000元）及租賃負債約港幣426,000元（2025年：港幣17,312,000元）分別終止確認，導致提早終止收益約港幣8,000元（2025年：港幣3,695,000元）於損益內確認。

(iii) 於損益確認的金額

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Depreciation expense on right-of-use assets:	使用權資產的折舊開支：		
– Buildings	– 樓宇	5,309	4,567
Interest expense on lease liabilities	租賃負債之利息開支	13,542	12,813
Expense relating to short-term leases	有關短期租賃的開支	260	180

(iv) 其他

截至2026年3月31日止年度，租賃現金流出總額為約港幣33,729,000元（2025年：港幣26,728,000元）。

租賃限制或契諾

於2026年及2025年3月31日，除出租人持有的租賃資產的擔保權益外，租賃協議並無施加任何契諾。租賃資產不得作為借貸的抵押品。

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16. INVESTMENT PROPERTIES

16. 投資物業

		Total 總計 HK\$'000 港幣千元
COST	成本	
At 1 April 2024	於2024年4月1日	399,087
Additions	添置	21,781
Derecognition due to early termination of leases (note 15(ii))	因提早終止租賃終止確認 (附註15(ii))	(13,617)
Lease modification (note 15(ii))	租賃修改 (附註15(ii))	(35,360)
Exchange realignment	匯兌調整	(3,892)
At 31 March 2025	於2025年3月31日	367,999
Additions	添置	1,655
Lease modification (note 15(ii))	租賃修改 (附註15(ii))	(4,528)
Exchange realignment	匯兌調整	18,853
At 31 March 2026	於2026年3月31日	383,979
ACCUMULATED DEPRECIATION AND IMPAIRMENT	累計折舊及減值	
At 1 April 2024	於2024年4月1日	62,384
Charge for the year	年度扣除	27,650
Impairment loss recognised in profit or loss	於損益確認減值虧損	5,930
Exchange realignment	匯兌調整	(2,257)
At 31 March 2025	於2025年3月31日	93,707
Charge for the year	年度扣除	29,499
Impairment loss recognised in profit or loss	於損益確認減值虧損	10,005
Exchange realignment	匯兌調整	4,339
At 31 March 2026	於2026年3月31日	137,550
NET CARRYING VALUES	賬面淨值	
At 31 March 2026	於2026年3月31日	246,429
At 31 March 2025	於2025年3月31日	274,292

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16. INVESTMENT PROPERTIES (Continued)

The Group entered into a number of lease agreements in respect of renting warehouses and shopping mall in the PRC. Under the lease agreements, the Group is permitted to sub-lease the properties to others. These properties are classified as investment properties as they are held for generating rental income from sub-leasing in the PRC.

During the year ended 31 March 2026, the Group recognised additional investment properties amounted approximately HK\$1,655,000 (2025: HK\$21,781,000) which representing right-of-use assets and renovation costs of nil (2025: HK\$20,183,000) and HK\$1,655,000 (2025: HK\$1,598,000) respectively. Included in the investments properties, certain leased properties of approximately HK\$44,013,000 (2025: HK\$55,539,000) were under development (renovation) as at 31 March 2026 and 2025.

The fair value of the Group's investment properties as at 31 March 2026 was approximately HK\$282,297,000 (2025: HK\$329,090,000). The fair value has been arrived at based on a valuation carried out by the directors of the Company. The valuation was determined by establishing the market value of the properties by using income method. For income method, it estimates the value of the properties on an open market basis by taking into the account of the current rent receivables from the existing tenancy agreements and the vacancy rate on potential leasable areas of the investment properties by reference to the market rent of comparables.

During the year ended 31 March 2026, an impairment loss of HK\$10,005,000 was recognised in profit or loss due to a delay in the completion of renovations on one of its investment properties. The valuations took into account the renovation status, the remaining costs expected to be incurred, and the vacancy rate along the remaining lease period.

16. 投資物業(續)

本集團就於中國租用倉庫及商場訂立多份租賃協議。根據租賃協議，本集團獲准將此等物業分租予他人。由於其乃為在中國分租以產生租金收入而持有，因此，該等物業分類為投資物業。

截至2026年3月31日止年度，本集團確認新增投資物業約港幣1,655,000元（2025年：港幣21,781,000元），即使用權資產及翻新成本分別港幣零元（2025年：港幣20,183,000元）及港幣1,655,000元（2025年：港幣1,598,000元）。於2026年及2025年3月31日，在投資物業中，約港幣44,013,000元（2025年：港幣55,539,000元）的若干已出租物業正在開發（裝修）。

本集團的投資物業於2026年3月31日的公平值約為港幣282,297,000元（2025年：港幣329,090,000元）。該公平值是根據本公司董事進行的估值得出。估值是按收益法確定物業的市值。有關收益法，其在公開市場基礎上透過考慮來自現有租賃協議的現時應收租金以及投資物業潛在可出租面積的空置率，參考類似物業的市場租金去估計物業的價值。

截至2026年3月31日止年度，由於其中一項投資物業的裝修工程延遲竣工，減值虧損港幣10,005,000元已於損益內確認。估值已考慮裝修狀況、預期將產生的剩餘成本及餘下租期的空置率。

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16. INVESTMENT PROPERTIES (Continued)

The following table gives information about how the fair values of the investment properties as at 31 March 2026 are determined (in particular, the valuation techniques and inputs used):

	Fair value hierarchy	Fair value as at 31 March 2026 於2026年3月31日的公平值	Valuation technique 估值技術	Significant unobservable input 重要的不可觀察輸入值	Relationship of key input and significant unobservable input to fair value 與公平值的關鍵輸入值及重要的不可觀察輸入值之關係
	公平值等級				
Investment properties	Level 3	Approximately HK\$282,297,000 (2025: HK\$329,090,000)	Income approach	Vacancy rate	The higher the vacancy rate, the lower the fair value
投資物業	第三級	約港幣282,297,000元 (2025年: 港幣329,090,000元)	收益法	空置率	空置率越高，公平值越低

The above investment properties are depreciated on a straight-line basis at the following rates per annum:

Leased properties	Over the lease terms of ranging from 10 to 12 years
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上述投資物業按下列年率以直線法計提折舊：

租賃物業	於介乎10至12年的租期
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17. INTEREST IN AN ASSOCIATE AND A JOINT VENTURE

(a) Interest in an associate

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Cost of investment in an associate – unlisted	44,462	44,462
Share of post-acquisition profit and other comprehensive income	21,779	21,064
	66,241	65,526

17. 於一間聯營公司及一間合營企業之權益

(a) 於一間聯營公司之權益

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17. INTEREST IN AN ASSOCIATE AND A JOINT VENTURE (Continued)

(a) Interest in an associate (Continued)

As at 31 March 2026 and 2025, the Group had interest in the following associate:

Name of entity	Form of entity	Country of registration	Principal place of operation	Class of shares held	Proportion of ownership interests or participating shares indirectly held by the Group 本集團間接持有之所有權權益或參與股份比例		Proportion of voting power indirectly held 間接持有投票權比例		Principal activity
實體名稱	實體形式	註冊國家	主要營運地點	所持股份類別	2026	2025	2026	2025	主要業務
Perfect View Enterprises Limited ("Perfect View") 寶宏企業有限公司 (「寶宏」)	Incorporated 註冊成立	Hong Kong 香港	Hong Kong 香港	Ordinary 普通股	40%	40%	40%	40%	Property development 物業發展

The summarised financial information prepared using HKFRS in respect of the associate of the Group which accounted for using equity method is set out below:

有關本集團的聯營公司及按權益法入賬之運用香港財務報告準則編製的財務資料概要載列如下：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Current assets	流動資產	165,725	164,122
Current liabilities	流動負債	(122)	(307)
		Year ended 31 March 2026 截至2026年 3月31日 止年度 HK\$'000 港幣千元	Year ended 31 March 2025 截至2025年 3月31日 止年度 HK\$'000 港幣千元
Revenue	收益	1,720	2,003
Profit (loss) for the year	年內溢利(虧損)	943	(2,096)
Other comprehensive income (expense) for the year	本年度其他全面收益(開支)	845	(45)
Total comprehensive income (expense) for the year	本年度全面收益(開支)總額	1,788	(2,141)

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17. INTEREST IN AN ASSOCIATE AND A JOINT VENTURE (Continued)

(a) Interest in an associate (Continued)

The reconciliation of the summarised financial information presented above to the carrying amount of the interest in the associate is set out below:

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Net assets of the associate	聯營公司之資產淨值	165,603	163,815
The Group's ownership interest in Perfect View	本集團於寶宏的擁有權益比例	40%	40%
Carrying amount of the Group's interest in Perfect View	本集團於寶宏權益的賬面值	66,241	65,526

(b) Interest in a joint venture

During the year ended 31 March 2026, the Group acquired 51.73% equity interest in Trio AI Limited ("Trio AI", a company incorporated in Hong Kong) through a share subscription with cash consideration of HK\$15,000,000. Trio AI is principally engaged in the provision of AI infrastructure service.

Under the signed agreement with the other shareholders, unanimous approval of the shareholders or their board representatives is required for all decisions on relevant activities, including financing, appointing key officers, and amending core operating contracts. Accordingly, Trio AI should be classified as a joint venture and be accounted for using the equity method under Hong Kong Account Standard 28.

17. 於一間聯營公司及一間合營企業之權益 (續)

(a) 於一間聯營公司之權益 (續)

上述呈列之財務資料概要與於聯營公司之權益賬面值的對賬載列如下：

(b) 於一間合營企業之權益

截至2026年3月31日止年度，本集團透過股份認購以現金代價港幣15,000,000元收購 Trio AI Limited (「Trio AI」) 之 51.73% 股權，該公司註冊成立於香港，主要從事提供人工智能基礎設施服務。

根據與其他股東簽署的協議，包括融資、委任主要管理人員及修訂核心營運合約等相關活動的所有決策，均須獲得股東或其董事會代表一致批准。因此，Trio AI 應分類為一間合營企業，並根據香港會計準則第28號採用權益法進行核算。

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For the year ended 31 March 2026 截至2026年3月31日止年度

17. INTEREST IN AN ASSOCIATE AND A JOINT VENTURE (Continued)

(b) Interest in a joint venture (Continued)

Trio AI's operational and financial performance underperformed against the original business forecast. Since acquisition, the joint venture generated revenue of HK\$318,000 and recorded a loss and total comprehensive expense for the year of HK\$50,810,000. As a result, the carrying amount of the Group's interest in Trio AI was reduced to nil, with accumulated unrecognised share of losses of joint venture amounted to approximately HK\$11,284,000.

In light of the uncertainties surrounding Trio AI's business outlook, escalating cash flow constraints and slower than expected commercialisation progress, all directors of the joint venture resolved that, if Trio AI is unable to obtain additional funding, secure new investors, or identify any alternative solution, the only commercially viable course of action would be to cease operations and to proceed with a formal liquidation.

17. 於一間聯營公司及一間合營企業之權益 (續)

(b) 於一間合營企業之權益 (續)

Trio AI的營運及財務表現遜於原先的業務預測。自收購以來，該合營企業產生收益為港幣318,000元，並於年內錄得虧損及全面開支總額為港幣50,810,000元。因此，本集團於Trio AI權益的賬面值減至零，累計未確認分佔合營企業虧損約為港幣11,284,000元。

鑑於Trio AI業務前景的不確定性、日益嚴重的現金流限制及商業化進展慢於預期，該合營企業全體董事於決議，倘 Trio AI 無法獲取額外資金、吸引新投資者，或確認任何替代方案，則唯一具商業可行性的方案為停止營運並進行正式清算。

18. INTERESTS IN JOINT OPERATIONS

As at 31 March 2026 and 2025, the Group had interests in the following joint operations:

18. 於合營業務之權益

於2026年及2025年3月31日，本集團於下列合營業務擁有權益：

Name of entity 實體名稱	Form of entity 實體形式	Country of registration 註冊國家	Principal place of operation 主要營運地點	Class of shares held 所持股份類別	Proportion of participating shares held by the Group 本集團持有之參與股份比例		Proportion of voting power held 持有投票權比例		Principal activity 主要業務
					2026	2025	2026	2025	
Yee Hop-Amain JV (note) (附註)	Unincorporated 非法團	Hong Kong 香港	Hong Kong 香港	N/A 不適用	70%	70%	66.67%	66.67%	Construction 建築
Amain-CW Yee Hop JV	Unincorporated 非法團	Hong Kong 香港	Hong Kong 香港	N/A 不適用	2%	2%	50%	50%	Construction 建築
CWBKYH JV	Unincorporated 非法團	Hong Kong 香港	Hong Kong 香港	N/A 不適用	15%	15%	33%	33%	Construction 建築

Note:

Under the joint arrangement, all decisions on relevant activities required unanimous vote among joint operation partners or its representative under the board.

附註：

在合營安排下，所有相關活動的決策均須由聯合營運夥伴或其董事會下的代表進行一致投票。

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19. OTHER NON-CURRENT ASSETS

Other non-current assets

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Club debenture	俱樂部債券	460	460

The club debenture represents club membership in a private club with indefinite useful life in Hong Kong and is measured at cost less impairment. The directors of the Company consider no impairment identified with reference to the second hand market price of the club debenture as at the end of the reporting period.

俱樂部債券指香港一間私人俱樂部的無限使用年期的俱樂部會籍並按成本減減值計量。本公司董事認為於報告期末，並無參考該俱樂部債券二手市場價格確認減值。

20. DEFERRED TAX ASSETS (LIABILITIES)

The following is the analysis of the deferred tax assets (liabilities) for the financial reporting purposes:

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Deferred tax assets	遞延稅項資產	7,438	7,441
Deferred tax liabilities	遞延稅項負債	(3,721)	(2,580)
		3,717	4,861

The following are the major deferred tax assets (liabilities) recognised and movements thereon during the current and prior years:

於本年度及過往年度，已確認的主要遞延稅項資產（負債）及其變動如下：

		Accelerated tax depreciation 加速稅項折舊 HK\$'000 港幣千元	Tax Losses 稅項虧損 HK\$'000 港幣千元	Total 總額 HK\$'000 港幣千元
At 31 March 2024	於2024年3月31日	(3,918)	7,430	3,512
Credit to profit or loss (note 8)	計入損益(附註8)	1,349	–	1,349
At 31 March 2025	於2025年3月31日	(2,569)	7,430	4,861
Charge to profit or loss (note 8)	計入損益(附註8)	(1,144)	–	(1,144)
At 31 March 2026	於2026年3月31日	(3,713)	7,430	3,717

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20. DEFERRED TAX ASSETS (LIABILITIES)

(Continued)

At the end of the reporting period, the Group has unused tax losses of approximately HK\$100,999,000 (2025: HK\$84,651,000) available for offset against future profits. A deferred tax asset has been recognised in respect of approximately HK\$29,723,000 (2025: HK\$29,723,000) of such losses. No deferred tax asset has been recognised in respect of approximately HK\$71,276,000 (2025: HK\$54,928,000) due to the unpredictability of future profit streams. Included in the tax losses of approximately HK\$56,143,000 (2025: HK\$44,882,000) that will expire in 2031 (2025: 2030), the remaining tax losses of approximately HK\$44,856,000 (2025: HK\$29,653,000) may be carried forward indefinitely.

20. 遞延稅項資產(負債)(續)

於報告期末，本集團有未動用稅項虧損約港幣100,999,000元（2025年：港幣84,651,000元）可用於抵銷未來溢利。已就該等虧損約港幣29,723,000元（2025年：港幣29,723,000元）確認遞延稅項資產。由於未來溢利流的不可預測性，概無就約港幣71,276,000元（2025年：港幣54,928,000元）確認遞延稅項資產。在將於2031年（2025年：2030年）屆滿的稅項虧損約港幣56,143,000元（2025年：港幣44,882,000元）中，其餘稅項虧損約港幣44,856,000元（2025年：港幣29,653,000元）可無限期結轉。

21. TRADE RECEIVABLES

21. 貿易應收款項

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Trade receivables	貿易應收款項	90,840	137,369
Less: allowance for impairment loss	減：減值虧損撥備	(207)	(49)
		90,633	137,320

At as 31 March 2026, the gross amount of trade receivable arising from contracts with customers amounted to approximately HK\$90,840,000 (2025: HK\$137,369,000).

於2026年3月31日，客戶合約所產生的貿易應收款項總額約為港幣90,840,000元（2025年：港幣137,369,000元）。

The Group does not hold any collateral over these balances.

本集團概無就該等結餘持有任何抵押品。

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21. TRADE RECEIVABLES (Continued)

For construction services, the Group does not have a standardised and universal credit period granted to its customers, and the credit period of individual customer is considered on a case-by-case basis and stipulated in the project contract, as appropriate. The following is an aged analysis of trade receivables, presented based on the invoice dates, at the end of each reporting period, and net of impairment loss recognised:

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
0 to 30 days	0至30日	52,328	41,779
31 to 60 days	31至60日	30,758	75,566
61 to 90 days	61至90日	10	10,456
91 to 180 days	91至180日	25	8,757
181 to 365 days	181至365日	7,512	762
		90,633	137,320

The Group measures the loss allowance for trade receivables at an amount equal to lifetime ECL. The expected credit losses on trade receivables are estimated by reference to past default experience of the debtor and an analysis of the debtor's current financial position, adjusted for factors that are specific to the debtors, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments in the segments of "Foundation and other civil works" and "Tunneling works", the loss allowance based on past due status is not further distinguished between the Group's different customer bases in the corresponding segments.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

21. 貿易應收款項 (續)

就建築服務而言，本集團概無標準及普遍的信貸期授予其顧客，個別客戶的信貸期亦被視為個別個案及於項目合約中規定（如適用）。根據於各個報告期末發票日期呈列的貿易應收款項的賬齡分析（扣除已確認的減值虧損）如下：

本集團按相等於全期預期信貸虧損的金額計量貿易應收款項的虧損撥備。貿易應收款項的預期信貸虧損乃參考債務人的過往違約經驗及對債務人的現行財務狀況的分析進行估計，並就債務人的特定因素、債務人經營所在行業的整體經濟狀況及於報告日期對當前及預測狀況方向的評估作出調整。

由於本集團的過往信貸虧損經驗並未就「地基及其他土木工程」及「隧道工程」不同客戶分部顯示重大不同虧損模式，基於逾期狀況的虧損撥備不會進一步於本集團相關分部的不同客戶群之間區分。

於本報告期間，估計技術或重要假設並無變化。

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21. TRADE RECEIVABLES (Continued)

The Group recognised lifetime ECL for trade receivables based on individually significant customer or the ageing of customers collectively that are not individually significant by using a provision matrix.

21. 貿易應收款項 (續)

本集團根據個別重大客戶或非個別重大客戶之集合賬齡採用撥備矩陣確認貿易應收款項的全期預期信貸虧損。

As at 31 March 2026	於2026年3月31日	Weighted average expected loss rate 加權平均預期虧損率 %	Gross carrying amount 賬面總值 HK\$'000 港幣千元	Loss allowance 虧損撥備 HK\$'000 港幣千元	Net carrying amount 賬面淨值 HK\$'000 港幣千元
Current (not past due)	即期 (未逾期)	0.01%	83,095	10	83,085
Less than 3 month past due	逾期少於3個月	0.05%	26	—	26
More than 3 months but less than 6 months past due	逾期超過3個月但少於6個月	0.40%	3,114	12	3,102
More than 6 months but less than 12 months past due	逾期超過6個月但少於12個月	4.02%	4,605	185	4,420
Individually assessed	個別評估	N/A 不適用	90,840 —	207 —	90,633 —
			90,840	207	90,633

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21. TRADE RECEIVABLES (Continued)

21. 貿易應收款項 (續)

As at 31 March 2025	於2025年3月31日	Weighted average expected loss rate 加權平均預期虧損率 %	Gross carrying amount 賬面總值 HK\$'000 港幣千元	Loss allowance 虧損撥備 HK\$'000 港幣千元	Net carrying amount 賬面淨值 HK\$'000 港幣千元
Current (not past due)	即期 (未逾期)	0.01%	117,345	3	117,342
Less than 3 month past due	逾期少於3個月	0.01%	14,385	1	14,384
More than 3 months but less than 6 months past due	逾期超過3個月但少於6個月	0.14%	4,839	7	4,832
More than 6 months but less than 12 months past due	逾期超過6個月但少於12個月	4.75%	800	38	762
			137,369	49	137,320
Individually assessed	個別評估	N/A 不適用	–	–	–
			137,369	49	137,320

The movement in the allowance for impairment loss of trade receivables is set out below:

貿易應收款項減值虧損撥備的變動載列如下：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
1 April	4月1日	49	1,331
Disposals of subsidiaries (note)	出售附屬公司 (附註)	–	(918)
Impairment losses recognised (reversed)	減值虧損確認 (撥回)	158	(364)
31 March	3月31日	207	49

Note: Approximately HK\$918,000 loss allowance for impairment loss of trade receivables is attributed to Philippines subsidiary, which was disposed during the year ended 31 March 2025.

附註：約港幣918,000元之貿易應收款項減值虧損撥備來自菲律賓附屬公司，該公司已於截至2025年3月31日止年度出售。

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22. INVENTORIES

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Raw materials	原材料	124	105
Finished goods	成品	359	400
		483	505

22. 存貨

23. CONTRACT ASSETS AND CONTRACT LIABILITIES

(a) Contract assets

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Analysed as current:	分析為流動：		
Retention receivables of construction contracts (note a)	建築合約應收保固金 (附註a)	110,662	131,155
Unbilled revenue of construction contracts (note b)	建築合約之未發票據之收益 (附註b)	85,811	89,028
		196,473	220,183
Less: allowance for impairment loss	減：減值虧損撥備	(260)	(135)
		196,213	220,048

23. 合約資產及合約負債

(a) 合約資產

Notes:

- (a) Retention receivables included in contract assets represent the Group's right to receive consideration for work performed because the rights are conditional on the satisfaction of the service quality by the customers over a certain period as stipulated in the contracts. The contract assets are transferred to the trade receivables when the rights become unconditional, which is typically at the expiry date of the period for the provision of assurance by the Group on the service quality of the construction work performed by the Group. The due dates for retention receivables are usually one to two years after the completion of construction work.
- (b) Unbilled revenue included in contract assets represents the Group's right to receive consideration for work completed but not yet billed because the rights are conditional upon the satisfaction by the customers on the construction work completed by the Group and the work is pending for the certification by the customers. The contract assets are transferred to the trade receivables when the rights become unconditional, which is typically at the time the Group obtains the certification of the completed construction work from the customers.

附註：

- (a) 計入合約資產之應收保固金指本集團就已履約工程收取代價之權利，原因是相關權利須待客戶於合約規定一定期間內對服務質量表示滿意後方可作實。倘為相關權利不受條件限制（通常於本集團就本集團所實施建築工程的服務質量提供質保之期間屆滿日期），合約資產會轉移至貿易應收款項。應收保固金之到期日通常為建築工程完工後一至兩年。
- (b) 計入合約資產之未發票據之收益指本集團就已完成但尚未發票據之工程收取代價之權利，原因是相關權利須待客戶對本集團所完成建築工程表示滿意後方可作實且有相關工程須待客戶認可。倘相關權利不受條件限制（屆時本集團通常已就所完成建築工程取得客戶認可），合約資產會轉移至貿易應收款項。

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23. CONTRACT ASSETS AND CONTRACT LIABILITIES (Continued)

(a) Contract assets (Continued)

Contract assets are included in current assets as the Group expects to realise these within its normal operating cycle.

The estimated recovery or billing for contract assets as at 31 March 2026 and 2025 is as follows:

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Within one year	一年內	177,758	181,591
Over one year	超過一年	18,455	38,457
		196,213	220,048

The movement in the allowance for impairment loss of contract assets is set out below:

		HK\$'000 港幣千元
1 April 2024	2024年4月1日	135
Amount recognised during the year	年內確認金額	–
31 March 2025	2025年3月31日	135
Amount recognised during the year	年內確認金額	125
31 March 2026	2026年3月31日	260

The Group measures the loss allowance for contract assets at an amount equal to lifetime ECL at 31 March 2026 and 2025.

23. 合約資產及合約負債 (續)

(a) 合約資產 (續)

合約資產於流動資產內列賬，原因為本集團預期於正常營運週期內變現該等資產。

於2026年及2025年3月31日，合約資產的估計收回或開單時間如下：

合約資產減值虧損撥備變動載列如下：

		HK\$'000 港幣千元
1 April 2024	2024年4月1日	135
Amount recognised during the year	年內確認金額	–
31 March 2025	2025年3月31日	135
Amount recognised during the year	年內確認金額	125
31 March 2026	2026年3月31日	260

於2026年及2025年3月31日，本集團按相等於全期預期信貸虧損的金額計量合約資產的虧損撥備。

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23. CONTRACT ASSETS AND CONTRACT LIABILITIES (Continued)

(b) Contract liabilities

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Construction services (note a)	建築服務(附註a)	28,700	40,057
Premises revitalisation and enhancement	物業活化及升級	1,831	2,074
Receipts in advance	預收款項	—	49
		30,531	42,180

Note:

- (a) The excess of cumulative billings for construction work over the cumulative revenue recognised in profit or loss is recognised as contract liabilities.

Revenue recognised during the year ended 31 March 2026 that was included in the contract liabilities as at 1 April 2025 is approximately HK\$42,180,000 (2025: HK\$49,126,000). There was no revenue recognised in the current year that related to performance obligations that were satisfied in a prior year.

23. 合約資產及合約負債(續)

(b) 合約負債

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Construction services (note a)	建築服務(附註a)	28,700	40,057
Premises revitalisation and enhancement	物業活化及升級	1,831	2,074
Receipts in advance	預收款項	—	49
		30,531	42,180

附註：

- (a) 於損益確認建築工程累計費用超過累計收益的部分確認為合約負債。

截至2026年3月31日止年度確認的收益計入於2025年4月1日的合約負債約為港幣42,180,000元(2025年：港幣49,126,000元)。本年度概未確認與上一年度已履行履約責任有關的收益。

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24. DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES/PLEDGED DEPOSIT

Deposits, prepayments and other receivables

The following is an analysis of deposits, prepayments and other receivables at the end of each reporting period:

24. 按金、預付款項及其他應收款項／已抵押存款

按金、預付款項及其他應收款項於各報告期末，按金、預付款項及其他應收款項的分析如下：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Other receivables	其他應收款項	13,346	10,506
Loss: allowance for impairment loss	減：減值虧損撥備	(195)	(195)
		13,151	10,311
Deposits	按金	23,119	15,768
Long term deposit	長期按金	12,123	11,460
Prepayments for suppliers	供應商的預付款項	2,599	2,786
		50,992	40,325
Amount shown under non-current assets	非流動資產項下所示金額	(12,123)	(11,460)
		38,869	28,865
Amount shown under current assets	流動資產項下所示金額		

The Group measures the loss allowance for deposits and other receivables at an amount equal to 12-month ECL. There has been no change in the estimation technique or significant assumptions made during the current reporting period.

本集團按相等於12個月預期信貸虧損的金額計量按金及其他應收款項虧損撥備。於本報告期間，估計技術或重大假設並無變化。

The movement in the allowance for impairment loss of deposits and other receivables is set out below:

按金及其他應收款項的減值虧損撥備的變動如下：

		HK\$'000 港幣千元
At 1 April 2024	於2024年4月1日	829
Decrease during the year	年內減少	(634)
At 31 March 2025	於2025年3月31日	195
Decrease during the year	年內減少	—
At 31 March 2026	於2026年3月31日	195

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24. DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES/PLEDGED DEPOSIT (Continued)

Pledged deposit

Pledged deposit represents deposit pledged to borrower to secure facilities granted to the Group. Deposit amounting to approximately HK\$25,839,000 (31 March 2025: HK\$39,056,000) have been pledged to secure long-term borrowing amounting to approximately HK\$25,839,000 (31 March 2025: HK\$39,056,000) and are therefore classified as non-current assets. The pledged deposit carried fixed interest rate which range from 4.85% to 5.25% (31 March 2025: 4.85% to 5.25%) per annum.

25. BANK BALANCES AND CASH

Bank balances earned interest at floating rates based on daily bank deposit rates which range from 0.01% to 0.4% (2025: 0.01% to 0.875%) per annum. It also included time deposits carry fixed interest rates which range from 1.50% to 4.15% (2025: 2.10% to 5.19%) per annum.

26. TRADE AND RETENTION PAYABLES

The following is an analysis of trade and retention payables at the end of each reporting period:

24. 按金、預付款項及其他應收款項／已抵押存款(續)

已抵押存款

已抵押存款指抵押予借款人的存款，以讓本集團獲得融資。約港幣25,839,000元（2025年3月31日：港幣39,056,000元）的存款已作抵押以獲得約港幣25,839,000元（2025年3月31日：港幣39,056,000元）的長期借貸，因此分類為非流動資產。已抵押存款的固定年利率介乎4.85%至5.25%（2025年3月31日：4.85%至5.25%）。

25. 銀行結餘及現金

銀行結餘根據每日銀行存款利率按浮動利率介乎年利率0.01%至0.4%（2025年：0.01%至0.875%）賺取利息。其中亦包括定息定期存款介乎年利率1.50%至4.15%（2025年：2.10%至5.19%）。

26. 貿易應付款項及應付保固金

於各報告期末，貿易應付款項及應付保固金的分析如下：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Trade payables	貿易應付款項	74,945	69,311
Retention payables	應付保固金	42,958	49,139
		117,903	118,450

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26. TRADE AND RETENTION PAYABLES

(Continued)

The average credit period on purchases of goods is from 30 to 60 days (2025: 30 to 60 days). The Group has financial risk management policies in place to ensure that all payables are settled within the credit timeframe. The following is the aged analysis of trade payables presented based on the invoice date at the end of the reporting period:

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
0 to 90 days	0至90日	64,734	62,464
91 to 180 days	91至180日	1,322	1,336
181 to 365 days	181至365日	3,581	1,822
Over 365 days	365日以上	5,308	3,689
		74,945	69,311

27. ACCRUALS AND OTHER PAYABLES

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Accruals	應計費用	22,570	21,350
Other payables	其他應付款項	11,074	11,332
		33,644	32,682

26. 貿易應付款項及應付保固金 (續)

採購貨品的平均信貸期為30至60日 (2025年: 30至60日)。本集團已制訂財務風險管理政策以確保所有應付款項於信貸期限內結清。於報告期末, 貿易應付款項按發票日期計算的賬齡分析如下:

27. 應計費用及其他應付款項

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28. BANK AND OTHER BORROWINGS

28. 銀行及其他借貸

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Other borrowings, secured (note (i))	其他借貸，已抵押(附註(i))	25,839	39,056
Other borrowings, unsecured (note (ii))	其他借貸，無抵押(附註(ii))	54,670	53,296
Total other borrowings	其他借貸總額	80,509	92,352
		80,509	92,352

Based on the scheduled repayment dates set out in the loan agreements and ignore the effect of any repayment on demand clause as follows:

根據貸款協議所載的預定還款日期，並忽略以下任何按要求償還條款的影響：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Within 1 year	一年內	80,509	89,135
Between 1 and 2 years	一至兩年	—	3,217
		80,509	92,352
Carrying amount repayable within one year and do not contain repayment on demand clause	一年內償還及不包含按要求償還條款的賬面值	80,509	89,135
Carrying amount that are not repayable within one year and do not contain repayment on demand clause	毋須於一年內償還及不包含按要求償還條款的賬面值	—	3,217
		80,509	92,352
Amounts shown under current liabilities	流動負債項下列示的金額	(80,509)	(89,135)
Amounts shown under non-current liabilities	非流動負債項下列示的金額	—	3,217

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28. BANK AND OTHER BORROWINGS (Continued)

Notes:

- (i) As at 31 March 2026, other borrowings of approximately HK\$25,839,000 (equivalent to RMB22,780,000) (2025: HK\$39,056,000 (equivalent to RMB36,422,000)) are secured by deposit of approximately HK\$25,839,000 (equivalent to RMB22,780,000) (2025: HK\$39,056,000 (equivalent to RMB36,422,000)) and carried fixed interest rate of 4% (31 March 2025: 4%) per annum. The other borrowings will mature on 18 March 2027.
- (ii) The other borrowing from an associate of approximately HK\$54,669,000 (equivalent to GBP5,282,000) (2025: HK\$53,296,000 (equivalent to GBP5,282,000)) is unsecured, non-interest-bearing and repayable within one year.

29. AMOUNT(S) DUE FROM (TO) JOINT OPERATIONS/A JOINT VENTURE/A RELATED COMPANY

The amounts due from joint operations were trade nature, unsecured, non-interest-bearing and repayable on demand. The balances were aged within 365 days.

The Group measures the loss allowance for amounts due from joint operations at an amount equal to 12-month ECL. The management considered that the amounts due from joint operations to be low credit risk and no recent history of default, and thus no impairment losses recognised during the years ended 31 March 2026 and 2025.

During the year ended 31 March 2026, advanced an amount of approximately HK\$4,241,000 to a joint venture. The amounts due from joint venture were non-trade nature, unsecured, non-interest-bearing and repayable on demand. The Group measures the loss allowance for amounts due from joint venture at lifetime ECL due to the high credit risk. The management considered the significant financial difficulties of the joint venture and, accordingly, recognised a full impairment loss of approximately HK\$4,241,000 in profit or loss for the year ended 31 March 2026. As a result, the net carrying amount was reduced to nil as at 31 March 2026.

The amount due to a related company was non-trade nature, unsecured, non-interest-bearing and repayable on demand.

28. 銀行及其他借貸(續)

附註：

- (i) 於2026年3月31日，約港幣25,839,000元（相當於人民幣22,780,000元）（2025年：港幣39,056,000元（相當於人民幣36,422,000元））的其他借貸由約港幣25,839,000元（相當於人民幣22,780,000元）（2025年：港幣39,056,000元（相當於人民幣36,422,000元））的存款作抵押，並按固定年利率4%（2025年3月31日：4%）計息。該等其他借貸將於2027年3月18日到期。
- (ii) 來自一間聯營公司之其他借貸約港幣54,669,000元（相當於5,282,000英鎊）（2025年：港幣53,296,000元（相當於5,282,000英鎊））為無抵押、免息及於一年內償還。

29. 應收(付)合營業務／一間合營企業／一間關連公司的款項

應收合營業務款項屬貿易性質、無抵押、不計息及按要求償還。該等結餘的賬齡在365日內。

本集團以相等於12個月預期信貸虧損的金額計量應收合營業務款項的虧損撥備。管理層認為，應收合營業務款項的信貸風險較低，且近期並無違約記錄，因此於截至2026年及2025年3月31日止年度內並無確認減值虧損。

截至2026年3月31日止年度，向一間合營企業墊付約港幣4,241,000元。應收合營企業款項屬非貿易性質、無抵押、不計息及按要求償還。由於信貸風險較高，本集團按全期預期信貸虧損計量應收合營企業款項的虧損撥備。管理層考慮到該合營企業的重大財務困難，因此於截至2026年3月31日止年度的損益中確認全額減值虧損約港幣4,241,000元。因此，於2026年3月31日的賬面淨值減至零。

應付一間關連公司款項屬非貿易性質、無抵押、不計息及按要求償還。

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30. LONG SERVICE PAYMENT OBLIGATIONS

Obligation to long service payments ("LSP") under Hong Kong Employment Ordinance

Pursuant to the Employment Ordinance, Chapter 57, the Group has the obligation to pay LSP to employees in Hong Kong under certain circumstances, subject to a minimum of 5 years employment period, based on this formula: Last monthly wages (before termination of employment) $\times$ $\frac{2}{3} \times$ Years of service. Last monthly wages are capped at HK\$22,500 while the amount of long service payment shall not exceed HK\$390,000. This obligation is accounted for as a post-employment defined benefit plan.

Furthermore, the Mandatory Provident Fund Schemes Ordinance passed in 1995 permits the Group to utilise the Group's Mandatory Provident Fund contributions, plus/minus any positive/negative returns thereof (collectively, the "**Eligible Offset Amount**"), for the purpose of offsetting LSP payable to an employee (the "**Offsetting Arrangement**").

The Employment and Retirement Schemes Legislation (Offsetting Arrangement) (Amendment) Ordinance 2022 (the "**Amendment Ordinance**") was gazetted on 17 June 2022, which will eventually abolish the Offsetting Arrangement. The Amendment Ordinance will come into effect prospectively from 1 May 2025 (the "**Transition Date**"). Under the Amendment Ordinance, the Eligible Offset Amount after the Transition Date can only be applied to offset the pre-Transition Date LSP obligation but no longer eligible to offset the post-Transition Date LSP obligation. Furthermore, the LSP obligations before the Transition Date will be grandfathered and calculated based on the last monthly wages immediately preceding the Transition Date.

Up to the transit date, the Group has considered the accrued benefits derived from mandatory MPF contributions that are expected to be used to reduce the LSP payable to an employee as deemed contributions by that employee towards the LSP. As at 31 March 2026, the LSP obligation is HK\$800,000 (2025: HK\$1,570,000) and presented on a net basis.

30. 長期服務金責任

香港《僱傭條例》下的長期服務金(「長期服務金」)責任

根據香港法例第57章《僱傭條例》，本集團有責任在若干情況下支付長期服務金予香港僱員，惟須已受僱最少五年，其根據此公式計算：(終止僱傭前)最後一個月的工資 $\times \frac{2}{3} \times$ 服務年資。最後一個月工資以港幣22,500元為上限，而長期服務金金額不得超過港幣390,000元。該責任作為離職後界定福利計劃入賬。

此外，於1995年通過的《強制性公積金計劃條例》允許本集團動用本集團的強制性公積金供款，加／減其任何正／負回報(統稱為「**合資格抵銷金額**」)，以抵銷應付僱員的長期服務金(「**抵銷安排**」)。

於2022年6月17日，《2022年僱傭及退休計劃法例(抵銷安排)(修訂)條例》(「**修訂條例**」)刊憲，其最終將會取消抵銷安排。《修訂條例》將會於2025年5月1日(「**轉制日**」)按未來適用法生效。根據《修訂條例》，於轉制日後的合資格抵銷金額僅可用於抵銷轉制日前的長期服務金責任，而不再合資格抵銷轉制日後的長期服務金責任。此外，轉制日前的長期服務金責任將會獲得豁免，而根據緊接轉制日前最後一個月的工資計算。

截至過渡日期，本集團將預期用於減少應付僱員長期服務金的強制性強積金供款所產生的累算權益視為該僱員就長期服務金的視作供款。於2026年3月31日，長期服務金責任為港幣800,000元(2025年：港幣1,570,000元)，其按淨額基準列報。

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30. LONG SERVICE PAYMENT OBLIGATIONS

(Continued)

Obligation to long service payments ("LSP") under Hong Kong Employment Ordinance (Continued)

Movement of present value of provision for long service payment obligations is as follows:

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
At 1 April	於4月1日	1,570	1,570
Credit to profit or loss	計入損益	(770)	—
At 31 March	於3月31日	800	1,570

The provision represents the management's best estimate of the Group's liability at the end of the reporting period. As at 31 March 2026 and 2025, the amount is calculated based on the principal assumptions stated as below:

		2026	2025
Salary inflation rate	薪金增長率	5%	5%
Discount rate	折現率	2.09%-2.88%	2.82%-3.63%

The most recent actuarial valuation of the present value of the defined benefit obligation was carried out as at 31 March 2026 and 2025 by Graval Consulting Limited. The present value of the defined benefit obligation of the Group was measured using the projected unit credit method.

30. 長期服務金責任 (續)

香港《僱傭條例》下的長期服務金 (「長期服務金」) 責任 (續)

長期服務金責任的撥備現值變動如下：

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
At 1 April	於4月1日	1,570	1,570
Credit to profit or loss	計入損益	(770)	—
At 31 March	於3月31日	800	1,570

撥備指管理層於報告期末對本集團負債的最佳估計。於2026年及2025年3月31日，金額乃根據下述主要假設計算：

		2026	2025
Salary inflation rate	薪金增長率	5%	5%
Discount rate	折現率	2.09%-2.88%	2.82%-3.63%

界定福利責任現值的最近期精算估值由博浩企業顧問有限公司於2026年及2025年3月31日進行。本集團的界定福利責任現值採用預計單位貸記法計量。

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31. SHARE CAPITAL

31. 股本

		Number of shares 股份數目	Share capital 股本 HK\$'000 港幣千元
Ordinary shares of HK\$0.01 each 每股面值港幣0.01元的普通股			
Authorised 法定			
At 1 April 2024, 31 March 2025 and 2026	於2024年4月1日、2025年及2026年3月31日	1,560,000,000	15,600
Issued and fully paid 已發行及繳足			
At 1 April 2024 and 31 March 2025	於2024年4月1日及2025年3月31日	500,000,000	5,000
Issuance of share upon placing	於配售時發行股份	15,000,000	150
At 31 March 2026	於2026年3月31日	515,000,000	5,150

On 30 September 2025, the Group have been successfully placed an aggregate of 15,000,000 Placing Shares to five Placees at the Placing Price of HK\$2.35 per Placing Share.

於2025年9月30日，本集團成功向五位承售人配售總計15,000,000股配售股份，有關配售價為每股配售股份港幣2.35元。

The amount of HK\$34,906,000, which exceeds the par value of HK\$150,000 for the 15,000,000 ordinary shares issued, was credited to "share premium" after deducting transaction costs attributable to issue of shares of approximately HK\$194,000.

經扣除發行股份應佔交易成本約港幣194,000元後，超出已發行15,000,000股普通股面值港幣150,000元的金額港幣34,906,000元已計入「股份溢價」。

During the year ended 31 March 2025, 4,960,000 ordinary shares of the Company have been repurchased at an aggregate cost of HK\$9,483,680 held by trustee of the Share Award Plan until their release to the beneficiaries upon the vesting of share awards (note 36). These shares are recognised as shares held for share award plan under equity.

截至2025年3月31日止年度，股份獎勵計劃受託人以總成本港幣9,483,680元購回本公司4,960,000股普通股，直至股份獎勵歸屬受益人（附註36）。該等股份於權益項下確認為股份獎勵計劃持有之股份。

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32. CAPITAL RISK MANAGEMENT

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

The capital structure of the Group consists of bank and other borrowings disclosed in note 28, lease liabilities disclosed in note 15, bank balances and cash disclosed in note 25, and equity attributable to the owners of Company, comprising issued share capital and reserves.

The directors of the Company review the capital structure on a semi-annual basis. As part of this review, the directors of the Company consider the cost of capital and the risks associated with each class of capital. Based on the recommendations of the directors of the Company, the Group will balance its overall capital structure through the payment of dividends and new share issues as well as the issue of new debt or the redemption of existing debt.

32. 資本風險管理

本集團管理資本，確保本集團的實體能夠持續經營，同時透過優化債務及股本結餘使股東的回報最大化。本集團的整體策略自去年起維持不變。

本集團的資本結構包括附註28所披露的銀行及其他借貸、附註15所披露的租賃負債、附註25所披露的銀行結餘及現金，以及本公司擁有人應佔權益（包括已發行股本及儲備）。

本公司董事每半年審閱資本架構。作為其審閱的一部分，本公司董事考慮資本成本及與各類資本相關的風險。根據本公司董事的建議，本集團將透過使用派付股息及發行新股份以及發行新債務或贖回現有債務平衡其整體資本架構。

33. FINANCIAL INSTRUMENTS Categories of financial instruments

33. 金融工具 金融工具的分類

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Financial assets	金融資產		
At amortised cost (including bank balances and cash)	以攤銷成本列示（包括銀行結餘及現金）	378,857	378,483
Financial liabilities	金融負債		
Financial liabilities stated at amortised cost	以攤銷成本列示的金融負債	232,056	251,715

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33. FINANCIAL INSTRUMENTS (Continued)

Financial risk management objectives and policies

The Group's major financial assets and liabilities include pledged deposit, amounts due from joint operations and a joint venture, trade receivables, deposits and other receivables, bank balances and cash, trade and retention payables, accruals and other payables and bank and other borrowings. Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments included market risk (currency risk and interest rate risk), credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

Market risk

(i) Currency risk

Each individual group entity has its own functional currency. Foreign exchange risk to each individual group entity arises when transactions or recognised assets or liabilities are denominated in a currency that is not the entity's functional currency. The Group operates mainly in Hong Kong and the PRC.

33. 金融工具 (續)

財務風險管理目標及政策

本集團的主要金融資產及負債包括已抵押存款、應收合營業務及一間合營企業款項、貿易應收款項、按金及其他應收款項、銀行結餘及現金、貿易應付款項及應付保固金、應計費用及其他應付款項以及銀行及其他借貸。該等金融工具的詳情於相關附註中披露。與該等金融工具有關的風險包括市場風險（貨幣風險及利率風險）、信貸風險及流動資金風險。如何減低該等風險的政策載於下文。管理層管理及監察該等所面臨的風險，以確保及時及以有效方法實行合適措施。

市場風險

(i) 貨幣風險

每個單獨的集團實體均有自己的功能貨幣。當交易或已確認的資產或負債以非實體功能貨幣的貨幣計價時，各集團實體會產生外匯風險。本集團主要在香港及中國經營。

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

33. FINANCIAL INSTRUMENTS (Continued)

Financial risk management objectives and policies

(Continued)

Market risk (Continued)

(i) Currency risk (Continued)

The carrying amounts of the Group's foreign currency denominated monetary assets at the reporting date are as follows:

		Assets 資產		Liabilities 負債	
		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
US\$	美元	18,188	900	—	—
GBP	英鎊	37,746	36,046	(54,670)	(53,296)
RMB	人民幣	58,503	65,081	(35,716)	(49,818)

The Group currently does not have a foreign currency hedging policy. However, management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

Sensitivity analysis

The Group is mainly exposed to US\$, GBP and RMB.

No sensitivity analysis was prepared for US\$, as HK\$ is pegged to US\$.

The following table details the Group's sensitivity to a 5% (2025: 5%) increase and decrease in HK\$ against the relevant foreign currencies. 5% (2025: 5%) is the sensitivity rate used when reporting foreign currency risk internally to key management personnel and represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items, and adjusts their translation at the end of the reporting period for a 5% (2025: 5%) change in foreign currency rates.

A positive (negative) number below indicates an increase (a decrease) in post-tax profit where HK\$ strengthen 5% against the relevant currency. For a 5% weakening of HK\$ against the relevant currency, there would be an equal and opposite impact on the profit or loss.

33. 金融工具 (續)

財務風險管理目標及政策 (續)

市場風險 (續)

(i) 貨幣風險 (續)

於報告日期，本集團以外幣計值的貨幣資產的賬面值如下：

本集團目前並無外幣對沖政策。然而，管理層會監控外匯風險，並會在需要時考慮對沖重大外幣風險。

敏感度分析

本集團主要面臨美元、英鎊及人民幣風險。

由於港幣與美元掛鉤，因此，並無就美元編製敏感度分析。

下表詳列本集團就港幣兌相關外幣增加及減少5% (2025年：5%) 的敏感度。5% (2025年：5%) 乃內部向主要管理人員報告外幣風險時所使用的敏感度比率，指管理層對外匯匯率的合理可能變化之評估。敏感度分析僅包括未償還的外幣計值貨幣項目，並於報告期末就外幣匯率變化5% (2025年：5%) 調整其換算。

下方的正(負)數字表示港幣兌相關貨幣升值5%時除稅後溢利增加(減少)。如港幣兌相關貨幣貶值5%，則會對損益產生相等的相反影響。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

33. FINANCIAL INSTRUMENTS (Continued)

Financial risk management objectives and policies (Continued)

Market risk (Continued)

- (i) Currency risk (Continued)
- Sensitivity analysis (Continued)

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Effect on post-tax profit	對除稅後溢利的影響		
GBP	英鎊	(707)	(720)
RMB	人民幣	(951)	(637)

(ii) Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate lease liabilities, pledged deposits and bank borrowings (see notes 15, 24 and 28 for details). The Group currently does not have an interest rate hedging policy. However, the management monitors interest rate exposure and will consider other necessary action when significant interest rate exposure is anticipated.

The Group is also exposed to cash flow interest rate risk in relation to bank balances and variable-rate bank borrowing (see notes 25 and 28 respectively). It is the Group's policy to keep its borrowing at floating rate of interests so as to minimise the fair value interest rate risk.

The Group's exposures to interest rates on financial liabilities are detailed in the liquidity risk management section of this note. The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of Hong Kong Interbank Offered Rate ("HIBOR").

33. 金融工具 (續)

財務風險管理目標及政策 (續)

市場風險 (續)

- (i) 貨幣風險 (續)
- 敏感度分析 (續)

(ii) 利率風險

本集團面對有關定息租賃負債、已抵押存款及銀行借貸 (詳情見附註15、24及28) 的公平值利率風險。本集團目前並無利率對沖政策。然而，管理層監控利率風險，並將於預料出現重大利率風險時考慮其他必要舉措。

本集團亦面臨有關銀行結餘及浮息銀行借貸的現金流量利率風險 (分別見附註25及28)。本集團的政策乃保持浮息借貸，盡量降低公平值利率風險。

本集團面臨的金融負債利率風險詳述於本附註流動資金風險管理一節。本集團的現金流量利率風險主要集中於香港銀行同業拆息 (「香港銀行同業拆息」) 的波動。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

33. FINANCIAL INSTRUMENTS (Continued) Financial risk management objectives and policies (Continued)

Market risk (Continued)

(ii) Interest rate risk (Continued)

Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to interest rates for non-derivative instruments at the end of the reporting period. The analysis is prepared assuming the financial instruments outstanding at the end of the reporting period were outstanding for the whole year. A 10 basis points (2025: 10 basis points) increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 10 basis points (2025: 10 basis points) higher/lower and all other variables were held constant, the Group's post-tax profit for the year ended 31 March 2026 would increase/decrease by approximately HK\$99,000 (2025: HK\$38,000). This is mainly attributable to the Group's exposure to interest rates on its bank balances.

Credit risk

As at 31 March 2026, the Group's maximum exposure to credit risk which will cause a financial loss to the Group due to failure to discharge an obligation by the counterparties is arising from the carrying amount of the respective recognised financial assets as stated in the consolidated statement of financial position.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

For trade receivables and contract assets, the Group has applied the simplified approach in HKFRS 9 to measure the loss allowance at lifetime ECL. The Group determines the ECL on an individual basis for customer with significant balances and/or collectively by using a provision matrix, estimated based on historical credit loss experience, as well as the general economic conditions of the industry in which the debtors operate.

33. 金融工具 (續) 財務風險管理目標及政策 (續)

市場風險 (續)

(ii) 利率風險 (續)

敏感度分析

以下敏感度分析乃基於報告期末非衍生工具的利率風險釐定。分析乃假設於報告期末尚未支付的金融工具於整個年度尚未支付。當內部向主要管理人員報告利率風險時使用10個基點(2025年：10個基點)增加或減少，乃指管理層對利率的合理可能變動作出的評估。

倘利率上升／下降10個基點(2025年：10個基點)且所有其他變量保持不變，則本集團截至2026年3月31日止年度的除稅後溢利將增加／減少約港幣99,000元(2025年：港幣38,000元)。這主要是由於本集團面臨銀行結餘的利率風險。

信貸風險

於2026年3月31日，本集團的最大信貸風險(其將導致本集團因交易對手未有履行責任而造成財務損失)來自綜合財務狀況表所述各已確認金融資產的賬面金額。

為將信貸風險降至最低，本集團管理層已委派團隊負責釐定信用額度、信用審批及其他監察程序，以確保採取跟進措施收回逾期債務。就此而言，本公司董事認為本集團信貸風險已大為減少。

就貿易應收款項及合約資產而言，本集團已採用香港財務報告準則第9號的簡化方法按全期預期信貸虧損計量虧損撥備。本集團就存在重大結餘的客戶單獨釐定預期信貸虧損，及／或基於歷史信貸虧損經驗以及債務人經營所在行業的整體經濟狀況對全體使用撥備矩陣進行估計。

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

33. FINANCIAL INSTRUMENTS (Continued) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

The credit risk of other financial assets is managed through an internal process. The Group closely monitors the outstanding amounts of other financial assets at amortised costs and identifies any credit risk in a timely manner in order to reduce the risk of a credit related loss. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced.

The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

The Group's exposure to credit risk

The Group's current credit risk grading framework comprises the following categories:

Category 類別	Description 描述	Basis for recognising ECL 確認預期信貸虧損的基準
Performing 良好	For financial assets where there has low risk of default or has not been a significant increase in credit risk since initial recognition and that are not credit-impaired (refer to as Stage 1) 低違約風險或自初次確認後信貸風險未有重大增加及非信貸減值的金融資產(稱為第一階段)	12-month ECL 12個月預期信貸虧損
Doubtful 可疑	For financial assets where there has been a significant increase in credit risk since initial recognition but that are not credit-impaired (refer to as Stage 2) 自初次確認後信貸風險已有重大增加及非信貸減值的金融資產(稱為第二階段)	Lifetime ECL – not credit-impaired 全期預期信貸虧損 – 出現信貸減值
Default 違約	Financial assets are assessed as credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred (refer to as Stage 3) 當一項或多項事件對資產的估計未來現金流量產生不利影響時，金融資產即評估為信貸減值(稱為第三階段)	Lifetime ECL – credit-impaired 全期預期信貸虧損 – 出現信貸減值
Write-off 撇銷	There is evidence indicating that the debtor is in severe financial difficulty and the Group has no realistic prospect of recovery 有跡象表明債務人陷入嚴重的財務困境，因而本集團收回款項的希望渺茫	Amount is written off 款項已被撇銷

33. 金融工具(續) 財務風險管理目標及政策(續)

信貸風險(續)

其他金融資產的信貸風險透過內部程序管理。本集團密切監控按攤銷成本計量的其他金融資產的未償還款項，並及時識別任何信貸風險，以減少信貸風險相關損失。就此而言，本公司董事認為本集團之信貸風險已大幅降低。

由於交易對手為具有國際信貸評級機構指定的高信貸評級銀行，故流動資金的信貸風險有限。

本集團面臨的信貸風險

本集團現時信貸風險等級框架包括以下類別：

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

33. FINANCIAL INSTRUMENTS (Continued) Financial risk management objectives and policies (Continued)

Credit risk (Continued)

The Group's exposure to credit risk (Continued)

The credit quality of the Group's financial assets and contract assets as well as the Group's maximum exposure to credit risk by credit risk grades are disclosed in respective notes.

The Group has concentration of credit risk as 27% (2025: 49%) and 83% (2025: 80%) of the total trade receivables was due from the Group's largest debtor and the five largest debtors respectively.

The Group's concentration of credit risk by geographical locations is in Hong Kong, which accounted for 100% (2025: 100%) of the total trade receivables as at 31 March 2026.

Liquidity risk

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

The following table details the Group's remaining contractual maturity for its financial liabilities and lease liabilities based on the agreed repayment terms. The table has been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. Specifically, bank borrowings with a repayment on demand clause are included in the earliest time band regardless of the probability of the banks choosing to exercise their rights within one year after the reporting date. The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derive from interest rate at the end of the reporting period.

33. 金融工具(續) 財務風險管理目標及政策(續)

信貸風險(續)

本集團面臨的信貸風險(續)

本集團的金融資產及合約資產的信貸質素，以及本集團按信貸風險等級的最大信貸風險於相關附註中披露。

由於27%（2025年：49%）及83%（2025年：80%）的貿易應收款項總額乃分別應收本集團最大債務人及五大債務人的款項，故本集團擁有集中信貸風險。

本集團按地理位置劃分的信貸風險集中於香港，佔於2026年3月31日貿易應收款項總額100%（2025年：100%）。

流動資金風險

在管理流動資金風險時，本集團監察及維持管理層認為足夠的現金及現金等價物，以為本集團的業務提供資金，並減低現金流量波動的影響。管理層監察銀行借款的使用，並確保遵守貸款契諾。

下表詳述本集團已協定償還條款的金融負債及租賃負債的餘下合約到期日。該表根據本集團可被要求支付的最早日期按金融負債未貼現現金流量編製。具體而言，儘管銀行有可能選擇於報告日期後一年內行使其權利，附有於要求時償還條款的銀行借貸仍載入最早的時間段。該表包括利息及本金現金流量。於報告期末，倘利息流量為浮動利率，則未貼現金額根據利率計算。

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33. FINANCIAL INSTRUMENTS (Continued)

Financial risk management objectives and policies (Continued)

Liquidity risk (Continued)

33. 金融工具 (續)

財務風險管理目標及政策 (續)

流動資金風險 (續)

Liquidity table	流動資金表	Weighted Average interest rate 加權平均利率 %	Within 1 year or on demand 1年內或按要求 HK\$'000 港幣千元	1 to 2 years 1至2年 HK\$'000 港幣千元	2 to 5 years 2至5年 HK\$'000 港幣千元	More than 5 years 超過5年 HK\$'000 港幣千元	Total undiscounted cash flows 未貼現現金流量總額 HK\$'000 港幣千元	Carrying amount 賬面值 HK\$'000 港幣千元
At 31 March 2026	於2026年3月31日							
Trade and retention payables	貿易應付款項及應付保固金	N/A 不適用	117,903	-	-	-	117,903	117,903
Accruals and other payables	應計費用及其他應付款項	N/A 不適用	33,644	-	-	-	33,644	33,644
Bank and other borrowings	銀行及其他借貸	4.00	81,499	-	-	-	81,499	80,509
			233,046	-	-	-	233,046	232,056
Lease liabilities	租賃負債	5.22 to 7.66 5.22至7.66	47,804	47,838	137,224	69,769	302,635	258,397
At 31 March 2025	於2025年3月31日							
Trade and retention payables	貿易應付款項及應付保固金	N/A 不適用	118,450	-	-	-	118,450	118,450
Accruals and other payables	應計費用及其他應付款項	N/A 不適用	32,682	-	-	-	32,682	32,682
Amount due to a related company	應付一間關連公司款項	N/A 不適用	6,231	-	-	-	6,231	6,231
Dividend payable	應付股息	N/A 不適用	2,000	-	-	-	2,000	2,000
Bank and other borrowings	銀行及其他借貸	4.00 to 7.00 4.00至7.00	94,842	3,581	-	-	98,423	92,352
			254,205	3,581	-	-	257,786	251,715
Lease liabilities	租賃負債	5.22 to 7.66 5.22至7.66	47,111	43,117	130,532	103,346	324,106	255,292

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

33. FINANCIAL INSTRUMENTS (Continued)

Financial risk management objectives and policies

(Continued)

Fair value measurement objective and policies

The fair values of financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices or rates from observable current market transactions as input. Where Level 1 inputs are not available, the management establishes the appropriate valuation techniques and inputs for fair value measurement.

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

33. 金融工具 (續)

財務風險管理目標及政策 (續)

公平值計量目標及政策

金融資產及金融負債的公平值乃根據公認定價模式，按照使用價格或可觀察現有市場交易利率為輸入數據的貼現現金流量分析而釐定。倘無法獲得第一級輸入數據，則管理層選用適當的估值技術及輸入數據計量公平值。

本公司董事認為，於綜合財務報表內按攤銷成本入賬的其他金融資產及金融負債的賬面值與其公平值相若。

34. COMMITMENTS

34. 承擔

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Capital commitments contracted for but not provided in the consolidated financial statements in respect of:	就以下各項於綜合財務報表已訂約但未撥備的資本承擔：		
– Renovation of investment properties	— 翻新投資物業	8,193	13,390
– Acquisition of plant and equipment	— 收購機器及設備	698	–
		8,891	13,390

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

35. CONTINGENT LIABILITIES

Guarantees:

At the end of the reporting period, the Group had provided the following guarantees:

	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Guarantees in respect of performance bonds in favor of its clients 就履約保證以其客戶為受益人的擔保	44,535	150,819

In the opinion of the directors of the Company, it was not probable that a claim would be made against the Group under the performance bonds guarantees.

Legal proceeding:

During the year ended 31 March 2026, the Company received a summons and related litigation documents from the Hong Kong District Court concerning a dispute arising from a construction project. The plaintiff is demanding a refund of approximately HK\$2.2 million from the Company. As of the date of this financial report, no court judgment has been issued. In the absence of supporting evidence provided by the plaintiff, the Company considers the likelihood of loss arising from the lawsuit to be remote.

35. 或然負債

擔保：

於報告期末，本集團作出以下擔保：

本公司董事認為，根據履約保證擔保向本集團提出申索的可能性不大。

法律程序：

截至2026年3月31日止年度，本公司接獲香港區域法院就一項建築工程所引發之爭議發出的傳票及相關訴訟文件。原告要求本公司退還約港幣2.2百萬元。截至本財務報告日期，法院尚未作出任何判決。倘無原告提供的輔助證據，本公司認為在訴訟中蒙受虧損的可能性極低。

36. SHARE-BASED PAYMENT TRANSACTIONS

Equity-settled share option schemes of the Company

The Company's share option scheme (the "Scheme"), was adopted pursuant to a written resolution of the Company passed on 25 November 2015 for the primary purpose of providing incentives to directors and eligible employees, and has expired on 24 November 2025. Under the Scheme, the board of directors of the Company may grant options to eligible employees, including directors of the Company and its subsidiaries, to subscribe for shares in the Company. Additionally, the Company may, from time to time, grant share options to outside third parties for settlement in respect of goods or services provided to the Company.

36. 以股份為基礎的支付交易

本公司的股權結算購股權計劃

本公司的購股權計劃（「該計劃」）乃根據本公司於2015年11月25日主要就向董事及合資格僱員提供獎勵通過的書面決議案進行採納並已於2025年11月24日到期。根據該計劃，本公司董事會可向合資格僱員（包括本公司及其附屬公司董事）授出購股權以認購本公司股份。因此，本公司可不時向外部第三方授出購股權以償付向本公司提供的商品或服務。

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綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

36. SHARE-BASED PAYMENT TRANSACTIONS

(Continued)

Equity-settled share option schemes of the Company

(Continued)

The total number of shares in respect of which options may be granted under the Scheme is not permitted to exceed 10% of the shares of the Company in issue at any point in time, without prior approval from the Company's shareholders. The number of shares issued and to be issued in respect of which options granted and may be granted to any individual in any one year is not permitted to exceed 1% of the shares of the Company in issue during any 12-month period, without prior approval from the Company's shareholders.

Options may be exercised at any time during a period as the Board may determine which shall not exceed 10 years from the offer date subject to the provisions of early termination thereof, and provided that the Board may determine the minimum period for which an option has to be held or other restrictions before its exercise. The exercise price is determined by the directors of the Company, and will not be less than the higher of (i) the closing price of the Company's shares on the date of grant; (ii) the average closing price of the shares for the five business days immediately preceding the date of grant; and (iii) the nominal value of the Company's share.

At 31 March 2026, the number of shares in respect of which options had been granted and remained outstanding under the Scheme was 5,500,000 (31 March 2025: nil), representing 1.07% (31 March 2025: nil) of the shares of the Company in issue at that date.

Options are subject to a vesting period of 12 months from the date of grant, conditional upon the grantee's continued employment with the Group and compliance with the public float requirements under the Listing Rules upon exercise. Options may be exercised at any time from the date of grant of the share option to the 5 anniversary of the date of grant. The exercise price is determined by the directors of the Company, and will not be less than the higher of (i) the closing price of the Company's shares on the date of grant, (ii) the average closing price of the shares for the five business days immediately preceding the date of grant; and (iii) the nominal value of the Company's share.

No share option has been exercised since the Scheme has been adopted.

36. 以股份為基礎的支付交易

(續)

本公司的股權結算購股權計劃

(續)

未經本公司股東事先批准，就根據該計劃可能授出的購股權的股份總數不得超過本公司於任何時候已發行股份的10%。未經本公司股東事先批准，就任何年度向任何人士授出及可能授出的購股權的已發行及將予發行股份數目不得超過本公司於任何12個月期間已發行股份的1%。

購股權可於董事會可能釐定的期間內任何時間行使，惟不得超過要約日期起計十年（可按其條文提前終止），同時董事會可釐定購股權獲行使前須持有的最短期間或其他限制。行使價由本公司董事釐定，且不得低於以下最高者：(i)本公司股份於授出日期的收市價；(ii)股份於緊接授出日期前五個營業日的平均收市價；及(iii)本公司股份的面值。

於2026年3月31日，根據該計劃授出但尚未行使之購股權所涉及股份數目為5,500,000股（2025年3月31日：零），佔本公司於該日之已發行股份1.07%（2025年3月31日：零）。

購股權須待承授人於授出日期起計12個月內繼續與本集團維持僱傭關係，並於行使時符合上市規則下之公眾持股量規定，方可歸屬。購股權可於授出日期起至授出日期第五週年止期間內隨時行使。行使價由本公司董事釐定，且不得低於下列三者之較高者：(i)本公司股份於授出日期之收市價；(ii)股份於緊接授出日期前五個營業日之平均收市價；及(iii)本公司股份之面值。

自該計劃採納以來概無行使購股權。

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For the year ended 31 March 2026 截至2026年3月31日止年度

36. SHARE-BASED PAYMENT TRANSACTIONS

(Continued)

Equity-settled share option schemes of the Company

(Continued)

During the year ended 31 March 2026, options were granted on 25 October 2025. The estimated fair values of the options granted on those dates are approximately HK\$6,786,000 (2025: nil). The closing price of the Company's shares immediately before 25 October 2025, the dates of grant, was HK\$3.40 per share.

These fair values were calculated using the Binomial model. The inputs into the model were as follows:

		2026
Market price of shares	股份市價	HK\$3.40 港幣3.40元
Exercise price	行使價	HK\$3.40 港幣3.40元
Expected volatility	預期波動率	41.46%
Expected life	預期年期	5 years 5年
Risk-free rate	無風險利率	2.38%
Expected dividend yield	預期股息率	0%
		4,294

Expected volatility was determined by using the historical volatility of the Company's share price over the previous 5 years. The expected life used in the model has been adjusted, based on management's best estimate, for the effects of non-transferability, exercise restrictions and behavioural considerations.

The Group recognised share-based payment expenses of approximately HK\$3,393,000 for the year ended 31 March 2026 (2025: nil) in relation to share options granted by the Company.

36. 以股份為基礎的支付交易

(續)

本公司的股權結算購股權計劃

(續)

截至2026年3月31日止年度內，購股權於2025年10月25日授出。於該日期授出之購股權估計公平值約為港幣6,786,000元（2025年：無）。本公司股份於緊接2025年10月25日（授出日期）前之收市價為每股港幣3.40元。

公平值使用二項式模型計算。模型的輸入數據如下：

預期波動率是根據過去5年內的本公司股份價格歷史波動率而釐定。該模型內使用的預計期限已根據管理層就不可轉讓性、行使限制及行為考慮的相關影響的最佳估計進行調整。

截至2026年3月31日止年度，本集團就本公司所授出的購股權確認以股份為基礎的付款開支約港幣3,393,000元（2025年：無）。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

36. SHARE-BASED PAYMENT TRANSACTIONS

(Continued)

Equity-settled share option schemes of the Company

(Continued)

Share Award Plan

The Share Award Plan is operated through a trustee which is independent of the Group and has the right to, among other conditions, in its sole discretion, determine whether the shares are to be purchased on or off the Stock Exchange from time to time, unless during the period at which the directors of the Company are prohibiting by the Listing Rules or any corresponding codes or securities dealing restrictions adopted by the Company.

The directors would notify the trustee of the Share Award Plan in writing upon the making of any award to any participants. Upon the receipt of such notice, the trustee would set aside the appropriate number of awarded shares in the pool of shares. No new shares would be allotted and issued to satisfy the awards made under the Share Award Plan.

As at 31 March 2026 and 2025, no participant has been awarded any share under the Share Award Plan.

36. 以股份為基礎的支付交易

(續)

本公司的股權結算購股權計劃

(續)

股份獎勵計劃

股份獎勵計劃通過一個獨立於本集團且有權(其中包括)自行確定股份不時於聯交所購買(除非期內本公司董事根據上市規則或本公司採納之任何相應的守則或買賣證券的限制禁止買賣股份)的受託人運作。

董事向任何參與者作出獎勵後，會以書面形式通知股份獎勵計劃的受託人。受託人接獲該通知後，將從股份組合中撥出適當數目的獎勵股份。概不會就股份獎勵計劃作出的獎勵配發或發行新股份。

於2026及2025年3月31日，概無參與者根據股份獎勵計劃獲授任何股份。

37. RELATED PARTY TRANSACTIONS

- (a) Save as disclosed elsewhere in the consolidated financial statements, during the year, the Group entered into transactions with related parties as follows:

Related party 關聯方	Relationship 關係	Nature of transaction 交易性質	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Yee Hop – Amain JV	Joint operation 合營業務	Service income 服務收入	1,002	2,260
CWBKYH JV	Joint operation 合營業務	Service income 服務收入	1,348	–
Pioneer National Development Limited 銳信發展有限公司	Note i 附註i	Rental payment 支付租金	984	984

Note:

- i. The above transaction was conducted at terms determined on a basis mutually agreed between the Group and the related parties. The directors of the Company have control and direct beneficial interest in the above mentioned related parties.

37. 關聯方交易

- (a) 除綜合財務報表內其他地方披露者外，本集團於年內與關聯方訂立下列交易：

附註：

- i. 上述交易按本集團與關聯方共同協定之基準釐定的條款進行。本公司董事於上述關聯方擁有控制及直接實益權益。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

37. RELATED PARTY TRANSACTIONS (Continued)

(b) Compensation of key management personnel

The directors of the Company consider that they and one employee are the key management personnel of the Group. Other than remuneration paid to the directors of the Company as disclosed in note 10, the Group paid compensation to one key management personnel during the years ended 31 March 2026 and 2025, details of which are disclosed in note 11.

38. RETIREMENT BENEFIT PLANS

Defined contribution plans

The Group operates a MPF Scheme for all qualifying employees in Hong Kong. The assets of the schemes are held separately from those of the Group, in funds under the control of trustees. The Group contributes 5% of relevant payroll costs, capped at HK\$1,500 per month, to the MPF Scheme, in which the contribution is matched by employees.

Pursuant to the regulation of the relevant authorities in the PRC, the subsidiaries of the Group in this country participate in respective government retirement benefit schemes (the "Schemes") whereby the subsidiaries are required to contribute to the Schemes to fund the retirement benefits of the eligible employees. Contribution made to the Schemes is calculated based on the certain percentages of the applicable payroll costs as stipulated under the requirements in the PRC. The only obligation of the Group with respect to the Schemes is to pay the ongoing required contribution under the Schemes.

The total cost charged to profit or loss amounted to approximately HK\$8,581,000 (2025: HK\$7,998,000) for the year ended 31 March 2026. The payment represents contributions payable to these schemes by the Group in respect of the current accounting period.

During the years ended 31 March 2026 and 2025, the Group has no forfeited contributions from the pension schemes (i.e. contributions processed by the employees who leave the scheme prior to vesting fully in such contribution) available to reduce its contributions to the pension schemes in future years.

37. 關聯方交易 (續)

(b) 主要管理人員的薪酬

本公司董事認為彼等及一名僱員為本集團的主要管理人員。除誠如附註10所披露支付予本公司董事的薪酬之外，本集團於截至2026年及2025年3月31日止年度向一名主要管理人員支付薪酬，詳情披露於附註11。

38. 退休福利計劃

界定供款計劃

本集團為於香港所有合資格僱員設立強積金計劃。計劃資產與本集團資產分開持有，由受託人控制的基金管理。本集團按相關工資成本的5%（上限為每月港幣1,500元）向強積金計劃作出供款，而僱員的供款比率亦相同。

根據中國有關當局的規定，本集團於本國的附屬公司參與相應政府退休福利計劃（「計劃」），據此，附屬公司須向計劃供款，為合資格僱員的退休福利提供資金。計劃供款乃根據中國要求所規定的適用薪酬成本的若干百分比計算。本集團對計劃的唯一責任是根據計劃支付持續所需的供款。

截至2026年3月31日止年度，於損益扣除的總成本約港幣8,581,000元（2025年：港幣7,998,000元）。該等款項為本集團就本會計期間應付該等計劃的供款。

於截至2026年及2025年3月31日止年度，本集團並無來自退休金計劃的沒收供款（即於完全歸屬該供款之前離開計劃的僱員所擁有的供款）可用於減少其於未來年度的退休金計劃供款。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

39. DISPOSAL OF SUBSIDIARIES

Disposal of Furen Asia Ltd and its subsidiaries

On 28 March 2025, the Group entered into a sales and purchase agreement with an independent third party to dispose of the 100% equity interests in Furen Asia Ltd and its subsidiaries, Full Tech Equipment and Machinery Inc., at cash consideration of an aggregate amount approximately of HK\$10,000 and the amounts due to the group companies of approximately HK\$37,037,000 were waived by the Group upon completion of the disposal of subsidiaries. The disposal was completed on 28 March 2025.

The net liabilities of the disposal group at the date of disposal were as follows:

Analysis of assets and liabilities over which control was lost:

39. 出售附屬公司

出售義達亞洲有限公司及其附屬公司

於2025年3月28日，本集團與一名獨立第三方訂立買賣協議，以現金代價合共約港幣10,000元出售義達亞洲有限公司及其附屬公司Full Tech Equipment and Machinery Inc.之100%股權，而於完成出售附屬公司後，本集團豁免應付集團公司之款項約港幣37,037,000元。出售已於2025年3月28日完成。

出售集團於出售日期的負債淨額如下：

失去控制權之資產及負債分析：

28 March 2025
於2025年3月28日
HK\$'000
港幣千元

Property, plant and equipment	物業、機器及設備	4,275
Bank balances and cash	銀行結餘及現金	171
Deposits, prepayments and other receivables	按金、預付款項及其他應收款項	61
Trade payables	貿易應付款項	(2,397)
Other payables	其他應付款項	(6,318)
Amount due to fellow subsidiaries	應付同系附屬公司款項	(37,037)
Net liabilities disposed of	已出售負債淨額	(41,245)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

39. DISPOSAL OF SUBSIDIARIES (Continued)

Disposal of Furen Asia Ltd and its subsidiaries

(Continued)

Gain on disposal of subsidiaries:

		HK\$'000 港幣千元
Cash consideration	現金代價	10
Waiver of amount due to fellow subsidiaries	豁免應付同系附屬公司款項	(37,037)
Net liabilities disposed of	已出售負債淨額	41,245
Cumulative exchange differences in respect of the net assets of the subsidiaries reclassified upon disposal of subsidiary	出售附屬公司時重新分類的附屬公司資產淨值的累計匯兌差額	76
		4,294

Net cash outflow arising on disposal:

出售時產生的現金流出淨額：

		HK\$'000 港幣千元
Cash consideration	現金代價	10
Less: cash and cash equivalent balances disposal of	減：所出售的現金及現金等價物結餘	(171)
		(161)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

40. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

40. 本公司的財務狀況表

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Non-current asset	非流動資產		
Investment in a subsidiary	於一間附屬公司的投資	14,808	14,808
Current assets	流動資產		
Amounts due from subsidiaries (note a)	應收附屬公司款項(附註a)	146,990	108,449
Prepayments	預付款項	129	130
Other receivables	其他應收款項	400	492
Tax recoverable	可收回稅項	22	—
Bank balances and cash	銀行結餘及現金	225	2,260
		147,766	111,331
Current liability	流動負債		
Other payables and accruals	其他應付款項及應計費用	684	605
Dividends payable	應付股息	—	2,000
		684	2,605
Net current assets	流動資產淨值	147,082	108,726
Net assets	資產淨值	161,890	123,534
Capital and reserve	資本及儲備		
Share capital	股本	5,150	5,000
Reserves (note b)	儲備(附註b)	156,740	118,534
Total equity	權益總額	161,890	123,534

Notes:

- (a) The amounts are unsecured, non-interest-bearing and repayable on demand.

附註：

- (a) 有關款項為無抵押、免息及於要求時償還。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

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

Notes: (Continued)

(b) Movements in reserves

		Share premium	Merger reserve	Share option reserve	Shares held for share award plan	Retained earnings (Accumulated losses)	Total
		股本溢價 HK\$'000 港幣千元	合併儲備 HK\$'000 港幣千元	購股權儲備 HK\$'000 港幣千元	就股份獎勵計劃 持有之股份 HK\$'000 港幣千元	保留盈利 (累計虧損) HK\$'000 港幣千元	總計 HK\$'000 港幣千元
As at 1 April 2024	於2024年4月1日	112,583	14,808	–	–	(5,645)	121,746
Profit and total comprehensive expense for the year	年內溢利及全面開支總額	–	–	–	–	56,272	56,272
Dividend recognised as distribution (Note 12)	確認為已派發股息 (附註12)	–	–	–	–	(50,000)	(50,000)
Purchase of shares under share award scheme (Note 31)	根據股份獎勵計劃購買 股份(附註31)	–	–	–	(9,484)	–	(9,484)
As at 31 March 2025	於2025年3月31日	112,583	14,808	–	(9,484)	627	118,534
Profit and total comprehensive expense for the year	年內溢利及全面開支總額	–	–	–	–	77,157	77,157
Dividend recognised as distribution (Note 12)	確認為已派發股息 (附註12)	–	–	–	–	(77,250)	(77,250)
Share-based payment expenses (Note 36)	以股份為基礎付款開支 (附註36)	–	–	3,393	–	–	3,393
Issuance of share upon placing (Note 31)	於配售時發行股份 (附註31)	35,100	–	–	–	–	35,100
Transaction costs attributable to issue of shares (Note 31)	發行股份應佔交易成本 (附註31)	(194)	–	–	–	–	(194)
As at 31 March 2026	於2026年3月31日	147,489	14,808	3,393	(9,484)	534	156,740

40. 本公司的財務狀況表(續)

附註：(續)

(b) 儲備變動

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

41. PRINCIPAL SUBSIDIARIES OF THE COMPANY

41. 本公司主要附屬公司

Name of subsidiaries	Place of incorporation/ establishment 註冊成立／ 成立的地點	Place of operation 經營地點	Issued and fully paid share capital/registered capital		Percentage of equity interest and voting power attributable to the Company				Principal activities
附屬公司名稱			已發行及繳足股本／註冊資本		本公司應佔股權及表決權百分比				主要業務
			2026	2025	2026		2025		
					Direct 直接	Indirect 間接	Direct 直接	Indirect 間接	
Yee Hop Engineering Company Limited 義合工程有限公司	Hong Kong 香港	Hong Kong 香港	Ordinary shares HK\$14,800,001 普通股 港幣14,800,001元	Ordinary shares HK\$14,800,001 普通股 港幣14,800,001元	-	100%	-	100%	Engineering and construction 工程及建築
Yee Hop Construction Company Limited 義合建築有限公司	Hong Kong 香港	Hong Kong 香港	Ordinary shares HK\$1,000 普通股 港幣1,000元	Ordinary shares HK\$1,000 普通股 港幣1,000元	-	100%	-	100%	Construction contracting 建築承包
Y. H. Foundations Limited 義合地基有限公司	Hong Kong 香港	Hong Kong 香港	Ordinary shares HK\$1,000 普通股港幣1,000元	Ordinary shares HK\$1,000 普通股港幣1,000元	-	100%	-	100%	Engineering and construction 工程及建築
Absolute Pure EnviroSci Limited	Hong Kong	Hong Kong	Ordinary shares HK\$1	Ordinary shares HK\$1	-	65%	-	65%	Research and development of specialty biochemical and biomedical products 研發特種生物化學 及生物醫藥產品
	香港	香港	普通股港幣1元	普通股港幣1元					
YH Qing Chuang Limited (“YHQC”) 義合青創有限公司(「義合青創」)	Hong Kong 香港	Hong Kong 香港	Ordinary shares HK\$1 普通股港幣1元	Ordinary shares HK\$1 普通股港幣1元	-	70%	-	70%	Investment holding 投資控股
Guangzhou Qingchuang Heaven and earth Commercial Operation Management Co., Ltd.* (note (a)) *廣州青創天地商業運營管理 有限公司(附註(a))	PRC 中國	PRC 中國	RMB20,000,000 人民幣 20,000,000元	RMB20,000,000 人民幣 20,000,000元	-	63%	-	63%	Premises revitalisation and enhancement in the PRC 於中國之物業活化 及升級
Guangzhou Qingchuang ideal Commercial Operation Management Co., Ltd.* (note (a)) *廣州青創理想商業運營管理 有限公司(附註(a))	PRC 中國	PRC 中國	RMB15,000,000 人民幣 15,000,000元	RMB15,000,000 人民幣 15,000,000元	-	70%	-	70%	Premises revitalisation and enhancement in the PRC 於中國之物業活化 及升級
Guangzhou Qingchuang Wangdi Commercial Operation Management Co., Ltd.* (note (a)) *廣州青創旺地商業運營管理 有限公司(附註(a))	PRC 中國	PRC 中國	RMB7,000,000 人民幣7,000,000元	RMB7,000,000 人民幣7,000,000元	-	63%	-	63%	Premises revitalisation and enhancement in the PRC 於中國之物業活化 及升級
Guangzhou Yihe QingChuang Commercial Operation Co., Ltd.* (note (a)) *廣州義合青創商業運營有限公司 (附註(a))	PRC 中國	PRC 中國	RMB3,500,000 人民幣3,500,000元	RMB3,500,000 人民幣3,500,000元	-	70%	-	70%	Premises revitalisation and enhancement in the PRC 於中國之物業活化 及升級

* Translation of Chinese name for identification purpose only.

* 中文名稱翻譯僅供識別。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

41. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

Note:

- (a) These entities are registered as a private limited company under the PRC law.

The above table lists the subsidiaries of the Group which, in the opinion of the directors of the Company, principally affected the results or assets and liabilities of the Group. To give details of other subsidiaries would, in the opinion of the directors of the Company, result in particulars of excessive length.

At the end of the reporting period, the Group has other subsidiaries that are not individually material to the Group. The principal activities of these subsidiaries are investment holding and inactive. A summary of these subsidiaries are set out as follows:

41. 本公司主要附屬公司 (續)

附註：

- (a) 該等實體根據中國法律登記為私人有限公司。

本公司董事認為，上表列出本集團的附屬公司主要影響本集團的業績或資產及負債。本公司董事認為，提供其他附屬公司的詳情將導致詳情冗長。

於報告期末，本集團擁有對本集團而言個別屬不重大的其他附屬公司。該等附屬公司的主要業務為投資控股及不活躍。該等附屬公司概要載列如下：

Principal activity 主要業務	Principal place of business 主要營業地址	Number of subsidiaries 附屬公司數目	
		2026	2025
Investment holding 投資控股	– Hong Kong	4	4
	– The British Virgin Islands (the “BVI”) (「英屬處女群島」)	8	8
Inactive 不活躍	– Hong Kong	5	5
	– The PRC	4	2
	– The BVI	1	1
	– Macau	1	1
		23	21

None of the subsidiaries had issued any debt securities subsisting at the end of both years or at any time during both years.

附屬公司概無發行於兩個年度末或兩個年度任何時間存續的債務證券。

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

41. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

The table below shows details of non-wholly-owned subsidiary of the Group that has non-controlling interests that are material to the Group:

Name of subsidiary 附屬公司名稱	Place of incorporation/ establishment and principal place of business 註冊成立/成立所在地 及主要營業地點	Proportion of ownership interest held by non-controlling interests 非控股權益持有的 所有者權益比例		Proportion of voting power held by non-controlling interests 非控股權益持有的 投票權比例		Loss attributable to non-controlling interests 非控股權益應佔虧損		Accumulated non-controlling interests 累計非控股權益	
		2026 %	2025 %	2026 %	2025 %	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元	2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
YHQC 義合青創 Individually subsidiaries with immaterial non-controlling interests 非控股權益不重大的個別 附屬公司	Hong Kong 香港	30%	30%	30%	30%	(9,517)	(9,384)	(37,314)	(27,346)
						(3,759)	(6,197)	(11,582)	(7,823)
						(13,276)	(15,581)	(48,896)	(35,169)

The summarised financial information in respect of each of the Group's subsidiaries that have non-controlling interests that are material to the Group, before intragroup eliminations:

41. 本公司主要附屬公司 (續)

下表列示擁有對本集團而言屬重大之非控股權益的本集團非全資附屬公司之詳情：

擁有對本集團屬重大非控股權益的各本集團附屬公司的財務資料概要 (未計集團內公司間對銷)：

YHQC and its subsidiaries

義合青創及其附屬公司

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元
Non-current assets	非流動資產	265,292	293,210
Current assets	流動資產	42,777	53,865
Non-current liabilities	非流動負債	(209,184)	(253,969)
Current liabilities	流動負債	(214,532)	(182,274)
Equity attributable to owners of the Company	本公司擁有人應佔權益	(78,333)	(61,822)
Non-controlling interests	非控股權益	(37,314)	(27,346)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

41. PRINCIPAL SUBSIDIARIES OF THE COMPANY (Continued)

YHQC and its subsidiaries (Continued)

41. 本公司主要附屬公司 (續)

義合青創及其附屬公司 (續)

		Year ended 31 March 2026 截至2026年 3月31日止年度 HK\$'000 港幣千元	Year ended 31 March 2025 截至2025年 3月31日止年度 HK\$'000 港幣千元
Revenue	收益	34,672	27,963
Expenses	開支	(62,906)	(55,398)
Loss for the year	年內虧損	(28,234)	(27,435)
Loss attributable to owners of the Company	本公司擁有人應佔虧損	(18,717)	(18,051)
Loss attributable to non-controlling interests	非控股權益應佔虧損	(9,517)	(9,384)
Loss for the year	年內虧損	(28,234)	(27,435)
Other comprehensive income attributable to owners of the Company	本公司擁有人應佔其他全面收益	2,206	1,158
Other comprehensive income attributable to non-controlling interests	非控股權益應佔其他全面收益	451	232
Other comprehensive income for the year	本年度其他全面收益	2,657	1,390
Total comprehensive expenses attributable to owners of the Company	本公司擁有人應佔全面開支總額	(16,511)	(16,893)
Total comprehensive expenses attributable to non-controlling interests	非控股權益應佔全面開支總額	(9,066)	(9,152)
Total comprehensive income for the year	年內全面收益總額	(25,577)	(26,045)
Net cash inflows from operating activities	經營活動所得現金流入淨額	35,291	23,519
Net cash outflows used in investing activities	投資活動所用現金流出淨額	(27,750)	(24,475)
Net cash outflows from financing activities	融資活動所得現金流出淨額	(6,500)	(5,699)
Net cash inflows (outflows)	現金流入(流出)淨額	1,041	(6,655)

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

42. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the consolidated statement of cash flows as cash flows from financing activities.

For the year ended 31 March 2026:

42. 融資活動產生之負債對賬

下表載列本集團融資活動產生之負債變動詳情，包括現金及非現金變動。融資活動產生之負債為過往或將來的現金流於綜合現金流量表歸類為融資活動現金流的該等負債。

截至2026年3月31日止年度：

		Non-cash changes 非現金變動						
		Financing cash flows	Finance costs incurred	Termination of lease arrangements	New lease arrangements	Lease modification	Exchange realignment	
		1/4/2025						31/3/2026
		2025年						2026年
		4月1日	融資現金流量	所產生融資成本	終止租賃安排	新租賃安排	租賃修改	匯兌調整
		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
Bank and other borrowings (note 28)	銀行及其他借貸 (附註28)	92,352	(15,475)	-	-	-	3,632	80,509
Interest payable (included in accruals and other payables)	應付租息 (計入應計費用及其他應付款項)	2,355	(4,973)	2,618	-	-	-	-
Amount due to a related company	應付一間關連公司款項	6,231	(6,231)	-	-	-	-	-
Lease liabilities	租賃負債	255,292	(33,469)	13,542	(426)	14,256	(4,528)	258,397
		356,230	(60,148)	16,160	(426)	14,256	(4,528)	338,906

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

42. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES (Continued)

For the year ended 31 March 2025:

42. 融資活動產生之負債對賬 (續)

截至2025年3月31日止年度：

		Non-cash changes 非現金變動								
		1/4/2024 2024年 4月1日 HK\$'000 港幣千元	Financing cash flows 融資現金流量 HK\$'000 港幣千元	Finance costs incurred 所產生融資 成本 HK\$'000 港幣千元	Termination of lease arrangements 終止租賃 安排 HK\$'000 港幣千元	New lease arrangements 新租賃安排 HK\$'000 港幣千元	Lease modification 租賃修改 HK\$'000 港幣千元	Disposal of subsidiary 出售附屬公司 HK\$'000 港幣千元	Exchange realignment 匯兌調整 HK\$'000 港幣千元	31/3/2025 2025年 3月31日 HK\$'000 港幣千元
Bank and other borrowings (note 28)	銀行及其他借貸 (附註28)	96,891	(5,411)	-	-	-	-	-	872	92,352
Interest payable (included in accruals and other payables)	應付租息 (計入應計費用及其他應付款項)	1,417	(3,422)	4,360	-	-	-	-	-	2,355
Amount due to a director of a subsidiary (included in accruals and other payables)	應付一間附屬公司一名董事的款項 (計入應計費用及其他應付款項)	6,318	-	-	-	-	-	(6,318)	-	-
Amount due to a related company	應付一間關連公司款項	4,584	1,647	-	-	-	-	-	-	6,231
Lease liabilities	租賃負債	293,242	(26,548)	12,813	(17,312)	29,930	(35,360)	-	(1,473)	255,292
		402,452	(33,734)	17,173	(17,312)	29,930	(35,360)	(6,318)	(601)	356,230

Notes to the Consolidated Financial Statements

綜合財務報表附註

For the year ended 31 March 2026 截至2026年3月31日止年度

43. MAJOR NON-CASH TRANSACTIONS

During the year ended 31 March 2026, the Group entered into new arrangements in respect of office properties. Right-of-use assets, investment properties and lease liabilities of approximately HK\$14,256,000 (2025: HK\$9,747,000), nil (2025: HK\$21,781,000) and HK\$14,256,000 (2025: HK\$29,930,000) respectively were recognised at the commencement of the lease.

During the year ended 31 March 2026, the Group early terminated a lease agreement in respect of right-of-use assets and lease liabilities of approximately HK\$418,000 (2025: HK\$13,617,000 in respect of investment properties) and HK\$426,000 (2025: HK\$17,312,000 in respect of investment properties) respectively were derecognised as at termination date.

During the year ended 31 March 2026, the Group entered into a supplementary agreement with the lessor in the form of received rent concessions in the form of a waiver of payment on certain lease premises. There is a reduction of the Group's lease liabilities of HK\$4,528,000 (2025: HK\$35,360,000) and a corresponding adjustment of the same amount to the investment properties.

43. 主要非現金交易

於截至2026年3月31日止年度，本集團就辦公室物業訂立新安排。使用權資產、投資物業及租賃負債分別約為港幣14,256,000元（2025年：港幣9,747,000元）、港幣零元（2025年：港幣21,781,000元）及港幣14,256,000元（2025年：港幣29,930,000元）已於租賃開始時確認。

截至2026年3月31日止年度，本集團提早終止一項有關使用權資產之租賃協議，而於終止日期分別約為港幣418,000元（2025年：有關投資物業之金額為港幣13,617,000元）及港幣426,000元（2025年：有關投資物業之金額為港幣17,312,000元）之租賃負債已終止確認。

截至2026年3月31日止年度，本集團與出租人以減租形式訂立補充協議，並就若干租賃物業以豁免付款的形式收取。本集團的租賃負債減少港幣4,528,000元（2025年：港幣35,360,000元），投資物業亦相應調整相同金額。

Five Year Financial Summary

五年財務概要

CONSOLIDATED RESULTS

For the year ended 31 March

綜合業績

截至3月31日止年度

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元	2024 HK\$'000 港幣千元	2023 HK\$'000 港幣千元	2022 HK\$'000 港幣千元
Continuing operations	持續經營業務					
Revenue	收益	881,253	1,108,472	832,054	707,799	736,003
Cost of revenue	收益成本	(723,895)	(971,428)	(738,831)	(631,589)	(632,069)
Gross profit	毛利	157,358	137,044	93,223	76,210	103,934
Other income and gain	其他收入及收益	18,196	18,231	20,133	26,128	9,597
Administrative and other expenses	行政及其他開支	(94,115)	(95,067)	(76,231)	(75,321)	(66,087)
Selling and distribution expenses	銷售及分銷開支	(6,117)	(3,742)	(1,493)	(928)	(223)
Recognition (reversal) of impairment losses of financial assets	金融資產確認(撥回)減值虧損	(4,524)	998	302	511	(2,437)
Gain on disposal of subsidiaries	出售附屬公司的收益	-	4,294	-	-	-
Impairment loss on investment properties	投資物業減值虧損	(10,005)	(5,930)	-	-	-
Share of result of a joint venture	分佔一間合營企業業績	(15,000)	-	-	-	-
Share of result of an associate	分佔一間聯營公司業績	377	(838)	(2,481)	1,739	3,574
Finance costs	融資成本	(16,160)	(17,173)	(14,395)	(27,057)	(7,101)
Profit before taxation	除稅前溢利	30,010	37,817	19,058	1,282	41,257
Income tax (expense) credit	所得稅(開支)抵免	(13,283)	(13,552)	(7,967)	2,611	(8,251)
Discontinued operations	已終止業務	16,727	24,265	11,091	3,893	33,006
Loss for the year from discontinued operation	已終止業務之年內虧損	-	-	-	-	(16,141)
Profit for the year	年內溢利	16,727	24,265	11,091	3,893	16,865
Other comprehensive income (expense) for the year	年內其他全面收益(開支)	2,880	1,619	(4,748)	(5,839)	90
Total comprehensive income (expense) for the year	年內全面收益(開支)總額	19,607	25,884	6,343	(1,946)	16,955

As at 31 March

於3月31日

		2026 HK\$'000 港幣千元	2025 HK\$'000 港幣千元	2024 HK\$'000 港幣千元	2023 HK\$'000 港幣千元	2022 HK\$'000 港幣千元
Non-current assets	非流動資產	429,012	451,921	527,862	603,941	486,640
Current assets	流動資產	524,182	551,840	547,741	452,041	391,231
Current liabilities	流動負債	(301,580)	(326,725)	(280,955)	(193,035)	(149,467)
Net current assets	流動資產淨值	222,602	225,115	266,786	259,006	241,764
Total assets less current liabilities	資產總額減流動負債	651,614	677,036	794,648	862,947	728,404
Non-current liabilities	非流動負債	(225,138)	(231,366)	(315,302)	(389,944)	(254,226)
Net assets	資產淨值	426,476	445,670	479,346	473,003	474,178

Glossary

專用詞彙

In this annual report (other than the Independent Auditor's Report and Financial Information), unless the context otherwise requires, the following expression shall have the following meanings:

於本年報內(獨立核數師報告與財務資料除外)，除非文義另有所指，否則下列詞彙具有以下涵義：

"2026 Financial Year"	for the year ended 31 March 2026	「2026年財政年度」	截至2026年3月31日止年度
"2025 Corresponding Year"	for the year ended 31 March 2025	「2025年同期」	截至2025年3月31日止年度
"AGM"	Annual general meeting of the Company	「股東週年大會」	本公司股東週年大會
"Articles"	the Articles of Association of the Company, as amended from time to time	「章程細則」	本公司組織章程細則，經不時修訂
"Birmingham Property Project"	a project for the development of a residential property which consists 304 apartments situated at Windmill Street, Birmingham, the United Kingdom	「伯明罕物業項目」	一個住宅物業發展項目，包括位於英國伯明罕Windmill Street的304間公寓
"Board"	the board of Directors of the Company	「董事會」	本公司董事會
"BVI"	the British Virgin Islands	「英屬處女群島」	英屬處女群島
"CG Code"	the Corporate Governance Code	「企業管治守則」	企業管治守則
"Company"	Yee Hop Holdings Limited, an exempted company incorporated in Cayman Islands with limited liability, the shares of which are listed on the Stock Exchange	「本公司」	義合控股有限公司，於開曼群島註冊成立的獲豁免有限公司，其股份於聯交所上市
"connected person(s)"	has the meaning ascribed to it under the Listing Rules	「關連人士」	具有上市規則所賦予的涵義
"Controlling Shareholder(s)"	has the meaning ascribed thereto under the Listing Rules and, in the context of the Company, means each of Mr. Jim, Mr. Chui and JJ1318	「控股股東」	具有上市規則所賦予的涵義，且就本公司而言，指詹先生、徐先生及JJ1318
"Directors"	the director(s) of the Company	「董事」	本公司董事
"GBP"	British Pound, the lawful currency of UK	「英鎊」	英國法定貨幣英鎊
"Group"	the Company and its subsidiaries	「本集團」	本公司及其附屬公司
"HK\$"	Hong Kong dollars, the lawful currency of Hong Kong	「港幣」	香港法定貨幣港幣

Glossary

專用詞彙

"Hong Kong" or "HK"	the Hong Kong Special Administrative Region of the PRC	「香港」	中國香港特別行政區
"JJ1318"	JJ1318 Holdings Limited, a company incorporated in the BVI, is wholly owned by Mr. Jim and is a Controlling Shareholder	「JJ1318」	JJ1318 Holdings Limited，於英屬處女群島註冊成立的公司，由詹先生全資擁有並為控股股東
"Listing"	the listing of the Shares on the Main Board on 18 December 2015	「上市」	股份於2015年12月18日在主板上市
"Listing Rules"	the Rules Governing the Listing of Securities on the Stock Exchange	「上市規則」	聯交所證券上市規則
"Main Board"	the main board of the Stock Exchange	「主板」	聯交所主板
"Model Code"	Model Code for Securities Transactions by Directors of Listed Issuers	「標準守則」	上市發行人董事進行證券交易的標準守則
"Mr. Chui"	Mr. CHUI Mo Ming (徐武明), an Executive Director and a Controlling Shareholder	「徐先生」	徐武明先生，為執行董事兼控股股東
"Mr. Jim"	Mr. JIM Yin Kwan Jackin (詹燕群), an Executive Director and a Controlling Shareholder	「詹先生」	詹燕群先生，為執行董事兼控股股東
"PRC"	The People's Republic of China	「中國」	中華人民共和國
"Prospectus"	the prospectus in relation to the Shares Offer of the Company dated 8 December 2015	「招股章程」	本公司日期為2015年12月8日有關股份發售的招股章程
"RMB"	Renminbi, the lawful currency of the PRC	「人民幣」	中國法定貨幣人民幣
"SFO"	Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong)	「證券及期貨條例」	香港法例第571章證券及期貨條例
"Share Award Plan"	the share award plan adopted by the Company on 17 April 2024	「股份獎勵計劃」	本公司於2024年4月17日採納的股份獎勵計劃
"Share Option Scheme"	the share option scheme adopted by the Company pursuant to the written resolutions of the Shareholders of the Company passed on 25 November 2015	「購股權計劃」	本公司根據本公司股東於2015年11月25日所通過書面決議案採納的購股權計劃

Glossary 專用詞彙

"Shareholder(s)"	holder(s) of the Shares of the Company from time to time	「股東」	本公司股份之不時持有人
"Shares"	Shares issued by the Company, with a nominal value of HK\$0.01 each	「股份」	本公司所發行每股面值港幣0.01元的股份
"Shares Offer"	the public offer and placing of totalling 125,000,000 new Shares of the Company at the offer price of HK\$1.00 under the Prospectus	「股份發售」	根據招股章程以發售價港幣1.00元公开发售及配售合共125,000,000股本公司新股份
"Stock Exchange"	The Stock Exchange of Hong Kong Limited	「聯交所」	香港聯合交易所有限公司
"Yee Hop Construction"	Yee Hop Construction Company Limited (義合建築有限公司), a company incorporated in Hong Kong with limited liability and an indirect subsidiary of the Company	「義合建築」	義合建築有限公司，於香港註冊成立的有限公司，並為本公司的間接附屬公司
"Yee Hop Engineering"	Yee Hop Engineering Company Limited (義合工程有限公司), a company incorporated in Hong Kong with limited liability and an indirect subsidiary of the Company	「義合工程」	義合工程有限公司，於香港註冊成立的有限公司，並為本公司的間接附屬公司



Yee Hop Holdings Limited

義合控股有限公司

