



UPBEST GROUP LIMITED

(美 建 集 團 有 限 公 司)

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司) Stock code 股份代號 : 335

ANNUAL
REPORT

二零二五
年報





CONTENTS

目錄

Corporate Information 公司資料	2
Financial Highlights 財務摘要	4
Chairman's Statement 主席報告	5
Management Discussion and Analysis 管理層討論及分析	10
Biography of Directors and Senior Management 董事及高級管理層資料	14
Report of the Directors 董事會報告	18
Corporate Governance Report 企業管治報告	30
Environmental, Social and Governance Report 環境、社會及管治報告	50
Independent Auditor's Report 獨立核數師報告	91
Consolidated Income Statement 綜合收益表	99
Consolidated Statement of Comprehensive Income 綜合全面收益表	100
Consolidated Statement of Financial Position 綜合財務狀況表	101
Consolidated Statement of Changes in Equity 綜合權益變動表	103
Consolidated Statement of Cash Flows 綜合現金流動表	104
Notes to the Consolidated Financial Statements 綜合財務報表附註	106
Schedule of Properties 物業附表	219

CORPORATE INFORMATION

公 司 資 料

Board of Directors

Non-Executive Directors

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

Executive Directors

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

Independent Non-Executive Directors

Mr. CHAN Tsun Choi, Arnold, CPA (Australia)
Mr. POON Kai Tik
Mr. HUI Man Ho, Ivan, CPA (Australia)

Company Secretary

Mr. AU-YONG Shong, Samuel, FCPA

Auditors

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

Audit Committee

Mr. CHAN Tsun Choi, Arnold (*Chairman*)
Mr. POON Kai Tik
Mr. HUI Man Ho, Ivan, CPA (Australia)

Remuneration Committee

Mr. POON Kai Tik (*Chairman*)
Mr. CHAN Tsun Choi, Arnold
Mr. HUI Man Ho, Ivan, CPA (Australia)
Ms. CHENG Wai Ling, Annie, ACA, CPA

董事會

非執行董事

葉漫天先生 (*主席*)
施炳法博士

執行董事

鄭偉玲女士 · ACA · CPA
鄭偉倫先生

獨立非執行董事

陳進財先生 · CPA (Australia)
潘啟迪先生
許文浩先生 · CPA (Australia)

公司秘書

歐陽淞先生 · FCPA

核數師

久安(香港)會計師事務所有限公司
執業會計師

審核委員會

陳進財先生 (*主席*)
潘啟迪先生
許文浩先生 · CPA (Australia)

薪酬委員會

潘啟迪先生 (*主席*)
陳進財先生
許文浩先生 · CPA (Australia)
鄭偉玲女士 · ACA · CPA

Nomination Committee

Mr. POON Kai Tik (*Chairman*)
Mr. CHAN Tsun Choi, Arnold
Mr. HUI Man Ho, Ivan, CPA (Australia)
Ms. CHENG Wai Ling, Annie, ACA, CPA

Principal Banker

OCBC Bank (Hong Kong) Limited

Stock Code

Hong Kong Stock Exchange: 335

Website

<http://www.upbest.com>

Principal Place of Business in Hong Kong

2nd Floor, Wah Kit Commercial Centre
300 Des Voeux Road Central
Hong Kong

Registered Office

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

Cayman Islands Principal Registrar

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

Hong Kong Branch Registrar

TRICOR INVESTOR SERVICES LIMITED
17th Floor, Far East Finance Centre
No. 16 Harcourt Road
Hong Kong

提名委員會

潘啟迪先生 (*主席*)
陳進財先生
許文浩先生 · CPA (Australia)
鄭偉玲女士 · ACA · CPA

主要往來銀行

華僑銀行(香港)有限公司

股票代號

香港聯合交易所 : 335

網址

<http://www.upbest.com>

香港主要營業地點

香港
德輔道中300號
華傑商業中心2樓

註冊辦事處

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

開曼群島主要股份過戶登記處

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

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

FINANCIAL HIGHLIGHTS

財 務 摘 要

(In HK\$'000)	(以千港元為單位)	2025 二零二五年	2024 二零二四年	2023 二零二三年	2022 二零二二年	2021 二零二一年
OPERATING RESULTS	營運狀況					
Revenue	收益	89,324	121,953	114,961	127,011	119,221
Profit for the year attributable to owners of the Company	本公司擁有人應佔年內溢利	69,461	85,731	100,310	87,036	46,227
Earnings per share – Basic HK cents	每股溢利 – 基本 港仙	2.59	3.2	3.7	3.2	1.7
FINANCIAL POSITION	財務狀況					
Total assets	資產總值	3,172,470	3,071,342	3,047,106	3,292,975	3,468,281
Net assets	資產淨值	2,846,790	2,790,284	2,761,140	2,718,501	2,655,793
Total liabilities	負債總值	325,680	281,058	285,966	574,474	812,488
SEGMENT INFORMATION	分部資料					
– SEGMENT REVENUE	– 分部收益					
Broking	經紀	7,394	5,228	5,888	8,340	11,379
Financing	財務	45,083	79,713	75,875	84,575	77,772
Corporate finance	企業融資	299	392	152	3,176	1,076
Assets management	資產管理	1,531	1,479	1,584	1,735	1,621
Properties investment	房地產投資	34,990	35,026	30,969	28,757	27,075
Precious metal trading	貴金屬買賣	27	115	493	428	298
– SEGMENT RESULTS	– 分部業績					
Broking	經紀	(2,484)	(5,308)	(4,591)	(2,809)	243
Financing	財務	12,377	28,881	11,420	54,598	48,772
Corporate finance	企業融資	268	358	132	3,120	1,043
Assets management	資產管理	450	342	505	659	83
Properties investment	房地產投資	27,109	29,885	27,473	24,967	23,847
Precious metal trading	貴金屬買賣	(816)	(685)	(147)	(343)	(611)

Dear Shareholders

On behalf of the board (the "Board") of directors (the "Directors") of Upbest Group Limited (the "Company"), I am pleased to present to you the results of the Company and its subsidiaries (collectively the "Group") for the year ended 31 March 2025.

Financial and Business Review

During the financial year 2025, the Group recorded a profit of approximately HK\$69.7 million, 18.63% decrease when compared with approximately HK\$85.7 million in the preceding year. Revenue was decreased by approximately HK\$32.6 million, around 26.76% decreased when compared with last year of approximately HK\$122.0 million.

The financing segment of our Group has recorded a revenue and operating results during the year, amounted to approximately HK\$45.1 million and HK\$12.4 million respectively. In view of the downturn of the economy in Hong Kong, the Group has implemented a more prudent treasury control approach in terms of evaluating and controlling our clients' loan recoverability.

Market Review

As Hong Kong moved into 2024, the economy continued to recover but still faced significant global challenges. With the global pandemic gradually under control, Hong Kong has resumed international connectivity, leading to a resurgence in tourism and retail, particularly with the return of international visitors. This has spurred growth in local consumption. The government has implemented various policies to stimulate consumer spending and encourage investment, providing some support for local economic growth.

However, despite these positive trends, the overall pace of economic recovery remains slow. According to the Hong Kong Census and Statistics Department, gross domestic product growth was 2.5% in Q4 2024, slowing further to 2.2% in Q1 2025. This deceleration highlights that Hong Kong's recovery is still being constrained by weak global trade and ongoing structural issues within the local economy.

Hong Kong's trade sector remains weak, despite growth in local consumption. Global demand remains subdued, which limits the ability of the city's export sector to recover. Trade with Mainland China, Hong Kong's largest trading partner, has been particularly affected by the slower growth of the Chinese economy, reducing export demand. Additionally, geopolitical tensions and the global economic slowdown have added pressure on Hong Kong's external trade activities.

致各股東

本人非常榮幸代表美建集團有限公司(「本公司」)董事(「董事」)會(「董事會」)跟閣下分享本公司及其附屬公司(統稱「本集團」)截至二零二五年三月三十一日止年度之業績。

財務及業務回顧

在二零二五年財政年度，本集團錄得溢利約69.7百萬港元，較去年的溢利約85.7百萬港元減少18.63%。年內收益減少了約32.6百萬港元，對比去年122.0百萬港元減少約26.76%。

本集團的財務分部之年內收益和經營業績分別錄得45.1百萬港元和12.4百萬港元。鑑於香港經濟不景氣，本集團在評估和控制客戶的貸款可收回性方面採取了更謹慎的財務監控方法。

市場回顧

進入二零二四年，香港經濟持續面臨全球不確定性帶來的挑戰，但也展現出一定的復甦動力。隨著全球疫情逐步得到控制，香港通過重新恢復國際聯繫，推動了旅遊業和零售業的復甦，尤其是國際遊客的回流，進一步促進了消費市場的增長。政府實施了一系列刺激消費和促進投資的政策，為本地經濟增長提供支持。

然而，儘管出現了積極的跡象，整體經濟復甦仍然較為緩慢。根據香港政府統計處的資料，二零二四年第四季度香港的本地生產總值增速為2.5%，二零二五年第一季度增速降至2.2%。這反映出香港的經濟復甦進程受到全球貿易疲軟和本地經濟結構性問題的影響，增速未能達到預期。

香港的外貿表現依然疲軟。儘管本地消費市場有所回升，但全球需求依舊低迷，制約了出口產業的復甦能力。尤其是與中國大陸的貿易，香港的主要交易夥伴，受其經濟增長放緩的影響，導致出口需求進一步下降。與此同時，地緣政治緊張局勢以及全球經濟放緩，加劇了香港外貿環境的壓力。

CHAIRMAN'S STATEMENT

主席報告

The overall residential and commercial property markets in Hong Kong remained subdued. Despite the phased removal of cooling measures and some mortgage easing, overall transaction volume stayed low. Although funding cost pressures have eased, the recovery in demand remains limited, and investment appetite for new development projects is still cautious, resulting in overall market activities staying sluggish. In the commercial property sector, office demand remained weak, and rental levels showed little sign of recovery.

Moreover, global supply chains have been reshaped, with manufacturing shifting from Mainland China to Southeast Asia. This has further impacted Hong Kong's role as a global trade hub. While Hong Kong retains its status as a global financial center, its reliance on trade has become a significant challenge for its economic recovery.

The U.S. Federal Reserve ("the Fed") officially began its interest rate cut cycle in the second half of 2024, following a series of cumulative rate hikes, and lowered the target range for the federal funds rate to 4.25% – 4.50% in December 2024. As Hong Kong operates under a Linked Exchange Rate System, local interest rates generally track those of the US dollar. However, the low aggregate balance in the local banking system has kept actual interbank rates elevated, resulting in continued tight market liquidity. Nevertheless, the shift in interest rate direction has helped ease funding cost pressures and partially boosted market confidence.

In the stock market, the Fed's rate cuts led to improved investor sentiment in the second half of the year, supported by Mainland policies, driving a rebound in trading volumes. The Hang Seng Index and technology stocks recovered, and investment sentiment was noticeably better than at the beginning of the year. However, turnover remained weighed by global economic uncertainties, and the market stayed alert to the impact of high interest rates on corporate earnings and valuations.

While interest rate cuts are anticipated overseas, the timing and extent are uncertain; Hong Kong Monetary Authority notes Hong Kong rates are likely to stay elevated for some time, which will pose significant challenges to the Hong Kong economy. However, Hong Kong continues to maintain its status as a global financial hub, particularly in capital markets and wealth management, attracting significant international investment. Meanwhile, the technology sector, especially in fintech and artificial intelligence, has shown strong growth, supported by government policies and innovation. These sectors present opportunities for diversification in Hong Kong's economy. Hong Kong's economy is expected to grow at a slower pace in 2025 and there still may be significant uncertainty.

香港住宅及商業地產市場整體仍然疲弱，儘管分階段取消降溫措施及按揭寬鬆後，但總體成交量依然偏低。雖然融資成本壓力有所紓緩，但需求回暖有限，新開發項目的投資意願仍顯保守，市場活動整體仍較低迷。商業地產方面，寫字樓需求依然疲弱，租金回升乏力。

此外，全球供應鏈正在經歷重新佈局，一部分製造業從中國大陸轉移到東南亞，影響了香港作為全球貿易中心的角色。雖然香港作為全球金融中心的地位保持堅挺，但依賴外貿的經濟模式面臨較大的挑戰。

美國聯邦準備理事會（「美聯儲」）在完成先前的累積加息後，於二零二四年下半年正式開啟降息週期，並於二零二四年十二月將聯邦基金利率目標區間下調至4.25% – 4.50%。由於香港實施聯繫匯率制度，港元利率走勢與美元一致，但本地銀行體系結餘偏低，導致實際拆息仍處高位，市場流動性維持緊張。儘管如此，利率走勢轉向有助紓緩融資成本壓力，部分刺激市場信心。

股市方面，隨著美聯儲的降息，下半年投資者情緒改善，加上內地政策支持，推動成交量回升。恆生指數及科技股表現回升，投資氣氛較年初明顯好轉，但成交仍受環球經濟前景不確定性影響，市場仍警覺高息對企業盈利及股市估值的牽制影響。

儘管外圍普遍預期減息，但相關時間及幅度仍存在不確定性；香港金融管理局表示，本港利率短期內或將維持在較高水平，這都會對香港經濟帶來不利影響，但香港依然保持其作為全球金融中心的地位，特別是在資本市場和財富管理方面，吸引了大量國際投資。與此同時，香港的科技行業也開始逐漸吸引更多的投資，特別是金融科技和人工智慧領域，在政府的政策支持和創新推動下展現出較強的增長潛力。這些行業為香港經濟的多元化發展帶來機遇。預計香港經濟將在二零二五年增長速度放緩，但仍存在重大不確定性。

Brokerage

Revenue of brokerage segment was approximately HK\$7.4 million, an increase by approximately HK\$2.2 million (approximately HK\$5.2 million in prior year), representing an expansion of approximately 41.4% which led to the substantial reduction in a nominal manageable operating loss during the year.

Financing

Revenue of the financing segment was approximately HK\$45.1 million, representing a decrease of approximately HK\$34.6 million or 43.4% compared with the preceding year. The segment recorded a segment profit of approximately HK\$12.4 million (net of impairment loss).

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

Corporate Finance and Asset Management

During the financial year 2025, the corporate finance segment contributed revenue and segment profit for approximately HK\$299,000 and approximately HK\$268,000 respectively.

For the asset management segment, the revenue and profit in the current year were approximately HK\$1.5 million and HK\$0.5 million respectively, which aligned with the market environment.

Precious Metal Trading

During the current financial year, the segment loss was approximately HK\$0.8 million which was more than the preceding financial year.

Properties Investment

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

During the current financial year, the properties investment segment recorded a revenue of approximately HK\$35.0 million, decreased by approximately HK\$0.36 million. The segment recorded a profit of approximately HK\$27.1 million for the year ended 31 March 2025.

經紀

經紀業務分部的收益為約7.4百萬港元，較去年增加約2.2百萬港元（去年為約5.2百萬港元），增加約41.4%，導致年內微不足道可負擔的營運業績虧損錄得重大減少。

財務

財務分部的收益為約45.1百萬港元，較上年減少約34.6百萬港元或43.4%。分部業績錄得約12.4百萬港元（減值虧損後淨值）。

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

企業融資及資產管理

於二零二五財政年度，企業融資分部貢獻收益及分部業績分別約299,000港元及約268,000港元。

就資產管理分部而言，本年度的收益及其業績分別為約1.5百萬港元及約0.5百萬港元，與市場環境一致。

貴金屬買賣

於本財政年度，該分部虧損為約0.8百萬港元，較上一個財政年度多。

房地產投資

即使在經濟不景氣的情況下，澳門的購物中心仍為本集團持續帶來了穩定的收入。在此期間，我們的購物中心和停車場的出租率對比往年上升。董事們認為，我們的購物中心為澳門市民提供了一應俱全的餐飲、購物、生活和休閒設施，即使在經濟動盪時期也能帶來穩定收入。

於本財政年度，物業投資分部錄得收益約35.0百萬港元，減少約0.36百萬港元。截至二零二五年三月三十一日止年度分部錄得盈利約27.1百萬港元。

CHAIRMAN'S STATEMENT

主席報告

As at 31 March 2025, the fair value of our investment properties was approximately HK\$2,014.9 million, with the net fair value increase of approximately HK\$37.2 million recorded during the year.

Administration Performance

The administrative and other operating expenses for the current financial year amounted to approximately HK\$29.0 million, which represented an increase of approximately HK\$1.2 million comparing with last year. The administrative expenses to revenue ratio of approximately 32.5%.

Prospects

Looking ahead to the second half of 2025, Hong Kong's economic recovery will continue to face significant challenges. The global economic slowdown, relatively high interest rates, and geopolitical uncertainties will continue to weigh on the city's growth prospects.

Hong Kong will need to address several key challenges, including how to remain competitive in a global environment marked by high interest rates and changing global trade dynamics. The government's efforts to diversify the economy, attract international investment, and promote innovation will be critical in sustaining recovery.

Hong Kong's external trade and the global economic environment will continue to have a significant impact on its market. The monetary policies of the Fed and other major economies may continue to influence interest rates, while fluctuations in global supply chains may put pressure on Hong Kong's imports and exports. Additionally, geopolitical tensions remain an area of concern.

Nevertheless, Hong Kong will maintain its critical position in the global financial markets, given its unique geographic location and international business environment. The government's "Guangdong-Hong Kong-Macau Greater Bay Area" development plan will further promote regional economic integration, and Hong Kong will benefit from new opportunities and investment in the region.

Hong Kong's status as a global financial center will remain strong. As global markets gradually recover, demand for capital flows and cross-border investment is expected to increase. Hong Kong's openness in financial markets and its strengths in wealth management, capital markets, and financing will continue to attract global investors. Between 2025 and 2026, Hong Kong may further strengthen its financial cooperation with Mainland China, particularly in areas such as cross-border RMB business and investment.

於二零二五年三月三十一日，本集團投資物業之公允值為約2,014.9百萬港元，於年內錄得公允值淨增值為約37.2百萬港元。

行政表現

本財政年度的行政及其他經營開支為約29.0百萬港元，較去年上升約1.2百萬港元。行政費用佔收益的比率約32.5%。

展望

展望二零二五年下半年，香港經濟復甦仍將面臨重大挑戰。全球經濟放緩、相對高的利率和地緣政治不確定性將繼續影響該市場的成长前景。

香港需要應對幾個關鍵挑戰，包括如何在高利率和全球貿易動態變化的全球環境中保持競爭力。政府為實現經濟多元化、吸引國際投資和促進創新所做的努力對於維持經濟復甦至關重要。

香港的外部貿易和全球經濟的環境將依舊對香港市場產生較大影響。美聯儲和其他主要經濟體的貨幣政策可能繼續影響利率走勢，而全球供應鏈的波動也可能對香港的進出口造成一定壓力。此外，地緣政治緊張局勢仍然是不可忽視的風險因素。

儘管如此，香港憑藉其獨特的地理位置和國際化的商業環境，仍將在全球金融市場中保持重要地位。政府的「粵港澳大灣區」發展計劃將進一步推動區域經濟一體化，香港將受益於該區域內的新機會和投資。

香港作為全球金融中心的地位將持續穩固。隨著全球市場逐步復甦，資本流動和跨境投資的需求預計將會增加。金融市場的開放性和香港在財富管理、資本市場和融資方面的優勢將繼續吸引全球投資者。在二零二五至二零二六年，香港可能會進一步加強與中國內地的金融合作，特別是在跨境人民幣業務和投資領域。

Overall, Hong Kong will continue to face uncertainties in the global economic environment between the second half 2025 and the first half of 2026, particularly amid high interest rates and geopolitical risks. However, Hong Kong's diversified economic structure, international financial markets, and government support policies will provide continued growth potential. By strengthening technology innovation, financial services, and regional cooperation, Hong Kong is expected to maintain its important position in the global economy.

In light of this, the Group will continue to adopt and maintain a prudent investment policy in order to seize attractive opportunities in the market. The Group will continue to leverage its strong market analysis capabilities, prudently grasp market opportunities, optimize diversification and flexibility, and adopt prudent risk control strategies to maximize returns for all shareholders.

Appreciation

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

On behalf of the Board

IP Man Tin, David

Chairman and Non-executive Director

Hong Kong, 20 June 2025

總體來看，香港在二零二五年下半年至二零二六年上半年期間將面臨全球經濟環境的不確定性，尤其是在高利率和地緣政治風險的背景下。然而，香港的多元化經濟結構、國際化的金融市場以及政府的支持政策將為其提供持續增長的潛力。通過加強科技創新、金融服務和區域合作，香港有望保持其在全球經濟中的重要地位。

有鑒於此，本集團將繼續採取及維持審慎的投資政策，以把握市場具吸引力的機會。本集團將繼續發揮其強大的市場分析能力，審慎把握市場機遇，優化多元化及靈活性，採取審慎的風險控制策略，實現全體股東回報最大化。

鳴謝

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

承董事會命

葉漫天先生

主席及非執行董事

香港，二零二五年六月二十日

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

FINANCIAL REVIEW

Liquidity and Financial Resources

As at 31 March 2025, the Group had bank balance and cash of approximately HK\$355.6 million (2024: approximately HK\$307.6 million) of which approximately HK\$15.0 million (2024: approximately HK\$15.0 million) were pledged to bank for facilities granted to the Group. The Company has given guarantees to the extent of HK\$448.0 million (2024: HK\$448.0 million) to secure the facilities granted to subsidiaries. As at 31 March 2025 the Group had available aggregate banking facilities of approximately HK\$448.0 million (2024: HK\$448.0 million) of which HK\$337.2 million (2024: HK\$331.8 million) was not utilised.

As at 31 March 2025, the Group's borrowings decreased to approximately HK\$110.8 million from approximately HK\$116.2 million as at 31 March 2024.

Gearing Ratio

As at 31 March 2025, the amount of total borrowings was approximately HK\$110.8 million (2024: HK\$116.2 million). The gearing being equal to approximately 3.89% (2024: 4.17%) of the net assets of approximately HK\$2,846.8 million (2024: HK\$2,790.3 million).

Capital Structure

There was no significant change in the Group's capital structure for the year ended 31 March 2025.

As at 31 March 2025, the total equity attributable to owners of the Company amounted to approximately HK\$2,847.9 million (2024: HK\$2,791.6 million). The Group's consolidated net assets per share as at the reporting date was HK\$1.06 (2024: HK\$1.04).

FOREIGN EXCHANGE EXPOSURE

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

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

財務回顧

流動資金及財務資源

於二零二五年三月三十一日，本集團銀行結餘及現金共約355.6百萬港元（二零二四年：307.6百萬港元），而其中約15.0百萬港元（二零二四年：15.0百萬港元）乃抵押予銀行以取得銀行信貸。本公司亦為其附屬公司給予擔保達448.0百萬港元（二零二四年：448.0百萬港元），以協助附屬公司向銀行取得信貸。於二零二五年三月三十一日，本集團可動用總銀行信貸約448.0百萬港元（二零二四年：448.0百萬港元），其中約337.2百萬港元（二零二四年：331.8百萬港元）並未動用。

於二零二五年三月三十一日，本集團的借款由二零二四年三月三十一日約116.2百萬港元下跌至約110.8百萬港元。

債務率

於二零二五年三月三十一日，本集團之借貸合共約110.8百萬港元（二零二四年：116.2百萬港元），債務率為約3.89%（二零二四年：4.17%），相對資產淨值約2,846.8百萬港元（二零二四年：2,790.3百萬港元）。

資本架構

截至二零二五年三月三十一日止年度，本集團資本結構並無重大變動。

於二零二五年三月三十一日，本公司擁有人應佔權益總值為數約2,847.9百萬港元（二零二四年：2,791.6百萬港元）。於報告日，本集團的每股綜合資產淨值為1.06港元（二零二四年：1.04港元）。

外匯風險

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

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

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

CHARGES ON GROUP ASSETS

As at 31 March 2025, the Group has pledged certain of its investment properties with fair value of approximately HK\$1,506.8 million (2024: approximately HK\$1,488.4 million) to a bank to secure general banking facilities granted to the Group.

集團資產押記

於二零二五年三月三十一日，本集團公允價值約1,506.8百萬港元（二零二四年：約1,488.4百萬港元）的若干投資物業已經質押，以取得授予本集團之一般銀行融資。

FINANCIAL GUARANTEE CONTRACTS

財務擔保合約

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Guarantees given by the Company and its subsidiaries to financial institutions in respect of facilities to independent third parties	本公司及其附屬公司為獨立第三方取得信貸而給予財務機構擔保	3,000	3,000
Guarantees given by the Company to financial institutions in respect of facilities granted to subsidiaries	本公司為其附屬公司取得信貸而給予財務機構擔保	448,000	448,000

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

於報告期末，董事不認為本集團因擔保而可能引起索償。

Of the above guarantees, the amount utilised by the subsidiaries at 31 March 2025 is approximately HK\$110.8 million (2024: approximately HK\$116.3 million).

上述擔保，附屬公司已於二零二五年三月三十一日使用之額度約為110.8百萬港元（二零二四年：約116.3百萬港元）。

The Company has not recognised any deferred income in respect of these guarantees as its fair value cannot be reliably measured and its transaction price was HK\$Nil (2024: HK\$Nil).

由於此等擔保之公允值難以確實地計算及該交易價格為零港元（二零二四年：零港元），因此本公司並沒有為就擔保確認任何遞延收入。

EMPLOYEES AND REMUNERATION POLICY

As at 31 March 2025, the Group had 36 staff including those staff of Macau (2024: 38). For the year ended 31 March 2025, the staff costs of the Group amounted to approximately HK\$13.8 million (2024: approximately HK\$15.8 million), representing 15.4% and 13.0% of the Group's revenue in financial year 2025 and 2024 respectively.

僱員及薪酬政策

截至二零二五年三月三十一日，本集團擁有36名員工，包括澳門員工（二零二四年：38名）。截至二零二五年三月三十一日，本集團的員工費用總額為約13.8百萬港元（二零二四年：15.8百萬港元），分別為本集團於二零二五財政年度及二零二四財政年度收益的15.4%及13.0%。

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

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

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

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

PROPOSED FINAL DIVIDEND

Subject to the approval of the shareholders of the Company at the AGM, the Board has recommended the payment of a proposed final dividend of HK1.5 cents per ordinary share (2024: HK2.0 cents per ordinary share) in respect of the year ended 31 March 2025 to all shareholders of the Company whose names appear on the register of members of the Company on Friday, 5 September 2025. If approved, the payment of the proposed final dividend will be made on or about Friday, 19 September 2025.

SHARE OPTION

The Company does not have share option scheme.

CREDIT CONTROL

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

COMPLIANCE AND RISK STEERING COMMITTEE AND STRATEGY MANAGEMENT COMMITTEE

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

ANNUAL GENERAL MEETING

The annual general meeting of the Company (the "AGM") will be convened and held on Friday, 22 August 2025. Notice of the AGM will be published on the websites of the Company and The Stock Exchange of Hong Kong Limited (the "Stock Exchange") and sent to the shareholders of the Company together with the Company's 2025 Annual Report in due course.

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

擬派末期股息

董事會建議就截至二零二五年三月三十一日止年度擬派末期股息每股普通股1.5港仙(二零二四年：每股普通股2.0港仙)予於二零二五年九月五日(星期五)名列本公司股東登記冊之全體本公司股東，唯須於股東週年大會上獲得本公司之股東通過。倘獲通過，擬派末期股息將於或約二零二五年九月十九日(星期五)派付。

購股權

本公司並無購股權計劃。

信貸監控

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

監察及風險督導委員會及策略管理委員會

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

股東週年大會

本公司將於二零二五年八月二十二日(星期五)召開及舉行本公司股東週年大會(「股東週年大會」)。股東週年大會通告將會於適當時候刊登於本公司及香港聯合交易所有限公司(「聯交所」)之網站，並連同本公司之二零二五年年報發送予本公司股東。

CLOSURE OF REGISTER OF MEMBERS FOR THE AGM

The register of members of the Company will be closed from Friday, 15 August 2025 to Friday, 22 August 2025, both days inclusive, during which period no share transfers can be registered. In order to be eligible to attend and vote at the AGM, all transfer, accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, TRICOR INVESTOR SERVICES LIMITED, at 17th Floor, Far East Finance Centre, No. 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Thursday, 14 August 2025.

CLOSURE OF REGISTER OF MEMBERS FOR FINAL DIVIDEND

The register of members of the Company will be closed from Wednesday, 3 September 2025 to Friday, 5 September 2025, both days inclusive, during which period no share transfers can be registered. In order to qualify for the proposed final dividend, all transfers, accompanied by the relevant share certificates, must be lodged with the Company's branch share registrar in Hong Kong, TRICOR INVESTOR SERVICES LIMITED, at 17th Floor, Far East Finance Centre, No. 16 Harcourt Road, Hong Kong for registration no later than 4:30 p.m. on Tuesday, 2 September 2025.

就股東週年大會暫停辦理過戶登記

本公司將由二零二五年八月十五日(星期五)至二零二五年八月二十二日(星期五)，首尾兩天包括在內，其間暫停辦理股份過戶登記手續。股東如欲符合資格出席股東週年大會及於會上表決，所有股份過戶文件連同有關股票須於二零二五年八月十四日(星期四)下午四時半前，一併送達本公司於香港之股份過戶登記分處卓佳證券登記有限公司，地址為香港夏慤道16號遠東金融中心17樓，辦理過戶登記手續。

就末期股息暫停辦理過戶登記

本公司將由二零二五年九月三日(星期三)至二零二五年九月五日(星期五)，首尾兩天包括在內，暫停辦理股份過戶登記手續。股東如欲獲派建議之末期股息資格，所有股份過戶文件連同有關股票須於二零二五年九月二日(星期二)下午四時半前，一併送達本公司於香港之股份過戶登記分處卓佳證券登記有限公司，地址為香港夏慤道16號遠東金融中心17樓，辦理過戶登記手續。

BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層資料

Non-Executive Director and Chairman

Mr. IP Man Tin, David ("Mr. Ip"), aged 79, is the chairman and non-executive Director of the Company. He holds a Bachelor of Arts Degree and Master's Degree in Public Administration. Mr. Ip qualified as a Chartered Marketer and a Certified Management Consultant trained in ISO20700:2017. He has more than 25 years of public administration and more than 25 years of public company management experience in Hong Kong and Britain. He is also an accredited mediator. He has extensive consultancy experience across industry sectors. Save as disclosed above, Mr. Ip does not hold directorship in any other listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

Non-Executive Director

Dr. SZE Ping Fat ("Dr. Sze"), aged 67, is a non-executive Director of the Company. Dr. Sze is an Australian legal practitioner having obtained the Doctorate in Juridical Science from Deakin Law School in Melbourne as well as Master's degrees in law from Trinity College Dublin, the University of Leuven and the University of Sydney. He was appointed a Justice of the Peace in and for New South Wales in 1996 and elected a Member of the National Institute of Accountants (with a Master's degree in Professional Accounting from the University of Southern Queensland) in 1997, a Visiting Fellow of Clare Hall in the University of Cambridge in 2002, a Fellow of the Malaysian Institute of Arbitrators in 2003, a Member of the Society of Trust and Estate Practitioners and a Fellow of the Chartered Institute of Arbitrators in 2008, a Full Fellow of the Society for Advanced Legal Studies in the University of London in 2009, a Special Member of the International Association of Prosecutors (The United Nations) in 2012 and a Member of the Magistrates' Association of Great Britain in 2015.

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

非執行董事及主席

葉漫天先生（「葉先生」），79歲，為本公司主席及非執行董事。彼持有文學士及公共行政碩士學位。葉先生為英國特許市務師及擁有ISO20700：2017國際認證之管理諮詢師。葉先生於香港及英國擁有逾25年之公共行政及逾25年之上市公司管理經驗。彼亦於不同行業有廣泛之顧問經驗，同時為一名認可調解員。除上述披露外，葉先生於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。

非執行董事

施炳法博士（「施博士」），67歲，為本公司之非執行董事。施博士乃澳洲執業律師，並從墨爾本迪肯法學院取得法理學博士學位、及分別獲都柏林聖三一學院、魯汶大學及悉尼大學頒授法律碩士學位。彼於一九九六年在南威爾斯被委任為太平紳士，一九九七年成為澳洲國立會計師公會會士（並擁有南昆士蘭大學會計專業碩士學位），二零零二年獲選為劍橋大學嘉勒學院客席院士，二零零三年成為馬來西亞仲裁學會資深會士，二零零八年分別取得英國信託遺產律師會會士及英皇特許仲裁學會資深會士等資格，二零零九年獲倫敦大學高深法律研究院頒授正院士資格，二零一二年成為聯合國國際檢察官協會特邀會士，並於二零一五年獲英國裁判司協會頒授會士資格。

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

BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層資料

Executive Directors

Ms. CHENG Wai Ling, Annie ("Ms. Cheng"), aged 46, is an executive Director, Chief Executive Officer, member of the Remuneration Committee and member of the Nomination Committee of the Company. She is responsible for overseeing the daily operations of the Company. Ms. Cheng received her bachelor's degree in Business Administration (Accounting and Finance) from the University of Hong Kong and is a member of the Hong Kong Institute of Certified Public Accountants and the Institute of Chartered Accountants in England and Wales. Prior to joining the Company, she had served with an international audit firm. Save as disclosed above, Ms. Cheng does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years. Ms. Cheng is the sister of Mr. Cheng Wai Lun, Andrew, an executive Director of the Company. She also holds directorships in various subsidiaries of the Company.

Mr. CHENG Wai Lun, Andrew ("Mr. Cheng"), aged 52, is an executive Director of the Company. He obtained his bachelor's degree from the California State University, USA. He has over 22 years' experience in securities, corporate finance and direct investment. He is also an executive director of UBA Investments Limited (Stock Code: 0768). Save as disclosed above, Mr. Cheng does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years. Mr. Cheng is the brother of Ms. Cheng Wai Ling, Annie, an executive Director of the Company. He also holds directorships in various subsidiaries of the Company.

執行董事

鄭偉玲女士（「鄭女士」），46歲，為本公司執行董事、行政總裁、薪酬委員會及提名委員會委員。彼負責監督本公司日常運作。鄭女士持有香港大學之工商管理學士（會計及財務）學位，並為香港會計師公會及英格蘭及威爾斯特許會計師公會之會員。彼於加入本公司前曾服務於一所國際會計師事務所。除上述披露外，鄭女士於過去三年並無在香港或海外任何上市公司擔任董事職務。鄭女士是本公司之執行董事鄭偉倫先生之妹妹。彼亦為本公司不同附屬公司的董事。

鄭偉倫先生（「鄭先生」），52歲，為本公司執行董事。彼持有美國加州州立大學學士學位。彼於證券、企業融資及直接投資累積逾二十二年經驗。彼同時為開明投資有限公司（股份代號：0768）之執行董事。除上述披露外，鄭先生於過去三年並無在香港或海外任何上市公司擔任董事職務。鄭先生是本公司之執行董事鄭偉玲女士之兄長。彼亦為本公司不同附屬公司的董事。

BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層資料

Independent Non-Executive Directors

Mr. CHAN Tsun Choi, Arnold ("Mr. Chan"), aged 65, is an independent non-executive Director, chairman of the Audit Committee, member of the Remuneration Committee and member of the Nomination Committee of the Company.

Mr. Chan has over 36 years of experience in financial industry. From 1986 to 1990, Mr. Chan worked at The China State Bank, Ltd. Hong Kong Branch with his last position being a deputy manager under the investment department, and he was responsible for credit control and investment activities. During 1993, Mr. Chan worked at Unicoopjapan (H.K.) Ltd. with his last position being a senior manager and he was responsible for controlling and overseeing the treasury and finance operations, and advising investment opportunities in People's Republic of China for Japanese investors. From 1993 to 1997, Mr. Chan worked at China Development Investment Management Limited with his last position being the head of China business department and he was responsible for investment opportunities identification, project management and corporate finance. From 1998 to 2019, Mr. Chan worked at Dragages Hong Kong Limited, a subsidiary of Bouygues Construction, with his last position as special advisor to chairman. He was the structured finance director and project finance director of Dragages Hong Kong Limited from 2005 to 2019. He was responsible for fund raising activities and financing for construction projects in Hong Kong and Asia Pacific. Since May 2020, Mr. Chan has also been serving as an independent non-executive director of JBB Builders International Limited (a company the shares of which are listed on Main Board of the Stock Exchange) (stock code: 1903). Since June 2020, Mr. Chan has been serving as an independent non-executive director for Harbour Equine Holdings Limited (a company the shares of which are listed on GEM of the Stock Exchange) (stock code: 8377). Mr. Chan obtained a degree of Bachelor of Business Administration from The Chinese University of Hong Kong. He obtained a postgraduate diploma in Banking and Finance from the City Polytechnic of Hong Kong (presently known as City University of Hong Kong) and a degree of Master of Science in Finance from City University of Hong Kong. Mr. Chan is a fellow member of the Chartered Management Institute in the United Kingdom, CPA Australia, Hong Kong Institute of Certified Public Accountants and Hong Kong Securities and Investment Institute. He was also a member of The International Institute of Management. Mr. Chan obtained the qualification of Chartered Financial Analyst from CFA Institute in September 2007.

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

獨立非執行董事

陳進財先生（「陳先生」），65歲，為本公司的獨立非執行董事、審核委員會主席、薪酬委員會委員及提名委員會委員。

陳先生於金融業有超過36年經驗。一九八六年至一九九零年期間就任於國華商業銀行香港分行，最後出任之職位為投資部副總經理並負責信貸監控及投資活動。於一九九三年間，陳先生任職於Unicoopjapan (H.K.) Ltd.，最後出任之職位為高級經理負責監控及監督資金和金融運作及向日本投資者就中國相關投資機會提供建議。一九九三年至一九九七年間，陳先生任職於China Development Investment Management Limited，最後出任之職位為中國業務部的主管，負責鑒別投資機會、項目管理及企業融資。一九九八年至二零一九年間，陳先生任職於香港寶嘉建築有限公司，布依格建築之附屬公司，最後出任之職位為主席特別顧問。彼在二零零五年至二零一九年間出任香港寶嘉建築有限公司為結構財務董事及項目融資董事，負責資金籌集活動及香港和亞太地區建築項目之融資。自二零二零年五月起，陳先生同時出任JBB Builders International Limited（股票於聯交所主板上市之公司）（股票代號：1903）之獨立非執行董事。自二零二零年六月起，陳先生出任維港育馬控股有限公司（股票於聯交所創業板上市之公司）（股票代號：8377）之獨立非執行董事。陳先生持有香港中文大學工商管理學士學位及香港城市理工學院（現稱香港城市大學）銀行及金融的深造文憑及香港城市大學金融碩士學位。陳先生為英國皇家特許管理協會、澳洲會計師公會、香港會計師公會及香港證券及投資學會之資深會員。彼亦曾為國際專業管理學會的會員。陳先生於二零零七年九月獲得特許財務分析師協會之特許金融分析師。

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

BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層資料

Mr. POON Kai Tik ("Mr. Poon"), aged 72, is an independent non-executive Director, member of the Audit Committee, Chairman of the Remuneration Committee and Chairman of the Nomination Committee of the Company. Mr. Poon graduated from the University of Hong Kong with a Bachelor Degree in Arts and a Master's Degree in Business Administration from the Chinese University of Hong Kong. Having more than 40 years of working experience, Mr. Poon is well respected across industries, ranging from advertising, marketing to public relations. He previously served as Head of Corporate Communications of the Hospital Authority, assistant director of Corporate and Community Relations of the Housing Authority and director of Government and Community Engagement of the Link Real Estate Investment Trust (Stock code: 0823). Save as disclosed above, Mr. Poon does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

Mr. HUI Man Ho, Ivan ("Mr. Hui"), aged 46, is an independent non-executive Director, member of the Audit Committee, Remuneration Committee and Nomination Committee of the Company. Mr. Hui holds Master degree in Practising Accounting, Master degree in Applied Finance and a Bachelor degree in Business (Banking & Finance) from Monash University, Australia. He is also a member of CPA Australia. Mr. Hui has over 16 years of working experience in auditing, accounting, financial management and corporate finance. He is currently an independent non-executive director of Zhejiang United Investment Holdings Limited (Stock Code: 8366) since 21 October 2021 and Elegance Optical International Holdings Limited (Stock Code: 907). He was also an independent non-executive director of Prime Intelligence Solutions Group Limited (Stock Code: 8379) during the period from 18 January 2018 to 15 December 2021. Save as disclosed above, Mr. Hui does not hold directorship in any listed public companies in Hong Kong or overseas during the past three years and he does not hold any other position with the Company and other members of the Group.

Company Secretary

Mr. AU-YONG Shong, Samuel is the company secretary and the authorized representative of the Company. He has extensive experience in the accounting, investment banking, private equity, equity capital markets and advising on corporate finance in both Hong Kong and China. Mr. Au-Yong obtained a bachelor's degree in science with first class honours from University of Southampton, United Kingdom in 1988. Mr. Au-Yong is also a fellow member of The Hong Kong Institute of Certified Public Accountants.

潘啟迪先生(「潘先生」)，72歲，為本公司之獨立非執行董事、審核委員會委員、薪酬委員會主席及提名委員會主席。潘先生畢業於香港大學，獲文學學士學位，並於香港中文大學獲得工商管理碩士學位。於超過40年的工作經驗中，潘先生曾在許多行業，由廣告、營銷至公關均備受推崇。他過往曾出任醫院管理局傳訊部主管、房屋委員會機構及社區關係助理署長，以及領匯房地產投資信託基金(現稱為領展房地產投資信託基金)(股份代號：0823)之政府及社區合作總監。除上述披露外，潘先生於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。

許文浩先生(「許先生」)，46歲，為本公司之獨立非執行董事、審核委員會委員、薪酬委員會委員及提名委員會委員。許先生持有澳洲蒙納士大學頒發的實務會計碩士學位、應用金融學碩士學位及商業(銀行及金融)學士學位。彼亦為澳洲會計師公會會員。許先生於審計、會計、財務管理及企業融資方面擁有逾16年之工作經驗。彼自二零二一年十月二十一日起為浙江聯合投資控股集團有限公司(股份代號：8366)之獨立非執行董事，現時亦為高雅光學國際集團有限公司(股份代號：907)之獨立非執行董事。彼於二零一八年一月十八日至二零二一年十二月十五日期間曾任懶豬科技集團有限公司(股份代號：8379)之獨立非執行董事。除上述披露外，許先生於過去三年並無在香港或海外任何上市公司擔任董事職務，彼亦無擔任本公司及本集團其他成員公司之任何其他職位。

公司秘書

歐陽淞先生為本公司之公司秘書及授權代表，彼於香港及中國的會計、投資銀行、私募股權、股權資本市場及就機構融資提供意見具有豐富的經驗。歐陽先生於1988年取得英國南安普敦大學理學一等榮譽學士學位。歐陽先生亦為香港會計師公會資深會員。

REPORT OF THE DIRECTORS

董事會報告

The Board is pleased to present its report and the audited consolidated financial statements of the Group for the year ended 31 March 2025.

PRINCIPAL ACTIVITIES

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

BUSINESS REVIEW

A fair review of the business and the prospect of the Company and a discussion and analysis of the Group's performance during the year and the material factors underlying its results and financial position are provided in the section "Chairman's Statement" and "Management Discussion and Analysis" from pages 5 to 9 and pages 10 to 13 of this annual report respectively. These discussion form part of this director's report. Description of the principal risks and uncertainties facing the Company can be found throughout this annual report particularly in note 30 and note 31 to the consolidated financial statements. Environmental policies and performance are discussed in the "Environmental, Social and Governance Report" from pages 50 to 90 of this annual report.

SEGMENT INFORMATION

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

SUBSIDIARIES AND ASSOCIATE

Details of the Company's subsidiaries and associate at 31 March 2025 are set out in note 38 and note 18 to the consolidated financial statements respectively.

RESULTS

The results of the Group for the year ended 31 March 2025 are set out in the consolidated income statement on page 99.

DIVIDEND

The Board has resolved to recommend the payment of a final dividend of HK1.5 cents per ordinary share in respect of the year to the shareholders whose names appear on the register of members of the Company on 5 September 2025.

董事會欣然提呈其報告及截至二零二五年三月三十一日止年度本集團之經審核綜合財務報表。

主要業務

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

業務回顧

對本公司業務及前景的中肯審視以及本集團於本年度內之表現以及其業績及財務狀況之相關重大因素的討論及分析，分別在本年報第5頁至第9頁「主席報告」及第10頁至第13頁「管理層討論及分析」提供。該討論為董事會報告之其中一部分。對本公司面對的主要風險及不明朗因素的描述載於本年報多處，尤其是綜合財務報表附註30及31。環境政策及表現在本年報第50頁至第90頁之「環境、社會及管治報告」內討論。

分部資料

根據主要業務及地理位置的分部資料詳情載於綜合財務報表附註6。

附屬公司及聯營公司

本公司於二零二五年三月三十一日之附屬公司及聯營公司之詳情分別載於綜合財務報表附註38及附註18。

業績

本集團截至二零二五年三月三十一日止年度之業績載於第99頁之綜合收益表。

股息

董事會決議向二零二五年九月五日登記在本公司股東名冊的股東派發本年度末期股息，每股普通股1.5港仙。

REPORT OF THE DIRECTORS

董事會報告

SHARE CAPITAL

Details of movements in share capital of the Company are set out in note 29 to the consolidated financial statements.

股本

有關本公司股本之變動詳情載於綜合財務報表附註29。

FINANCIAL SUMMARY

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

財務概要

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

RESULTS

業績

		During the year ended 31 March				
		截至三月三十一日止年度				
(In HK\$'000)	(以千港元為單位)	2025	2024	2023	2022	2021
		二零二五年	二零二四年	二零二三年	二零二二年	二零二一年
Revenue	收益	89,324	121,953	114,961	127,011	119,221
Profit before taxation	除稅前溢利	71,153	92,754	107,106	97,450	57,349
Income tax expenses	所得稅開支	(1,408)	(7,045)	(6,870)	(10,457)	(11,161)
Profit for the year attributable to owners of the Company	本公司擁有人應佔年內溢利	69,461	85,731	100,310	87,036	46,227

ASSETS AND LIABILITIES

資產與負債

		As at 31 March				
		於三月三十一日				
(In HK\$'000)	(以千港元為單位)	2025	2024	2023	2022	2021
		二零二五年	二零二四年	二零二三年	二零二二年	二零二一年
Total assets	資產總值	3,172,470	3,071,342	3,047,106	3,292,975	3,468,281
Total liabilities	負債總值	(325,680)	(281,058)	(285,966)	(574,474)	(812,488)
Net assets	資產淨值	2,846,790	2,790,284	2,761,140	2,718,501	2,655,793

RESERVES

Movements in the reserves of the Group and the Company during the year are set out in the consolidated statement of changes in equity and note 36 to the consolidated financial statements respectively.

儲備

有關本年度內之本集團及本公司儲備變動情況分別載於綜合權益變動表及綜合財務報表附註36。

REPORT OF THE DIRECTORS

董事會報告

DISTRIBUTABLE RESERVES

The Company's reserves available for distribution represent the share premium, contributed surplus, retained profits and proposed dividend under the Companies Law of the Cayman Islands. The share premium of the Company is available for paying dividend to shareholders subject to the provisions of its Memorandum and Articles of Association and provided that immediately following the distribution of dividend the Company is able to pay its debts as they fall due in the ordinary course of business. In accordance with the Company's Articles of Association, dividends can be distributed out of the share premium, contributed surplus, retained profits and proposed dividend of the Company which in aggregate amounted to approximately HK\$357.6 million as at 31 March 2025 (2024: HK\$371.2 million).

PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

The Group's investment properties were revalued at 31 March 2025, resulting an increase in net fair value amounting to approximately HK\$37.2 million (2024: net increase in fair value approximately HK\$48.1 million) which has been recognised in the consolidated income statement.

Details of these and other movements during the year in the property, plant and equipment and investment properties are set out in notes 15 and 16 to the consolidated financial statements, respectively.

BORROWINGS

Borrowings repayable within one year or on demand are classified as current liabilities. A repayment analysis of borrowings is set out in note 25 to the consolidated financial statements. No interest was capitalised by the Group during the year.

MAJOR CLIENTS AND SUPPLIERS

For the year ended 31 March 2025, the Group's five largest clients accounted for in aggregate approximately 21.56% (2024: 32.48%) of the Group's revenue, of which no customer has contributed over 10% of the total revenue of the Group (2024: one customer had contributed over 10% of the total revenue of the Group).

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

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

可供分派儲備

根據開曼群島公司法之規定，本公司可供分派之儲備乃指股份溢價、實繳盈餘、保留溢利及擬派股息。本公司之股份溢價可根據本公司之公司組織章程大綱及細則之規定，用作向股東派發股息，惟本公司在緊隨派發股息後仍須有能力支付在日常業務運作下到期應付之債務。於二零二五年三月三十一日，本公司之股份溢價、實繳盈餘、保留溢利及擬派股息合共約為357.6百萬港元（二零二四年：371.2百萬港元）。根據本公司之公司組織章程細則之規定，該等款項均可用作派發股息。

物業、機器及設備及投資物業

本集團之投資物業已於二零二五年三月三十一日重估，所產生的公允值淨增值約37.2百萬港元（二零二四年：公允值淨增值約48.1百萬港元）已於綜合收益表中反映。

有關以上及其他於年內物業、機器及設備及投資物業之變動情況分別刊載於綜合財務報表附註15及16。

借款

於一年內或按通知應付之借貸乃被列為流動負債。有關償還借款之分析載於綜合財務報表附註25。本集團於本年度並無任何資本化利息。

主要客戶及供應商

截至二零二五年三月三十一日止年度，本集團的五大客戶合計約佔本集團收益的21.56%（二零二四年：32.48%），沒有客戶貢獻了本集團總收益的10%以上（二零二四年：一位客戶貢獻了本集團總收益的10%以上）。

由於本集團主要業務的性質，本集團並無主要供應商。

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

DIRECTORS

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

Non-executive directors

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

Dr. SZE Ping Fat

Executive directors

Ms. CHENG Wai Ling, Annie

Mr. CHENG Wai Lun, Andrew

Independent non-executive directors

Mr. CHAN Tsun Choi, Arnold

Mr. POON Kai Tik

Mr. HUI Man Ho, Ivan

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

Pursuant to Article 116 of the Articles of Association, Mr. IP Man Tin, David, Mr. CHENG Wai Lun, Andrew and Mr. CHAN Tsun Choi, Arnold shall retire by rotation at the AGM. Mr. IP Man Tin, David, Mr. CHENG Wai Lun, Andrew and Mr. CHAN Tsun Choi, Arnold being eligible, offers themselves for re-election at the AGM.

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

The Company received confirmation of independence in respect of the year ended 31 March 2025 from each of the independent non-executive Directors pursuant to Rule 3.13 of the Revised Listing Rules. Up to and as at the date of this report, the Company still considers the independent non-executive Directors to be independent.

EQUITY-LINKED AGREEMENTS

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

董事

在本年度及截至本報告刊發日期為止，本公司之董事如下：

非執行董事

葉漫天先生 (*主席*)

施炳法博士

執行董事

鄭偉玲女士

鄭偉倫先生

獨立非執行董事

陳進財先生

潘啟迪先生

許文浩先生

有關董事的簡歷詳情載於本年報第14至17頁的「董事及高級管理層資料」。

根據組織章程細則第116條，葉漫天先生、鄭偉倫先生及陳進財先生須於股東週年大會上輪值告退。葉漫天先生、鄭偉倫先生及陳進財先生符合資格並願意於股東週年大會上膺選連任。

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

本公司已接獲各獨立非執行董事根據經修訂上市規則第3.13條發出有關截至二零二五年三月三十一日止年度之獨立確認書。截至及於本報告所載之日，本公司認為獨立非執行董事視為獨立。

股票掛鈎協議

於本年度完結日或年內任何時間概無訂立任何股票掛鈎協議。

REPORT OF THE DIRECTORS

董事會報告

COMPLIANCE WITH LAWS AND REGULATIONS

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

PERMITTED INDEMNITY PROVISION

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

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

ENVIRONMENTAL POLICIES

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

KEY RELATIONSHIPS WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

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

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

遵守法例及法規

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

獲准許之彌償條文

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

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

環保政策

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

與僱員、顧客及供應商的重要關係

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

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

REPORT OF THE DIRECTORS

董事會報告

DIRECTORS' SERVICE CONTRACTS

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

DIRECTORS' INTERESTS IN CONTRACT OF SIGNIFICANCE

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

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

As at 31 March 2025, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which are required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO) or which are required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which are required, pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers to be notified to the Company and the Stock Exchange were as follows:

董事之服務合約

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

董事於合約之權益

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

董事及主要行政人員於本公司或任何聯營公司之股份、相關股份及債券之權益及淡倉

於二零二五年三月三十一日，本公司各董事或主要行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV)之股份、相關股份及債券中擁有下列之權益及淡倉，須根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益(包括根據證券及期貨條例有關條文該等被當作或視為擁有的權益及淡倉)，或須根據證券及期貨條例第352條須登記於該規定所述登記冊，或須根據上市公司董事進行證券交易的標準守則之規定知會本公司及聯交所：

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

REPORT OF THE DIRECTORS

董事會報告

Note: As at 31 March 2025, CCAA Group Limited ("CCAA"), an associated corporation (within the meaning of Part XV of the SFO) of the Company, was directly interested in 1,992,721,496 shares in, representing approximately 74.29% of, the issued share capital of the Company. Mr. CHENG Wai Lun, Andrew, Ms. CHENG Wai Ling, Annie and their family members are the beneficiaries of the trust which assets include interests in the entire issued share capital of CCAA and accordingly, they are deemed to be interested in 1,992,721,496 shares and the entire issued share capital of CCAA under the SFO.

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

Save as disclosed above, as at 31 March 2025, none of the Directors or the chief executive of the Company had any interest or short position in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which are required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they are taken or deemed to have under such provisions of the SFO) or which are required, pursuant to section 352 of the SFO to be entered in the register referred to therein, or which are required, pursuant to the Model Code for Securities Transactions by Directors of Listed Companies to be notified to the Company and the Stock Exchange.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

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

附註： 於二零二五年三月三十一日，本公司之相聯法團（定義見證券及期貨條例第XV部）CCAA Group Limited（「CCAA」）直接擁有1,992,721,496股股份，約佔本公司已發行股本之74.29%。鄭偉倫先生、鄭偉玲女士及其家人為信託之受益人，而資產包括CCAA所有已發行股本，因此，根據證券及期貨條例，彼等被視為擁有1,992,721,496股股份及CCAA所有已發行股本之權益。

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

除上文所披露者外，於二零二五年三月三十一日，概無本公司董事或主要行政人員於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）之股份、相關股份及債券中擁有任何權益或淡倉，須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所（包括根據證券及期貨條例有關條文被當作或視為擁有之權益及淡倉），或須根據證券及期貨條例第352條規定列入該條例所述之登記冊，或須根據上市公司董事進行證券交易的標準守則之規定知會本公司及聯交所。

董事購買股份或債券之權利

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

REPORT OF THE DIRECTORS 董事會報告

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

As at 31 March 2025, the following persons or corporations, interest in 5% or more in the shares and underlying shares of the Company have been notified to the Company and recorded in the register of substantial shareholders' interests in shares and short positions required to be kept under Section 336 of Part XV of the SFO:

主要股東於本公司之股份及相關股份之權益及淡倉

於二零二五年三月三十一日，下列人士或法團就擁有本公司股份及相關股份逾5%以上之股份權益及淡倉而知會本公司，並須根據證券及期貨條例第XV部第336條規定紀錄於主要股東登記冊：

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

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

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

Save as disclosed above, as at 31 March 2025, the Directors are not aware of any other persons who have interests or short positions in the shares, underlying shares of equity derivatives or debentures of the Company or any associated corporations (within the meaning of Part XV of the SFO) which would be required to be disclosed to the Company pursuant to Part XV of the SFO.

除上文所披露者外，於二零二五年三月三十一日，董事並不知悉有任何其他人士於本公司或任何相聯法團（具有證券及期貨條例第XV部所賦予之涵義）之股份、股本衍生工具之相關股份或債券中擁有權益或淡倉而須根據證券及期貨條例第XV部之規定而予以披露。

DIRECTORS' REMUNERATION

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

董事酬金

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

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

Other than as an agent for clients of the Company or its subsidiaries, neither the Company nor any of its subsidiaries repurchased, sold or redeemed any of the Company's listed securities during the year ended 31 March 2025.

回購、出售或贖回本公司之上市證券

除以經紀身份代本公司或其任何附屬公司之顧客進行交易外，本公司或其任何附屬公司在截至二零二五年三月三十一日止年度內並無回購、出售或贖回本公司之上市證券。

REPORT OF THE DIRECTORS

董事會報告

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS

During the year, the connected transactions and continuing connected transactions undertaken by the Group are included in the transactions set out in note 32 to the consolidated financial statements, certain details of which are disclosed in compliance with the requirements of Chapter 14A of the Listing Rules.

The independent non-executive Directors have reviewed the connected transactions and continuing connected transactions in note 32 to the consolidated financial statements and have confirmed that the connected transactions and continuing connected transactions have been entered into (i) in the ordinary and usual course of business of the Group; (ii) on normal commercial terms or on terms no less favourable to the Group than terms available to or from (as appropriate) independent third parties; and (iii) in accordance with the relevant agreements governing them on terms that are fair and reasonable and in the interests of the shareholders of the Company as a whole.

The auditors of the Company have reviewed the continuing connected transactions during the year as set out in note 32 to the consolidated financial statements and confirmed that these transactions:

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

As disclosed in the joint announcement of the Company and UBA Investments Limited ("UBA", together with its subsidiaries as the "UBA Group") dated 22 January 2025, various members of the Group entered into certain conditional agreements with the UBA Group, which would constitute continuing connected transactions (the "CCT") on the part of the Group for the years ending 31 March 2026, 2027 and 2028.

關連交易及持續關連交易

於本年度內，本集團進行之關連交易及持續關連交易已包括在綜合財務報表附註32所載之交易內，若干詳情已遵從上市規則第14A章的規定予以披露。

獨立非執行董事已審議綜合財務報表附註32所載之關連交易及持續關連交易，並已確認，關連交易及持續關連交易乃(i)在本集團日常及一般業務運作下產生；(ii)按一般商業條款或按不遜於本集團向獨立第三方提供或獲得之條款（如適用）進行；及(iii)根據管轄交易之相關協議按公平合理及符合本公司股東整體利益的條款訂立。

本公司之核數師已審閱載於綜合財務報告附註32之年內持續關連交易，並確認此等交易：

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

誠如本公司與開明投資有限公司（「開明投資」，連同其附屬公司，統稱為「開明投資集團」）日期為二零二五年一月二十二日的聯合公佈內所披露，本集團若干成員公司與開明投資集團訂立若干有條件協議，於截至二零二六、二零二七及二零二八年三月三十一日止年度，其構成本集團的持續關連交易（「持續關連交易」）。

CONFIRMATION FOR CONTINUING CONNECTED TRANSACTIONS

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

MANAGEMENT CONTRACTS

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

PENSION SCHEME

The Group has operated a pension scheme under the rules and regulations of the Mandatory Provident Fund Schemes Ordinance (the "MPF Scheme") for all qualifying employees in Hong Kong. The assets of the MPF Scheme are held separately in an independently managed fund. The Group has followed the minimum statutory contribution requirements of 5% of eligible employees' relevant aggregate income. The contributions, amounting HK\$394,000 (2024: HK\$418,000), are charged to the consolidated income statement as incurred.

PRE-EMPTIVE RIGHTS

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

持續關連交易確認書

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

管理合約

本公司於本年度並沒有簽訂任何關於本公司全部或大部分業務之管理及行政合約。

退休福利計劃

本集團已根據強制性公積金計劃條例之規則及規例為香港所有合資格僱員制定退休福利計劃（「強積金計劃」）。強積金計劃之資產由一個獨立管理基金所持有。本集團已根據最低法定供款規定，即合資格僱員每月有關總入息之5%供款。為數394,000港元（二零二四年：418,000港元）之供款已發生並於綜合收益表扣除。

優先購買權

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

REPORT OF THE DIRECTORS

董事會報告

AUDIT COMMITTEE

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

As at 31 March 2025, the Audit Committee of the Group is comprised of three independent non-executive Directors, namely Mr. CHAN Tsun Choi, Arnold, Mr. POON Kai Tik and Mr. HUI Man Ho, Ivan. Two of them have appropriate professional qualifications or accounting or related financial management expertise as prescribed by the Listing Rules. The main duties of the Audit Committee include the review of the relationship with external auditors of the Company, review of financial information of the Group and oversight of the Group's financial reporting system and internal control procedures.

CODE ON CORPORATE GOVERNANCE PRACTICES

The Listing Rules have been amended by the Stock Exchange by replacing the Code of Best Practice in Appendix 14 by a new Code on Corporate Governance Practices (“CG Code”) and adding a new Appendix C1 on the requirements for a Corporate Governance Report to be included in annual reports of Listed Issuers.

Pursuant to code provisions C.3.3 in respect of the service term of directors, none of the existing non-executive Directors (including independent non-executive Directors) is appointed for a specific term. This constitutes a deviation from code provision C.3.3 of the Code. However, all the Directors are subject to the retirement provisions under article 116 of the Articles of Association of the Company. As such, the Company considers that sufficient measures have been taken to ensure that the Company's corporate governance practices are no less exacting than those in the Code.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors by Listed Issuers (the “Model Code”) set out in Appendix C3 of the Listing Rules. Upon enquiry by the Company, all Directors have confirmed that they have complied with the required standards set out in the Model Code throughout the year.

DIRECTORS' INTERESTS IN COMPETING BUSINESSES

As at 31 March 2025, none of the Directors and their associates had any interests in an entity whose business competes or is likely to compete, either directly or indirectly, with the Company's business.

審核委員會

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

於二零二五年三月三十一日，本集團之審核委員會包括三位獨立非執行董事，分別為陳進財先生、潘啟迪先生及許文浩先生。兩名獨立非執行董事具備上市規則規定之合適專業資格、會計或相關財務管理專業知識。審核委員會之主要職責包括檢討與本公司外聘核數師之間的關係、審閱本集團之財務資料，以及監察本集團之財務報告制度及內部監控程序。

企業管治常規守則

聯交所已修訂上市規則，當中包括以新企業管治常規守則（「企業管治守則」）取代附錄14之最佳應用守則，以及加入有關上市發行人年報須載有企業管治報告之規定之新附錄C1。

根據該守則之守則條文第C.3.3條，就董事服務任期而言，現時之非執行董事（包括獨立非執行董事）並無特定任期，此偏離該守則之守則條文第C.3.3條。然而，全體其他董事須遵守本公司組織章程細則第116條之退任條文。因此，本公司認為已採取足夠措施，以確保本公司之企業管治常規不遜於該守則所載者。

董事進行證券交易之標準守則

本公司已採納上市規則附錄C3所載上市發行人董事進行證券交易之標準守則（「標準守則」）。經本公司查詢後，全體董事確認，彼等於年內一直遵照標準守則所載之標準規定。

董事於競爭業務中之權益

於二零二五年三月三十一日，董事及彼等各自之聯繫人士概無於其業務與本公司業務直接或間接構成競爭或可能構成競爭之實體中擁有任何權益。

SUFFICIENCY OF PUBLIC FLOAT

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

CORPORATE GOVERNANCE

The Company's corporate governance principles and practices are set out in the Corporate Governance Report on pages 30 to 49 of this Annual Report.

AUDITORS

The financial statements for the years ended 31 March 2023, 2024 and 2025 were audited by Asian Alliance (HK) CPA Limited. Asian Alliance (HK) CPA Limited shall hold office until the conclusion of the next annual general meeting of the Company.

Save as disclosed above, there were no other changes in auditors of the Company in any of the preceding three years.

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

On behalf of the Board

Mr. IP Man Tin, David

Chairman and Non-executive Director

Hong Kong, 20 June 2025

足夠公眾持股量

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

企業管治

本公司的企業管治原則及常規載於本年報第30至49頁之企業管治報告書。

核數師

截至二零二三年、二零二四年及二零二五年三月三十一日止年度的財務報表已經由久安(香港)會計師事務所有限公司審計。久安(香港)會計師事務所有限公司將任職至本公司下屆股東週年大會結束。

除上文所披露者外，在過去三年中，本公司核數師沒有其他變動。

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

承董事會命

葉漫天先生

主席及非執行董事

香港，二零二五年六月二十日

CORPORATE GOVERNANCE REPORT

企業管治報告

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

Corporate Governance Practices

This report describes the Company's corporate governance practices and structures that were in place during the financial year ended 31 March 2025, with specific reference to the principles and guidelines of the Corporate Governance Code (the “CG Code”) as set out in Appendix C1 of the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) issued by The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). In developing and reviewing its corporate governance policies and practices, the Company has sought to adopt a balanced approach.

Compliance with Corporate Governance Code

The Company complied with the code provisions as set out in the CG Code throughout year ended 31 March 2025, except for the following:

Code Provision C.3.3

Pursuant to code provisions C.3.3 in respect of the service term of directors, none of the existing non-executive Directors (including independent non-executive Directors) is appointed for a specific term. This constitutes a deviation from code provision C.3.3 of the CG Code. However, all the Directors are subject to the retirement provisions under article 116 of the Articles of Association of the Company. As such, the Company considers that sufficient measures have been taken to ensure that the Company's corporate governance practices are no less exacting than those in the CG Code.

Model Code for Securities Transactions by Directors

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (“Model Code”) as set out in Appendix C3 of the Listing Rules as the codes of conduct regarding securities transactions by Directors. All Directors have confirmed, following specific enquiry by the Company, that they fully complied with the Model Code throughout the year.

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

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

企業管治

本報告乃就香港聯合交易所有限公司(「聯交所」)證券上市規則(「上市規則」)附錄C1所載之企業管治守則(「企業管治守則」)之原則及指引以說明本公司於二零二五年三月三十一日止財政年度內實行之企業管治常規及架構。在擬定及檢討企業管治政策及常規時，本公司已盡量採取平衡之方法。

遵守企業管治守則

於截至二零二五年三月三十一日止年度內，除以下所示外，本公司已遵守企業管治守則的守則條文：

守則條文第C.3.3條

根據該守則之守則條文第C.3.3條，就董事服務任期而言，現時之非執行董事(包括獨立非執行董事)並無特定任期，此偏離企業管治守則之守則條文第C.3.3條。然而，全體其他董事須遵守本公司組織章程細則第116條之退任條文。因此，本公司認為已採取足夠措施，以確保本公司之企業管治常規不遜於企業管治守則所載者。

董事進行證券交易之標準守則

本公司已採納上市規則附錄C3所載之上市發行人董事進行證券交易的標準守則(「標準守則」)，作為董事進行證券交易之操守指引。本公司經向全體董事作出特定查詢後確認，彼等於年內均全面遵守標準守則之規定。

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

Corporate Governance Structure

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

Board Composition, Function and Practices

As at 31 March 2025, the Board comprises of the chairman (non-executive Director), one non-executive Director, two executive Directors and three independent non-executive Directors. Mr. IP Man Tin, David acts as chairman ("Chairman") and non-executive Director of the Board. Dr. SZE Ping Fat is a non-executive Director. Other executive Directors are Ms. CHENG Wai Ling, Annie and Mr. CHENG Wai Lun, Andrew. There are three independent non-executive Directors, Mr. CHAN Tsun Choi, Arnold, Mr. POON Kai Tik and Mr. HUI Man Ho, Ivan. Mr. CHAN Tsun Choi, Arnold and Mr. HUI Man Ho, Ivan have appropriate professional accounting experience and expertise. All Directors are subject to election by shareholders at the first General Meeting after their appointment and are subject to retirement by rotation at least once every three years and eligible for re-election in accordance with the Company's Articles and Association.

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

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

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

企業管治架構

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

董事會成員、職能及實務

於二零二五年三月三十一日，董事會由主席（非執行董事）、一名非執行董事、兩名執行董事及三名獨立非執行董事組成。葉漫天先生為董事會主席（「主席」）兼非執行董事及施炳法博士為非執行董事。其他執行董事分別為鄭偉玲女士及鄭偉倫先生。本公司共有三名獨立非執行董事，分別為陳進財先生、潘啟迪先生及許文浩先生。而陳進財先生及許文浩先生均具有合適之專業會計經驗及專業知識。全體董事須於獲委任後首個股東大會上由股東選舉，並須根據本公司之組織章程細則最少每三年輪值告退一次，並符合資格膺選連任。

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

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

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

CORPORATE GOVERNANCE REPORT

企業管治報告

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

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

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

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

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

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

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

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

All Directors have access to the advice and services of the company secretary with a view to ensuring that Board procedures and all applicable rules and regulations are followed.

If a substantial shareholder (as defined under the Listing Rules) or a director has a material conflict of interest in respect of a matter to be considered by the Board, the matter will be dealt with by a physical Board meeting (and not by a written resolution). Independent non-executive directors who, and whose associates, have no material interest in the transaction will be present at such board meeting.

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

Efforts are made to ensure that all Directors' questions or requests are dealt with promptly. The non-executive Directors also have separate and independent access to senior management to make further enquiries or to obtain more information where necessary.

Board Diversity Policy

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

所有董事應可取得公司秘書的意見和享用他的服務，以確保董事會程式及所有適用法律、規則及規例均獲得遵守。

若有大股東（定義見上市規則）或董事在董事會將予考慮的事項中存有董事會認為有重大的利益衝突，有關事項應以舉行董事會會議（而非書面決議）方式處理。在交易中本身及其緊密聯繫人均沒有重大利益的獨立非執行董事應該出席有關的董事會會議。

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

公司致力確保並及時處理所有董事的問題或要求。非執行董事亦可單獨及獨立接觸高級管理層，以在有需要時作出進一步查詢或獲取更多資料。

董事會多元化政策

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

CORPORATE GOVERNANCE REPORT

企業管治報告

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

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

The following tables further illustrate the diversity of the Board members as of 31 March 2025:

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

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

於二零二五年三月三十一日，董事會之多元化概述如下：

Name of Directors	董事姓名	Gender 性別		Age Group 年齡組別		Professional Experience 專業經驗				Property Investment and Development 房地產投資及發展
		Male 男性	Female 女性	40 to 60 40歲至60歲	60 or above 60歲或以上	Business Management 業務管理	Accounting and Finance 會計及財務	Law and Litigation 法律與訴訟		
Mr. IP Man Tin, David (Chairman)	葉漫天先生(主席)	✓			✓	✓				
Dr. SZE Ping Fat	施炳法博士	✓			✓		✓	✓		
Ms. CHENG Wai Ling, Annie	鄭偉玲女士		✓	✓		✓	✓			✓
Mr. CHENG Wai Lun, Andrew	鄭偉倫先生	✓		✓		✓	✓			
Mr. CHAN Tsun Choi, Arnold	陳進財先生	✓			✓	✓	✓			✓
Mr. POON Kai Tik	潘啟迪先生	✓			✓	✓				✓
Mr. HUI Man Ho, Ivan	許文浩先生	✓		✓			✓			

Dividend Policy

The Company adopted a dividend policy whereby dividend be declared and distributed to the shareholders, provided that the Group records a profit after tax and that the declaration and distribution of dividend does not affect the normal operations and cash flow of the Group.

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

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

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

Final dividends declared by the Company are subject to the approval of Shareholders in general meeting.

股息政策

本公司採用向股東宣派及派發股息的股息政策，惟本集團須錄得除稅後溢利，以及該股息之宣派及派發對本集團正常經營及現金流不構成影響。

於釐定是否擬派股息及釐定股息金額時，董事會須考慮(其中包括)：

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

本公司支付股息亦受限於開曼群島公司法及本公司組織章程細則的任何限制條件。

本公司宣派末期股息須於股東週年大會上獲得股東之通過。

CORPORATE GOVERNANCE REPORT

企業管治報告

Proceedings of the Board and Respective Board Committees Meetings

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

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

During the financial year ended 31 March 2025, the Board held 7 Board meetings. Due notice and Board papers were given to all Directors prior to the meeting in accordance with the Company's articles of association and the CG Code. Each individual member of the Board and the respective Board committee at the Board and the respective board committee meeting(s) held during the year and attendance of the individual Directors are as follows:

董事會及各董事委員會會議之程序

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

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

於截至二零二五年三月三十一日止之財政年度，董事會曾舉行7次董事會會議。適當通知及董事會文件已根據本公司組織章程細則及企業管治守則在會議前送交全體董事。董事會及董事委員會之成員於年內出席董事會會議及各董事委員會會議之出席情況如下：

Name of Directors 董事姓名		Attendance/Number of Meetings held 出席情況／召開會議次數				
		Board Meeting 董事會會議	Audit Committee Meeting 審核委員會會議	Remuneration Committee Meeting 薪酬委員會會議	Nomination Committee Meeting 提名委員會會議	Annual General Meeting 股東週年大會
Total number of meetings	會議總數	7	2	1	1	1
Non-executive Directors	非執行董事					
Mr. IP Man Tin, David (Chairman)	葉漫天先生(主席)	7	N/A 不適用	N/A 不適用	N/A 不適用	1
Dr. SZE Ping Fat	施炳法博士	7	N/A 不適用	N/A 不適用	N/A 不適用	1
Executive Directors	執行董事					
Ms. CHENG Wai Ling, Annie	鄭偉玲女士	7	N/A 不適用	1	1	1
Mr. CHENG Wai Lun, Andrew	鄭偉倫先生	7	N/A 不適用	N/A 不適用	N/A 不適用	1
Independent Non-executive Directors	獨立非執行董事					
Mr. CHAN Tsun Choi, Arnold	陳進財先生	7	2	1	1	1
Mr. POON Kai Tik	潘啟迪先生	7	2	1	1	1
Mr. HUI Man Ho, Ivan	許文浩先生	7	2	1	1	1

Directors' Continuous Professional Development

To ensure Directors' contribution to the Board remains informed and relevant, the Company encourages Directors to participate in continuous professional development to develop and refresh their knowledge and skills and understanding of the business and markets in which the Group operates. Directors are also provided with monthly performance and financial position updates of the Group, and information such as performance and key operational highlights to enable the Board as a whole as well as each Director to discharge their duties. Company secretary is made available to provide appropriate update and application of Listing Rules and Securities and Futures Ordinance, to Directors on request as an ongoing support for continuous learning in this regard. The inhouse staff training is also open for the Directors to attend at their convenience. For the financial year ended 31 March 2025, all Directors have participated in appropriate continuous professional development and provided the Company with their records of training. A summary of training records provided by the current Directors is as follows:

董事之持續專業發展

為確保董事在具備全面資訊及切合所需之情況下對董事局作出貢獻，本公司鼓勵董事參與持續專業發展，以發展並更新彼等之知識、技能及對本集團運作之業務及市場之理解；並向董事提供本集團每月之業績及財務狀況之最新資料，以及如業績及營運重點等資料，使董事局全體及各董事均能履行彼等之職責。公司秘書可應要求向董事提供上市規則和證券及期貨條例的適當更新和應用，作為在這方面持續學習的持續支持。內部員工培訓亦開放供董事於方便時參與。於截至二零二五年三月三十一日止年度，所有董事均已參與合適之持續專業發展，並已向本公司提供彼等接受培訓之紀錄。董事提供之培訓記錄概要如下：

Name of Directors	董事姓名	Reading articles, newspapers, journal and/or updates	Attending trainings and/or seminars
		閱讀文章、報章、 期刊及／或最新資訊	出席會議及／或研討會
Non-executive Directors	非執行董事		
Mr. IP Man Tin, David (<i>Chairman</i>)	葉漫天先生(主席)	✓	✓
Dr. SZE Ping Fat	施炳法博士	✓	✓
Executive Directors	執行董事		
Ms. CHENG Wai Ling, Annie	鄭偉玲女士	✓	✓
Mr. CHENG Wai Lun, Andrew	鄭偉倫先生	✓	✓
Independent non-executive Directors	獨立非執行董事		
Mr. CHAN Tsun Choi, Arnold	陳進財先生	✓	✓
Mr. POON Kai Tik	潘啟迪先生	✓	✓
Mr. HUI Man Ho, Ivan	許文浩先生	✓	✓

CORPORATE GOVERNANCE REPORT

企業管治報告

Company secretary

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

The Company has not appointed an external service provider to act as company secretary.

Independent Professional Advice

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

Chairman and Management

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

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

Two of the independent non-executive Directors during the year, namely Mr. CHAN Tsun Choi, Arnold and Mr. HUI Man Ho, Ivan possess the appropriate professional accounting experiences and expertise. The Board membership is covered by professionally qualified and widely experienced personnel with a view to bringing in valuable contribution and different professional advice and consultancy for the development of the Company. Over one-half of the Board members have recognised legal, professional securities and/or accounting qualifications.

公司秘書

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

本公司並無委任外聘服務供應商出任公司秘書。

獨立專業意見

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

主席及管理層

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

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

年內兩名獨立非執行董事陳進財先生及許文浩先生均具備適當之專業會計經驗及專業知識。董事會成員包括具有專業資格及豐富經驗之人士，藉以為本公司帶來寶貴之貢獻，以及就本公司之發展提供各類專業建議及意見。逾一半董事會成員擁有法律、認可專業證券及／或會計資格。

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

- regular Board meetings focusing on business strategy, operational issues and financial performance;
- active participation on the boards of subsidiaries and associate;
- approval of annual budgets for each operating company covering strategy, financial and business performance, key risks and opportunities;
- monitoring the quality, timeliness, relevance and reliability of internal and external reporting;
- reviewing of the compliance with the CG Code;
- monitoring and managing potential conflicts of interest of management, Board members and shareholders, including misuse of corporate assets and abuse in related party transaction;
- ensuring processes are in place to maintain the overall integrity of the Company, including financial statements, relationships with suppliers, customers and other stakeholders, and compliance with all laws and ethics; and
- reviewing of the effectiveness of the risk management and internal control systems of the Company through the Audit Committee.

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

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

- 定期召開董事會會議，專注於業務策略、營運事宜及財務表現；
- 積極參與附屬公司及聯營公司之董事會；
- 為每家經營公司審批週年預算，涵蓋策略、財務及業務表現、主要風險及機會；
- 監察內部及外部報告之素質、適時性、相關性及可靠性；
- 檢討符合企業管治守則之情況；
- 監察及管理管理層、董事會成員與股東之間可能出現之利益衝突，包括誤用企業資產及濫用關聯方交易；
- 確保訂有程序維持本公司之整體行事持正，包括財務報表，與供應商、客戶及其他股權持有人之關係，以及遵守所有法例及操守規定；及
- 透過審核委員會檢討風險管理及內部監控系統之成效。

為讓本公司董事可履行彼等之責任，現已有合適之組織架構，清楚界定責任及權限。

Board Committees

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

Audit Committee

The Company has established an Audit Committee according to "A Guide for the Formation of an Audit Committee" published by the Hong Kong Institute of Certified Public Accountants. In accordance with the requirements of the CG Code, the terms of reference of the Audit Committee were revised and approved on 18 July 2005, 16 March 2012 and 31 March 2016 to comply with the provisions set out in the CG Code. The primary duties of the Audit Committee are:

- (a) to review and supervise the financial reporting system and internal control procedures, review of the relationship with the auditors and financial information of the Group.
- (b) to report to the Board any suspected fraud and irregularities and suspected infringements of laws, rules and regulations which come to its attention and are of sufficient importance to warrant the attention of the Board.

The revised terms of reference, explaining its role and the authority delegated to it by the Board are available for inspection on request at the Company's principal place of business in Hong Kong.

As of 31 March 2025, the Audit Committee of the Company is comprised of three independent non-executive Directors, namely Mr. CHAN Tsun Choi, Arnold, Mr. POON Kai Tik and Mr. HUI Man Ho, Ivan. It is chaired by Mr. CHAN Tsun Choi, Arnold. It reports directly to the Board and reviews matters within the scope of audit, such as financial statements and internal controls, to protect the interests of the Company's shareholders.

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

董事委員會

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

審核委員會

本公司已根據香港會計師公會編撰之「成立審核委員會指引」成立審核委員會。根據企業管治守則之規定，審核委員會之職權範圍已於二零零五年七月十八、二零一二年三月十六日及二零一六年三月三十一日修訂及獲批准，以符合企業管治守則所載之條文規定。審核委員會之主要職責：

- (a) 審閱並監管本集團之財務申報程序及內部監控程序、審閱與核數師之關係及本集團之財務資料。
- (b) 向董事會報告任何可疑的欺詐和違規行為以及涉嫌違反法律、規則和規章的行為，這些行為引起其注意並且足夠重要，足以引起董事會的注意。

職權範圍之修訂條款、其職責之闡釋及董事會賦予之權力於本公司於香港之主要營業地點可供查閱。

截至二零二五年三月三十一日，本公司審核委員會成員包括三名獨立非執行董事，即陳進財先生、潘啟迪先生及許文浩先生，由陳進財先生擔任主席。審核委員會直接向董事會匯報，並檢討審核範圍以內之事宜，例如財務報表及內部監控，以保障本公司股東之權益。

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

Set out below is the summary of work done in financial year 2025:

- to review the interim financial report and annual financial statements;
- to review effectiveness of the internal control system, financial controls and risk management system;
- to review auditors' statutory audit plan and letters of representation;
- to consider and approve audit fees and audit work;
- to ensure that the internal audit function is adequately resourced and has appropriate standing within the Company;
- to review of continuing connected transactions and annual cap;
- review of the internal audit review reports prepared by the internal audit function and discuss the risk management and internal control issues of the Group;
- to undertake review of the 2025 internal audit plan; and
- to perform review of the updated reports on substantiation of the resources, qualifications and experience of staff of the Group's accounting, internal audit and financial reporting functions and their training programmes and budget, with a recommendation to the Board for approval.

Based on the review conducted by the audit committee, the Board considers that the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function are adequate.

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

The Audit Committee held 2 meetings during the year. Details of individual attendance of its members are set out in the table above.

Remuneration Committee

As at 31 March 2025, the Remuneration Committee is comprised of independent non-executive Directors Mr. POON Kai Tik, Mr. CHAN Tsun Choi, Arnold and Mr. HUI Man Ho, Ivan and an executive Director, Ms. CHENG Wai Ling, Annie. Mr. POON Kai Tik is appointed as chairman of the Remuneration Committee. The Committee shall meet not less than once every year. The terms of reference of the Remuneration Committee have been reviewed with reference to the CG Code.

以下列載於二零二五年財政年度之工作概要：

- 審閱中期財務報告及全年財務報表；
- 檢討內部監控系統、財務控制及風險管理系統是否有效；
- 審閱核數師之法定審核計劃及聲明函件；
- 考慮及批准核數費用及審核工作；
- 確保內部審核功能獲得足夠資源運作，並且在本公司內具有適當地位；
- 審閱持續關連交易及年度上限；
- 審閱由內部審核功能編製的內部審核報告，並討論了本集團的風險管理和內部監控問題；
- 進行審閱二零二五年內部審核計劃；及
- 審閱及建議董事會批准就本集團會計、內部審核及財務匯報職能方面的資源、員工資歷及經驗，以及有關員工所接受的培訓課程及預算是否足夠之更新報告。

根據審核委員會進行的審閱，董事會認為公司會計和財務報告職能的資源、員工資格和經驗、培訓計畫和預算是足夠的。

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

年內，審核委員會曾舉行2次會議。各成員之出席詳情已載於上文。

薪酬委員會

截至二零二五年三月三十一日，薪酬委員會成員包括獨立非執行董事潘啟迪先生、陳進財先生及許文浩先生及執行董事鄭偉玲女士。潘啟迪先生獲委任為薪酬委員會主席。委員會每年舉行最少一次會議。薪酬委員會之權責範圍已參考企業管治守則進行檢討。

CORPORATE GOVERNANCE REPORT

企業管治報告

The principal responsibilities of the Remuneration Committee are to review and consider the Company's policy for remuneration of Directors and senior management, to determine remuneration packages of executive Directors and senior management including benefits in kind, pension rights and compensation payments, and to recommend to the Board remuneration of non-executive Directors and independent non-executive Directors. Set out below is the summary of work of the Remuneration Committee done in financial year 2025:

- to review the remuneration policy for the financial year 2025;
- to review the terms of reference of remuneration of committee;
- to review the policy for the remuneration of the Directors; and
- to review the plausibility of any share option scheme.

The Remuneration Committee held 1 meeting during the financial year ended 31 March 2025. Details of individual attendance of its members are set out in the table above.

Nomination Committee

The Board has established a Nomination Committee on 21 March 2012 which as of 31 March 2025 is comprising of one executive Director, Ms. CHENG Wai Ling, Annie and three independent non-executive Directors, Mr. POON Kai Tik, Mr. CHAN Tsun Choi, Arnold and Mr. HUI Man Ho, Ivan. It is chaired by Mr. POON Kai Tik. The terms of reference of the Nomination Committee, which is available on the Company's website, set out details of the Committee's duties, powers and functions, nomination procedures and the process and criteria adopted for selection and recommendation of candidates for directorship of the Company, summary of which in the financial year 2025 is set out below:

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

薪酬委員會之主要責任為檢討及考慮本公司有關董事及高級管理層薪酬之政策，決定執行董事及高級管理層之薪酬組合（包括實物利益、退休金權利及補償付款），以及向董事會推薦非執行董事及獨立非執行董事之薪酬。以下列載薪酬委員會於二零二五年財政年度之工作概要：

- 檢討二零二五年財政年度之薪酬政策；
- 檢討薪酬委員會之職權範圍；
- 檢討董事之薪酬政策；及
- 檢討任何購股權計劃的合理性。

於截至二零二五年三月三十一日止財政年度，薪酬委員會曾舉行1次會議。各成員之出席詳情已載於上表。

提名委員會

董事於二零一二年三月二十一日成立提名委員會，截至二零二五年三月三十一日由一名執行董事鄭偉玲女士及三名獨立非執行董事潘啟迪先生、陳進財先生及許文浩先生組成，並由潘啟迪先生擔任主席。本公司網站已登載獲採納之提名委員會職權範圍，詳載該委員會職責、權力和職能、挑選及建議合適人選加入本公司董事會之提名程序、過程及準則，其二零二五年財政年度之內容撮要載列如下：

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

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

The Nomination Committee held 1 meeting during the financial year ended 31 March 2025. Details of individual attendance of its members are set out in the table above.

Nomination Policy

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

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

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

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

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

- 物色具備合適資格可擔任董事會成員之人士，並挑選提名有關人士出任董事或就此向董事會作出建議；

- 評核獨立非執行董事之獨立性；及

- 就董事委任或重新委任向董事會作出建議。

於截至二零二五年三月三十一日止財政年度，提名委員會曾舉行1次會議。各成員之出席詳情已載於上表。

提名政策

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

下列因素將在提名委員會評估擬議候選人的適合性時作為參考：

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

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

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

CORPORATE GOVERNANCE REPORT

企業管治報告

Credit Committee

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

Executive Committee

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

Compliance and Risk Steering Committee

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

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

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

Strategy Management Committee

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

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

信貸委員會

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

執行委員會

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

監察及風險督導委員會

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

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

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

策略管理委員會

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

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

Corporate Governance Functions

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

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

企業管治職能

董事會整體負責執行企業管治職責，包括：

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

Internal Control and Risk Management

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

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

The key tasks basically include:

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

內部監控及風險管理

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

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

主要任務基本包括：

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

CORPORATE GOVERNANCE REPORT

企業管治報告

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

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

The Board has received from the Compliance Department a confirmation on the effectiveness of the internal control and risk management systems for the year 2025.

Internal Audit

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

The internal audit department also conducts follow-up of audits to ensure previously identified issues have been duly addressed and corrected.

The Board, through the Audit Committee, reviews the adequacy of resources, training programmes, budget, qualifications and experience of the accounting, internal audit and financial reporting staff in accordance with the requirements of the Listing Rules.

- 就管理層發現有待改善之地方作特別檢討及研究；及

- 本集團之審核委員會審閱外聘核數師、監管機構及管理層所確定之內部監控事項，並評估集團風險管理及內部監控系統之充足性及有效性。

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

董事會已收到監察部門就二零二五年內部監控和風險管理系統有效性的確認函。

內部審核

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

內部審核部還進行審計跟進，以確保之前發現的問題得到妥善處理和糾正。

董事會已根據上市規則之規定透過審核委員會檢討會計、內部審計及財務報告人員的資源、培訓計劃、預算、資格及經驗是否充足。

Dissemination of Inside Information

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

Finance

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

Operation

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

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

Listing Rules Compliance

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

Summary Remarks

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

發佈內幕消息

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

財務

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

營運

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

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

遵守上市規則

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

短評

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

CORPORATE GOVERNANCE REPORT

企業管治報告

External Auditors

Asian Alliance (HK) CPA Limited is the Company's external auditor until the next annual general meeting, when Asian Alliance (HK) CPA Limited will stand for re-appointment.

An analysis of the remuneration paid to Asian Alliance (HK) CPA Limited for the year ended 31 March 2025 (with comparable for 2024) is set out below:

Service rendered for the Group (In HK\$'000)	向本集團提供之服務 (以千港元為單位)	2025	2024
		二零二五年	二零二四年
Audit services	審核服務	720	720
Non-audit services	非審核服務	92	92
		812	812

Going Concern

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

Directors' Responsibility in Preparing the Consolidated Financial Statements

The Directors acknowledge that it is their responsibilities in preparing the consolidated financial statements. The Statements of the Auditors about their reporting responsibilities on the consolidated financial statements is set out in the Independent Auditors' Report on pages 91 to 98.

外聘核數師

久安(香港)會計師事務所有限公司為本公司的外聘核數師直至下屆股東周年大會，屆時久安(香港)會計師事務所有限公司將膺選續聘。

截至二零二五年三月三十一日止年度，就支付予久安(香港)會計師事務所有限公司的酬金(包括二零二四年對比值)載列如下：

持續經營

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

董事編製綜合財務報表之責任

董事知悉彼等有責任編製綜合財務報表。核數師就彼等對綜合財務報表之申報責任作出之聲明已載於第91至98頁之獨立核數師報告。

Communication with Shareholders

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

An AGM held on 22 August 2024, the Chairman of the Board and the representative of external auditors were available to answer questions at the AGM. The chairman of the meeting had explained the procedures of conducting a poll during the meeting. All resolutions were proposed by the Chairman at the AGM and voted separately by way of poll. All the votes cast at the said meeting were properly counted and recorded.

Shareholder's Rights and Investor Relations

The Way for Convening an Extraordinary General Meeting

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

與股東之通訊

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

本公司於二零二四年八月二十二日已舉行一次股東週年大會，董事會主席及外聘核數師代表均有出席股東週年大會以回答本公司各股東之提問。大會主席於大會期間已解釋進行投票之程序。於股東週年大會上提呈之所有決議案均以獨立投票方式表決。於股東大會上點算之所有票數已適當點算及記錄。

股東權利

召開股東特別大會之方式

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

ABOUT THIS REPORT

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

This Report was prepared pursuant to the disclosure requirements as set out in the “Environmental, Social and Governance Reporting Guide” contained in Appendix C2 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong (the “ESG Guide”).

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

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

The Company has complied with the “comply or explain” provisions set out in the ESG Guide for the Reporting Period.

For information regarding the Group’s financial performance and corporate governance, please refer to the Group’s annual report. The Group reviewed, identified, and disclosed herein the material environmental and social issues and aspects, which are considered to have significant impacts and are relevant to the Group’s business and stakeholders during the Reporting Period.

The Group has responsibility to maximize shareholder returns, and this is aligned with the objective to provide clients with the best service and platforms. This is achieved not only through the Group having financial strength but also through investing in its employees and wider social practices.

關於本報告

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

本報告乃根據香港聯合交易所有限公司證券上市規則附錄C2所載「環境、社會及管治報告指引」（「環境、社會及管治報告指引」）披露要求所編製。

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

本集團主要從事提供廣泛的金融服務，包括證券經紀、期貨經紀、證券孖展融資、貸款融資、企業融資顧問、資產管理、房地產投資及貴金屬買賣。

報告期內，公司已遵守環境、社會及管治報告指引所載的「不遵守就解釋」的規定。

有關本集團財務表現及企業管治的資料，請參閱本集團年報。本集團在報告期內審閱、識別並披露了被認為對本集團的業務和權益持有人有重大影響和相關的重大環境和社會問題和層面。

本集團有責任使股東回報最大化，這與為客戶提供最佳服務和平臺的目標一致。這不僅是通過集團擁有的財務實力實現，還通過投資於其員工和更廣泛的社會實踐來實現。

STATEMENT OF THE BOARD

The Board of Directors (the “Board”) acknowledged the responsibility for monitoring and managing ESG-related risks and the effectiveness of the ESG management system. The Board reviews and discusses the goals and targets under the ESG initiatives to optimise efficient use of resources and to minimise the impact on the environment and natural resources from the Group’s operation annually.

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

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

Governance Structure

The Group acknowledges the importance of ESG commitment and it takes ESG into consideration in its decision-making process. The Group has developed an ESG governance structure to integrate ESG into its business operations and align ESG governance with its strategic growth. The ESG governance structure is divided into two components, namely the Board and Functional Department.

Board:

- Responsible for the overall decision-making, overseeing the formulation, administration, monitoring the ESG matters daily, and assessment of the ESG system.

Functional Department:

- Responsible for the execution of implemented measures to achieve the set strategies and targets.

董事會聲明

董事會（「董事會」）認同監察及管理環境、社會及管治相關風險的責任及環境、社會及管治管理系統的有效性。董事會每年審視及討論環境、社會及管治措施的目的及目標，以優化善用資源並降低本集團營運對環境及天然資源的影響。

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

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

管治結構

本集團確認環境、社會及管治承諾的重要性，並在其決策過程中考慮環境、社會及管治。本集團已制定環境、社會及管治的結構，將環境、社會及管治融入其業務運營及使環境、社會及管治與本集團戰略增長保持一致。環境、社會及管治架構分為董事會和職能部門兩部分。

董事會：

- 負責整體決策、監督制定、行政、管理環境、社會及管治報告事務日常監控及環境、社會及管治報告體系的評估。

職能部門：

- 負責執行已實施的措施以實現既定戰略和目標。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

REPORTING STANDARDS AND PRINCIPLES

Objectives:

The Group is committed to be a successful operator in its business activities, bringing returns to its investors and stakeholders, providing a healthy and safe working environment to its employees, and helping to extend sustainable development and betterment for the Group and local communities at large.

Scope:

This Report has been prepared in accordance with ESG Guide and the Group has complied with the “comply or explain” provision in the Listing Rules.

In preparing this Report, the Group has adopted the international standards and emission factors specified in the guidance materials on ESG issued by Stock Exchange for computing the relevant key performance indicators (“KPIs”), and there is no change from previous year in the way the ESG Report has been prepared.

The application of materiality is detailed in the section headed “Materiality Assessment” of this Report.

Whilst the Group has operations and business activities in Hong Kong, Macau and the PRC, majority of the activities and contribution come from Hong Kong, and thus this Report is primarily addressed to the Hong Kong aspects and exposure.

Divided into two parts, the first part of the ESG Report highlights the environmental initiatives carried out by the Group, whereas the latter part elaborates on the social impact brought by the Group primarily in Hong Kong, during the Reporting Period.

This Report set out the work we have done in the past and the future plans for business sustainability.

報告準則及原則

目標：

本集團致力於成為其業務活動中的成功運營商，為投資者和權益持有人帶來回報，為員工提供健康及安全的工作環境，並幫助擴大本集團和當地社區的可持續發展和改善。

範圍：

本報告乃根據環境、社會及管治報告指引編制及本集團已遵守上市規則中「不遵守就解釋」的條文。

在編制本報告時，本集團採用聯交所發布的環境、社會及管治報告指引材料中規定的國際標準和排放因數計算相關關鍵績效指標（「關鍵績效指標」），與上年環境、社會及管治報告之編制相比並無變化。

重要性的應用詳見本報告「重要性評估」一節。

雖然本集團在香港、澳門及中國有營運及業務活動，但大部分活動及貢獻均來自香港，因此本報告主要針對香港方面及風險。

環境、社會及管治報告分為兩部分，第一部分重點介紹本集團於報告期間所採取的環保措施，而後一部分則詳細闡述本集團於報告期內主要在香港帶來的社會影響。

本報告闡述了我們過去所做的工作以及未來業務可持續發展的計劃。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Reporting Principles:

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

報告原則：

本集團已依照以下報告原則編製本報告：

- **Materiality:** Important and relevant information to stakeholders on different ESG aspects is covered in the Report. A materiality assessment was conducted to determine material ESG issues with results approved by the Board.
- **Quantitative:** The relevant standards, methodologies and assumptions used to prepare the quantitative information are disclosed, as appropriate. Quantitative information (KPIs and comparative figures) is provided with narrative and comparative figures, where possible.
- **Consistency:** Consistent statistical methodologies are used to prepare and present ESG data in the Report, unless otherwise specified, to allow for meaningful comparisons. In case of any changes in the reporting scope or methodologies they shall be explained for the reference of stakeholders.
- **Balance:** The information is presented without the inappropriate use of selections, omissions or other forms of manipulation that would influence a decision or judgement by the reader. The Group's performance has been presented in an unbiased manner.
- **重要性：** 本報告涵蓋於不同環境、社會及管治層面對權益人而言屬重要且相關的資料。已進行重要性評估以釐定重要環境、社會及管治事宜，且評估結果獲董事會批准。
- **量化：** 用於編製量化資料的相關標準、方法及假設已於合適情況披露。在可能情況下，通過敘述及比較數字提供量化資料（關鍵績效指標及比較數字）。
- **一致性：** 除另有指明外，本報告使用一致的統計學方法編製及呈列環境、社會及管治數據，以便進行有意義的比較。報告範圍或方法如有變化，應予以說明，供權益持有人參考。
- **平衡：** 資料的呈列並無不恰當地使用影響讀者決策或判斷的選擇、遺漏或其他形式的操縱。本集團的業績已以公正的方式呈現。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

REPORTING PERIOD AND BOUNDARY

This Report demonstrates the Group's sustainability initiatives during the reporting period from 1 April 2024 to 31 March 2025 (the "Reporting Period"). There was no material change to the methods or KPIs used by the Group in the years ended 31 March 2025 and 2024. The Group did not have any reporting boundaries for this Report.

ESG STRATEGY

The Group recognizes that effective management of climate-related risks and leveraging sustainability opportunities are critical to safeguarding cash flow stability, securing favorable access to finance, and optimizing capital costs in the evolving regulatory and investment landscape.

The Group has the following expectations of the effect on our cash flows, access to finance or cost of capital by the climate-related risks and opportunities over the short, medium or long term.

Short-term –

- **Transition Risk:** Increasing regulatory requirements in Hong Kong regarding climate disclosures and sustainable finance (e.g., SFC's ESG initiatives) could lead to higher compliance costs for the Group. Failure to align with ESG expectations may affect investor confidence, limiting access to finance and marginally increasing the cost of capital.
- **Reputation Risk:** Rising awareness among clients and stakeholders about climate change could create reputational risk if our Group is perceived as lagging behind in ESG practices, potentially impacting cash flows from its asset management and financial services businesses.

報告期及範圍

本報告闡述本集團於二零二四年四月一日至二零二五年三月三十一日報告期間（「報告期」）的可持續發展措施。本集團於截至二零二五年及二零二四年三月三十一日止年度所用的該等方法或關鍵績效指標並無重大變動。本集團並無就本報告制訂任何報告範圍。

環境、社會及管治策略

本集團認識到有效管理氣候相關風險並善用可持續發展機遇對於在不斷變化的監管及投資環境中維持現金流穩定、確保有利的融資渠道及優化資本成本具有關鍵性作用。

因此，本集團就氣候相關風險與機遇在短期、中期及長期內，對現金流、融資能力及資本成本可能產生的影響有以下預期。

短期 –

- **轉型風險：** 香港在氣候資訊披露及可持續金融方面的監管要求日益嚴格（如證監會的環境、社會及管治措施），或將導致本集團面臨更高的合規成本。若未能符合市場對環境、社會及管治的期望，可能削弱投資者信心，從而限制本集團的融資渠道，並輕微推高資本成本。
- **聲譽風險：** 隨著客戶及持份者對氣候變化的關注日益提高，若本集團在環境、社會及管治實踐方面被視為落後，可能帶來聲譽風險，進而影響資產管理及金融服務業務的現金流表現。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Medium-term –

- **Transition and Market Risk:** As the financial market increasingly favours ESG-compliant institutions, the ability of our Group to access lower-cost financing could be challenged if ESG performance does not meet evolving investor standards. Meanwhile, new sustainable investment products could provide opportunities to capture emerging demand, positively impacting cash flows.

- **Physical Risk:** Although relatively low, there remains a risk that more frequent extreme weather events (e.g., typhoons, flooding) could disrupt the office operations or IT infrastructure, potentially causing short-term cash flow disruptions.

Long-term –

- **Strategic Opportunity:** By integrating climate considerations into investment advisory and wealth management services, our Group could attract ESG-conscious clients, enhancing revenue streams and strengthening market positioning. Access to green financing initiatives or government support for sustainable finance could also lower future financing costs.

- **Chronic Physical Risk:** Over the long term, chronic climate risks such as rising temperatures could necessitate further investment in resilient IT infrastructure and energy-efficient facilities, leading to moderate capital expenditure but securing long-term operational stability.

中期 –

- **轉型風險與市場風險：**隨著金融市場日益傾向支持符合環境、社會及管治標準的機構，若本集團的環境、社會及管治表現未能達致不斷演變的投資者標準，其獲取低成本融資的能力或將面臨挑戰。與此同時，新興的可持續投資產品亦為本集團帶來拓展新興市場需求的機遇，從而對現金流產生正面影響。

- **實體風險：**雖然風險程度相對較低，但日益頻繁的極端天氣事件（如颱風及水浸）仍有可能對本集團的辦公營運或資訊科技基礎設施構成干擾，並可能導致短期現金流出現波動。

長期 –

- **策略機遇：**透過將氣候因素納入投資顧問及財富管理服務中，本集團有望吸引重視環境、社會及管治的客戶，拓展收入來源，並進一步鞏固市場定位。此外，參與綠色融資項目或獲得政府於可持續金融方面的支持，亦有助降低未來的融資成本。

- **長期實體風險：**從長遠來看，氣候變化所帶來的慢性實體風險（如氣溫上升）可能需本集團進一步投資於具韌性的資訊科技基礎設施及節能設施，雖將帶來一定程度的資本開支，但有助確保長期營運穩定性。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Climate-Related Risks, Opportunities, and Strategic Resilience

氣候相關風險、機遇與策略韌性

Current and Anticipated
Effects on Business
Model and Strategy:

Climate-related risks and opportunities are increasingly shaping the Group's business model, value chain, and strategic decision-making. In the short to medium term, enhanced regulatory frameworks around sustainable finance and heightened stakeholder expectations are expected to influence product development, investment advisory services, and operational processes.

The Group is progressively incorporating ESG considerations into its client offerings, risk assessments, and operational practices to remain competitive and compliant.

Qualitative and
Quantitative Financial
Effects:

Qualitatively, the Group anticipates moderate increases in operational costs driven by compliance and reporting obligations linked to climate disclosures. However, these costs are expected to be offset by new revenue streams derived from sustainable investment products and advisory services.

Quantitatively, based on internal assessments, ESG-aligned financial services could contribute an estimated 5–10% uplift in total fee-based income over the medium term. Conversely, the absence of proactive ESG integration could marginally increase the Group's weighted average cost of capital (WACC) by 0.2–0.5% over the next five years, driven by investor and financing market expectations.

Strategy and Business
Model Resilience:

The physical risks such as increased frequency of extreme weather events are projected to have minimal direct operational impact but could affect broader market volatility, indirectly influencing investment income streams.

對業務模式及策略的現時與預期影響：氣候相關風險與機遇正日益塑造本集團的業務模式、價值鏈及策略決策。短至中期內，與可持續金融相關的加強監管框架，以及持份者對企業責任的期望提升，預計將對本集團的產品開發、投資顧問服務及營運流程產生影響。

本集團正逐步將環境、社會及管治因素納入客戶產品設計、風險評估及營運實務之中，以維持競爭力並確保符合法規要求。

定性與定量的
財務影響：

在定性方面，本集團預期因應氣候資訊披露相關的合規及報告要求，將導致營運成本出現適度上升。然而，此部分成本預計將透過可持續投資產品及相關顧問服務所帶來的新收入來源所抵銷。

在定量方面，根據本集團內部評估，環境、社會及管治對齊的金融服務中期內有望為整體以費用為基礎的收入貢獻約5–10%的增幅。相反，若缺乏積極的環境、社會及管治融合策略，則可能因投資者及融資市場期望推動，導致本集團加權平均資本成本(WACC)於未來五年內上升約0.2–0.5%。

策略與業務
模式的韌性：

實體風險方面，如極端天氣事件頻率上升，雖預計對本集團直接營運影響有限，但可能加劇整體市場波動，從而間接影響本集團的投資收益表現。

STAKEHOLDER ENGAGEMENT

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

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

The Group acknowledges the importance of intelligence gained from the stakeholders' insights, inquiries and continuous interest in the Group's business activities. The Group has identified key stakeholders that are important to the Group's business and established various channels for communication.

The following table provides an overview of the Group's key stakeholders, and various platforms and methods of communication used to reach, listen and respond.

權益人參與

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

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

本集團認同自權益人對本集團業務活動之見解、查詢及持續關注所得資料之重要性。本集團已識別對本集團業務而言屬重要之主要權益人，並設立多種溝通渠道。

下表提供本集團主要權益人以及用於接觸、聆聽及回應的各種溝通平台及方式的概要。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Key stakeholders 主要權益人	Main concerns 主要關注事項	Channels for communication/feedback 溝通／反饋渠道
Regulatory bodies 監管機構	- Legal compliance - Anti-corruption and anti-money laundering	- Policies and regulations updates - On-site investigations - Formal correspondence - Tele-communication - Compliance Reports - Training focus groups and other events - 政策及法規更新 - 現場調查 - 正式信函 - 電子通信 - 合規報告 - 培訓重點小組和其他活動
Shareholders and Investors	- Operation performance - Risk management	- Company website - Annual general meeting and other general meetings - Public reports - Corporate communication including announcements, circular to shareholders, interim and annual reports
股東及投資者	- 經營業績 - 風險管理	- 公司網站 - 股東週年大會及其他股東大會 - 公開報告 - 企業通訊，包括公告、致股東的通函、中期報告和年度報告
Customers 客戶	- Customer relationship - Responsible investment - Risk management	- Physical meeting and reviews - Telephone/E-mails - Surveys - Conferences - 實體會議和審查 - 電話／電子郵件 - 問卷 - 會議
Employees 員工	- Long-term career development - Health and safety - Remuneration and benefits - Staff training	- Regular management & staff meeting - Recreational and volunteer activities - Internal policy circulation - Performance evaluation - Seminars and briefing sessions - 常規管理及員工會議 - 娛樂及志願活動 - 內部政策傳達 - 表現評估 - 研討會及簡報會
Community 社區	- Community service - 公益服務	- Staff volunteer activities - Sponsorships and donations - 員工義工活動 - 贊助和捐贈

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

MATERIALITY ASSESSMENT

The Group has adopted the principle of materiality in the ESG reporting by understanding the key ESG issues that are important to the business of the Group. All the key ESG issues and KPIs are reported in the Report according to the recommendations of the ESG Guide.

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

Step 1: Identification – Industry Benchmarking

- Relevant ESG areas were identified through the review of relevant ESG reports of the local and international industry peers. The Group has adopted the international standards and emission factors specified in the guidance materials on ESG issued by Stock Exchange for computing the relevant KPIs.
- The materiality of each ESG area was determined based on the importance of each ESG area to the Group through internal discussion of the management and the recommendation of the ESG Guide.

Step 2: Assessment – Materiality Evaluation

- The Group determined material ESG issues, the Group evaluated each issue across two dimensions: its financial risks and opportunities for the Group, and its broader economic, environmental, and social impact. The Board's input was also incorporated into this assessment.

Step 3: Prioritisation – Stakeholder Engagement

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

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

重要性評估

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

本集團已透過以下步驟評估環境、社會及管治方面的重大性及重要性：

步驟一：識別－行業基準

- 透過審查當地及國際同業的相關環境、社會及管治報告，確定相關的環境、社會及管治範疇。本集團已採用聯交所發布的環境、社會及管治報告中指引材料中規定的國際標準和排放因數計算相關關鍵績效指標。
- 根據各個環境、社會及管治範疇對本集團的重要性，透過管理層的內部討論及環境、社會及管治報告指引的建議，釐定各個環境、社會及管治範疇的重要性。

步驟二：評估－重要性評估

- 本集團根據「每項議題對集團的財務風險和機遇」和「每項議題對環境、社會及管治的影響」兩個維度，以及參考董事會的意見綜合審視各議題的重要性，共得到項重要環境、社會及管治議題。

步驟三：排序－權益人參與

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Step 4: Monitor – Portfolio Oversight

- The Board and senior management periodically review climate-related risks as part of the Group's enterprise risk reviews. Responsibility for ESG oversight is embedded within the Group's risk and compliance functions.
- The Group assessed climate exposure within our investment and lending activities, with an emphasis on carbon-intensive sectors. The Group is working towards integrating ESG considerations into due diligence, client onboarding, and long-term portfolio strategies.

Step 5: Validation – Determining Material Issues

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

Based on the results of the assessment, the Board will review the Company's longer-term strategy for addressing specific sustainability issues and explore future opportunities for improving the sustainability performance and reporting.

步驟四：監察－投資組合監管

- 本集團的董事會及高級管理層定期於企業風險檢討過程中審視氣候相關風險，並已將環境、社會及管治監督職能納入風險管理及合規職能架構之中。
- 本集團已對投資及放貸活動中所涉氣候風險進行評估，並特別關注高碳排放行業。本集團正逐步將環境、社會及管治因素整合至盡職審查、客戶開戶流程及長期投資組合策略之中。

步驟五：確認－釐定重大議題

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

根據評估結果，董事會將審閱公司解決具體可持續發展問題的長期策略，並探索未來改進可持續發展績效和報告的機會。



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The following matrix is a summary of the Group's material ESG topics included in this Report:

已進行重要性評估識別該等議題。以下矩陣為本報告所載本集團的重大環境、社會及管治議題概要：



Materiality Issues Topics of 2025:

二零二五年重要性議題：

- | | |
|--|-------------|
| 1. Services Responsibility | 1. 服務責任 |
| 2. Safeguard Client Assets | 2. 保障客戶資產 |
| 3. Data Privacy Protection | 3. 資料隱私保護 |
| 4. Health and Safety | 4. 健康與安全 |
| 5. Recruitment, Promotion and Remuneration | 5. 招聘、晉升及薪酬 |
| 6. Labour Standards | 6. 勞工準則 |
| 7. Development and Training | 7. 發展及培訓 |
| 8. Climate Change | 8. 氣候改變 |
| 9. Diversity and Equal opportunities | 9. 多元化和平等機會 |
| 10. Anti-corruption | 10. 反貪污 |
| 11. Community Investment | 11. 社區投資 |
| 12. Risk Management | 12. 風險管理 |
| 13. Supply Chain Management | 13. 供應鏈管理 |
| 14. Emissions | 14. 排放物 |
| 15. Use of Resources | 15. 資源使用 |
| 16. Waste Management | 16. 廢棄物管理 |

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

STAKEHOLDER FEEDBACK

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

A. ENVIRONMENTAL ASPECTS

Overview

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

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

In summary, the Group has continued with its environmental policies and strategies in developing a sustainable business by undertaking initiatives on resources conservation and environmental protection, as well as saving operating costs.

The Group has taken an active role to ensure a sustainable and environmentally friendly processes by complying with all related international and local laws and standards. When carrying out operational activities, the Group has assumed social responsibilities and initiatives to prevent pollution, reduce wastes and minimize negative impact to the environment, and save energy, water, and other resources.

權益人的反饋

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

A. 環境層面

概覽

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

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

總而言之，本集團繼續貫徹其環境政策及策略，致力發展可持續發展業務，致力節約資源及保護環境，並節省營運成本。

本集團通過遵守所有相關的國際和當地法律及標準，積極確保可持續和環保的流程。在開展經營活動時，本集團承擔了社會責任和舉措，以防止污染、減少廢物和盡量減少對環境的負面影響，並節約能源、水和其他資源。

A1. EMISSIONS

Air Pollutant Emissions

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

A1. 排放物

空氣污染物排放

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

Type of air pollutants	空氣污染物類別	Unit 單位	2025 二零二五年	2024 二零二四年
Nitrogen oxides (NO _x)	氮氧化物(NO _x)	kg 公斤	1.30	1.74
Sulphur dioxide (SO ₂)	硫氧化物(SO ₂)	kg 公斤	0.22	0.03
Particulate matter (PM)	懸浮顆粒(PM)	kg 公斤	0.10	0.13

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Greenhouse Gas (“GHG”) Emissions

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

溫室氣體 (「溫室氣體」) 排放

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

Type of air pollutants	空氣污染物類別	Unit 單位	2025 二零二五年	2024 二零二四年	2023 二零二三年
Scope 1 ¹	範圍1 ¹	tonnes of CO ₂ -e 公噸二氧化碳當量	3.5	4.7	7.2
Scope 2 ²	範圍2 ²	tonnes of CO ₂ -e 公噸二氧化碳當量	37.7	76.9	79.6
Scope 3 ³	範圍3 ³	tonnes of CO ₂ -e 公噸二氧化碳當量	7.6	7	7.8
Total GHG Emission	溫室氣體總排放量	tonnes of CO ₂ -e 公噸二氧化碳當量	48.9	88.6	94.6
GHG Intensity	溫室氣體密度	tonnes of CO ₂ -e/employee 公噸二氧化碳當量／僱員	1.36	2.33	2.49

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

¹ 範圍1：來自本集團擁有或控制的來源的直接排放。

² Scope 2: Indirect emissions from the generation of purchased electricity consumed by the Group.

² 範圍2：來自本集團所消耗的購入電力產生的間接排放。

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

³ 範圍3：包括本集團價值鏈中產生之所有其他間接排放。

Statistics shows that the Group's manages to reduce the GHG emissions (including this Reporting Period). Hence, the Group's commitment for reduction or at least maintaining GHG emissions at a stable level on the coming "3-year" direction is reasonable and achievable.

Sewage Discharge

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

Hazardous and Non-hazardous Wastes

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

Due to the nature of office operation, non-hazardous waste can be classified into two categories, including domestic waste generated from the daily operation and recyclable waste.

The Group strives to reduce the amount of non-hazardous waste generated (mainly used papers and office utensils generated from general office) by inter alias, ensuring collection of them by the cleaning workers of the building management office on a daily basis and strengthening the environmental awareness of employees by introducing various waste reduction measures and education as mentioned in the section "Use of Resources" of this Report. The Group aims to reduce or maintain the current non-hazardous consumption at a stable level in the next 3 years as compared to this Reporting Period.

數據顯示，本集團（包括本報告期）實現溫室氣體減排。因此，本集團承諾在接下來的「三年」方向上減少或至少維持溫室氣體排放量在穩定水準是合理且可實現的。

污水排放

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

有害及無害廢棄物

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

鑒於辦公室營運的性質，無害廢棄物可分為兩類，包括日常營運及可回收廢棄物所產生之生活垃圾。

本集團致力減少無害廢物產生量（主要是一般辦公室產生已使用的紙張和辦公用具）除其他外，確保大廈管理辦公室的清潔工每天收集可回收廢棄物。如本報告「資源使用」一節所述，本集團致力減少無害廢棄物產生量，並透過採取各種減廢措施及教育提高僱員的環保意識。與本報告期相比，本集團旨在於未來3年將目前的無害廢棄物消耗量減少或維持於穩定水平。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The non-hazardous waste generated by the Group during the Reporting Period was as follows:

於報告期，本集團產生的無害廢棄物如下：

Type of waste	廢棄物類別	Unit 單位	2025 二零二五年	2024 二零二四年	2023 二零二三年
Non-hazardous waste	無害廢棄物	tonnes 公噸	1.65	1.48	1.53
Non-hazardous waste intensity	無害廢棄物密度	tonnes/employee 公噸／僱員	0.05	0.04	0.04

Continuous improvement the current 3-year base is demonstrated, which is expected to be the trend for the coming “3-year” base.

最近3年基數的持續改善體現出來，預期成為未來「3年」基數的趨勢。

Summary Observations

Whilst the Board believes that the activities of the Group do not materially contribute to pollution or cause material damage to the environment, nevertheless the Group has taken all practicable steps to meet statutory requirements and minimize its impacts on the environment and encourages its employees to conserve energy, minimize waste and recycle work materials.

總結觀察

雖然董事會認為本集團的活動不會對環境造成重大污染或造成重大損害，但本集團亦已採取一切可行措施以滿足法定要求並盡量減少對環境的影響，並鼓勵其員工節約能源，最大限度地減少浪費並回收工作材料。

As of 31 March 2025, there has been no violation by the Group of applicable law and regulations relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.

截至二零二五年三月三十一日，集團沒有違反與空氣和溫室氣體排放、水和土地排放以及產生危險和無害廢物有關的適用法律法規。



A2. USE OF RESOURCES

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

Energy consumption

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

- Promote the green office concept in the workplace to save electricity consumption.
- Set up the temperature of air-conditioner according to seasonal changes.
- Switch off lights and equipment after work, during lunch break or during the time working outside the office and wherever possible.
- Energy-efficient office equipment is always preferred in making purchase decisions.

A2. 資源使用

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

能源耗用

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

- 在工作場所推廣綠色辦公理念以節省電力消耗。
- 根據季節變化設置空調溫度。
- 在工作後、午休時間或在辦公室外工作的時間內，盡可能關閉燈光及設備。
- 在決定購置設備時總會首選節能辦公設備。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Water consumption

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

Paper consumption

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

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

Use of packaging material

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

耗水

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

耗紙

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

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

使用包裝材料

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



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

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

於報告期，本集團的資源總消耗量按類別劃分如下：

Type of energy	能源類別	2025 二零二五年	2024 二零二四年	2023 二零二三年	
Energy consumption	能源耗用				
Purchased electricity	購入電力	129,234	126,660	114,542	kWh 千瓦時
Petrol	汽油	17,413	23,270	35,300	kWh 千瓦時
Total energy consumption	能源總消耗量	146,647	149,930	149,842	kWh 千瓦時
Energy intensity	能源密度	3,570	3,945	3,943	kWh/ employee 千瓦時／僱員
Water consumption	耗水				
Water	水	318	376	633	m ³ 立方米
Water intensity	用水密度	8.83	9.89	16.7	m ³ /employee 立方米／僱員
Paper consumption	耗紙				
Paper	紙張	1.65	1.48	1.53	tonnes 公噸
Paper intensity	耗紙密度	0.05	0.04	0.04	tonnes/ employee 公噸／僱員

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

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

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

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

Summary Observations

The positive results on effective use of resources are attributable among others the proper execution of the policy directives on the matter, which in general include: -

- Staff being encouraged to travel on public transport facilities as far as practicable;
- Use of video and telephone conferencing as much as possible to reduce travelling;
- Increasing electronic storage of documents rather than retention of hard paper copies;
- Encouraging employee to avoid leaving taps running when lathering hands with soaps and report any leaks to prevent water wastage;
- Reduction in paper usage through double sided printing and copying and using recycling paper;
- Electronic distribution of reports, contract notes, etc., to reduce paper consumption;
- Recycling of waste wherever possible; and
- Using more energy saving LED lights and switching off idle lightings and electrical appliance.

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

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

總結觀察

有效使用資源的積極成果除其他外歸因於正確執行有關此事的政策指示，一般包括：-

- 鼓勵員工盡可能乘坐公共交通工具出行；
- 盡可能使用視頻和電話會議，減少出差；
- 增加檔的電子存儲，而不是保留紙質副本；
- 鼓勵員工在用肥皂洗手時避免讓水龍頭開著，並報告任何洩漏情況以防止水資源浪費；
- 通過雙面列印和復印以及使用回收紙減少用紙量；
- 報告、合同單據等電子化分發，減少紙張消耗；
- 盡可能回收廢物；及
- 使用更多節能LED燈，關掉閒置的照明和電器。

A3. THE ENVIRONMENT AND NATURAL RESOURCES

The Board understands that implementing environmental protection can reduce operational risk and increase business opportunities. Regarding the business nature of the Group (which is primarily an office-based operations), the Board is not aware of any significant impact of the business activities on the environment and natural resources. Despite this, the Board uses the best to endeavour to lead the Group to consistently improve environmental performance by implementing the aforementioned waste reduction measures, and resource-saving initiatives – the "reduce", "reuse" and "recycle" concepts. The Group will continue to seek opportunities to further reduce emissions and resources consumption with the aim to reduce the impacts on the environment and natural resources to minimal.

A4. CLIMATE CHANGE

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

Consideration has been taken into account the potential climate-rated risks in respect of the recommendations of the Task Force on Climate-related Financial Disclosure, being Physical Risks, represented by Acute risks and Chronic risks, as well as Compliance Risks (due to regulatory change on environmental factor).

Acute risks

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

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

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

A3. 環境及天然資源

董事會深明推行環保可降低營運風險，並增加業務機遇。鑒於本集團的業務性質（主要基於辦公室的運作），董事會並不知悉業務活動對環境及天然資源產生的任何重大影響。儘管如此，董事會盡最大努力帶領本集團通過實施上述減廢及節約資源措施－「減少」、「再利用」及「回收」概念，不斷改進我們的環境績效。本集團將繼續物色進一步減少排放及耗用資源的機會，務求將對環境及天然資源的影響降至最低。

A4. 氣候變化

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

已考慮氣候相關財務資訊披露工作組建議的潛在氣候評級風險，即物理風險，以急性風險和慢性風險為代表，以及合規風險（由於監管變化環境因素）。

急性風險

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

風暴潮及大雨會導致樹木倒塌，並對僱員的安全構成直接威脅。

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The Board has developed mitigation measures for the Group to reduce the effect raised by extreme weather on employees and office. For instance, before the Black Rainstorm Warning Signals and No. 8 or above Tropical Cyclone Warning Signals are incurred, the Group will implement contingency arrangements based on the actual circumstances, i.e. allowing employees to work from home leave work early in order to ensure their safety.

Chronic risk

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

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

Compliance risk

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

The compliance risk would be addressed by the regular collection of relevant ESG-related data and the local laws and regulations regarding the ESG-related aspect. In addition, this may mean an increased pricing of greenhouse gas remissions. Occasion may exist such that there is a shift of client's preference to other service providers that are more active in incorporating environmentally friendly concept, which means loss of clients thereby resulting in loss of revenue.

To minimize this exposure, the Board has continuously cultivated the team to keep close contacts with the clients to get better awareness of the client's intention and concern for possible "change of service provider" due to ecology issue such that timely explanation of the Group's ecology protection policies and directives could be put forth to the clients on a more proactive manner.

During the Reporting Period, the Group has not been seriously affected by the extreme weather conditions or any compliance risk exposure.

董事會已為本集團制定緩解措施，以減少極端天氣對僱員及辦公室的影響。例如，在黑色暴雨警告信號及8號或以上熱帶氣旋警告信號發出前，本集團會因應實際情況而採取應變措施，即安排僱員在家辦公或提早下班，以確保其安全。

長期風險

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

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

合規風險

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

合規風險將通過定期收集相關的環境、社會及管治相關數據和當地有關環境、社會及管治方面的法律和法規來解決。此外，這可能意味著溫室氣體減排的定價增加。可能存在這樣的情況，即客戶的偏好轉移到更積極融入環保概念的其他服務供應商，這意味著客戶流失，從而導致收入損失。

為盡量減少此風險，董事會不斷培養團隊與客戶保持密切聯繫，以更好地瞭解客戶的意圖和對可能因生態問題而「更換服務供應商」的擔憂，從而及時解釋集團的生態保護可以更積極主動的方式向客戶提出政策和指示。

於報告期，本集團並無受到極端天氣環境的嚴重影響或任何合規風險敞口。

B. SOCIAL ASPECTS

Overview

It has been the Group's objective in term of (a) bringing returns to its investors and supporters, (b) providing a healthy and safe working environment to its employees, and (c) creating a sustainable development for the local community.

The Board has therefore formulated and implemented the ESG strategies, policies, rules, and regulations by incorporating the Group's long- and short-term goals with considerations on the stakeholders and the community.

The Group is therefore committed to operate its business in an open, transparent, and fair way, through which there should bring benefits to stakeholders and contribute the growth and development of the community at large.

ESG Code states that "Social" aspects include "Employment and Labour Practices", "Operating Practices" and "Community" which are reported in more details hereunder.

B. 社會層面

概述

集團的目標一直是(a)為投資者和支持者帶來回報，(b)為員工提供健康和安全的工作環境，以及(c)為當地社區創造可持續發展。

因此，董事會通過結合集團的長期和短期目標以及權益持有人和社區的考慮，制定和實施了環境、社會及管治報告策略、政策、規則和法規。

因此，本集團致力以公開、透明及公平的方式經營其業務，從而為權益持有人帶來利益，並為整個社區的成長和發展做出貢獻。

環境、社會及管治報告準則規定，「社會」方面包括「僱傭和勞動實踐」、「運營實踐」和「社區」，下文將對此進行更詳細的報告。

EMPLOYMENT AND LABOUR PRACTICES

僱傭及勞工常規

B1. EMPLOYMENT

Employees are the most important asset that can drive the long-term development and sustainability of the Group. The Group provide benefits to employees including salaries, incentives, directors' fees and contribution to a defined contribution retirement scheme. Remuneration and benefits packages are determined with reference to the qualifications, experience, position, skills, capability and performance of employees benchmarking against prevailing local industry norms. The human resources department is entrusted to ensure that the Group's policies and regulations in respect of remuneration, dismissal, recruitment, and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination and other benefits and welfare are in compliance with the following applicable employment-related laws and regulations in Hong Kong:

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

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

B1. 僱傭

僱員是最重要資產，是本集團推動長期發展及可持續增長的動力。本集團為僱員提供之福利包括薪金、獎勵、董事袍金及定額退休計劃供款。薪酬福利計劃是參照僱員的資格、經驗、職位、技能、能力和表現以當地現行行業規範為基準釐定的。人力資源部門受託確保集團在薪酬、解僱、招聘和晉升、工作時間、休息時間、平等機會、多元化、反歧視和其他福利和福利方面的政策和規定符合遵守以下適用於香港的僱傭法律和法規：

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

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

As of 31 March 2025, the employee compositions (in numbers of employees, excluding independent non-executive directors) by gender, employee category, age group and geographical region were as follows:

於二零二五年三月三十一日，按性別、僱員類別、年齡組別及地理區域劃分的僱員組成（以僱員（不包括獨立非執行董事）數目計）如下：

		2025	2024	2023
Employee Structure	僱員架構	二零二五年	二零二四年	二零二三年
Total number of employees	僱員總數	36	38	38
By gender	按性別			
Male	男性	18	20	20
Female	女性	18	18	18
By age	按年齡			
Aged below 30	30歲以下	—	—	—
Aged 30-60	30至60歲	23	25	28
Aged 61 or above	61歲或以上	13	13	10
By Employment Type	按僱員類別			
Full time	全職	36	38	38
Part-time	兼職	—	—	—
By Geographical Region	按地理區域			
Hong Kong	香港	35	37	37
Macau	澳門	1	1	1

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The employee turnover rates is as under:

僱員流失率如下：

Employment	僱傭	2025 二零二五年	2024 二零二四年	2023 二零二三年	
By gender	按性別				
– Male	– 男性	10	5	15	%
– Female	– 女性	0	17	6	%
By age	按年齡				
– Aged below 30	– 30歲以下	–	–	–	%
– Aged 30-60	– 30至60歲	10	12	7	%
– Aged 61 or above	– 61歲或以上	0	8	20	%
Overall	合計	10	7.9	4	%

The overall employee turnover rate is contained below 15%, which is lower with the average employee turnover rate of about 24.1% (per HK Institute of Human Resources Management), thereby reflecting the acceptability of the Group's employment practice of offering all suitable employees' opportunity for development and career advancement through promotions and transfers from within the Group, and the management "caring" attention towards the staff force for increasing their loyalty to the Group.

整體員工流失率控制低於15%，與市場平均員工流失率約24.1%為低（根據香港人力資源管理學會），反映集團為所有合適員工通過集團內部的晉升和調動提供發展機會的僱傭做法的可接受性，以及管理層對員工隊伍的「關懷」關注，以提高他們對集團的忠誠度。



B2. HEALTH AND SAFETY

The Group strictly adheres to the laws and regulations regarding occupational health and safety, for example, the Occupational Safety and Health Ordinance. The Group seeks to provide a safe, healthy and comfortable working environment for employees to minimise any adverse health and safety impacts arising from the Group's operation, which includes among others: -

- All employees being reminded of their having a duty to exercise responsibility and do everything possible to prevent injury to themselves and others.
- Office employees being assigned with individual workstations.
- Offices being properly lit and ventilated, kept clean and tidy with ample space between workstations.
- Offices being smoke-free.
- Office furniture and fittings being well maintained and replaced where necessary.
- Security measures being in place at our offices to restrict entry and exit only to staff and permitted visitors.
- Government's work guidelines on typhoon and rainstorm warnings being adhered to.

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

B2. 健康及安全

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

- 提醒所有員工他們有義務履行責任並儘一切可能防止對自己和他人的傷害。
- 辦公室員工被分配到單獨的工作位置。
- 辦公室照明和通風良好，保持乾淨整潔，工作位置之間有足夠的空間。
- 辦公室禁止吸煙。
- 辦公傢俱和配件保養良好，必要時更換。
- 辦公室採取安全措施，僅允許工作人員和獲准訪客進出。
- 遵守政府颱風及暴雨警報工作指引。

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

B3. DEVELOPMENT AND TRAINING

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

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

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

B3. 發展及培訓

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

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

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The training details during the Reporting Period were as follows:

於報告期內的培訓詳情如下：

The percentage of employees trained by gender		按性別劃分的受訓僱員百分比
Male	男性	88.89%
Female	女性	72.22%
The percentage of employees trained by employment category		按僱傭類別劃分的受訓僱員百分比
General	普通僱員	72%
Middle management	中級管理層	100%
Senior management	高級管理層	100%
Average training hours for employees by gender		按性別劃分的僱員平均培訓時數
Male	男性	14.11 hours 小時
Female	女性	13.61 hours 小時
Average training hours for employees by employment category		按僱傭類別劃分的僱員平均培訓時數
General	普通僱員	10.00 hours 小時
Middle management	中級管理層	16.25 hours 小時
Senior management	高級管理層	39.67 hours 小時

B4. LABOUR STANDARDS

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

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

B4. 勞工準則

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

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

OPERATING PRACTICES

營運常規

B5. SUPPLY CHAIN MANAGEMENT

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

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

B6. SERVICES RESPONSIBILITY

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

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

B5. 供應鏈管理

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

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

B6. 服務責任

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

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

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

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

All the clients' personal documents are being kept by the operation departments with sufficient privacy measures. It is the Group policy which requires employees to keep confidential of the information including client information as they are deemed to be non-public information. Those Information is only available for the enquiries by the staff responsible for company operation so as to ensure client information security.

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

The Group takes great care to the avoidance of risks of infringement of intellectual property rights. All products used by the Group are purchased through legitimate sources. Currently there is no infringement of intellectual property case by the Group.

B7. ANTI-CORRUPTION

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

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

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

所有客戶的個人檔都由運營部門保管，並採取了足夠的隱私措施。集團政策要求員工對包括客戶資訊在內的資訊保密，因為這些資訊被視為非公開信息。這些資訊僅供負責公司運營的人員查詢，以確保客戶資訊安全。

於報告期，本集團並無收到任何來自客戶就有關違反個人資料(私隱)條例的投訴。

本集團非常注意避免侵犯知識產權的風險。本集團使用的所有產品均通過合法管道購買。目前本集團無侵犯知識產權案件。

B7. 反貪腐

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

The Group has implemented an effective whistle-blower policy for reporting alleged malpractices, misconduct, fraud and corruption. Employees are encouraged to report on suspected business irregularities and provide clear channels specifically for this purpose. The Group promises to fully support the whistle-blowers and the identity of the whistle-blowers is also well protected. The policy stipulates that management, and as appropriate along with the Company's Audit Committee, takes immediate action to investigate the issue.

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

The compliance officer is made available for consultation by the operational staff for any matters relating to this aspect, to keep the team better equipped with the development of practice and regulations on anti-bribery and anti-corruption.

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

本集團已實施有效舉報涉嫌失職、行為不當、欺詐和貪污政策。本集團鼓勵僱員報告涉嫌違規行為並為此專門提供明確的渠道。集團承諾全力支持舉報人，舉報人的身份也得到很好的保護。該政策規定管理層，並酌情與公司審計委員會一起，立即採取行動調查該問題。

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

合規人員可以就與這方面有關的任何事宜向運營人員諮詢，以使團隊更好地瞭解反賄賂和反腐敗實踐和法規的發展。

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

COMMUNITY

B8. COMMUNITY INVESTMENT

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

社區

B8. 社區投資

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

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING INDEX

環境、社會及管治報告索引

Subject areas, aspects, general disclosures and Key Performance Indicators (KPIs)

Section

Pages

主題範疇、層面、一般披露及關鍵績效指標(KPIs)

章節

頁次

A. Environmental 環境

A1: Emissions 排放物

General Disclosure 一般披露		"Emissions"「排放物」	63
KPI A1.1	The types of emissions and respective emissions data	"Emissions – Air Pollutant Emissions"	63
關鍵績效指標A1.1	排放物類別及相關排放數據	「排放物－空氣污染物排放」	
KPI A1.2	Greenhouse gas emissions in total and, where appropriate, intensity	"Emissions – Greenhouse Gas Emissions"	64
關鍵績效指標A1.2	溫室氣體總排放量及(倘適用)密度	「排放物－溫室氣體排放」	
KPI A1.3	Total hazardous waste produced and, where appropriate, intensity	not applicable – The Group generates no hazardous waste.	65
關鍵績效指標A1.3	所產生有害廢棄物總量及(倘適用)密度	不適用－本集團並無產生有害廢棄物。	
KPI A1.4	Total non-hazardous waste produced and, where appropriate, intensity	"Emissions – Hazardous and Non-hazardous Wastes"	65-66
關鍵績效指標A1.4	所產生無害廢棄物總量及(倘適用)密度	「排放物－有害及無害廢棄物」	
KPI A1.5	Description of measures to mitigate emissions and results achieved	"Emissions – Greenhouse Gas Emissions"	64
關鍵績效指標A1.5	描述減低排放量的措施及所獲成效	「排放物－溫室氣體排放」	
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved	"Emissions – Hazardous and Non-hazardous Wastes"	65
關鍵績效指標A1.6	描述處理有害及無害廢棄物的方法、減廢措施及所獲成效	「排放物－有害及無害廢棄物」	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Subject areas, aspects, general disclosures and

Key Performance Indicators (KPIs)

主題範疇、層面、一般披露及關鍵績效指標(KPIs)

Section

章節

Pages

頁次

A2: Use of Resources 資源使用

General Disclosure 一般披露

“Use of Resources”「資源使用」

67

KPI A2.1	Direct and/or indirect energy consumption by type in total and intensity	“Use of Resources”	69
關鍵績效指標A2.1	按類型劃分的直接及／或間接能源總耗量及密度	「資源使用」	
KPI A2.2	Water consumption in total and intensity	“Use of Resources”	68
關鍵績效指標A2.2	總耗水量及密度	「資源使用」	
KPI A2.3	Description of energy use efficiency initiatives and results achieved	“Use of Resources – Energy Consumption”	67-68
關鍵績效指標A2.3	描述能源使用效益措施及所獲成效	「資源使用－能源耗用」	
KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved	“Use of Resources – Water Consumption”	68
關鍵績效指標A2.4	描述求取適用水源是否有任何問題、用水效益措施及所獲成效	「資源使用－耗水」	
KPI A2.5	Total packaging material used for finished products and, if applicable, with reference to per unit produced	“Use of Resources – Use of Packaging Material”	68
關鍵績效指標A2.5	製成品所用包裝物料的總量及(倘適用)每生產單位佔量	「資源使用－使用包裝材料」	

A3: The Environment and Natural Resources 環境及天然資源

General Disclosure 一般披露

“The Environment and Natural Resources”「環境及天然資源」

71

KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them	No significant impact of activities on the environment and natural resources was noted.	N/A
關鍵績效指標A3.1	描述業務活動對環境及天然資源的重大影響以及所採取管理有關影響的行動	並無發現業務活動對環境及天然資源有重大影響。	不適用

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Subject areas, aspects, general disclosures and Key Performance Indicators (KPIs)

主題範疇、層面、一般披露及關鍵績效指標(KPIs)

Section

章節

Pages

頁次

A4: Climate Change 氣候變化

General Disclosure 一般披露

“Climate Change”「氣候變化」

71-72

KPI A4.1	Description of the significant climate-related issues which have impacted, and those which may impact, the issuer, and the actions taken to manage them	No significant impact on climate change was noted.	72
關鍵績效指標A4.1	描述已對或可能對發行人構成影響的重大氣候相關問題，以及所採取處理該等問題的行動	並無發現對氣候變化有重大影響。	

B. Social 社會

Employment and Labour Practices 僱傭及勞工常規

B1: Employment 僱傭

General Disclosure 一般披露

“Employment”「僱傭」

74

KPI B1.1	Total workforce by gender, employment category, age group and geographical region	“Employment”	75
關鍵績效指標B1.1	按性別、僱傭類別、年齡組別及地理區域劃分的僱員總數	「僱傭」	
KPI B1.2	Employee turnover rate by gender, age group and geographical region	“Employment”	76
關鍵績效指標B1.2	按性別、年齡組別及地理區域劃分的僱員流失率	「僱傭」	

B2: Health and safety 健康及安全

General Disclosure 一般披露

“Health and Safety”「健康及安全」

77

KPI B2.1	Number and rate of work-related fatalities	No case of work-related fatality was noted.	77
關鍵績效指標B2.1	因工亡故的人數及比率	並無發現因工亡故的個案。	
KPI B2.2	Lost days due to work injury	No case of lost days due to work injury was noted.	77
關鍵績效指標B2.2	因工傷損失工作日數	並無發現因工傷損失工作日數的個案。	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Subject areas, aspects, general disclosures and

Key Performance Indicators (KPIs)

主題範疇、層面、一般披露及關鍵績效指標(KPIs)

Section

章節

Pages

頁次

KPI B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored	"Health and Safety"	77
關鍵績效指標B2.3	描述所採取的職業健康及安全措施、實施及監察方式	「健康及安全」	

B3: Development and Training 發展及培訓

General Disclosure 一般披露	"Development and Training" 「發展及培訓」	78
-------------------------	---------------------------------------	----

KPI B3.1	The percentage of employee trained by gender and employee category	"Development and Training"	79
關鍵績效指標B3.1	按性別及僱員類別劃分的受訓僱員百分比	「發展及培訓」	

KPI B3.2	The average training hours completed per employee by gender and employee category	"Development and Training"	79
關鍵績效指標B3.2	按性別及僱員類別劃分的每名員工完成受訓的平均時數	「發展及培訓」	

B4: Labour Standards 勞工準則

General Disclosure 一般披露	"Labour Standards" 「勞工準則」	79
-------------------------	---------------------------	----

KPI B4.1	Description of measures to review employment practices to avoid child and forced labour	"Labour Standards"	79
關鍵績效指標B4.1	描述檢討僱傭慣例的措施以避免聘用童工及強制勞工	「勞工準則」	

KPI B4.2	Description of steps taken to eliminate such practices when discovered	No non-compliance with relevant laws and regulations related to recruitment of child labour or forced labour practices was noted.	79
關鍵績效指標B4.2	描述在發現違規情況時消除該等行為所採取的步驟	並無發現任何未遵守有關聘用童工或強制勞工行為的相關法律及法規的情況。	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Subject areas, aspects, general disclosures and Key Performance Indicators (KPIs)

主題範疇、層面、一般披露及關鍵績效指標(KPIs)

Section

章節

Pages

頁次

Operating Practices 營運常規

B5: Supply Chain Management 供應鏈管理

General Disclosure 一般披露

“Supply Chain Management”
「供應鏈管理」

80

KPI B5.1 Number of suppliers by geographical region
關鍵績效指標B5.1 按地理區域劃分的供應商數目

“Supply Chain Management”
「供應鏈管理」

80

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

“Supply Chain Management”

80

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

「供應鏈管理」

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

“Supply Chain Management”

80

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

「供應鏈管理」

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

“Supply Chain Management”

80

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

「供應鏈管理」

B6: Product Responsibility 產品責任

General Disclosure 一般披露

“Services Responsibility”
「服務責任」

80-82

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

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

82

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

並無已出售或出運產品因安全及健
康原因而須回收。

Subject areas, aspects, general disclosures and

Key Performance Indicators (KPIs)

主題範疇、層面、一般披露及關鍵績效指標(KPIs)

Section

章節

Pages

頁次

KPI B6.2	Number of products and services related complaints received and how they are dealt with	No products and services related complaints received.	82
關鍵績效指標B6.2	接獲有關產品及服務的投訴宗數及處理方式	並未接獲有關產品及服務的投訴。	
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights	"Services Responsibility"	80-82
關鍵績效指標B6.3	描述遵守及保護知識產權的相關常規	「服務責任」	
KPI B6.4	Description of quality assurance process and recall procedures	"Services Responsibility"	80-82
關鍵績效指標B6.4	描述質量檢定過程及回收程序	「服務責任」	
KPI B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored	"Services Responsibility"	80-82
關鍵績效指標B6.5	描述消費者資料保護及私隱政策、實施及監察方式	「服務責任」	

B7: Anti-corruption 反貪腐

General Disclosure 一般披露

"Anti-corruption" 「反貪腐」

82-83

KPI B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the case	No concluded legal case regarding corrupt practices was noted.	83
關鍵績效指標B7.1	於報告期內向發行人或其僱員提出的已結案貪腐法律案件數目及案件結果	並無發現已結案的貪腐法律案件。	
KPI B7.2	Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored	"Anti-corruption"	82-83
關鍵績效指標B7.2	描述預防措施及舉報程序、實施及監察方式	「反貪腐」	
KPI B7.3	Description of anti-corruption training provided to Directors and staff	"Anti-corruption"	82-83
關鍵績效指標B7.3	描述向董事及員工提供的反貪腐培訓	「反貪腐」	

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Subject areas, aspects, general disclosures and Key Performance Indicators (KPIs)

主題範疇、層面、一般披露及關鍵績效指標(KPIs)

Section

章節

Pages

頁次

Community 社區

B8: Community Investment 社區投資

General Disclosure 一般披露

“Community Investment”
「社區投資」

83

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

“Community Investment”

83

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

「社區投資」

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

–

N/A

關鍵績效指標B8.2 對專注範疇所動用的資源(如金錢或時間)

–

不適用



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

OPINION

We have audited the consolidated financial statements of Upbest Group Limited (the “Company”) and its subsidiaries (collectively referred to as the “Group”) set out on pages 99 to 218, which comprise the consolidated statements of financial position as at 31 March 2025, and the consolidated income statement, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information and other explanatory 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 2025, 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 (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

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

KEY AUDIT MATTERS

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

致美建集團有限公司列位股東
(於開曼群島註冊成立之有限公司)

意見

我們已審核第99至218頁所載美建集團有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)之綜合財務報表，包括於二零二五年三月三十一日的綜合財務狀況表及截至該日止年度的綜合收益表、綜合全面收益表、綜合權益變動表及綜合現金流動表，以及綜合財務報表附註，包括重大會計政策資料及其他解釋資料。

我們認為，綜合財務報表已根據香港財務報告準則會計準則頒佈的香港財務報告準則(「香港財務報告準則」)真實而公平地反映 貴集團於二零二五年三月三十一日的綜合財務狀況以及其截至該日止年度的綜合財務表現及綜合現金流動，並已遵照香港公司條例的披露規定妥為編製。

意見的基礎

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

關鍵審核事項

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

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS – CONTINUED

Key audit matter

關鍵審核事項

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

來自貸款及孖展融資的計息應收款項的減值評估

As disclosed in Note 20 to the consolidated financial statements, as at 31 March 2025, the Group's gross amounts of interest-bearing receivables from loans and margin financing amounted to approximately HK\$697,703,000 and HK\$48,918,000 respectively, and an allowance for credit losses of interest-bearing receivables from loans and margin financing amounted to approximately HK\$160,216,000 and HK\$22,905,000 respectively were included in the Group's consolidated statement of financial position.

誠如綜合財務報表附註20所披露，於二零二五年三月三十一日，貴集團來自貸款及孖展融資的計息應收款項的總額分別約為697,703,000港元及48,918,000港元，而來自貸款及孖展融資的計息應收款項的信貸虧損撥備分別約160,216,000港元及22,905,000港元已計入貴集團的綜合財務狀況表。

The impairment loss on interest-bearing receivables from loans and margin financing included in the Group's consolidated income statement for the year ended 31 March 2025 amounted to approximately HK\$15,216,000 and HK\$1,716,000 respectively.

貴集團截至二零二五年三月三十一日止年度的綜合收益表內來自貸款及孖展融資的計息應收款項的減值虧損分別約為15,216,000港元及1,716,000港元。

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

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

關鍵審核事項 – 續

How our audit addressed the key audit matter

我們如何於審核中處理關鍵審核事項

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

我們有關管理層對來自貸款及孖展融資的計息應收款項的減值評估之審核程序包括：

- Understanding and evaluating the credit control procedures performed by management, including its procedures on periodic review of aged receivables and assessment on expected credit losses allowance of receivables;
- 了解和驗證管理層執行的信貸控制程序，包括定期審查長賬齡應收款項的程序和評估應收款項的預期信貸虧損撥備；
- Testing the accuracy of interest-bearing receivables from loans and margin financing, on sample basis, by sending confirmations and performing alternatives (such as inspecting the underlying agreements and checking the subsequent settlement through inspecting the bank statement) if the confirmations have not yet been received. We also tested the accuracy of each ageing bands of interest-bearing receivables from loans and margin financing ageing analysis report, on sample basis.
- 以抽樣方式測試來自貸款及孖展融資的計息應收款項的準確性，方法包括向相關方發出確認函。如未能收回確認函，我們則採用替代程序，例如查閱相關協議及透過檢視銀行結單以核實後續款項結算情況。此外，我們亦以抽樣方式測試貸款及孖展融資計息應收款項賬齡分析報告中各賬齡組別的準確性。
- Testing on a sample basis, the subsequent settlement of the receivables against bank receipts;
- 以抽樣方式對照銀行收據測試應收款項於結算日後的償付情況；

KEY AUDIT MATTERS – CONTINUED

Key audit matter

關鍵審核事項

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

來自貸款及孖展融資的計息應收款項的減值評估 – 續

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

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

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

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

關鍵審核事項 – 續

How our audit addressed the key audit matter

我們如何於審核中處理關鍵審核事項

- Evaluating management's assessment of the internal credit rating of the interest-bearing receivables from loans and margin financing by reference to past due status, past collection history and financial condition of the borrowers;
- 評估管理層對來自貸款及孖展融資的計息應收款項的內部信貸評級之評估，乃參考逾期狀況、過往收回記錄及借款人之財務狀況；
- Understanding management's basis and judgement in determining credit loss allowance on interest-bearing receivables from loans and margin financing at 31 March 2025, including the identification of credit-impaired receivables, estimated loss rates applied to each customer, collaterals pledged to the Group; and
- 了解管理層於釐定二零二五年三月三十一日之來自貸款及孖展融資的計息應收款項的信貸虧損撥備時採用的基準及判斷，包括識別出現信貸減值之應收款項、適用於每位客戶之估計虧損率、抵押予貴集團之抵押品；及
- Evaluating the disclosures regarding the impairment assessment of interest-bearing receivables from loans and margin financing in the consolidated financial statements.
- 評估綜合財務報表中有關來自貸款及孖展融資的計息應收款項的減值評估之相關披露。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS – CONTINUED

Key audit matter

關鍵審核事項

Valuation of investment properties

投資物業估值

As disclosed in Note 16 to the consolidated financial statements, at 31 March 2025, investment properties, which were stated at fair value, amounted to approximately HK\$2,014,900,000.

誠如綜合財務報表附註16所披露，於二零二五年三月三十一日，按公允值的投資物業約為2,014,900,000港元。

Net increase in fair value of investment properties of approximately HK\$37,176,000 was recognised in the Group's consolidated income statement for the year ended 31 March 2025.

投資物業的公允值之淨增加值約37,176,000港元已在本集團截至二零二五年三月三十一日止年度的綜合收益表中確認。

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

Details of the valuation techniques and key inputs used in the valuations are disclosed in Note 16 to the consolidated financial statements. The valuations are dependent on certain key inputs that require significant management judgements and estimates, which involves certain estimates of market conditions and assumptions made on the investment properties including comparable market transactions with adjustments to reflect different locations or conditions, and comparable market rents and capitalisation rate.

所使用的估值技術和主要輸入變數詳情載於綜合財務報表附註16。估值依據若干主要輸入數據，需要重大管理層判斷及估計，涉及若干市場狀況的估計和對投資物業的假設，包括可比較市場交易，並調整以反映不同地點或狀況，以及可比較市場租金及資本化比率。

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

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

關鍵審核事項 – 續

How our audit addressed the key audit matter

我們如何於審核中處理關鍵審核事項

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

我們有關管理層對投資物業估值的程序包括：

- With the assistance of our independent professional valuer, assessing the methodology applied by management in its valuation of investment properties with reference to the requirements of the prevailing accounting standards;
- 在我們聘用的獨立專業估值師的協助下，參照現行會計準則的要求，評估管理層在投資物業估值中採用的方法；
- Evaluating the experience, competence, objectivity and independence of the independent professional valuer engaged by the management to perform the valuation of the investment properties;
- 評估管理層聘請的獨立專業估值師就投資物業進行估值的經驗、能力、客觀性和獨立性；
- Evaluating the experience, competence, objectivity and independence of the independent professional valuer engaged by us; and
- 評估我們聘用的獨立專業評估師的經驗、能力、客觀性和獨立性；及

KEY AUDIT MATTERS – CONTINUED

Key audit matter

關鍵審核事項

Valuation of investment properties – Continued

投資物業估值 – 續

關鍵審核事項 – 續

How our audit addressed the key audit matter

我們如何於審核中處理關鍵審核事項

- Assessing the reasonableness of the key inputs used in the valuation of investment properties at year end, including the residential selling price, estimated total construction cost to complete, expected developer profit margin, market rents, market unit rate of individual, capitalisation rate, discount rate and entity specific information on a sample basis.
- 以抽樣方式評估投資物業估值於年底時所輸入的關鍵資料的合理性，包括住宅售價、估計竣工所需建築成本總額、預期發展商獲利率、市場租金、單位市價、資本化率、貼現率和物業的特定資訊。

OTHER INFORMATION

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

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

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

其他資料

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

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

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

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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

The Directors are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with 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 determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with 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.

董事及管治層就綜合財務報表之責任

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

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

管治層負責監督 貴集團之財務報告流程。

核數師就綜合財務報表審核之責任

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

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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

As part of an audit in accordance with HKSAs, 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.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting, 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.

核數師就綜合財務報表審核之責任 – 續

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

- 識別並評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對該等風險，以及獲取充足和適當的審核憑證，作為我們提供意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部監控，以設計適當的審核程序，惟目的並非對貴集團內部監控的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎之恰當性作出結論。根據所獲取的審核憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表之整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映相關的交易和事項。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities 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 purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

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

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

Lam Chik Tong
Practising Certificate Number: P08346

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

20 June 2025

核數師就綜合財務報表審核之責任 – 續

- 規劃和執行 貴集團審計，以就 貴集團內實體或業務活動之財務信息獲取充足、適當的審核憑證，作為對財務報表得出意見的基礎。我們負責 貴集團審計之方向、監督和回顧已進行的審計工作。我們為審計意見承擔全部責任。

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

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

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

久安(香港)會計師事務所有限公司
執業會計師

林植棠
執業證書編號：P08346

香港
銅鑼灣
高士威道8號
航空大廈8樓

二零二五年六月二十日

CONSOLIDATED INCOME STATEMENT

綜合收益表

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

			2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
		Notes 附註		
Revenue	收益	5	89,324	121,953
Other revenue	其他收益	7	1,193	352
Impairment losses under expected credit loss model, net of reversal	預期信貸虧損模式項下之減值虧損，扣除撥回	8	(16,932)	(35,355)
Net increase in fair value of investment properties	投資物業公允值之淨增值	16	37,176	48,076
Administrative and other operating expenses	行政及其他經營開支		(29,034)	(27,781)
Finance costs	融資成本	9	(6,478)	(5,357)
Share of results of an associate	應佔聯營公司之業績		(4,096)	(9,134)
Profit before taxation	除稅前溢利	10	71,153	92,754
Income tax expenses	所得稅開支	13	(1,408)	(7,045)
Profit for the year	年內溢利		69,745	85,709
Profit (loss) for the year attributable to:	以下人士應佔年內溢利（虧損）：			
Owners of the Company	本公司擁有人		69,461	85,731
Non-controlling interests	非控股權益		284	(22)
			69,745	85,709
Proposed final dividend	擬派末期股息	14	40,235	53,646
Earnings per share	每股溢利	12		
Basic (HK cents)	基本（港仙）		2.59	3.2
Diluted (HK cents)	攤薄（港仙）		N/A 不適用	N/A 不適用

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

綜合全面收益表

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Profit for the year	年內溢利	69,745	85,709
Other comprehensive income (expense) for the year, net of tax:	年內其他全面收益(開支) (稅後淨值):		
<i>Item that will not be reclassified subsequently to profit or loss:</i>	隨後不會重新分類至損益之項目:		
Fair value gain on investment in equity instrument at fair value through other comprehensive income	按公允值於其他全面收益列賬之 權益工具投資之公允值收益	40,576	—
<i>Item that may be reclassified subsequently to profit or loss:</i>	隨後可能重新分類至損益之項目:		
Share of other comprehensive expense of an associate, net of related income tax	應佔聯營公司其他全面開支 (相關所得稅後淨值)	(511)	(3,283)
Other comprehensive income (expenses) for the year, net of income tax:	年內其他全面收益(開支) (收益稅後淨值)	40,065	(3,283)
Total comprehensive income for the year	年內全面收益總額	109,810	82,426
Total comprehensive income (expenses) attributable to:	以下人士應佔年內全面收益(開支) 總額:		
Owners of the Company	本公司擁有人	109,526	82,448
Non-controlling interests	非控股權益	284	(22)
		109,810	82,426

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 March 2025 於二零二五年三月三十一日

			2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	Notes 附註			
NON-CURRENT ASSETS		非流動資產		
Property, plant and equipment	15	物業、機器及設備	1,750	1,925
Investment properties	16	投資物業	2,014,900	1,929,400
Intangible assets	17	無形資產	2,040	2,040
Interests in an associate	18	於聯營公司之權益	32,498	37,105
Equity instrument at fair value through other comprehensive income	19	按公允值於其他綜合 收益之權益工具	169,576	—
Trade receivables	20	貿易應收款項	40,085	54,016
Other assets	21	其他資產	3,400	3,400
Deferred tax assets	24	遞延稅項資產	3,779	3,496
			2,268,028	2,031,382
CURRENT ASSETS		流動資產		
Properties held for development	22	持作發展物業	3,011	3,011
Trade and other receivables, deposits and prepayments	20	貿易及其他應收款項、 按金及預付款項	541,670	729,033
Tax recoverable		可收回稅款	4,171	361
Cash and cash equivalents	23	現金及現金之等值物	355,590	307,555
			904,442	1,039,960
CURRENT LIABILITIES		流動負債		
Trade and other payables	28	貿易及其他應付款項	87,502	65,628
Borrowings	25	借款	110,802	116,251
Amounts due to related parties	26	應付關聯人士款項	—	95
Amount due to the ultimate holding company	27	應付最終控股公司款項	125,818	95,543
Provision for taxation		稅務撥備	141	2,288
Retirement benefit obligations	33	退休金福利責任	1,229	1,043
			325,492	280,848
NET CURRENT ASSETS		淨流動資產	578,950	759,112
TOTAL ASSETS LESS CURRENT LIABILITIES		總資產減去流動負債	2,846,978	2,790,494
NON-CURRENT LIABILITIES		非流動負債		
Retirement benefit obligations	33	退休金福利責任	188	210
NET ASSETS		資產淨值	2,846,790	2,790,284

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 March 2025 於二零二五年三月三十一日

			2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	Note 附註			
CAPITAL AND RESERVES		資本及儲備		
Share capital	29	股本	26,824	26,824
Reserves		儲備	2,821,033	2,764,811
Equity attributable to owners of the Company		本公司擁有人應佔權益	2,847,857	2,791,635
Non-controlling interests		非控股權益	(1,067)	(1,351)
TOTAL EQUITY		權益總值	2,846,790	2,790,284

The consolidated financial statements on pages 99 to 218 were approved and authorised for issue by the Board of Directors on 20 June 2025 and are signed on its behalf by:

第99至218頁的綜合財務報表已獲董事會於二零二五年六月二十日批准及授權發出及由下列董事代表簽署：

Cheng Wai Lun, Andrew

鄭偉倫

Executive Director

執行董事

Cheng Wai Ling, Annie

鄭偉玲

Executive Director

執行董事

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

		Attributable to owners of the Company 本公司擁有人應佔										
		Share capital	Share premium	Contributed surplus	Other reserve	Fair value through other comprehensive income reserve 按公允值於其他全面收益儲備	Translation reserve	Retained profits	Proposed dividend	Total	Non-controlling interests	Total equity 非控股權益 權益總值
		股本 HK\$' 000 千港元	股份溢價 HK\$' 000 千港元	實繳盈餘 HK\$' 000 千港元	其他儲備 HK\$' 000 千港元	收益儲備 HK\$' 000 千港元	匯兌儲備 HK\$' 000 千港元	保留溢利 HK\$' 000 千港元	擬派股息 HK\$' 000 千港元	總計 HK\$' 000 千港元	非控股權益 HK\$' 000 千港元	權益總值 HK\$' 000 千港元
At 1 April 2023	於二零二三年 四月一日	26,824	304,284	8,515	350	-	(4,025)	2,372,875	53,646	2,762,469	(1,329)	2,761,140
Profit (loss) for the year	年內溢利(虧損)	-	-	-	-	-	-	85,731	-	85,731	(22)	85,709
Other comprehensive expense for the year	本年度其他全面開支	-	-	-	-	-	(3,283)	-	-	(3,283)	-	(3,283)
Total comprehensive (expense) income for the year	年內全面(開支) 收益總額	-	-	-	-	-	(3,283)	85,731	-	82,448	(22)	82,426
Other reserve	其他儲備	-	-	-	364	-	-	-	-	364	-	364
Dividend paid	已應付股息	-	-	-	-	-	-	-	(53,646)	(53,646)	-	(53,646)
Proposed final dividend	擬派末期股息	-	-	-	-	-	-	(53,646)	53,646	-	-	-
At 31 March 2024	於二零二四年 三月三十一日	26,824	304,284	8,515	714	-	(7,308)	2,404,960	53,646	2,791,635	(1,351)	2,790,284
Profit for the year	年內溢利	-	-	-	-	-	-	69,461	-	69,461	284	69,745
Other comprehensive income (expense) for the year	本年度其他全面收益 (開支)	-	-	-	-	40,576	(511)	-	-	40,065	-	40,065
Total comprehensive income (expense) for the year	年內全面收益 (開支)總額	-	-	-	-	40,576	(511)	69,461	-	109,526	284	109,810
Other reserve	其他儲備	-	-	-	342	-	-	-	-	342	-	342
Dividend paid	已應付股息	-	-	-	-	-	-	-	(53,646)	(53,646)	-	(53,646)
Proposed final dividend	擬派末期股息	-	-	-	-	-	-	(40,235)	40,235	-	-	-
At 31 March 2025	於二零二五年 三月三十一日	26,824	304,284	8,515	1,056	40,576	(7,819)	2,434,186	40,235	2,847,857	(1,067)	2,846,790

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流動表

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
OPERATING ACTIVITIES	經營活動		
Profit before taxation	除稅前溢利	71,153	92,754
Adjustments for:	已就下列各項作出調整：		
Finance costs	融資成本	6,478	5,357
Depreciation on property, plant and equipment	折舊－物業、機器及設備	272	165
Gain on disposal of property, plant and equipment	出售物業、機器及設備之收益	(1,000)	—
Impairment losses under expected credit loss model, net of reversal	預期信貸虧損模式項下之減值虧損，扣除撥回	16,932	35,355
Net increase in fair value of investment properties	投資物業公允值之淨增值	(37,176)	(48,076)
Others	其他	342	364
Share of results of an associate	應佔聯營公司之業績	4,096	9,134
Other revenue	其他收益	(30)	—
Provision for retirement benefit obligations	退休金福利責任撥備	157	1,221
Operating cash flows before working capital changes	未計營運資金變動前之經營現金流量	61,224	96,274
Decrease in trade and other receivables, deposits and prepayments	貿易及其他應收款項、按金及預付款項之減少	55,362	7,978
(Increase) decrease in trust and segregated accounts included in bank balances	信託及分開處理戶口結存包括於銀行結餘之(增加)減少	(19,214)	7,216
Decrease in unsecured other borrowing	無抵押其他借款之減少	—	(621)
(Decrease) increase in amounts due to related parties	應付關聯人士款項之(減少)增加	(95)	6
Increase (decrease) in trade and other payables	貿易及其他應付款項之增加(減少)	15,480	(12,353)
Cash generated from operations	經營業務產生之現金	112,757	98,500
Hong Kong profits tax paid	已付香港利得稅	(7,648)	(3,070)
NET CASH FROM OPERATING ACTIVITIES	經營活動產生之現金淨值	105,109	95,430

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流動表

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
INVESTING ACTIVITIES	投資活動		
Purchase of property, plant and equipment	購買物業、機器及設備	(97)	(736)
Sale proceeds of property, plant and equipment	銷售物業、機器及設備之收益	1,000	–
Payments for investment properties	投資物業之付款	(42,806)	(4,333)
Placement of pledged bank deposit	配售的銀行存款之有抵押	–	(5,000)
Net cash outflow on acquisition of a subsidiary	收購附屬公司之淨現金流出	–	(180,000)
NET CASH USED IN INVESTING ACTIVITIES	投資活動應用之現金淨值	(41,903)	(190,069)
FINANCING ACTIVITIES	融資活動		
Dividend paid	已付股息	(53,646)	(53,646)
Increase in amount due to the ultimate holding company	應付最終控股公司款項之增加	30,275	25,314
Interest paid for bank borrowings	已付銀行借款利息	(5,565)	(4,121)
Repayment of borrowings	償還借款	(5,449)	(22,464)
NET CASH USED IN FINANCING ACTIVITIES	融資活動應用之現金淨值	(34,385)	(54,917)
NET DECREASE IN CASH AND CASH EQUIVALENTS	現金及現金之等價物之淨減少	28,821	(149,556)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	年初之現金及現金之等價物	255,888	405,444
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	年末之現金及現金之等價物	284,709	255,888

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

1. GENERAL INFORMATION

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

As at the date of this report, CCAA Group Limited held a direct interest in 1,992,721,496 (2024: 1,992,721,496) shares of the Company, representing approximately 74.29% (2024: 74.29%) of the issued share capital of the Company.

As at 31 March 2025, the directors of the Company (the “Directors”) considered the immediate parent to be CCAA Group Limited, a company incorporated in the British Virgin Islands (“BVI”). The ultimate beneficial owner of CCAA Group Limited is Cheng's Family Trust. Interested beneficiaries of the Cheng's Family Trust include Mr. CHENG Kai Ming, Charles, Ms. CHENG Wai Ling, Annie and Mr. CHENG Wai Lun, Andrew. CCAA Group Limited does not produce financial statements available for public use.

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

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

1. 概況資料

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

於本報告所載之日，CCAA Group Limited 直接擁有1,992,721,496股（二零二四年：1,992,721,496股）本公司股份，約佔本公司已發行股本之74.29%（二零二四年：74.29%）。

於二零二五年三月三十一日，本公司的董事（「董事」）認為CCAA Group Limited於英屬維爾京群島（「英屬維爾京群島」）成立之公司，為直接母公司。CCAA Group Limited之最終實益擁有人為Cheng's Family Trust。Cheng's Family Trust之實益擁有人包括鄭啟明先生、鄭偉玲女士及鄭偉倫先生。CCAA Group Limited並未製作供公眾使用之財務報表。

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

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

Amendments to HKFRS Accounting Standards that are mandatorily effective for the current year

In the current year, the Company and its subsidiaries (collectively referred to as the “Group”) have applied the following amendments to HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) for the first time, which are mandatorily effective for the annual period beginning on 1 April 2024 for the preparation of the consolidated financial statements:

Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback
Amendments to Hong Kong Accounting Standards (“HKAS”) 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)
Amendments to HKAS 1	Non-current Liabilities with Covenants
Amendments to HKAS 7 and HKFRS 7	Supplier Finance Arrangements

Except as described below, the application of the amendments to HKFRS Accounting Standards in the current year has no material impact on the Group’s financial position and performance for the current and prior years and/or on the disclosures set out in the consolidated financial statements.

Impacts on application of Amendments to HKAS 1 Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020) (the “2020 Amendments”) and Amendments to HKAS 1 Non-current Liabilities with Covenants (the “2022 Amendments”)

The Group has applied the amendments for the first time in the current year.

The 2020 Amendments provide clarification and additional guidance on the assessment of rights to defer settlement for at least twelve months from reporting date for classification of liabilities as current or non-current, which:

- specify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Specifically, the classification should not be affected by management intentions or expectations to settle the liability within 12 months.

2. 應用新訂及經修訂香港財務報告準則會計準則

本年強制生效的及經修訂香港財務報告準則會計準則

於本年度，本公司及與其附屬公司（統稱「本集團」）已首次採用由香港會計師公會（「香港會計師公會」）頒佈並於二零二四年四月一日開始之年度期間強制生效之下列經修訂香港財務報告準則會計準則，以編製綜合財務報表：

香港財務報告準則第16號（修訂本）	售後租回中之租賃負債
香港會計準則（「香港會計準則」）第1號（修訂本）	流動或非流動負債分類及香港詮釋第5號（2020）
香港會計準則第1號（修訂本）	附帶契諾之非流動負債
香港會計準則第7號及香港財務報告準則第7號（修訂本）	供應商融資安排

除於下述外，於本年度採用經修訂香港財務報告準則會計準則並無對本集團本年度及過往年度的財務狀況及表現及／或本綜合財務報表所載的披露造成任何重大影響。

應用香港會計準則第1號（修訂本）「將負債分類為流動或非流動」及香港詮釋5號之相關修訂（「二零二零年訂」）及香港會計準則第1號（修訂本）「附帶契諾的非流動負債」（「二零二二年修訂」）的影響

本集團於本年度首次應用此等修訂。

二零二零年修訂為評估將結算期限延遲至報告日期後最少十二個月的權利提供澄清及額外指引，以將負債分類為流動或非流動，當中：

- 訂明負債應基於報告期間結算日已存在的權利而分類為流動或非流動。具體而言，該等修訂澄清，該分類不受管理層在12個月內結算負債的意圖或預期所影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS – CONTINUED

Amendments to HKFRS Accounting Standards that are mandatorily effective for the current year – Continued
Impacts on application of Amendments to HKAS 1 Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020) (the “2020 Amendments”) and Amendments to HKAS 1 Non-current Liabilities with Covenants (the “2022 Amendments”) – Continued

- clarify that the settlement of a liability can be a transfer of cash, goods or services, or the entity's own equity instruments to the counterparty. If a liability has terms that could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instruments, these terms do not affect its classification as current or non-current only if the entity recognises the option separately as an equity instrument applying HKAS 32 *Financial Instruments: Presentation*.

For rights to defer settlement for at least twelve months from reporting date which are conditional on the compliance with covenants, the 2022 Amendments specifically clarify that only covenants that an entity is required to comply with on or before the end of the reporting period affect the entity's rights to defer settlement of a liability for at least twelve months after the reporting date, even if compliance with the covenant is assessed only after the reporting date. The 2022 Amendments also specify that covenants with which an entity must comply after the reporting date (i.e. future covenants) do not affect the classification of a liability as current or non-current at the reporting date. However, if the entity's rights to defer settlement of a liability is subject to the entity complying with covenants within twelve months after the reporting period, an entity discloses information that enables users of financial statements to understand the risk of the liabilities becoming repayable within twelve months after the reporting period. This would include information about the covenants, the carrying amount of related liabilities and facts and circumstances, if any, that indicate that the entity may have difficulties complying with the covenants.

In accordance with the transition provision, the Group has applied the new accounting policy to the classification of liability as current or non-current retrospectively. The application of the amendments in the current year had no material impact on the consolidated financial statements.

2. 應用新訂及經修訂香港財務報告準則會計準則 – 續

本年強制生效的及經修訂香港財務報告準則會計準則 – 續

應用香港會計準則第1號(修訂本)「將負債分類為流動或非流動」及香港詮釋5號之相關修訂(「二零二零年訂」)及香港會計準則第1號(修訂本)「附帶契諾的非流動負債」(「二零二二年修訂」)的影響 – 續

- 澄清結清負債可透過向對手方轉讓現金、貨品或服務，或實體本身的權益工具進行結清。倘負債具有若干條款，可由對手方選擇透過轉讓實體本身的權益工具進行結清，僅當實體應用香港會計準則第32號財務工具：呈報，將選擇權單獨確認為權益工具時，該等條款不影響將其分類為流動或非流動。

對於以遵守承諾為條件的自報告日起至少遞延十二個月結算的權利，二零二二年修訂明確規定，只有企業必須在報告期末或之前遵守的承諾，才會影響企業將負債結算遞延至報告日後至少十二個月的權利，即使該承諾的遵守情況僅在報告日後評估。二零二二年修訂也規定，企業必須在報告日後遵守的承諾對於清償自報告日期起遞延至少十二個月之權利(以遵守契諾為條件)，二零二二年修訂本特別澄清，實體須於報告期末或之前遵守之契諾方會影響實體將清償負債於報告日期後遞延最少十二個月之權利，即使契諾的遵守情況僅於報告日期後評估。二零二二年修訂本亦訂明，實體於報告日期後必須遵守之契諾(即未來契諾)不會影響負債於報告日期分類為流動或非流動。然而，倘實體延遲清償負債的權利受限於實體於報告期後十二個月內遵守契諾，則實體須披露資料以使財務報表的使用者可了解該等負債於報告期後十二個月內要償還的風險。該等資料將包括契諾、相關負債之賬面值以及表明實體可能難以遵守契諾的事實及情況(如有)。

根據過渡條文，本集團已對負債分類為流動或非流動追溯應用新會計政策。本年度應用該等修訂本對綜合財務報表並無重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS – CONTINUED

New and amendments to HKFRS Accounting Standards in issue 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:

Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ³
Amendments to HKRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity ³
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ¹
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11 ³
Amendments to HKAS 21	Lack of Exchangeability ²
HKFRS 18	Presentation and Disclosure in Financial Statements ⁴

¹ Effective for annual periods beginning on or after a date to be determined.

² Effective for annual periods beginning on or after 1 January 2025.

³ Effective for annual periods beginning on or after 1 January 2026.

⁴ Effective for annual periods beginning on or after 1 January 2027.

Except for the new and amendments to HKFRS Accounting Standards mentioned below, the Directors anticipate that the application of all other new and amendments to HKFRS Accounting Standards will have no material impact on the consolidated financial statements in the foreseeable future.

2. 應用新訂及經修訂香港財務報告準則會計準則 – 續

已頒佈但尚未生效的新及經修訂香港財務報告準則會計準則

本集團並未提早應用下列已頒佈但尚未生效的新及經修訂香港財務報告準則會計準則：

香港財務報告準則第9號及第7號 (修訂本)	財務工具分類及計量的修訂 ³
香港財務報告準則第9號及第7號 (修訂本)	依賴自然能源生產電力的合同 ³
香港財務報告準則第10號及香港會計準則第28號 (修訂本)	投資者與其聯營公司或合營企業之間的資產出售或注資 ¹
香港財務報告會計準則 (修訂本)	香港財務報告準則會計準則的年度改進第11卷 ³
香港會計準則第21號 (修訂本)	缺乏可兌換性 ²
香港財務報告準則第18號	財務報表的呈列及披露 ⁴

¹ 於待釐定日期或之後開始的年度期間生效。

² 於二零二五年一月一日或之後開始之年度期間生效。

³ 於二零二六年一月一日或之後開始之年度期間生效。

⁴ 於二零二七年一月一日或之後開始之年度期間生效。

除下文所述的新訂及經修訂香港財務報告準則會計準則外，董事預期應用所有其他新訂及經修訂香港財務報告準則會計準則於可見未來將不會對綜合財務報表產生重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS – CONTINUED

New and amendments to HKFRS Accounting Standards in issue but not yet effective – Continued

Amendments to HKFRS 9 and HKFRS 7 Amendments to the Classification and Measurement of Financial Instruments

The amendments to HKFRS 9 clarify the recognition and derecognition for financial asset and financial liability and add an exception which permits an entity to deem a financial liability to be discharged before the settlement date if it is settled in cash using an electronic payment system if, and only if certain conditions are met.

The amendments also provide guidance on the assessment of whether the contractual cash flows of a financial asset are consistent with a basic lending arrangement. The amendments specify that an entity should focus on what an entity is being compensated for rather than the compensation amount. Contractual cash flows are inconsistent with a basic lending arrangement if they are indexed to a variable that is not a basic lending risk or cost. The amendments state that, in some cases, a contingent feature may give rise to contractual cash flows that are consistent with a basic lending arrangement both before and after the change in contractual cash flows, but the nature of the contingent event itself does not relate directly to changes in basic lending risks and costs. Furthermore, the description of the term “non-recourse” is enhanced and the characteristics of “contractually linked instruments” are clarified in the amendments.

The disclosure requirements in HKFRS 7 in respect of investment in equity instrument designated at fair value through other comprehensive income are amended. In particular, entities are required to disclose the fair value gain or loss presented in other comprehensive income during the period, showing separately those related to investment derecognised during the reporting period and those related to investment held at the end of the reporting period. An entity is also required to disclose any transfers of the cumulative gain or loss within equity related to the investment derecognised during the reporting period. In addition, the amendments introduce the requirements of qualitative and quantitative disclosure of contractual terms that could affect the contractual cash flow based on a contingent even not directly relating to basic lending risks and cost.

2. 應用新訂及經修訂香港財務報告準則會計準則 – 續

已頒佈但尚未生效的新及經修訂香港財務報告準則會計準則 – 續

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)「財務工具分類及計量之修訂」

香港財務報告準則第9號(修訂本)釐清財務資產及財務負債之確認及終止確認，並增加一項例外情況，即當且僅當符合若干條件時，允許實體可將使用電子付款系統以現金結算之財務負債視為於結算日期前償付。

該等修訂本亦就評估財務資產之合約現金流量是否與基本借貸安排相一致提供指引。該等修訂本訂明，實體應當專注於實體獲得補償的原因而非補償金額。若合約現金流量與並非基本借貸風險或成本的變量掛鉤，則其與基本借貸安排不一致。該等修訂本陳述，於若干情況下，或然特徵可能於合約現金流量變動之前及之後引致合約現金流量與基本借貸安排一致，惟或然事件本身之性質與基本借貸風險及成本之變化並不直接相關。此外，該等修訂本中加強對「無追索權」一詞之描述以及釐清「合約相連工具」之特徵。

香港財務報告準則第7號有關指定為按公允值其他全面收益之權益工具投資之披露規定已予修訂。尤其是，實體須披露於期內其他全面收益內呈列之公允值損益，分別列示與於報告期內已終止確認之投資相關者以及與於報告期末持有之投資相關者。實體亦須披露於報告期內已終止確認投資相關之權益內累計損益之任何轉撥。此外，該等修訂本引入對可能影響基於或然事件(即使與基本借貸風險及成本不直接相關)之合約現金流量之合約條款進行定性及定量披露之要求。

2. APPLICATION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS – CONTINUED

New and amendments to HKFRS Accounting Standards in issue but not yet effective – Continued

Amendments to HKFRS 9 and HKFRS 7 Amendments to the Classification and Measurement of Financial Instruments – Continued

The amendments are effective for annual reporting periods beginning on or after 1 January 2026, with early application permitted. The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.

HKFRS 18 Presentation and Disclosure in Financial Statements

HKFRS 18 *Presentation and Disclosure in Financial Statements*, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 *Presentation of Financial Statements*. This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; 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. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 and HKFRS 7. Minor amendments to HKAS 7 *Statement of Cash Flows* and HKAS 33 *Earnings per Share* are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. The application of the new standard is expected to affect the presentation of the income statement and disclosures in the future financial statements. The Group is in the process of assessing the detailed impact of HKFRS 18 on the Group's consolidated financial statements.

2. 應用新訂及經修訂香港財務報告準則會計準則 – 續

已頒佈但尚未生效的新及經修訂香港財務報告準則會計準則 – 續

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)/財務工具分類及計量之修訂 – 續

該等修訂本於二零二六年一月一日或之後開始之年度報告期間生效，並允許提早應用。應用該等修訂本預期不會對本集團之財務狀況及表現產生重大影響。

香港財務報告準則第18號財務報表之呈列及披露

香港財務報告準則第18號財務報表之呈列及披露規定，將取代香港會計準則第1號財務報表之呈列。本新訂香港財務報告準則會計準則在延續香港會計準則第1號多項規定的同時，引入於損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。此外，香港會計準則第1號的部分段落已移至香港會計準則第8號及香港財務報告準則第7號。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號及其他準則的修訂將於二零二七年一月一日或之後開始的年度期間生效，並允許提早應用。應用新準則預期將會影響損益表的呈列以及未來財務報表的披露。本集團正在評估香港財務報告準則第18號對本集團綜合財務報表的詳細影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION

3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRS Accounting Standards issued by the HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decision made by primary users. In addition, the consolidated financial statements include applicable disclosure required by the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") and by the Hong Kong Companies Ordinance.

The Directors have, at the time of approving the consolidated financial statements, a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis of accounting in preparing the consolidated financial statements.

The consolidated financial statements have been prepared on the historical cost basis except for investment properties and equity instrument at fair value through other comprehensive income that are measured at fair values at the end of each reporting period, as explained in the accounting policies set out below.

3.2 Material accounting policy information

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

3. 編製綜合財務報表之基準及重要會計政策信息

3.1 編製綜合財務報表之基準

本綜合財務報表是根據香港會計師公會頒佈的香港財務報告準則會計準則編制的。就編製本綜合財務報表而言，如果合理地預期該資料會影響主要使用者的決策，則該資料被視為重要資料。此外，本綜合財務報表包括聯交所證券上市規則（「上市規則」）及香港公司條例規定的適用披露。

董事於批准綜合財務報表時，合理預期本集團有足夠資源於可預見未來繼續經營。因此，彼等於編製綜合財務報表時繼續採用持續經營會計基準。

本綜合財務報表以歷史成本為基礎編制，除了投資物業及按公允值於其他面收益之權益工具在每個報告期末按公允值計量外，有關會計政策闡述如下。

3.2 重要會計政策信息

綜合財務報表基準

綜合財務報表包括本公司及由本公司及其附屬公司控制實體之財務報表。倘屬以下情況，則本公司獲得控制權：

- 可對投資對象行使權力；
- 參與投資對象之業務而獲得或有權獲得可變回報；及
- 有能力藉行使其權力而影響該等回報。

倘有事實或情況顯示上述三項控制因素中，有一項或以上出現變動，本集團會重新評估其是否控制投資對象。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated income statement from the date the Group gains control until the date when the Group ceases to control the subsidiary.

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

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies in line with the Group's accounting policies.

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

Non-controlling interests in subsidiaries are presented separately from the Group's equity therein, which represent present ownership interests entitling their holders to a proportionate share of net assets of the relevant subsidiaries upon liquidation.

Asset acquisitions

When the Group acquires a group of assets and liabilities that do not constitute a business, the Group identifies and recognises the individual identifiable assets acquired and liabilities assumed by allocating the purchase price first to investment properties which are subsequently measured under fair value model and financial assets/financial liabilities at the respective fair values, the remaining balance of the purchase price is then allocated to the other identifiable assets and liabilities on the basis of their relative fair values at the date of purchase. Such a transaction does not give rise to goodwill or bargain purchase gain.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

於本集團取得對附屬公司之控制權時開始，本集團並於失去對附屬公司控制權時予以終止。具體而言，於年內被收購或出售之附屬公司收益及開支乃自本集團獲取控制日期起至本集團失去對附屬公司控制日期止期間計入綜合收益表。

損益及其他全面收益之每個項目乃歸屬於本公司擁有人及非控股權益。附屬公司之全面收益總額歸屬於本公司擁有人及非控股權益，即使此舉會導致非控股權益產生虧絀結餘。

於必要時，將對附屬公司之財務報表作出調整，以令彼等之會計政策與本集團一致。

有關本集團成員公司之間交易之所有集團內公司間資產及負債、權益、收益、開支及現金流量於綜合賬目時悉數對銷。

於附屬公司之非控股權益與本集團於當中的權益分開呈列，其乃現時擁有之權益且賦予持有人權利於清盤時按比例分佔相關附屬公司之淨資產。

資產收購

當本集團收購一組並不構成一項業務之資產及負債，本集團透過先將購買價按其各自之公允值分配至採用公允值模式後續計量的投資地產及財務資產／財務負債，以識別及確認所收購之個別可識別資產及所承擔負債，而餘下之購買價結餘其後按於購買日期之相關公允值，分配至其他個別可識別資產及負債。有關交易並不產生商譽或議價購買收益。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Intangible assets

Intangible assets acquired separately

Intangible assets with finite useful lives that are acquired separately are carried at costs less accumulated amortisation and any accumulated impairment losses. Amortisation for intangible assets with finite useful lives is recognised on a straight-line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less any subsequent accumulated impairment losses.

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

Property, plant and equipment

Property, plant and equipment are tangible assets that are held for use in the production or supply of goods or services, or for administrative purposes. Property, plant and equipment are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of assets 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. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

無形資產

單獨收購之無形資產

個別收購並具有有限使用年期的無形資產按成本減累計攤銷及任何累計減值虧損列賬。具有有限可使用年期的無形資產的攤銷乃於其估計可使用年期內使用直線法確認。估計可使用年期及攤銷方式於各報告期末審閱，並將估計變動的影響按追溯基準入賬。個別收購並具無限使用年期的無形資產按成本減任何其後累計減值虧損列賬。

無形資產於出售時或當預計使用或出售均不會產生未來經濟利益時終止確認。終止確認無形資產所產生的盈虧乃按出售所得款項淨額與該項資產賬面值之間的差額計量，並於終止確認資產時在損益內確認。

物業、機器及設備

物業、機器及設備為用作生產或提供貨物或服務或作行政用途的有形資產，綜合財務狀況表所列物業、機器及設備乃按成本減去其後累計折舊及其後累計減值虧損（如有）列賬。

物業、機器及設備確認的折舊乃以資產成本減其殘值後，按預計可使用年期以直線法攤銷。預計可使用年期、殘值及折舊方法均於各報告期末作出檢討，並對估計變更的影響按追溯基準列賬。

當一項物業、機器及設備出售或預期繼續使用該資產不會為將來帶來經濟利益時，該項物業、機器及設備不再被確認。因出售或報廢物業、機器及設備而產生的收益或虧損，乃按出售所得款項與資產的賬面值之差額計算，並於損益賬中確認。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Property, plant and equipment – Continued

Investment properties

Investment properties are properties held to earn rental income and/or for capital appreciation.

Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at fair value, adjusted to exclude any prepaid or accrued operating lease income.

Gains or losses arising from changes in the fair value of investment properties are included in profit or loss for the period in which they arise.

Construction costs incurred for investment properties under construction are capitalised as part of the carrying amount of the investment properties under construction.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from its disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

Impairment on property, plant and equipment and intangible assets

At the end of the reporting period, the Group reviews the carrying amounts of its property, plant and equipment and intangible assets with finite useful lives to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any).

The recoverable amount of property, plant and equipment and intangible assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

物業、機器及設備 – 續

投資物業

投資物業為持有以賺取租金收入及／或資本升值之物業。

於初次確認時，投資物業乃按成本（包括任何直接應佔費用）計量。於初次確認後，投資物業乃按公允值計量，並作出調整以撇除任何預付或應計的經營租賃收入。

投資物業公允值變動所產生之收益或虧損於產生期間計入損益。

在建投資物業產生的建築成本被資本化為在建投資物業的部分賬面值。

投資物業於出售、或當投資物業永久地撤銷用途及預期有關出售不會產生未來經濟利益時，方會取消確認。於終止確認物業時所產生之任何收益或虧損（以出售所得款項淨值與該項目之資產賬面值之差額計算）乃計入於該物業取消確認期間之損益內。

物業、機器及設備以及無形資產之減值

於各報告期末，本集團會檢討物業、機器及設備以及使用年期有限之無形資產之賬面值，以釐定該等資產是否出現任何減值虧損跡象。倘存在任何有關跡象，則會估計有關資產可收回金額，以釐定任何可能出現的減值虧損（如有）的程度。

估計個別物業、機器及設備以及無形資產之可收回金額。倘無法個別地估計可收回金額，本集團估計該資產所屬現金產生單位之可收回金額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Impairment on property, plant and equipment and intangible assets – Continued

In testing a cash-generating unit for impairment, corporate assets are allocated to the relevant cash-generating unit when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash generating units for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash generating unit or group of cash-generating units.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in profit or loss.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

物業、機器及設備以及無形資產之減值 – 續

於對現金產生單位進行減值測試時，公司資產可分配至相關現金產生單位，當可建立合理一致之分配基準時，或另行分配至可建立合理一致之分配基準之最小現金產生單位組別。可收回金額按公司資產所屬的現金產生單位或現金產生單位組別釐定，並與相關現金產生單位或現金產生單位組別之賬面值作比較。

可收回金額為公允值減出售成本與使用價值兩者中之較高值。於評估使用價值時，估計未來現金流量使用反映當時市場對貨幣時間價值及資產（或現金產生單位）之特定風險評估之稅前貼現率折算成現值，而估計未來現金流量並未予以調整。

倘估計資產（或現金產生單位）之可收回金額少於其賬面值，資產（或現金產生單位）之賬面值下調至其可收回金額。就未能按合理一致的基準分配至現金產生單位的公司資產或部分公司資產，本集團會比較一個組別的現金產生單位賬面值（包括已分配至該組現金產生單位公司資產或部分公司資產的賬面值）與該組現金產生單位的可收回金額。於分配減值虧損時，減值虧損將首先分配以調低任何商譽之賬面值（如適用），其後根據該單位或該組現金產生單位內各資產之賬面值按比例分配至其他資產。資產之賬面值不會扣減至低於其公允值減出售成本（倘可計量）、其使用價值（倘可釐定）及零中之最高者。原應分配至資產之減值虧損金額按比例分配至該單位或該組現金產生單位內之其他資產。減值虧損即時於損益中確認。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Impairment on property, plant and equipment and intangible assets – Continued

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit or a group of cash-generating units) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Investment in associates

An associate is an entity in which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of associate are incorporated in these consolidated financial statements under the equity method of accounting. The financial statements of associates 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 investment in associate 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 associates. Changes in net assets of the associates other than profit or loss and other comprehensive income are not accounted for unless such changes resulted in changes in ownership interest held by the Group. When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

物業、機器及設備以及無形資產之減值 – 續

倘減值虧損其後撥回，則該項資產（或現金產生單位或一組現金產生單位）之賬面值會增加至其經修訂之估計可收回金額，惟增加後之賬面值不得超出假設過往年度並無就該項資產（或現金產生單位或一組現金產生單位）確認減值虧損時原應釐定之賬面值。減值虧損撥回即時於損益中確認。

於聯營公司之投資

聯營公司為本集團對其施加重大影響力之實體。重大影響力為參與投資對象的財務及營運政策決定的權力，惟並非控制或共同控制該等政策。

聯營公司的業績、資產以及負債依會計的權益會法納入該等綜合財務報表。用於權益會計目的的聯營公司的財務報表採用與集團相同的會計政策，針對類似情況下的類似交易和事項編制。根據權益法，對聯營公司的投資最初按成本在綜合財務狀況表中確認，並隨後進行調整以確認本集團應佔聯營公司的損益及其他全面收益。聯營公司除損益及其他全面收益以外的淨資產變動不予入賬，除非該等變動導致本集團持有的所有者權益發生變動。當本集團應佔聯營公司的虧損超過本集團於該聯營公司的權益（包括實質上構成本集團於聯營公司淨投資一部分的任何長期權益）時，本集團不再確認其應佔的進一步虧損。額外損失僅在本集團代表聯營公司承擔法律或推定責任或支付款項的情況下確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Investment in associates – Continued

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

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

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

於聯營公司之投資 – 續

於聯營公司之投資乃自被投資單位成為聯營企業之日起按權益法計算。在收購於聯營公司的投資時，投資成本超過本集團在投資對象之可識別資產及負債的公允值淨額中所佔份額的部分確認為商譽，並列入投資的賬面值。本集團在可識別資產及負債的公允值淨額中所佔份額超過投資成本的部分，經重新評估後，乃即時在收購投資期間的損益中確認。

本集團評估是否有客觀證據顯示於聯營公司之投資可能出現減值。倘有客觀證據顯示出現減值，則根據香港會計準則第36號將投資（包括商譽）之整體賬面值作為一項單獨資產進行減值測試，方法是將其可收回金額（使用價值與公允值減出售成本之較高者）與其賬面值進行比較。任何已確認之減值虧損不會分配予任何資產（包括商譽），而構成投資賬面值之一部分。該減值虧損之任何撥回僅於投資之可收回金額其後增加之情況，方根據香港會計準則第36號進行確認。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Investment in associates – Continued

When the Group ceases to have significant influence over an associate, it is accounted for as a disposal of the entire interest in the investee with a resulting gain or loss being recognised in profit or loss. When the Group retains an interest in the former associate and the retained interest is a financial asset within the scope of HKFRS 9, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition. The difference between the carrying amount of the associate and the fair value of any retained interest and any proceeds from disposing of the relevant interest in the associate is included in the determination of the gain or loss on disposal of the associate. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate on the same basis as would be required if that associate had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) upon disposal/partial disposal of the relevant associate.

When a group entity transacts with an associate of the Group, profits and losses resulting from the transactions with the associate or a joint venture are recognised in the consolidated financial statements only to the extent of interests in the associate that are not related to the Group.

Changes in the Group's interest in associates

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

於聯營公司之投資 – 續

倘本集團對聯營公司失去重大影響力，則以於被投資公司之全部權益之出售入賬，所產生之收益或虧損於損益確認。倘本集團於前聯營公司保留權益且該保留權益為香港財務報告準則第9號範疇內之財務資產，則本集團於該日按公允值計量保留權益，而該公允值被視為於初步確認時之公允值。於聯營公司之賬面值與任何保留權益及出售於聯營公司之相關權益之任何所得款項之公允值兩者之差額，於釐定出售聯營公司之收益或虧損時計算在內。此外，本集團將先前於其他全面收益就該聯營公司確認之所有金額入賬，基準與該聯營公司直接出售相關資產或負債時所須之基準相同。因此，倘先前於其他全面收益確認之該聯營公司收益或虧損將於出售相關資產或負債時重新分類至損益，則本集團於出售／部分出售相關聯營公司時將收益或虧損（作為重新分類調整）由權益重新分類至損益。

當集團實體與本集團之聯營公司進行交易時，僅在於聯營公司或合營公司之權益與本集團無關之情況，方於綜合財務報表中確認與聯營公司進行交易所產生之溢利及虧損。

集團於聯營公司權益之變更

當於聯營公司之投資成為於合營公司之投資或於合營公司之投資成為於聯營公司之投資時，本集團將繼續使用權益法。所有權權益出現此等變動時，不會重新計量公允值。

當本集團減少其於聯營公司或合營公司之所有權權益但本集團繼續採用權益法時，倘有關收益或虧損將於出售相關資產或負債時重新分類至損益，則本集團將與減少所有權權益有關之先前已於其他全面收益確認之收益或虧損部分重新分類至損益。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Financial instruments

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

Financial assets and financial liabilities are initially measured at fair value, except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15 *Revenue from Contracts with Customers*. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets or financial liabilities at fair value through profit and loss (“FVTPL”)) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset or financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Interest income which are derived from the Group's ordinary course of business are presented as revenue.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具

財務資產及財務負債於集團實體成為工具合約條文之訂約方時確認。所有日常買賣之財務資產於交易日確認及取消確認。日常買賣指買賣需要於市場規例或慣例規定時限內交付資產的財務資產買賣。

財務資產及財務負債初步按公允值計量（除首次根據香港財務報告準則第15號客戶合約收益初步估算有關客戶合約產生的貿易應收款項外）。因收購或發行財務資產及財務負債（按公允值於損益（「按公允值於損益」）之財務資產或財務負債除外）而直接產生之交易成本於首次確認時計入財務資產或財務負債（如適用）之公允值或自其公允值扣除。就按公允值於損益之財務資產或財務負債而言，收購直接產生之交易成本即時於損益賬確認。

實際利率法乃計算財務資產或財務負債的攤銷成本及於相關期間攤分利息收入或利息開支的方法。實際利率是在財務資產或財務負債的預計年期或較短期間（如適用）內，將估計未來現金收款及付款（包括構成實際利率組成部分的所付或所收到的所有費用及點子、交易成本及其他溢價或折讓）準確貼現至於初步確認時的賬面值所使用的利率。

源自本集團日常業務範圍的利息收入呈列為收益。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Financial instruments – Continued

Financial assets

Classification and subsequent measurement of financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to collect contractual cash flows; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at FVTPL, except that at initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3 *Business Combinations* applies.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產

財務資產之分類及後續計量

符合下列條件的財務資產隨後按攤銷成本計量：

- 持有財務資產的業務模式的目標為獲取合約現金流量；及
- 合約條款於特定日期產生完全為支付本金及未償還本金的利息的現金流。

所有其他財務資產隨後按公允值於損益，惟於財務資產首次確認，如股權投資既非持作買賣，亦非香港財務報告準則第3號業務合併適用的業務合併中收購方確認的或然代價，本集團可不可撤回地選擇將該股權投資公允值的後續變動於其他全面收益呈列。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Financial instruments – Continued

Financial assets – Continued

Classification and subsequent measurement of financial assets – Continued

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or fair value through other comprehensive income (“FVTOCI”) as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

(i) Amortised cost and interest income

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired (see below). For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit-impaired.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

財務資產之分類及後續計量 – 續

倘有下列情況，財務資產乃分類為持作買賣：

- 其購入主要目的為於短期內出售；或
- 其於初步確認時構成本集團管理的財務工具之已識別組合之一部分且具有最近實際短期獲利模式；或
- 其為未被指定之衍生工具及可有效作為對沖工具。

此外，如將須按攤銷成本計量或按公允值於其他全面收益列賬的財務資產指定為按公允值於其他全面收益（「按公允值於其他全面收益」）可消除或大幅減少會計錯配，本集團可不可撤回地作出該指定。

(i) 攤銷成本及利息收入

利息收入就隨後按攤銷成本計量的財務資產使用實際利率法確認。利息收入透過將實際利率應用於財務資產的總賬面值計算，隨後已信貸減值的財務資產除外（見下文）。就隨後已信貸減值的財務資產而言，利息收入透過自下一報告期間起將實際利率應用於財務資產的攤銷成本確認。如已信貸減值財務工具的信貸風險改善，令財務資產不再信貸減值，則利息收入透過自釐定該資產不再信貸減值後的報告期間初起將實際利率應用於財務資產的總賬面值確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Financial instruments – Continued

Financial assets – Continued

Classification and subsequent measurement of financial assets – Continued

(ii) *Equity instruments designated as at FVTOCI*

Investment in equity instruments at FVTOCI are subsequently measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the FVTOCI reserve; and are not subject to impairment assessment. The cumulative gain or loss is not reclassified to profit or loss on disposal of the equity investment and continues to be held in the FVTOCI reserve.

Dividends from these investment in equity instruments are recognised in profit or loss when the Group's rights to receive the dividends is established, unless the dividends clearly represent a recovery of part of the cost of the investment. Dividends are included in the "other income" line item in profit or loss.

Impairment of financial assets and other items subject to impairment assessment under HKFRS 9

The Group performs impairment assessment under expected credit loss ("ECL") model on financial assets (including trade and other receivables, deposits, other assets and bank balances) and financial guarantee contract which are subject to impairment assessment under HKFRS 9. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL ("12m ECL") represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

財務資產之分類及後續計量 – 續

(ii) *指定為按公允值於其他全面收益之權益工具*

按公允值於其他全面收益之權益工具投資於其後按公允值計量，且其公允值變動產生的利得或損失於其他全面收益中確認，並於按公允值於其他全面收益之權益工具儲備中累計；並且不進行減值評估。處置股本投資時，累計利得或損失不會重新分類至損益及繼續保留於按公允值於其他全面收益中。

來自這些權益工具投資的股息，會在本集團確立收取該等股息的權利時於損益中確認，惟股息明確屬於收回部分投資成本者則除外。該等股息將於損益表中列作「其他收入」項下。

財務資產之減值及根據香港財務報告準則第9號進行減損評估的其他項目

本集團根據預期信貸虧損（「預期信貸虧損」）模式對於須根據香港財務報告準則第9號進行減值評估的財務資產（包括貿易及其他應收款項、按金、其他資產及銀行結餘）及財務擔保合約進行減值評估。預期信貸虧損的金額於各報告日期更新，以反映自首次確認起的信貸風險變動。

存續期預期信貸虧損指將因相關工具預計年內所有可能違約事件而導致的預期信貸虧損。相反，12個月預期信貸虧損（「12個月預期信貸虧損」）指預計因報告日期後12個月內可能出現的違約事件導致的存續期預期信貸虧損的一部分。評估基於本集團的過往信貸虧損經驗作出，並就債務人特定因素、整體經濟狀況及報告日期現行狀況的評估及未來狀況預測而作出調整。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 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

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

(i) Significant increase in credit risk

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

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

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

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

財務資產之減值及根據香港財務報告準則第9號進行減損評估的其他項目 – 續

本集團一直對貿易應收款項確認存續期預期信貸虧損。就所有其他工具而言，本集團計量等於12個月預期信貸虧損的虧損撥備，除非自首次確認起信貸風險大幅增加，則本集團確認存續期預期信貸虧損。對是否應確認存續期預期信貸虧損的評估，基於自首次確認起發生違約的可能性或風險大幅增加。

(i) 信貸風險大幅增加

在評估自首次確認起信貸風險是否大幅增加時，本集團將財務工具於報告日期發生違約的風險與金融工具於首次確認日期發生違約的風險進行比較。在作出本評估時，本集團考慮合理並有支持的定量及定性資料，包括過往經驗及無需過度成本或努力即可獲得的前瞻性資料。

具體而言，在評估信貸風險是否大幅增加時考慮以下資料：

- 財務工具的外部(如有)或內部信貸評級是否實際或預計會嚴重惡化；
- 信貸風險的外部市場指標嚴重惡化，如信貸息差、債務人的信貸違約交換價格大幅上升；
- 業務、財務或經濟狀況已經或預計發生不利變動，預計將導致債務人履行債務責任的能力大幅下降；

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 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

(i) Significant increase in credit risk – Continued

- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

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

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

財務資產之減值及根據香港財務報告準則第9號進行減損評估的其他項目 – 續

(i) 信貸風險大幅增加 – 續

- 債務人的經營業績實際或預計會嚴重惡化；
- 債務人的監管、經濟或技術環境實際或預計會發生重大不利變動，導致履行債務責任的能力大幅下降。

不論上述評估的結果，當合約付款逾期超過30日時，本集團假定信貸風險自初次確認以來已大幅增加，除非本集團具有合理有支持的資料能證明並非如此。

就財務擔保合約而言，本集團成為該等不可撤回承諾的一方之日期，將視為評估減值的初始確認日期。在評估自初始確認以來財務擔保合約的信貸風險是否出現重大增加時，本集團會考慮指定債務人違約風險的變動情況。

本集團定期監督識別信貸風險是否已大幅增加時使用的標準的有效性，並適時作出修訂，以確保該標準能在款項逾期前識別信貸風險大幅增加。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 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

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

(iii) 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:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

財務資產之減值及根據香港財務報告準則第9號進行減損評估的其他項目 – 續

(ii) 違約定義

就內部信貸風險管理而言，當內部形成或從外部來源取得的資料表明債務人不大可能向債權人（包括本集團）悉數付款時，本集團認為已發生違約事件（當中不計及本集團持有之任何抵押品）。

不論上文所述，當財務資產逾期超過90日時，本集團認為已發生違約，除非本集團有合理有支持的資料證明更適合採用更滯後的違約標準。

(iii) 已信貸減值的財務資產

當發生一項或多項違約事件，對財務資產的估計未來現金流量具有負面影響時，即財務資產已信貸減值。財務資產已信貸減值的證據包括有關以下事件的可觀察證據：

- (a) 發行人或借款人面臨重大財務困難；
- (b) 違反合約，如拖欠或逾期事件；
- (c) 出於與借款人的財務困難有關的經濟或合約原因，借款人的貸款人向借款人授出貸款人在其他情況下不會考慮的寬限；
- (d) 借款人很可能破產或進行其他財務重組；或
- (e) 該財務資產之活躍市場因財務困難而消失。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 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

(iv) Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

(v) Measurement and recognition of ECL

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data and forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

財務資產之減值及根據香港財務報告準則第9號進行減損評估的其他項目 – 續

(iv) 撇銷政策

當有資料表明對手方處於嚴重財務困境，且並無收回的現實可能性（例如，當對手方被清盤或已進入破產程序）時，（以較早發生者為準），本集團撇銷財務資產。經考慮法律意見（如適用）後，根據本集團的收回程序，已撇銷的財務資產可能仍然受到強制執行活動。撇銷構成終止確認事件。任何後續收回於損益賬確認。

(v) 預期信貸虧損的計量及確認

預期信貸虧損的計量是取決於違約概率、違約損失（即如存在違約時的損失程度）及違約風險的函數。對違約概率及違約損失的評估基於歷史數據及前瞻性資料。對預期信貸虧損的估計反映所釐定的公正概率加權金額（以發生違約的風險作為權重）。

一般而言，預期信貸虧損為本集團按照合約應收到的所有合約現金流量與本集團預計收到的現金流量之間的差額，按首次確認時釐定的實際利率貼現。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 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

(v) Measurement and recognition of ECL – Continued

For a financial guarantee contract, the Group is required to make payments only in the event of a default by the debtor in accordance with the terms of the instrument that is guaranteed. Accordingly, the ECL is the present value of the expected payments to reimburse the holder for a credit loss that it incurs less any amounts that the Group expects to receive from the holder, the debtor or any other party.

For ECL on financial guarantee contracts for which the effective interest rate cannot be determined, the Group will apply a discount rate that reflects the current market assessment of the time value of money and the risks that are specific to the cash flows but only if, and to the extent that, the risks are taken into account by adjusting the discount rate instead of adjusting the cash shortfalls being discounted.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit-impaired, in which case interest income is calculated based on amortised cost of the financial asset.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments by adjusting their carrying amount, with the exception for trade and other receivables and deposits where the corresponding adjustment is recognised through a loss allowance account.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

財務資產之減值及根據香港財務報告準則第9號進行減損評估的其他項目 – 續

(v) 預期信貸虧損的計量及確認 – 續

就財務擔保合約而言，本集團僅須在債務人違約的情況下，根據所擔保工具的條款作出付款。因此，預期信貸虧損為預期就所產生信貸虧損償還持有人的款項減去本集團預期從持有人、債務人或任何其他人士收取的任何金額的現值。

就財務擔保合約之預期信貸虧損而言，由於實際利率無法釐定，本集團將應用可反映貨幣時間價值及現金流量特有風險之目前市場評估之貼現率，惟僅在透過調整貼現率而非調整貼現現金差額之方式計及風險之情況下，方應用有關貼現率。

利息收入基於財務資產的總賬面值計算，除非財務資產已信貸減值，在此情況下，利息收入基於財務資產的攤銷成本計算。

本集團通過調整賬面金額之方式而在損益賬中就所有財務工具確認減值收益或虧損（貿易及其他應收款項和按金除外，其相應之調整需通過虧損撥備確認）。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Financial instruments – Continued

Financial assets – Continued

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire.

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.

On derecognition of an investment in equity instrument which the Group has elected on initial recognition to measure at FVTOCI, the cumulative gain or loss previously accumulated in the FVTOCI reserve is not reclassified to profit or loss, but is continues to be held in the FVTOCI reserve.

Financial liabilities and equity

Classification as debt or equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務資產 – 續

終止確認財務資產

僅當對資產現金流之合約權利屆滿時，本集團即會終止確認該項財務資產。

於終止確認按攤銷成本計量之財務資產時，有關資產之賬面值與已收及應收代價總和之差額，會於損益賬中確認。

對於本集團於初始確認時選擇按公允值於其他全面收益之權益工具投資在終止確認時，先前累計計入按公允值於其他全面收益之權益工具儲備之累計利得或損失，繼續保留在按公允值於其他全面收益之權益工具儲備中，而非重分類至損益。

財務負債及權益

分類為債務或權益

債務及權益工具乃根據合約安排之內容及財務負債與權益工具之定義分類為財務負債或權益。

權益工具

權益工具乃證明實體於扣除其所有負債後之資產中擁有剩餘權益之任何合約。本集團發行之權益工具按已確認收取所得款項扣除直接發行成本入賬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Financial instruments – Continued

Financial liabilities and equity – Continued

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method.

Financial liabilities at amortised cost

Financial liabilities including trade and other payables, borrowings, amounts due to related parties and amount due to the ultimate holding company are subsequently measured at amortised cost, using the effective interest method.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument. Financial guarantee contract liabilities are measured initially at their fair values. It is subsequently measured at the higher of:

- the amount of the loss allowance determined in accordance with HKFRS 9; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised over the guarantee period.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

財務工具 – 續

財務負債及權益 – 續

財務負債

所有財務負債其後使用實際利率法按攤銷成本計量。

按攤銷成本列賬的財務負債

財務負債(包括貿易及其他應付款項、借款、應付關聯人士款項及應付最終控股公司款項)其後使用實際利率法按攤銷成本計量。

財務擔保合約

財務擔保合約指發行人須於持有人因指定欠債人未能根據債務工具之條款支付到期款項而蒙受損失時，向持有人償付指定款項之合約。財務擔保合約負債初始按其公允值計量。其後按以下兩項之較高者計量：

- 根據香港財務報告準則第9號釐定之虧損撥備金額；及
- 初始確認之金額減(倘適用)隨擔保期確認之累計攤銷。

終止確認財務負債

當且僅當本集團的義務被解除，取消或到期時，本集團才終止確認財務負債。終止確認之財務負債之賬面值與已付及應付代價之差額於損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Properties held for development

Properties held for development which are intended to be sold upon completion of development and properties for sale are classified as current assets.

Properties held for development are stated at the lower of cost and net realisable value. Net realisable value is determined by reference to sale proceeds received after the end of the reporting period less selling expenses, or by management estimates based on prevailing market conditions.

Costs of properties include acquisition costs, development expenditure, interest and other direct costs attributable to such properties.

Properties held for development are transferred to properties for sale upon completion.

Taxation

Income tax expense represents the sum of current and deferred income tax expense.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit or loss before tax because of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

持作發展物業

持作發展物業（預期於發展完成後出售）及待售物業分類流動資產。

持作發展物業以較低的成本和可實現的價值較低。可實現的淨值是通過參考報告期結束後收到的銷售收益較少銷售費用或基於主要市場條件的管理估算來確定的。

物業的成本包括收購成本、開發支出、利息和其他歸因於此類物業的直接成本。

持作發展物業於竣工後轉為待售物業。

稅項

所得稅開支代表目前及遞延所得稅開支的總和。

本期應付之稅項乃按年內應課稅溢利計算。由於在其他年度應課稅或可扣稅之收入或開支項目及毋須課稅或不可扣稅之項目，故此應課稅溢利與除稅前溢利或虧損並不相同。本集團就本期稅項承擔之負債乃按已於呈報期末或之前實施或大致實施之稅率計算。

遞延稅項乃就綜合財務報表之資產及負債賬面值及計算應課稅溢利所使用相應稅基兩者之暫時差額而確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Taxation – Continued

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and at the time of the transaction does not give rise to equal taxable and deductible temporary differences. In the addition, deferred tax liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill.

Deferred tax liabilities are recognised for taxable temporary differences associated with investment in subsidiaries and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred tax assets arising from deductible temporary differences associated with such investment and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset is realised, based on tax rate (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

稅項 – 續

遞延稅項負債通常會就所有應課稅暫時差額確認。遞延稅項資產通常會在可能出現可動用可扣稅暫時差額扣減之應課稅溢利時就所有該等可扣稅暫時差額確認。倘暫時差額是在不會影響應課稅溢利或會計溢利之交易中初步確認(於業務合併除外)資產及負債而引致，則不會確認有關遞延稅項資產及負債。同時，當交易發生時，不產生同等的應納稅暫時性差異和可抵扣暫時性差異。此外，倘暫時差額是由商譽的初步確商引致，則不會確認有關遞延稅項負債。

遞延稅項負債乃就與於附屬公司及聯營公司之投資有關之應課稅暫時差額確認，惟倘本集團能夠控制暫時差額之撥回及暫時差額於可見將來可能不會撥回則除外。與該等投資及權益有關之可扣稅暫時差額產生之遞延稅項資產僅於可能有足夠應課稅溢利可動用暫時差額之利益及預期暫時差額於可見將來撥回時確認。

遞延稅項資產之賬面值於呈報期末作檢討，並於不再有足夠應課稅溢利收回全部或部分資產時調減。

遞延稅項資產及負債按預期清付負債或變現資產適用的稅率，按於報告期間結算日已實施或大致實施稅率(及稅法)計量。

遞延稅項負債及資產之計量反映本集團預期於呈報期末收回或清償其資產及負債賬面值之方式所產生之稅務後果。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Taxation – Continued

For the purposes of measuring deferred tax for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale, except for freehold land, which is always presumed to be recovered entirely through sale.

Deferred tax assets and liabilities are offset when there is a legally enforceable rights to set off current tax assets against current tax liabilities and when they relate to income taxes levied the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

Borrowing costs

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

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

稅項 – 續

就計量遞延稅項而言，利用公允值模型計量的投資物業之賬面值乃假設通過銷售全數收回，除非該假設被推翻則除外。當投資物業可予折舊及於本集團的業務模式（其業務目標是隨時間而非透過銷售（永久業權土地除外，其一直假設將通過銷售全數收回）消耗投資物業所包含的絕大部分經濟利益）內持有時，有關假設會被推翻。

在有法定可強制執行權利把即期稅項資產與即期稅項負債進行抵銷時及在它們與同一稅務機關向同一稅務實體徵收的所得稅有關時，遞延稅項資產及負債便相抵銷。

即期及遞延稅項於損益中確認，惟倘其與其他全面收益確認或直接在權益中確認之項目有關，則在此情況，即期及遞延稅項亦會分別於其他全面收益或直接於權益中確認。對一項業務合併進行初步會計處理產生即期稅項或遞延稅項時，該稅務影響則計入該業務合併之會計處理。

借貸成本

所有借貸成本於其產生之期間於損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle that obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

Revenue from contracts with customers

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents goods or service (or a bundle of goods or services) that is distinct or a series of distinct goods or services that are substantially the same.

Control is transferred over time and revenue is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group’s performance as the Group performs;
- the Group’s performance creates and enhances an asset that the customer controls as the Group performs; or
- the Group’s performance does not create an asset with an alternative use to the Group and the Group has an enforceable rights 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.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

撥備

當本集團因過往事件而有現時責任（法定或指定），且本集團有可能須於日後履行該項責任，而且該項責任的金額可以可靠地估計，則會確認撥備。

確認為撥備的金額乃根據於各報告期末須履行該項現時責任所需代價的最佳估計，當中考慮圍繞該項責任的風險及不確定因素。倘採用履行該項現時責任所需估計現金流量計量撥備，則其賬面值乃該等現金流量的現值（倘貨幣時間價值的影響為重大）。

客戶合約收益

當履約責任獲履行時，即當特定履約責任相關之商品或服務之「控制權」轉移至客戶時，本集團確認收益。

履約責任是指一項不同的商品或服務（或一籃子商品或服務）或一系列基本相同的不同商品或服務。

倘滿足以下任何一個標準，控制權是隨著時間轉移，參照滿足相關履約責任的進度而於一段時間內確認收益：

- 客戶同時接收及消耗本集團履約時所提供的利益；
- 本集團履約時創造並增強客戶控制的資產；或
- 本集團履約時不會產生對本集團有替代用途的資產，而本集團對於已完成之履約具有可執行的付款權利。

否則，於客戶取得不同商品或服務之控制權時之時間點確認收益。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Revenue from contracts with customers – Continued

Principal versus agent

When another party is involved in providing goods or services to a customer, the Group determines whether the nature of its promise is a performance obligation to provide the specified goods or services itself (i.e. the Group is a principal) or to arrange for those goods or services to be provided by the other party (i.e. the Group is an agent).

The Group is a principal if it controls the specified goods or service before that goods or service is transferred to a customer.

The Group is an agent if its performance obligation is to arrange for the provision of the specified goods or service by another party. In this case, the Group does not control the specified goods or service provided by another party before that goods or service is transferred to the customer. When the Group acts as an agent, it recognises revenue in the amount of any fee or commission to which it expects to be entitled in exchange for arranging for the specified goods or services to be provided by the other party.

Leases

The Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception of the contract. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

客戶合約收益 – 續

委託人與代理人

倘向客戶提供貨品或服務涉及另一方，本集團會釐定其承諾性質是否為其本身提供指定貨品或服務的履約責任（即本集團為委託人），或是安排由另一方提供該等貨品或服務（即本集團為代理人）。

倘本集團於貨品或服務轉讓予客戶前對指定貨品或服務有控制權，則本集團為委託人。

倘本集團的履約責任為安排另一方提供指定貨品或服務，則本集團為代理人。於此情況，在貨品或服務轉讓予客戶前，本集團對另一方提供的指定貨品或服務並無控制權。當本集團為代理人時，會為換取安排另一方提供指定貨品或服務而預期有權收取的任何收費或佣金金額確認收益。

租賃

本集團將根據香港財務報告準則第16號項下之定義，評估該合約於訂立合約時是否屬於租賃或包含租賃。除非有關合約之條款及條件於日後發生變動，該合約將不予重新評估。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Leases – Continued

The Group as a lessee

Short-term leases

The Group applies the short-term lease recognition exemption to lease office that have a lease term of 12 months or less from the commencement date and does not contain purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis or another systematic basis over the lease term.

Refundable rental deposits

Refundable rental deposits paid are accounted under HKFRS 9 and initially measured at fair value.

The Group as a lessor

Classification and measurement of leases

Rental income from operating leases is recognised in profit or loss on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

Refundable rental deposits

Refundable rental deposits received are accounted for under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments from lessees.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

租賃 – 續

本集團作為承租人

短期租賃

對於租期為開始日期起計十二個月或以內且並不包含購買選擇權之辦公室租賃，本集團應用短期租賃確認豁免。短期租賃之租金付款於租約年期以直線法或另一系統化基準確認為開支。

可退還租金按金

已付可退還租金按金乃根據香港財務報告準則第9號入賬並初步按公允值計量。

本集團作為出租人

租賃之分類及計量

經營租賃之租金收入乃按有關租賃之年期以直線法確認。初步直接成本於談判和安排運營租賃產生，被添加到租賃資產的賬面值，並在租賃期限內以直線法為基準確認為開支。

來自本集團正常業務過程的租賃收益呈列為收益。

可退還租金按金

已收可退還租金按金乃根據香港財務報告準則第9號入賬並初始按公允值計量。初始確認時對公允值所作調整被視為來自承租人的額外租賃付款。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Leases – Continued

Lease modification

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, considering any prepaid or accrued lease payments relating to the original lease as part of the lease payments for the new lease.

For rent concession under which the Group legally releases the lessee from its obligation to make specifically identified lease payment, of which some of these lease payments are contractually due but not paid and some of them are not yet contractually due, the Group accounts for the portions which have been recognised as operating lease receivables (i.e. the lease payments which are contractually due but not paid) by applying the ECL and derecognition requirements under HKFRS 9 and applies lease modification requirements for the forgiven lease payments that the Group has not recognised (i.e. the lease payments which are not yet contractually due) as at the effective date.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

租賃 – 續

租賃的修改

本集團將經營租賃修改自修改生效日期起作為新租賃進行會計處理，並將有關原定租賃的任何預付或應計租賃付款視為新租賃的租賃付款一部分。

對於本集團依法解除承租人支付特定已確定租賃付款額（按合同規定，其中部分租賃付款額已到期但尚未支付，而部分租賃付款尚未到期）之義務的租金優惠，本集團對已確認為經營租賃應收款的部分應用國際財務報告準則第9號規下預期信用損失和終止確認要求進行會計處理，對本集團在修改生效日尚未確認的已減免租賃付款額應用租賃修改要求進行會計處理。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Employee benefits

Retirement benefit costs

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans including the Long Service Payment (“LSP”) under the Hong Kong Employment Ordinance, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. In determining the present value of the Group’s defined benefit obligations and the related current service cost and, where applicable, past service cost, the Group attributes benefit to periods of service under the plan’s benefit formula. However, if an employee’s service in later years will lead to a materially higher level of benefit than earlier years, the Group attributes the benefit on a straight-line basis from:

- (a) the date when service by the employee first leads to benefits under the plan (whether or not the benefits are conditional on further service) until
- (b) the date when further service by the employee will lead to no material amount of further benefits under the plan, other than from further salary increases.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

僱員福利

退休福利成本

界定供款退休福利計劃之供款於僱員提供服務使其符合資格獲得供款時確認為開支。

對於香港僱傭條例規定的固定福利退休金計劃（包括長期服務金（「長期服務金」）），提供福利的成本採用預算單位信貸記存法來確定，並在每個年度報告期末進行精算估值。在界定本集團設定福利責任的現值以及相關當前服務成本和過去服務成本（如適用）時，本集團根據計劃的福利公式將福利歸屬於服務期。然而，如果僱員在以後幾年的服務將導致比前幾年顯著更高的福利水平，則本集團將這種福利按直線法歸因於：

- (a) 僱員的服務首次帶來計劃福利的日期（不論福利是否以進一步服務為條件），直到
- (b) 除進一步加薪外，僱員的進一步服務不會導致該計劃下的任何實質性進一步福利的日期。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Employee benefits – Continued

Retirement benefit costs – Continued

Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the consolidated statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss.

Past service cost is recognised in profit or loss in the period of a plan amendment or curtailment and a gain or loss on settlement is recognised when settlement occurs. When determining past service cost, or a gain or loss on settlement, an entity shall remeasure the net defined benefit liability or asset using the current fair value of plan assets and current actuarial assumptions, reflecting the benefits offered under the plan and the plan assets before and after the plan amendment, curtailment or settlement, without considering the effect of asset ceiling (i.e. the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan).

Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. However, if the Group remeasures the net defined benefit liability or asset before plan amendment, curtailment or settlement, the Group determines net interest for the remainder of the annual reporting period after the plan amendment, curtailment or settlement using the benefits offered under the plan and the plan assets after the plan amendment, curtailment or settlement and the discount rate used to remeasure such net defined benefit liability or asset, taking into account any changes in the net defined benefit liability or asset during the period resulting from contributions or benefit payments.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

僱員福利 – 續

退休福利成本 – 續

重新計量，包括精算溢利和虧損、資產上限變動的影響（如適用）和計劃資產回報（不包括利息），立即反映在綜合財務狀況表中，並在其他項目中確認費用或信貸發生期間的其他全面收益。在其他全面收益中確認的重新計量立即反映在留存收益中，並且不會重新分類至損益。

過往服務成本在計畫修改或縮減期間於損益中確認，結算損益在結算發生時確認。在確定過去的服務成本或結算損益時，主體應使用計劃資產的當前公允值和當前精算假設重新計量設定受益淨負債或資產，反映計劃下提供的福利和之前的計劃資產在計劃修改、削減或結算之後，不考慮資產上限的影響（即以計劃退款或未來對計劃繳款減少的形式提供的任何經濟利益的現值）。

利息淨額依設定福利淨負債或淨資產採用期初折現率計算。然而，如果本集團在計劃修改、削減或結算之前重新計量設定福利淨負債或淨資產，則本集團使用計劃下提供的福利確定計劃修改、削減或結算後剩餘年度報告期的淨利息，以及計劃修改、削減或結算後的計劃資產，以及用於重新計量該設定福利淨負債或資產的折現率，同時考慮期間由於繳款或福利支付而導致的設定福利淨負債或資產的任何變化。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Employee benefits – Continued

Retirement benefit costs – Continued

Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement.

The retirement benefit obligation recognised in the consolidated statement of financial position represents the actual deficit or surplus in the Group's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

Discretionary contributions made by employees or third parties reduce service cost upon payment of these contributions to the plan.

When the formal terms of the plans specify that there will be contributions from employees or third parties, the accounting depends on whether the contributions are linked to service, as follows:

- If the contributions are not linked to services (for example contributions are required to reduce a deficit arising from losses on plan assets or from actuarial losses), they are reflected in the remeasurement of the net defined benefit liability or asset.
- If contributions are linked to services, they reduce service costs. For the amount of contribution that is dependent on the number of years of service, the Group reduces service cost by attributing the contributions to periods of service using the attribution method required by HKAS 19 paragraph 70 for the gross benefits.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

僱員福利 – 續

退休福利成本 – 續

設定福利成本分類如下：

- 服務成本（包括當前服務成本、過去服務成本、減少和結算損益）；
- 淨利息支出或收入；和
- 重新測量。

於綜合財務狀況表確認的退休福利責任代表本集團設定退休計畫的實際赤字或盈餘。此計算產生的任何盈餘僅限於以計劃退款或計劃未來供款減少形式提供的任何經濟利益的現值。

僱員或第三方的酌情供款可減少向計劃繳納這些供款後的服務成本。

當計劃的正式條款規定將有員工或第三方的供款時，會計取決於供款是否與服務掛鉤，如下：

- 如果供款與服務無關（例如，需要供款來減少因計劃資產虧損或精算損失而產生的赤字），則這些供款將反映在淨設定受益負債或資產的重新計量中。
- 如果供款與服務掛鉤，就會降低服務成本。對於取決於服務年資的供款金額，本集團透過使用香港會計準則第19號第70段規定的毛福利歸屬方法將供款歸屬於服務期，從而降低服務成本。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Employee benefits – Continued

Retirement benefit costs – Continued

For LSP obligation, the Group accounts for the employer Mandatory Provident Fund (“MPF”) contributions expected to be offset as a deemed employee contribution towards the LSP obligation in terms of HKAS 19.93(a) and it is measured on a net basis. The estimated amount of LSP obligation is determined after deducting the negative service cost arising from the accrued benefits derived from the Group’s MPF contributions that have been vested with employees and would be used to offset the employee’s LSP benefits, which are deemed to be contributions from the relevant employees.

Short-term employee benefits

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS Accounting Standards requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries, annual leave and sick leave) after deducting any amount already paid.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

僱員福利 – 續

退休福利成本 – 續

就長期服務金流動表而言，本集團根據香港會計準則第19.93(a)條將預期將被抵銷的雇主強制性公積金（「強積金」）供款視為視作僱員對長期服務金責任的供款，並按淨額基準計量。預計未來長期服務金責任的金額是在扣除本集團強積金供款所產生的累算福利歸屬於僱員和將於抵消員工的長期服務金福利而被視為相關僱員的供款而產生的服務成本後確定。

短期僱員福利

短期僱員福利於僱員提供服務時按預期支付福利的未貼現金額確認。所有短期僱員福利均確認為開支，除非有另一項香港財務報告準則會計準則規定或允許將福利計入資產成本則作別論。

僱員累計福利（如工資及薪金、年假及病假）於扣除已付金額後確認為負債。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Cash and cash equivalents

Cash and cash equivalents presented on the consolidated statement of financial position include:

- (a) cash, which comprises of cash on hand and demand deposits, excluding bank balances that are subject to regulatory restrictions that result in such balances no longer meeting the definition of cash; and
- (b) cash equivalents, which comprises of short-term (generally with original maturity of three months or less), highly liquid investment 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 than for investment or other purposes.

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

現金及現金之等價物

現金及現金之等價物於綜合財務狀況表呈列，包括：

- (a) 現金，其包括手頭現金及活期存款，不包括受監管限制而導致有關結餘不再符合現金定義的銀行結餘；及
- (b) 現金等額，其包括短期（通常原到期日為三個月或更短）、可隨時轉換為已知數額現金且價值變動風險不大的高流動性投資。現金等額持作滿足短期現金承擔，而非用於投資或其他目的。

3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND MATERIAL ACCOUNTING POLICY INFORMATION – CONTINUED

3.2 Material accounting policy information – Continued

Cash and cash equivalents – Continued

For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts which are repayable on demand and form an integral part of the Group's cash management. Such overdrafts are presented as short-term borrowings in the consolidated statement of financial position.

Bank balances for which use by the Group is subject to third party contractual restrictions are included as part of cash unless the restrictions result in a bank balance no longer meeting the definition of cash. Contractual restrictions affecting use of bank balances are disclosed in Note 23.

Foreign currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. 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 operations are translated into the presentation currency of the Group (i.e. HK\$) using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the period. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of "Translation reserve" (attributed to non-controlling interests as appropriate).

3. 編製綜合財務報表之基準及重要會計政策信息 – 續

3.2 重要會計政策信息 – 續

現金及現金之等價物 – 續

就綜合現金流動表而言，現金及現金等額包括上文定義的現金及現金等額，扣除可按要求償還的未償還銀行透支，並構成本集團現金管理的組成部分。該等透支在綜合財務狀況表中列為短期借款。

本集團的使用受到協力廠商合同限制的銀行結餘計入現金的一部分，除非該限制導致銀行結餘不再符合現金的定義。影響銀行餘額使用的合同限制在附註23中披露。

外幣

於編製各個別集團實體之財務報表時，以該實體功能貨幣以外之貨幣（外幣）進行之交易乃按交易當日之匯率換算入賬。於報告期末，以外幣計值之貨幣項目按報告期末之匯率重新換算。以外幣計值按公允值列賬之非貨幣項目按釐定公允值當日之匯率重新換算，而以外幣之歷史成本計值之非貨幣項目不予重新換算。

因結算貨幣項目及重新換算貨幣項目所產生之匯兌差額於產生期間在損益內確認。

就呈列綜合財務報表而言，本集團業務的資產及負債採用各報告期末適用的匯率換算為本集團的呈列貨幣（即港元）。收支項目按期內平均匯率換算。所產生的匯兌差額（如有）於其他全面收益確認，並於權益累計列入「換算儲備」項下（於合適情況歸屬於非控股權益）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in Note 3.2, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying 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 judgements in applying accounting policies

The following is the critical judgement, apart from those involving estimations (see below), that the Directors have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

Deferred taxation on investment properties

For the purposes of measuring deferred tax arising from investment properties that are measured using the fair value model, the Directors have reviewed the Group's investment property portfolios and concluded that the Group's investment properties are not held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment properties over time. Therefore, in determining the deferred taxation on investment properties, the Directors have determined that the presumption that the carrying amounts of investment properties measured using the fair value model are recovered entirely through sale is not rebutted. The Group has not recognised any deferred tax on changes in fair value of investment properties as the Group is not subject to any income taxes on the fair value changes of the investment properties on disposal.

4. 關鍵會計判斷及估計不確定因素的主要來源

於應用附註3.2所述之本集團會計政策時，董事需要就無法即時從其他來源得出之資產與負債之賬面值作出判斷、估計及假設。該等估計及相關假設乃根據過往經驗及視作相關之其他因素而作出。實際結果或會有別於該等估計。

本集團會持續評估此等估計及相關假設。會計估計之修訂若只影響修訂估計之期間，則在該期間內確認；若修訂對當前期間及未來期間均有影響，則在作出修訂之期間及未來期間確認。

在應用會計政策關鍵判斷

除涉及估計（見下文）外，以下為董事在應用本集團會計政策過程中所作出的對綜合財務報表中確認的金額具有最重大影響的關鍵判斷。

投資物業的遞延稅項

就計量投資物業產生的遞延稅項而採用公允價值模式計量而言，董事已審閱本集團的投資物業組合，並得出結論認為本集團的投資物業並非按照旨在消耗幾乎所有資產的業務模式持有。因此，在確定投資物業的遞延稅項時，董事已確定計量投資物業的帳面是採用公允價值模式通過銷售全部收回的假設不會被推翻。由於本集團無須就出售投資物業的公允價值變動繳納任何所得稅，因而本集團並未就投資物業公允價值變動確認任何遞延稅項。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY – CONTINUED

Key sources of estimation uncertainty

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

(a) Income tax and deferred tax

The Group is subject to income tax in Macau. Judgement is required in determining the amount of the provision for taxation and the timing of payment of the related taxations. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

Deferred tax assets relating to certain temporary differences and tax losses are recognised when management considers to be probable that future taxable profit will be available against which the temporary differences or tax losses can be utilised. The outcome of their actual utilisation may be different.

In cases where the actual future taxable profits generated are less or more than expected, or change in facts and circumstances which result in revision of future taxable profits estimation, a material reversal or further recognition of deferred tax assets may arise, which would be recognised in profit or loss for the period in which such a reversal or further recognition takes place.

4. 關鍵會計判斷及估計不確定因素的主要來源 – 續

估計不確定性的主要來源

下文為於報告期末極有可能會導致在下一個財政年度對資產及負債賬面值作出重大調整之有關未來的主要假設及估計不確定性的其他主要來源。

(a) 所得稅及遞延稅項

本集團須繳納澳門所得稅。釐定稅項撥備金額及繳付有關稅項之時間時須作出判斷。許多交易及計算方法在日常業務過程中難以確定其最終稅項釐定方法。倘有關事項之最終稅務結果與最初記錄金額不同，則有關差異將影響有關稅項釐定期間之所得稅及遞延稅項撥備。

與若干暫時差異及稅項虧損有關之遞延稅項資產於管理層認為可能有未來應課稅溢利用以抵銷暫時差異或稅項虧損時予以確認。其實際使用結果可能不同。

倘產生的未來實際應課稅溢利少於或多於預期，或倘事實及情況發生變動而導致須修訂未來應課稅溢利估計，則遞延稅項資產或會進行重大回撥或進一步確認，並在發生有關回撥或進一步確認的期間於損益內確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY – CONTINUED

Key sources of estimation uncertainty – Continued

(b) Estimation of fair value of investment properties

Investment properties are stated at fair value based on the valuation performed by independent professional valuers. The determination of the fair value involves certain assumptions of market conditions which are set out in Note 16.

In relying on the valuation report, the Directors have exercised their judgement and are satisfied that the method of valuation is reflective of the current market conditions. Changes to these assumptions, including the potential risk of any market violation, policy, geopolitical and social changes or other unexpected incidents as a result of change in macroeconomic environment, increased complexity in international trade tensions geopolitics, changes in policy direction and/or mortgage requirements, or other unexpected incidents would result in changes in the fair values of the Group's investment properties and the corresponding adjustments to the amount of gain or loss reported in the consolidated income statement.

The Directors have performed internal assessment on the risks of change in macroeconomic environment through performing sensitivity analysis in relating to the Group's investment properties.

As at 31 March 2025, the carrying amount of the Group's investment properties is HK\$2,014,900,000 (2024: HK\$1,929,400,000).

4. 關鍵會計判斷及估計不確定因素的主要來源 – 續

估計不確定性的主要來源 – 續

(b) 投資物業的公允值估計

投資物業乃根據獨立專業估值師進行的估值按公允值。公允值之釐定涉及載於附註16的若干市況假設。

於依賴估值報告時，董事已行使其判斷並且信納估值方法已反映現時市況。該等假設的變動，包括宏觀經濟環境的變化、國際貿易地緣政治緊張局勢的複雜性增加、政策方向及／或抵押要求的變化或其他突發事件導致的任何市場違規、政策、地緣政治和社會變化或其他突發事件的潛在風險，都將導致本集團投資物業的公允值發生變動，並對綜合收益表中報告的損益金額進行相應調整。

董事已透過對本集團投資物業進行敏感度分析，對宏觀經濟環境變化的風險進行內部評估。

於二零二五年三月三十一日，本集團投資物業的賬面值為2,014,900,000港元（二零二四年：1,929,400,000港元）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY – CONTINUED

Key sources of estimation uncertainty – Continued

(c) Provision of ECL for interest bearing receivables from loan and margin financing

The Group makes impairment loss based on an assessment of the recoverability of interest bearing receivables from loan and margin financing. In determining whether impairment loss on receivables is required, the Group takes into consideration the current creditworthiness, the collaterals, the past collection history, age status and likelihood of collection. Allowance for credit losses is only made for receivables that are unlikely to be collected and is recognised on the difference between the estimated future cash flow expected to receive discounted using the original effective interest rate and its carrying amount. If the financial conditions of customers or debtors of the Group were to deteriorate, resulting in an impairment of their ability to make payments, additional allowance may be required.

The provision of ECL is sensitive to changes in estimates. The information about the ECL and the Group's interest bearing receivables from loan and margin financing are disclosed in Note 31(b)(i).

(d) Fair value measurement of financial instruments

As at 31 March 2025, the Group's unquoted equity instrument of approximately HK\$169,576,000 (2024: HK\$ nil) are measured at fair value with fair value being determined based on significant unobservable inputs using valuation techniques. Judgement and estimation are required in establishing the relevant valuation techniques and the relevant inputs thereof.

Changes in assumptions relating to these factors could result in material adjustments to the fair value of these instruments. Further details are contained in Notes 19 and 31(c) to the consolidated financial statement.

4. 關鍵會計判斷及估計不確定因素的主要來源 – 續

估計不確定性的主要來源 – 續

(c) 來自貸款及孖展融資之計息應收款項的預期信貸虧損撥備

本集團根據對貸款及孖展融資之計息應收款項之可收回性評估作出減值虧損。於釐定是否須對應收款項作出減值虧損時，本集團考慮目前信貸等級、抵押品、過往收回歷史、賬齡狀況及收回款項之可能性。信貸虧損撥備僅在應收款項不可能收回時作出，並就採用原實際利率貼現之預期可收取估計未來現金流量與其賬面值間之差額予以確認。倘本集團客戶或債務人之財政狀況惡化，導致其還款能力減弱則須作出額外撥備。

預期信貸虧損撥備對估計變動敏感。有關預期信貸虧損及本集團來自貸款及孖展融資之計息應收款項的資料於附註31(b)(i)披露。

(d) 財務工具的公允值計量

截至二零二五年三月三十一日，本集團的非上市權益工具總額為169,576,000港元（二零二四：零港元），按公允值來衡量，公允值基於使用估值方法的重大不可觀察輸入數據來確定公允值。建立相關估值方法及其相關輸入數據需要判斷和估計。

與這些因素有關的假設變化可能會導致對這些工具公允值的重大調整。更多詳細信息包含在綜合財務報表的附註19和31(c)中。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

5. REVENUE

(i) Disaggregation of revenue from contracts with customers

5. 收益

(i) 客戶合約收益明細

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Types of goods or services	商品或服務的類型		
Broking	經紀		
Commission and brokerage income from securities broking	證券經紀之佣金及經紀佣金收入	6,168	3,921
Commission and brokerage income from futures broking	期貨經紀之佣金及經紀佣金收入	193	587
Management and handling fees	管理與手續費	1,033	720
		7,394	5,228
Corporate finance	企業融資		
Placement and underwriting commission	配售及包銷佣金	299	392
Assets management	資產管理		
Investment management fee	投資管理費	1,531	1,479
Precious metal trading	貴金屬買賣		
Services fee in relation to precious metal	有關貴金屬之服務費	27	115
Total revenue from contracts with customers	客戶合約總收益	9,251	7,214
Timing of revenue recognition	收益確認的時間性		
At a point in time	於某一時點	9,251	7,214

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

5. REVENUE – CONTINUED

(i) Disaggregation of revenue from contracts with customers – Continued

Set out below is the reconciliation of the revenue of contracts with customers with the amounts disclosed in the segment information:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Broking	經紀	7,394	5,228
Corporate finance	企業融資	299	392
Assets management	資產管理	1,531	1,479
Precious metal trading	貴金屬買賣	27	115
Revenue from contracts with customers	客戶合約收益	9,251	7,214
Properties investment	房地產投資		
Leases	租賃	34,990	35,026
Financing	財務		
Interest under effective interest method	實際利率法下的利息		
– Margin clients	– 孖展客戶	4,440	4,614
– Money lending	– 貸款融資	29,946	61,995
– Financial institutions and others	– 財務機構及其他來源	10,697	13,104
		45,083	79,713
Total revenue	總收益	89,324	121,953

(ii) Performance obligations for contracts with customers Provision of trading services

The Group provides broking and dealing services for securities, futures, options contracts and precious metal. Commission income, brokerage income and service fee are recognised at a point in time on the execution date of the trades at a certain percentage of the transaction value of the trades executed. Management and handling income is recognised when the transaction is executed and service is completed.

5. 收益 – 續

(i) 客戶合約收益明細 – 續

以下乃客戶合約收益對賬—按分部資料呈列：

(ii) 客戶合約之履約責任 提供交易服務

本集團為證券、期貨及期權合約及貴金屬提供經紀及交易服務。佣金、經紀佣金收入及服務費會在交易執行日期的某個時間點按所執行交易的交易價值的一定百分比確認。管理費及手續費收入是在交易執行和服務完成時確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

5. REVENUE – CONTINUED

(ii) Performance obligations for contracts with customers – *Continued*

Provision of assets management and advisory services

The Group provides asset management and advisory services to customers. The Group recognise the revenue at a point in time when the services are rendered in accordance with contract terms. Asset management fee income is charged at a fixed percentage per month of the net asset value of the managed accounts under management of the Group.

(iii) Transaction price allocated to the remaining performance obligation for contracts with customers

All revenue contracts are for the period of one year or less. As permitted by HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

6. OPERATING SEGMENTS

(i) Reportable operating segments

Information reported to the Directors, being the chief operating decision maker (“CODM”), for the purposes of resource allocation and assessment of segment performance focuses on types of goods or services delivered or provided. No operating segments have been aggregated in arriving at the reportable segments of the Group.

Specifically, the Group's reportable segments under HKFRS 8 *Operating Segments* are as follows:

Broking

經紀

Financing

財務

Corporate finance

企業融資

Assets management

資產管理

Properties investment

房地產投資

Precious metal trading

貴金屬買賣

Investment holding

投資控股

Securities brokerage and futures brokerage

證券經紀及期貨經紀

Securities margin financing and money lending

證券孖展融資及貸款融資

Corporate finance advisory, placing and underwriting

企業融資顧問、配售及包銷

Assets management for listed and unlisted companies and high net worth individuals

為上市及非上市公司及高資產淨值之個體作資產管理

Property rental, management and related business

房地產租賃、管理及相關業務

Precious metal trading

貴金屬買賣

Share investment

股份投資

5. 收益 – 續

(ii) 客戶合約之履約責任 – 續

提供資產管理及顧問服務

本集團為客戶提供資產管理及顧問服務。本集團按合約條款所提供服務的時點確認收益。資產管理費收入按本集團管理層所管理賬目資產淨值，每月以固定百分比收取。

(iii) 分配至客戶合約之餘下履約責任的交易價格

所有收益合約的期限為一年或以下。根據香港財務報告準則第15號所允許，分配至此等未履行合約的交易價格並無披露。

6. 營運分部

(i) 呈報營運分部

董事（即主要經營決策者（「主要經營決策者」）），呈報以供資源分配及評估分部表現之資料集中於所交付或所提供之貨物或服務類型。概無合併營運分部以組成本集團的呈報營運分部。

具體而言，根據香港財務報告準則第8號營運分部本集團之呈報分部如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

6. OPERATING SEGMENTS – CONTINUED

(i) Reportable operating segments – Continued

An analysis of segment revenue and results of the Group on these reportable operating segments for the years ended 31 March 2025 and 2024 is as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Segment revenue	分部收益		
Broking	經紀	7,394	5,228
Financing	財務	45,083	79,713
Corporate finance	企業融資	299	392
Assets management	資產管理	1,531	1,479
Properties investment	房地產投資	34,990	35,026
Precious metal trading	貴金屬買賣	27	115
		89,324	121,953
Segment results	分部業績		
Broking	經紀	(2,484)	(5,308)
Financing	財務	12,377	28,881
Corporate finance	企業融資	268	358
Assets management	資產管理	450	342
Properties investment	房地產投資	27,109	29,885
Precious metal trading	貴金屬買賣	(816)	(685)
		36,904	53,473
Net increase in fair value of investment properties	投資物業公允值之淨增值	37,176	48,076
Other revenue	其他收益	1,169	339
Share of results of an associate	應佔聯營公司之業績	(4,096)	(9,134)
		71,153	92,754
Profit before taxation	除稅前溢利		

The accounting policies of the operating segments are the same as the Group's accounting policies described in Note 3.2. Segment results represents the profit earned by (loss from) each segment without allocation of certain other revenue, net increase in fair value of investment properties and share of results of an associate. This is the measure reported to the CODM for the purposes of resource allocation and performance assessment.

6. 營運分部 – 續

(i) 呈報營運分部 – 續

本集團就該等呈報營運分部於截至二零二五年及二零二四年三月三十一日止年度之分部收益及業績分析如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Segment revenue	分部收益		
Broking	經紀	7,394	5,228
Financing	財務	45,083	79,713
Corporate finance	企業融資	299	392
Assets management	資產管理	1,531	1,479
Properties investment	房地產投資	34,990	35,026
Precious metal trading	貴金屬買賣	27	115
		89,324	121,953
Segment results	分部業績		
Broking	經紀	(2,484)	(5,308)
Financing	財務	12,377	28,881
Corporate finance	企業融資	268	358
Assets management	資產管理	450	342
Properties investment	房地產投資	27,109	29,885
Precious metal trading	貴金屬買賣	(816)	(685)
		36,904	53,473
Net increase in fair value of investment properties	投資物業公允值之淨增值	37,176	48,076
Other revenue	其他收益	1,169	339
Share of results of an associate	應佔聯營公司之業績	(4,096)	(9,134)
		71,153	92,754
Profit before taxation	除稅前溢利		

營運分部的會計政策與附註3.2所述之本集團會計政策相同。分部業績指各分部所賺取之溢利（蒙受之虧損），不包括若干其他收益、投資物業公允值之淨增值及應佔聯營公司之業績。此乃向主要經營決策者呈報以供分配資源及評估表現之方式。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

6. OPERATING SEGMENTS – CONTINUED

(i) Reportable operating segments – Continued

An analysis of segment assets and liabilities of the Group on these reportable operating segments as at 31 March 2025 and 2024 is as follows:

6. 營運分部 – 續

(i) 呈報營運分部 – 續

本集團就該等呈報營運分部於二零二五年及二零二四年三月三十一日之分部資產及負債分析如下：

		Segment		Interests in an associate		Unallocated		Consolidated	
		assets/liabilities				corporate assets/liabilities			
		分部資產／負債		於聯營公司之權益		不分類企業資產／負債		綜合	
		2025	2024	2025	2024	2025	2024	2025	2024
		二零二五年	二零二四年	二零二五年	二零二四年	二零二五年	二零二四年	二零二五年	二零二四年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
Assets	資產								
Broking	經紀	119,752	101,872	-	-	-	-	119,752	101,872
Financing	財務	621,467	693,164	-	-	-	-	621,467	693,164
Assets management	資產管理	2,040	1,820	-	-	-	-	2,040	1,820
Properties investment	房地產投資	2,158,392	1,940,545	32,498	37,105	-	-	2,190,890	1,977,650
Precious metal trading	貴金屬買賣	64,996	164,551	-	-	-	-	64,996	164,551
Investment holding	投資控股	172,588	132,011	-	-	-	-	172,588	132,011
Inter-segment elimination	分部間抵銷	(4,023)	(2,837)	-	-	-	-	(4,023)	(2,837)
Unallocated	未分配	-	-	-	-	4,760	3,111	4,760	3,111
Consolidated	綜合	3,135,212	3,031,126	32,498	37,105	4,760	3,111	3,172,470	3,071,342
Liabilities	負債								
Broking	經紀	67,397	50,154	-	-	-	-	67,397	50,154
Financing	財務	5,787	8,348	-	-	-	-	5,787	8,348
Assets management	資產管理	130	120	-	-	-	-	130	120
Properties investment	房地產投資	141,111	104,637	-	-	-	-	141,111	104,637
Precious metal trading	貴金屬買賣	768	673	-	-	-	-	768	673
Investment holding	投資控股	73	73	-	-	-	-	73	73
Inter-segment elimination	分部間抵銷	(4,023)	(2,837)	-	-	-	-	(4,023)	(2,837)
Unallocated	未分配	-	-	-	-	114,437	119,890	114,437	119,890
Consolidated	綜合	211,243	161,168	-	-	114,437	119,890	325,680	281,058

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

6. OPERATING SEGMENTS – CONTINUED

(i) Reportable operating segments – Continued

For the purposes of monitoring segment performance and allocating resources between segments:

- All assets are allocated to operating segments other than certain corporate assets for central administrative purpose; and
- All liabilities are allocated to operating segments other than borrowings and certain other payables.

6. 營運分部 – 續

(i) 呈報營運分部 – 續

就監察分部表現及在分部之間分配資源而言：

- 所有資產乃分配至營運分部（作中央行政用途之若干企業資產除外）；及
- 所有負債乃分配至營運分部（借款及若干其他應付款項除外）。

		Capital expenditure		Depreciation		Impairment loss under expected credit loss model, net of reversal		Finance cost	
		資本開支		折舊		預期信貸虧損模式項下之減值虧損，扣除撥回		融資成本	
		2025	2024	2025	2024	2025	2024	2025	2024
		二零二五年	二零二四年	二零二五年	二零二四年	二零二五年	二零二四年	二零二五年	二零二四年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
Other segment information	其他分類資料								
Broking	經紀	89	22	51	42	–	–	16	14
Financing	財務	–	522	155	77	16,932	35,355	16	13
Assets management	資產管理	–	–	1	1	–	–	2	2
Properties investment	房地產投資	8	192	60	40	–	–	–	–
Precious metal trading	貴金屬買賣	–	–	4	4	–	–	3	3
Unallocated	未分配	–	–	1	1	–	–	6,441	5,325
Consolidated	綜合	97	736	272	165	16,932	35,355	6,478	5,357

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

6. OPERATING SEGMENTS – CONTINUED

(ii) Geographical information

The Group's operations are principally located in Hong Kong, Macau and the People's Republic of China (the "PRC"). The Group's administration is carried out in Hong Kong.

The following table provides an analysis of the Group's revenue from external customers by geographical market and analysis of non-current assets by the geographical location in which assets are located other than financial instruments and deferred tax assets.

		Revenue from external customers 來自外部客戶之收益		Non-current assets 非流動資產	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Hong Kong	香港	56,846	87,214	311,291	224,312
Macau	澳門	32,478	34,739	1,707,400	1,709,053
The PRC	中國	–	–	32,497	37,105
		89,324	121,953	2,051,188	1,970,470

(iii) Information about major customers

The revenue from customers individually contributing over 10% of the total revenue of the Group for the respective reporting periods are as follow:

6. 營運分部 – 續

(ii) 地區資料

本集團之營運主要位於香港、澳門及中華人民共和國(「中國」)。本集團之行政均於香港進行。

下表提供本集團按地區市場之外部客戶收益分析及按該資產所在地區之非流動資產分析(財務工具及遞延稅項資產除外)。

(iii) 主要客戶資料

於報告期內，單一客戶收益佔本集團總收益10%以上如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Contributed from financing segment	來自財務分部		
Customer A	客戶A	–	13,838

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

7. OTHER REVENUE

7. 其他收益

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Gain on disposal of property, plant and equipment	出售物業、機器及設備之收益	1,000	—
Exchange gain	匯兌收益	15	39
Sundry income	雜項收入	178	313
		1,193	352

8. IMPAIRMENT LOSSES UNDER EXPECTED CREDIT LOSS MODEL, NET OF REVERSAL

8. 預期信貸虧損模式項下之減值虧損，扣除撥回

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Impairment losses recognised on:	已確認減值虧損：		
– interest-bearing receivables	– 計息應收款項	15,216	34,589
– margin financing receivables	– 孖展融資應收款項	1,716	766
		16,932	35,355

Details of impairment assessment are set out in Note 31(b)(i).

減值評估之詳情載於附註31(b)(i)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

9. FINANCE COSTS

9. 融資成本

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest on:	以下項目之利息：		
– bank borrowings	– 銀行借款	6,441	5,325
– long service payments	– 長期服務金	37	32
		6,478	5,357

10. PROFIT BEFORE TAXATION

Profit before taxation has been arrived at after charging (crediting) the followings:

10. 除稅前溢利

除稅前溢利已扣除(計入)下列各項：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Auditors' remuneration	核數師酬金		
– Audit service	– 審計服務	720	720
– Non-audit service	– 非審計服務	92	92
Staff cost (including directors' emolument (Note 11))	員工成本(包括董事酬金(附註11))		
– Salaries, bonuses and other benefits	– 薪金、花紅及其他福利	13,021	13,969
– Contributions to retirement schemes	– 退休計劃之供款	394	418
– Service cost of long service payments	– 長期服務金之服務成本	348	1,472
Total staff cost	員工總成本	13,763	15,859
Depreciation on property, plant and equipment	折舊—物業、機器及設備	272	165
Expenses relating to short-term leases	短期租賃相關費用	1,120	1,120
Gross rental income from investment properties	投資物業的總租金收入	(34,990)	(35,026)
Less:	已扣除：		
Direct operating expenses incurred for investment properties that generated rental income during the year	就年內產生租金收入的投資物業所錄得的直接營運開支	6,206	3,617
		(28,784)	(31,409)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

11. DIRECTORS' AND SENIOR MANAGEMENT'S REMUNERATION

(a) Directors' and chief executive's emolument

Directors' and chief executive's remuneration for the year, disclosed pursuant to the applicable Listing Rules and the Hong Kong Companies Ordinance, is as follows:

11. 董事及高級管理層酬金

(a) 董事及主要行政人員酬金

根據適用上市規則及香港公司條例披露之年內董事及主要行政人員薪酬披露如下：

		Basic salaries, housing benefits, other allowances and benefits in kind	Contributions to retirement schemes	Discretionary bonuses and/or performance – related bonuses	Total
		Fees			
		袍金	基本薪金、 房屋福利 其他津貼及 實物利益	酌情花紅 及／或 績效花紅	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
Year ended	截至二零二五年				
31 March 2025	三月三十一日止年度				
Non-executive directors:	非執行董事：				
Mr. Ip Man Tin, David	葉漫天先生	50	-	-	50
Dr. Sze Ping Fat	施炳法博士	50	-	-	50
Executive directors:	執行董事：				
Ms. Cheng Wai Ling, Annie	鄭偉玲女士	-	312	24	355
Mr. Cheng Wai Lun, Andrew	鄭偉倫先生	-	260	13	292
Independent non-executive directors:	獨立非執行董事：				
Mr. Chan Tsun Choi, Arnold	陳進財先生	50	-	-	50
Mr. Poon Kai Tik	潘啟迪先生	50	-	-	50
Mr. Hui Man Ho, Ivan	許文浩先生	50	-	-	50
		250	572	37	897

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

11. DIRECTORS' AND SENIOR MANAGEMENT'S REMUNERATION – CONTINUED

(a) Directors' and chief executive's emolument – Continued

Year ended		Fees	Basic salaries, housing benefits, other allowances and benefits in kind	Contributions to retirement schemes	Discretionary bonuses and/or performance – related bonuses	Total
31 March 2024		袍金	基本薪金、房屋福利及其他津貼及實物利益	退休計劃供款	酌情花紅及/或績效花紅	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Non-executive directors:	非執行董事：					
Mr. Ip Man Tin, David	葉漫天先生	50	–	–	–	50
Dr. Sze Ping Fat	施炳法博士	50	–	–	–	50
Executive directors:	執行董事：					
Ms. Cheng Wai Ling, Annie	鄭偉玲女士	–	492	19	19	530
Mr. Cheng Wai Lun, Andrew	鄭偉倫先生	–	247	13	19	279
Mr. Mok Kwai Hang (retired on 24 August 2023)	莫桂衡先生(於二零二三年八月二十四日退任)	–	1,221	17	–	1,238
Independent non-executive directors:	獨立非執行董事：					
Mr. Chan Tsun Choi, Arnold	陳進財先生	50	–	–	–	50
Mr. Poon Kai Tik	潘啟迪先生	50	–	–	–	50
Mr. Hui Man Ho, Ivan	許文浩先生	50	–	–	–	50
		250	1,960	49	38	2,297

Note:

The non-executive directors' emoluments shown above were for their services rendered as Directors.

The executive directors' emoluments shown above were for their services rendered in connection with the management of the affairs of the Company and the Group.

The independent non-executive directors' emoluments shown above were for their services rendered as Directors.

There was no arrangement under which a director or the chief executive waived or agreed to waive any remuneration during the years.

附註：

上列非執行董事酬金就彼等作為董事而提供的服務而作出。

上列執行董事酬金就彼等提供有關管理本公司及集團事務的服務而作出。

上列獨立非執行董事酬金就彼等作為董事而提供的服務而作出。

年內概無董事或主要行政人員放棄或同意放棄任何酬金之安排。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

11. DIRECTORS' AND SENIOR MANAGEMENT'S REMUNERATION – CONTINUED

(a) Directors' and chief executive's emolument – Continued

During the years ended 31 March 2025 and 2024, no emoluments were paid by the Group to the Directors as an inducement to join or upon joining the Group or as compensation for loss for office.

(b) Details of emoluments of the five highest paid individuals are:

For the year ended 31 March 2025, none (2024: one) of the five highest paid individuals was executive Director of the Company, whose emoluments are included in Note 11(a).

Details of the remuneration for the year of the remaining five (2024: four) highest paid employees who are neither a Director nor chief executive of the Company are as follows:

Basic salaries	基本薪金
Contribution to retirement benefits	退休計劃供款
Discretionary bonuses and/or performance-related bonuses	酌情花紅及／或績效花紅

11. 董事及高級管理層酬金 – 續

(a) 董事及主要行政人員酬金 – 續

截至二零二五年及二零二四年三月三十一日止年度，本集團並無向董事支付任何酬金，作為吸引彼等加盟或加盟本集團後之獎勵或作為離職補償。

(b) 五名最高薪酬人士之酬金詳情：

截至二零二五年三月三十一日止年度，五名最高薪酬人士沒有一名（二零二四年：一名）為本公司執行董事，彼等之酬金已載於附註11(a)。

其餘五名（二零二四年：四名）既非本公司董事亦非主要行政人員之最高薪酬僱員之薪酬詳情如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Basic salaries	3,261	2,714
Contribution to retirement benefits	72	62
Discretionary bonuses and/or performance-related bonuses	87	86
	3,420	2,862

The number of the highest paid employees who are not the Directors whose remuneration fell within the following bands is as follows:

不屬於董事但薪酬在以下範圍的最高薪酬人士的人數如下：

	2025 二零二五年	2024 二零二四年
Nil to HK\$1,000,000	5	4

During the years ended 31 March 2025 and 2024, no emoluments were paid by the Group to the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss for office.

截至二零二五年及二零二四年三月三十一日止年度，本集團並未向五名最高薪酬人士支付任何酬金，作為吸引彼等加盟或加盟本集團後之獎勵或作為離職補償。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

12. EARNINGS PER SHARE

The basic earnings per share is based on the Group's profit attributable to owners of the Company of approximately HK\$69,461,000 (2024: HK\$85,731,000) and the number of 2,682,316,758 (2024: 2,682,316,758) ordinary shares in issue during the year.

No diluted earnings per share for both 2025 and 2024 were presented as there were no potential ordinary shares in issue for both years ended 31 March 2025 and 31 March 2024.

12. 每股溢利

每股基本溢利乃根據本公司擁有人應佔本集團溢利約69,461,000港元(二零二四年: 85,731,000港元)及本年度已發行普通股2,682,316,758股(二零二四年: 2,682,316,758股)計算。

由於截至二零二五年三月三十一日及二零二四年三月三十一日止兩個年度均並無潛在已發行普通股,因此並無呈列二零二五年及二零二四年之每股均攤薄溢利。

13. INCOME TAX EXPENSES

Hong Kong profits tax: 香港所得稅:
– Current year – 本年度
Deferred tax (Note 24) 遞延稅項(附註24)

13. 所得稅開支

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	1,691	7,171
	(283)	(126)
	1,408	7,045

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which subsidiaries of the Group are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and BVI, the Group is not subject to any income tax in the Cayman Islands and BVI.

Hong Kong profits tax has been provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profits arising in Hong Kong during the year, except for certain subsidiaries of the Group which is qualifying entity under the two-tiered profits tax rates regime of Hong Kong Profit Tax, under which the first HK\$2 million of profit of the qualifying group entity will be taxed at 8.25% and profits above HK\$2 million will be taxed at 16.5%.

Macau Complementary Tax is calculated at 12% of the assessable profit, however, there are no assessable profit in Macau for the years ended 31 March 2025 and 2024.

本集團須按實體基準就產生或源於本集團附屬公司註冊及經營所在司法權區的溢利繳納所得稅。根據開曼群島及英屬處女群島的規則及法規,本集團毋須繳納開曼群島及英屬處女群島的任何所得稅。

香港利得稅按本年度於香港產生之估計應課稅溢利按稅率16.5%(二零二四年: 16.5%)撥備,但本集團的若干附屬公司為符合香港利得稅的兩級制利得稅率制度項下的合資格實體除外,合資格集團實體的首2,000,000港元溢利將按8.25%的稅率繳稅,而超過2,000,000港元的溢利則將按16.5%的稅率繳稅。

澳門所得補充稅按應課稅溢利的12%計算,惟截至二零二五年及二零二四年三月三十一日止年度於澳門並無應課稅溢利。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

13. INCOME TAX EXPENSES – CONTINUED

Taxation arising in other jurisdictions in which the Group operates is calculated on the estimated assessable profits for the year at the rates prevailing in the relevant jurisdictions.

Income tax expenses for the years can be reconciled to the profit before taxation per the consolidated income statement as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Profit before taxation	除稅前溢利	71,153	92,754
Tax at the applicable income tax rate of respective tax jurisdictions	按相關稅務管轄區所適用之所得稅率	10,631	14,969
Tax effect of net increase in fair value of investment properties	投資物業公允值之淨增值的稅務影響	(6,206)	(7,420)
Tax effect of non-taxable income	不需課稅之收益的稅務影響	(5,539)	(7,365)
Tax effect of non-deductible expenses	不獲扣除之開支的稅務影響	1,234	6,549
Tax effect of tax losses not recognised	未確認之稅務虧損的稅務影響	1,669	926
Utilisation of tax losses previously not recognised	使用以往未確認稅務虧損	(378)	(608)
Tax reduction	稅項寬減	(3)	(6)
Income tax expenses	所得稅開支	1,408	7,045

13. 所得稅開支 – 續

本集團在其他司法權區營運而產生之稅項乃以年內估計應課稅的溢利根據相關司法權區普及使用之稅率計算。

本年度所得稅開支可與綜合收益表之除稅前溢利對賬如下：

14. PROPOSED FINAL DIVIDEND

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Proposed final dividend – HK1.5 cents (2024: HK2.0 cents) per share	擬派末期股息—每股1.5港仙 (二零二四年：2.0港仙)	40,235	53,646

A proposed final dividend in respect of the year ended 31 March 2025 of HK1.5 cents per share (2024: HK2.0 cents per share) was proposed at the board meeting on 20 June 2025, totalling approximately HK\$40,235,000 (2024: HK\$53,646,000), subject to the approval of the Company's shareholders in the forthcoming annual general meeting.

14. 擬派末期股息

截至二零二五年三月三十一日止年度的擬派末期股息為每股1.5港仙(二零二四年：每股2.0港仙)，已於二零二五年六月二十日的董事會會議上建議派發，總額約為40,235,000港元(二零二四年：53,646,000港元)，並須待本公司股東於應屆股東週年大會上批准，方可作實。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

15. PROPERTY, PLANT AND EQUIPMENT

15. 物業、機器及設備

		Leasehold land and buildings 租賃土地 及樓宇 HK\$'000 千港元	Furniture, fixtures and equipment 傢具、裝置 及設備 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Total 總額 HK\$'000 千港元
Net carrying amount as at 1 April 2023	於二零二三年四月一日之 賬面淨值	762	164	428	1,354
Additions	添置	–	235	501	736
Depreciation	折舊	(20)	(76)	(69)	(165)
Net carrying amount as at 31 March 2024	於二零二四年三月三十一日之 賬面淨值	742	323	860	1,925
At 31 March 2024	於二零二四年三月三十一日				
Cost	成本	1,162	6,910	1,543	9,615
Accumulated depreciation	累積折舊	(420)	(6,587)	(683)	(7,690)
Net carrying amount	賬面淨值	742	323	860	1,925
Net carrying amount as at 1 April 2024	於二零二四年四月一日之 賬面淨值	742	323	860	1,925
Additions	添置	–	97	–	97
Depreciation	折舊	(20)	(107)	(145)	(272)
Net carrying amount as at 31 March 2025	於二零二五年三月三十一日之 賬面淨值	722	313	715	1,750
At 31 March 2025	於二零二五年三月三十一日				
Cost	成本	1,162	7,007	1,543	9,712
Accumulated depreciation	累積折舊	(440)	(6,694)	(828)	(7,962)
Net carrying amount	賬面淨值	722	313	715	1,750

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Leasehold land and buildings	Over the remaining terms of the leases
Furniture, fixtures and equipment	15% to 30%
Motor vehicles	15% to 30%

Note:

The leasehold land and buildings are situated in Macau and Hong Kong. The Group is the registered owner of these property interests, including the underlying leasehold lands. Lump sum payments were made upfront to acquire these property interests. The leasehold land components of these owned properties are presented separately only if the payments made can be allocated reliably.

折舊乃按其估計可使用年期以直線法撇銷每項物業、廠房及設備項目之成本至其剩餘價值計算。就此而言所用之主要年率如下：

租賃土地及樓宇	按租約剩餘期限
傢具、裝置及設備	15% – 30%
汽車	15% – 30%

附註：

租賃土地及樓宇位於澳門及香港。本集團為該等物業權益（包括相關租賃土地）的註冊業主。已預付一筆款項以收購該等物業權益。僅倘於支付的款項能夠可靠分配的情況下，該等自有物業的租賃土地組成部分方可單獨列示。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

16. INVESTMENT PROPERTIES

16. 投資物業

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Fair value:	公允值：		
At the beginning of the year	於年初	1,929,400	1,697,000
Acquired on an acquisition of a subsidiary (Note 34)	因收購子公司而增加 (附註34)	—	179,991
Additions	增加	48,324	4,333
Net increase in fair value recognised in the consolidated income statement	公允值之淨增值 已於綜合收益表確認	37,176	48,076
At the end of the year	於年末	2,014,900	1,929,400
Unrealised gain on property valuation included in profit or loss	物業估值計入損益之 未變現收益	37,176	48,076

The Group leases out shops and carpark under operating leases with rentals payable monthly. The leases typically run for an initial period of one to twenty years (2024: one to twenty years), with unilateral rights to extend the lease beyond initial period held by lessees only. Certain of the lease contracts contain market review clauses in the event the lessee exercises the option to extend.

本集團以經營租賃形式租出商舖及停車位，而租金乃按月支付。租賃營運初期一般為1至20年（二零二四年：1至20年），只有承租人具有可單方面在初始租期後延長租賃的權利。若干份租賃合約具有市場回顧條款（倘承租人行使延長租賃權利）。

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in the respective functional currencies of group entities. The lease contracts do not contain residual value guarantee and/or lessee's option to purchase the property at the end of lease term.

由於所有租賃均以集團實體各自的功能貨幣計值，故本集團並無因租賃安排而面臨外匯風險。租賃合約並不包含剩餘價值保證及／或承租人於租期結束時購買物業的選擇權。

The Group's investment properties are held for rental purpose and classified and accounted for as investment properties. The Group's investment properties are situated in Hong Kong and Macau and are held under medium-term lease.

本集團投資物業以出租為目的持有，並分類核算為投資物業。本集團之投資物業位於香港及澳門及以中期租約持有。

The Group has pledged certain of its investment properties with an aggregate carrying value of approximately HK\$1,506,800,000 (2024: HK\$1,488,400,000) to a bank to secure general banking facilities granted to the Group (Note 25).

本集團已抵押若干投資物業予一間銀行作為本集團獲授權一般銀行融資之抵押品，其總賬面值約為1,506,800,000港元（二零二四年：1,488,400,000港元）（附註25）。

The fair value of the Group's investment properties at 31 March 2025 and 31 March 2024 has been arrived at on the basis of a valuation carried out at the end of the reporting date by LCH (Asia-Pacific) Surveyors Limited, an independent professional qualified valuer not connected to the Group.

本集團於二零二五年三月三十一日及二零二四年三月三十一日之投資物業的公允值乃根據利駿行測量師有限公司（為與本集團並無關連的獨立專業合資格估值師）於報告期末所進行之價值評估作基準。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

16. INVESTMENT PROPERTIES – CONTINUED

The Directors determine the appropriate valuation techniques and inputs for fair value measurement.

In estimating the fair value of the properties, the highest and best use of the properties is their current use. The fair values of certain investment properties have been adjusted to exclude prepaid or accrued operating lease income to avoid double counting.

16. 投資物業 – 續

董事釐定合適的估值方法及計量公允值的輸入數據。

於估計物業之公允值時，有關物業之最高及最佳用途即為其當前用途。若干投資物業的公允值已予調整，不包括預付或累計經營租賃收入，以免重複計算。

	Valuation techniques 估值方法	Significant unobservable inputs 重大不可觀察輸入數據	Range 範圍 2025 二零二五年	2024 二零二四年	Relationship of unobservable inputs to fair value 不可觀察輸入數據與 公允值的關係
Commercial properties 商用物業 – shops 2025: approximately HK\$1,432,700,000 (2024: approximately HK\$1,414,300,000) – 商舖 二零二五年： 約1,432,700,000港元 (二零二四年： 約1,414,300,000港元)	Income capitalisation approach 收益法	Capitalisation rate, taking into account the capitalisation of potential rental income, nature of the property, and prevailing market condition.	0.3%–5.8%	1.3%–4.8%	A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.
		資本化比率，計及潛在租金收入資本化、物業性質及當時市況。	0.3%–5.8%	1.3%–4.8%	所用資本化比率略增會導致公允值大減，反之亦然。
		Monthly market rent, taking into account the differences in location, and individual factors, such as frontage and size, between the comparables and the property.	HK\$11–HK\$107 per square foot and month	HK\$12–HK\$102 per square foot and month	A significant increase in the market rent used would result in a significant increase in fair value, and vice versa.
		每月市場租金，計及地點差異，以及可比較物業與物業之間的個別因素，例如正面面向及面積。	每月每平方呎 11港元–107港元	每月每平方呎 12港元–102港元	所用市場租金大增會導致公允值大增，反之亦然。
		Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property.	HK\$4,826– HK\$53,605 per square foot and month	HK\$5,306– HK\$50,638 per square foot and month	A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa.
		單位市價，計及近日類似物業的交易價格（就物業性質、地點及環境作出調整）。	每月每平方呎 4,826港元– 53,605港元	每月每平方呎 5,306港元– 50,638港元	所用單位市價大增會導致公允值大增，反之亦然。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

16. INVESTMENT PROPERTIES – CONTINUED

16. 投資物業 – 續

	Valuation techniques 估值方法	Significant unobservable inputs 重大不可觀察輸入數據	Range 範圍		Relationship of unobservable inputs to fair value 不可觀察輸入數據與 公允值的關係
			2025 二零二五年	2024 二零二四年	
Commercial properties 商用物業 – Carparking 2025: approximately HK\$74,100,000 (2024: approximately HK\$74,100,000) – 車位 二零二五年： 約74,100,000港元 (二零二四年： 約74,100,000港元)	Income capitalisation approach	Capitalisation rate, taking into account the capitalisation of rental income, nature of the property and prevailing market conditions.	1.0% – 3.0%	1.0%–3.0%	A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.
		資本化比率，計及租金收入資本 化、物業性質及當時市況。	1.0% – 3.0%	1.0%–3.0%	所用資本化比率略增會導致公允 值大跌，反之亦然。
	收益法	Monthly market rent, taking into account the differences in location, and individual factors, such as frontage and size, between the comparables and the property.	HK\$610–HK\$5,050 per unit and month	HK\$610–HK\$5,050 per unit and month	A significant increase in the market rent used would result in a significant increase in fair value, and vice versa.
		每月市場租金，計及地點差異，以 及可比較物業與物業之間的個別 因素，例如正面面向及面積。	每月每單位 610港元–5,050港元	每月每單位 610港元–5,050港元	所用市場租金大增會導致公允 值大增，反之亦然。
		Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property.			A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa.
		單位市價，計及近日類似物業的 交易價格（就物業性質、地點及 環境作出調整）。			所用單位市價大增會導致公允 值大增，反之亦然。
		– Private Car 私家車	HK\$1,600,000– HK\$1,779,000 1,600,000港元– 1,779,000港元	HK\$1,600,000– HK\$1,779,000 1,600,000港元– 1,779,000港元	
		– Motor Cycle 電單車	HK\$281,000– HK\$282,000 281,000港元– 282,000港元	HK\$281,000– HK\$282,000 281,000港元– 282,000港元	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

16. INVESTMENT PROPERTIES – CONTINUED

16. 投資物業 – 續

	Valuation techniques 估值方法	Significant unobservable inputs 重大不可觀察輸入數據	Range 範圍 2025 二零二五年	2024 二零二四年	Relationship of unobservable inputs to fair value 不可觀察輸入數據與 公允值的關係
– Commercial units (excluding Kindergarten) 2025: approximately HK\$259,320,000 (2024: approximately HK\$160,000,000) – 商用單位 (幼稚園除外) 二零二五年： 約259,320,000港元 (二零二四年： 約160,000,000港元)	Income capitalisation approach	Capitalisation rate, taking into account the capitalisation of rental income, nature of the property and prevailing market conditions.	5%-6.5%	N/A	A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.
		資本化比率，計及租金收入資本 化、物業性質及當時市況。	5%-6.5%	無	所用資本化比率略增會導致公允 值大減，反之亦然。
	收益法	Monthly market rent, taking into account the differences in location, and individual factors, such as frontage and size, between the comparables and the property.	HK\$32-HK\$41 per square foot and month	N/A	A significant increase in the market rent used would result in a significant increase in fair value, and vice versa.
		每月市場租金，計及地點差異，以 及可比較物業與物業之間的個別 因素，例如正面面向及面積。	每月每平方呎 32港元-41港元	無	所用市場租金大增會導致公允 值大增，反之亦然。
		Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property.	HK\$4,859 per square foot and month	N/A	A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa.
		單位市價，計及近日類似物業的交 易價格(就物業性質、地點及環境 作出調整)。	每月每平方呎 4,859港元	無	所用單位市價大增會導致公允 值大增，反之亦然。
(二零二四年：市場法)	(2024: Market approach)	Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property.	N/A	HK\$3,000 per square foot and month	A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa.
	(二零二四年：市場法)	單位市價，計及近日類似物業的交 易價格(就物業性質、地點及環境 作出調整)。	無	每月每平方呎 3,000港元	所用單位市價大增會導致公允 值大增，反之亦然。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

16. INVESTMENT PROPERTIES – CONTINUED

16. 投資物業 – 續

	Valuation techniques 估值方法	Significant unobservable inputs 重大不可觀察輸入數據	Range 範圍		Relationship of unobservable inputs to fair value 不可觀察輸入數據與 公允值的關係
			2025 二零二五年	2024 二零二四年	
– Kindergarten 2025: approximately HK\$12,100,000 (2024: approximately HK\$15,000,000) – 幼稚園 二零二五年：約12,100,000 港元 (二零二四年： 約15,000,000港元)	Income capitalisation approach 收益法	Capitalisation rate, taking into account the capitalisation of rental income, nature of the property and prevailing market conditions.	6%	5%	A significant increase in the capitalisation used would result in a significant decrease in fair value, and vice versa.
		資本化比率，計及租金收入資本化、物業性質及當時市況。	6%	5%	所用資本化比率略增會導致公允值大跌，反之亦然。
		Monthly market rent, taking into account the differences in location, and individual factors, such as frontage and size, between the comparables and the property. 每月市場租金，計及地點差異，以及可比較物業與物業之間的個別因素，例如正面面向及面積。	HK\$77 per square foot and month 每月每平方呎 77港元	HK\$77 per square foot and month 每月每平方呎 77港元	A significant increase in the market rent used would result in a significant increase in fair value, and vice versa. 所用單位市價大增會導致公允值大增，反之亦然。
– Carparking 2025: approximately HK\$36,680,000 (2024: approximately HK\$46,000,000) – 車位 二零二五年：約36,680,000 港元 (二零二四年： 約46,000,000港元)	Income capitalisation approach 收益法	Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property. 單位市價，計及近日類似物業的交易價格（就物業性質、地點及環境作出調整）。	HK\$1,429 per square foot and month 每月每平方呎 1,429港元	HK\$1,800 per square foot and month 每月每平方呎 1,800港元	A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa. 所用單位市價大增會導致公允值大增，反之亦然。
		Capitalisation rate, taking into account the capitalisation of rental income, nature of the property and prevailing market conditions.	5%	N/A	A slight increase in the capitalisation rate used would result in a significant decrease in fair value, and vice versa.
		資本化比率，計及租金收入資本化、物業性質及當時市況。	5%	無	所用資本化比率略增會導致公允值大跌，反之亦然。
		Monthly market rent, taking into account the differences in location, and individual factors, such as frontage and size, between the comparables and the property. 每月市場租金，計及地點差異，以及可比較物業與物業之間的個別因素，例如正面面向及面積。	HK\$3,639 per unit 每單位3,639港元	N/A 無	A significant increase in the market rent used would result in a significant increase in fair value, and vice versa. 所用市場租金大增會導致公允值大增，反之亦然。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

16. INVESTMENT PROPERTIES – CONTINUED

16. 投資物業 – 續

Valuation techniques 估值方法	Significant unobservable inputs 重大不可觀察輸入數據	Range 範圍		Relationship of unobservable inputs to fair value 不可觀察輸入數據與公允值的關係
		2025 二零二五年	2024 二零二四年	
	Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property. 每月市場租金，計及地點差異，以及可比較物業與物業之間的個別因素，例如正面向向及面積。	HK\$873,333 per unit 每單位873,333港元	N/A 無	A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa. 所用單位市價大增會導致公允值大增，反之亦然。
(2024: Market approach)	Market unit rate, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property.	N/A	HK\$1,100,000 per unit	A significant increase in the market unit rate used would result in a significant increase in fair value, and vice versa.
(二零二四年：市場法)	單位市價，計及近日類似物業的交易價格（就物業性質、地點及環境作出調整）。	無	每單位1,100,000港元	所用單位市價大增會導致公允值大增，反之亦然。
Residential development 2025: approximately HK\$200,000,000 (2024: approximately HK\$220,000,000) 住宅發展 二零二五年：約200,000,000港元 (二零二四年：約220,000,000港元)	Residual approach 剩餘法	Discount rate 貼現率	5.5% per annum 年利率5.5%	6.125% per annum 年利率6.125%
				A slight increase in the discount rate would result in a significant decrease in fair value, and vice versa. 貼現率略增會導致公允值大減，反之亦然。
	Residential selling price 住宅售價	HK\$8,718 per square foot 每平方呎8,718港元	HK\$9,417 per square foot 每平方呎9,417港元	A slight increase in the residential selling price would result in a significant increase in fair value and vice versa. 住宅售價略增會導致公允值大增，反之亦然。
	Estimated total construction cost to complete 估計竣工所需建築成本總額	HK\$2,158 per square foot 每平方呎2,158港元	HK\$2,147 per square foot 每平方呎2,147港元	A significant increase in the cost would result in a significant decrease in fair value, and vice versa. 成本大增會導致公允值大減，反之亦然。
	Expected developer profit margin 預計發展商利潤率	15% on cost 成本的15%	15% on cost 成本的15%	A significant increase in the expected profit would result in a significant increase in fair value, and vice versa. 預計利潤大增會導致公允值大增，反之亦然。

The fair value measurement is categorised into Level 3 fair value hierarchy.

公允值計量被分類為公允值層級第3級。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

17. INTANGIBLE ASSETS

Intangible assets represent the trading rights in the Stock Exchange and the Hong Kong Futures Exchange Limited which have indefinite useful lives.

17. 無形資產

無形資產指聯交所及香港期貨交易所有限公司之交易權，其可使用年期為無限期。

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Net carrying amount	賬面淨值	2,040	2,040

18. INTERESTS IN AN ASSOCIATE

18. 於聯營公司之權益

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Unlisted investment, at cost	非上市投資，按成本	73,691	73,691
Share of post-acquisition losses	應佔收購後虧損	(33,374)	(29,278)
Exchange adjustment	匯兌差額	(7,819)	(7,308)
		32,498	37,105

Details of the Group's associate at the end of the reporting period as follows:

本公司於報告期末之聯營公司詳情載列如下：

Name of associate	Particulars of issued shares	Place of incorporation/ principal place of business 註冊成立地點／ 主要營業地點	Percentage of effective interest attributable to the Group	Principal activities
聯營公司名稱	已發行股本詳情		本集團實際持股比例	主要業務
Quan Zhou Meiyu Limited ("Meiyu")	Registered capital RMB60,000,000	The PRC	30%	Property investment
泉州美裕置業有限公司(「美裕」)	註冊資本人民幣 60,000,000元	中國	30%	房地產投資

The interest in an associate is held in trust by a Director of the Company on behalf of a subsidiary of the Group.

聯營公司權益由一位本公司之董事代表本集團附屬公司以信託方式持有。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

18. INTERESTS IN AN ASSOCIATE – CONTINUED

Summarised financial information of Meiyu, adjusted for any difference in accounting policies, and reconciled to the carrying amounts in the consolidated financial statements, are disclosed below:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Current assets	流動資產	356,145	371,550
Non-current assets	非流動資產	40,142	42,072
Current liabilities	流動負債	(287,963)	(289,938)
Equity	權益	108,324	123,684
Revenue	收益	14,599	3,412
Loss after tax	除稅後虧損	(13,655)	(30,447)
Other comprehensive expense	其他全面開支	(1,705)	(10,941)
Total comprehensive expense	全面開支總額	(15,360)	(41,388)

Reconciliation of the above summarised financial information to the carrying amount of the interest in Meiyu recognised in the consolidated financial statements:

Net assets of Meiyu	美裕資產淨值	108,324	123,684
Proportion of the Group's ownership interest in Meiyu	本集團於美裕擁有權之權益部分	30%	30%
Carrying amount of the Group's interest in Meiyu	本集團於美裕之權益賬面值	32,498	37,105

18. 於聯營公司之權益 – 續

美裕的財務資料概要(根據會計政策之任何差異進行調整,並與綜合財務報表賬面值進行對賬)披露如下:

上述財務資料概要與綜合財務報表內所確認於美裕的權益賬面值之對賬:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

19. EQUITY INSTRUMENT AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

19. 按公允值於其他全面收益之權益性工具

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Unlisted – Equity instrument	非上市 – 權益工具	169,576	–

On 17 May 2024, the Group subscribed 28.04% of the enlarged share capital of Higson Holdings Limited (“HHLBVI”), a BVI company which has been engaged as a fiduciary agent for a PRC project, with subscription amount of HK\$129,000,000. The shares allotment was completed on 17 May 2024. The management of the Company intend to hold the investment for long-term. Also, as the Group has no significant influence in HHLBVI, the Directors have elected to designate the investment in HHLBVI as equity instrument at FVTOCI.

於二零二四年五月十七日，本集團認購 Higson Holdings Limited (「HHLBVI」)，一家被聘為一中國項目信託代理人之英屬處女群島公司擴大後股本28.04%。認購金額為129,000,000港元。本次配股已於二零二四年五月十七日完成。公司管理層計劃長期持有該等投資。同時，由於本集團對HHLBVI不擁有管理權，亦不具備重大影響力，因此，董事選擇將對HHLBVI的投資擬為按公允值於其他全面收益之權益性工具。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

20. 貿易及其他應收款項、按金及預付款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amounts receivable arising from the ordinary course of business of dealing in securities and options:	日常業務之證券及期權交易應收款項：		
– Cash clients	– 現金客戶	9,765	11,950
– The SEHK Options Clearing House Limited	– 聯交所期權結算有限公司	2	2
– Hong Kong Securities Clearing Company Limited	– 香港中央結算有限公司	–	212
Amounts receivable arising from the ordinary course of business of dealing in futures contracts:	日常業務之期指合約交易應收款項：		
– Clearing house	– 結算所	775	1,422
Amounts receivable arising from the ordinary course of business of provision of securities margin financing (Note (i)):	日常業務之提供證券孖展融資應收款項(附註(i))：		
– Clients	– 客戶	48,918	109,088
Amounts receivable arising from the ordinary course of business dealing in precious metal:	日常業務之貴金屬買賣應收款項：		
– The Chinese Gold and Silver Exchange Society ("CGSE")	– 金銀業貿易場 (「金銀業貿易場」)	3	3
Amounts receivable arising from the ordinary course of business dealing in assets management:	日常業務之資產管理交易應收款項：		
– Clients	– 客戶	–	184
Amounts receivables arising from ordinary courses of business of properties investment	日常業務之房地產投資應收款項	1,277	1,008
		60,740 (22,905)	123,869 (80,874)
Less: Allowance for credit loss	減：信貸虧損撥備		
Trade receivables, net of allowance for credit loss	貿易應收款項(扣除信貸虧損撥備)	37,835	42,995
Interest-bearing loans receivables (Note (ii))	計息應收貸款(附註(ii))	697,703	748,191
Less: Allowance for credit loss	減：信貸虧損撥備	(160,216)	(145,094)
Loan receivables, net of allowance for credit loss	應收貸款(扣除信貸虧損撥備)	537,487	603,097
Other receivables	其他應收款項	3,542	133,218
Deposits	按金	1,424	946
Prepayments	預付款項	1,467	2,793
		581,755	783,049
Analysed as:	分析為：		
Non-current assets	非流動資產	40,085	54,016
Current assets	流動資產項	541,670	729,033
		581,755	783,049

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

Notes:

- (i) Margin client receivables after ECL of approximately HK\$26,013,000 (2024: HK\$28,214,000) are repayable on demand, bearing interest at market rate and secured by clients' securities listed on the Stock Exchange with a total market value of approximately HK\$66,569,000 as at 31 March 2025 (2024: HK\$119,086,000).
- (ii) The Group considers a loan to be secured when there is collateral or credit enhancement in place. The main types of collateral and credit enhancement obtained includes share charges over unlisted and listed equity securities, personal guarantees, assignment of rights and charges over properties. As at 31 March 2025, the carrying amount of secured loans receivable after the ECL amounts to approximately HK\$537,487,000 (2024: HK\$603,097,000).

The exposure of the Group's loan receivables before ECL to interest rate risks and their contractual maturity dates are as follows:

20. 貿易及其他應收款項、按金及預付款項 – 續

附註：

- (i) 扣除預期信貸虧損後的孖展客戶應收款項約為26,013,000港元（二零二四年：28,214,000港元），應按要求並以市場利率計息償還，並以二零二五年三月三十一日總市值約為66,569,000港元（二零二四年：119,086,000港元）有關客戶於聯交所上市的證券作抵押。
- (ii) 本集團認為當該貸款持有抵押物或信貸加強措施時，有關貸款已被擔保。持有的主要抵押品和信貸加強措施包括非上市和上市股權證券的股份抵押、個人擔保、權利轉讓和物業抵押。在二零二五年三月三十一日，有抵押應收貸款的賬面值經預期信貸虧損後約為537,487,000港元（二零二四年：603,097,000港元）。

本集團的預期信貸虧損前應收貸款之利率風險及其合約期限如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Loan receivables:	應收貸款：		
On demand	按要求	539,550	447,222
Within one year	一年內	104,358	244,816
In more than one year but not more than two years	超過一年但不超過兩年的期間內	7,078	4,522
In more than two years but not more than five years	超過兩年但不超過五年的期間內	9,827	11,606
In more than five years	超過五年	36,890	40,025
		697,703	748,191

The Group has variable-rate loan receivables of HK\$263,474,000 (2024: HK\$261,220,000), which bear interest rates ranged from Prime rate plus 1.00% p.a. to Prime rate plus 6.75% p.a. (2024: from Prime rate minus 1.00% p.a. to Prime rate plus 6.75% p.a.).

本集團之浮動利率應收貸款為263,474,000港元（二零二四年：261,220,000港元），年利率為最優惠利率加1.00%至最優惠利率加6.75%（二零二四年：年利率為最優惠利率減1.00%至最優惠利率加6.75%）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

The ranges of effective interest rates (which are equal to contractual interest rates) on the Group's loan receivables are as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Effective interest rate:	實際利率：		
Fixed-rate loan receivables	定息應收貸款	5.50%-36.00%	5.50%-36.00%
Variable-rate loan receivables	浮息應收貸款	5.50%-13.125%	5.50%-13.125%

Loans receivables, after ECL comprise:

應收貸款(扣除預期信貸虧損):

As at 31 March 2025

於二零二五年三月三十一日

Nature of loans 貸款性質	Number of loans 貸款數量	Type of borrower 借款人類型	Term 還款期	Securities/Guarantees 抵押品／擔保	Range of interest rate (per annum) 年利率範圍	Amount 總額 HK\$'000 千港元
Corporate structured loans 企業結構性貸款	1	Corporate 企業	1 year and 3 months 1年3個月	Share charges and/or personal guarantees and/or corporate guarantees 股份抵押及／或個人擔保及／或企業擔保	18%	10,434
Mortgage loans 抵押貸款	42	Individual, corporate 個人，企業	1 month to 20 years 1個月至20年	Share charges and/or charges over properties and/or personal guarantees and/or corporate guarantees 股份抵押及／或物業抵押及／或個人擔保及／或企業擔保	5.5% – 18%	497,693
Consumer finance 私人財務	13	Individual 個人	6 months to 8 years 6個月至8年	Personal guarantees and/or corporate guarantees 個人擔保及／或企業擔保	5.5% – 15%	22,512
Small business loans 小企業貸款	1	Corporate 企業	2 years to 4 years 2年至4年	Share charges and/or corporate guarantees 股份抵押及／或企業擔保	36%	6,848
						537,487

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

Loans receivables, after ECL comprise: – *continued*

As at 31 March 2024

20. 貿易及其他應收款項、按金及預付款項 – 續

應收貸款(扣除預期信貸虧損): – 續

於二零二四年三月三十一日

Nature of loans 貸款性質	Number of loans 貸款數量	Type of borrower 借款人類型	Term 還款期	Securities/Guarantees 抵押品／擔保	Range of interest rate (per annum) 年利率範圍	Amount 總額 HK\$'000 千港元
Corporate structured loans 企業結構性貸款	1	Corporate 企業	1 year and 3 months 1年3個月	Share charges and/or personal guarantees and/or corporate guarantees 股份抵押及／或個人擔保及／或企業擔保	18%	13,283
Mortgage loans 抵押貸款	36	Individual, corporate 個人，企業	6 months to 30 years 6個月至30年	Share charges and/or charges over properties and/or personal guarantees and/or corporate guarantees 股份抵押及／或物業抵押及／或個人擔保及／或企業擔保	5.5% – 15%	570,995
Consumer finance 私人財務	13	Individual 個人	3 months to 8 years 3個月至8年	Personal guarantees and/or corporate guarantees 個人擔保及／或企業擔保	5.5% – 15%	17,132
Small business loans 小企業貸款	1	Corporate 企業	2 years to 4 years 2年至4年	Share charges and/or corporate guarantees 股份抵押及／或企業擔保	36%	1,687
						603,097

Terms of each of the loans such as interest rate charged, repayment period and the requirements for collaterals, securities or guarantees are assessed by Gold-Face Finance Limited (“Gold-Face”), a wholly owned subsidiary of the Group, on a case-by-case basis. Interest rates charged by Gold-Face ranged from 5.5% to 36% (2024: 5.5% to 36%) per annum and the repayment period for loans range from 1 month to 20 years (2024: 3 months to 30 years).

The Company has established a credit committee (the “Credit Committee”). The Credit Committee comprises of two executive directors of the Company, credit manager and other members from the compliance department and account department of the Group. The executive directors are mainly responsible for overseeing the credit and lending strategies and objectives of the money lending segment and reviewing the quality and performance of the loans.

每筆貸款的條款，如收取的利率、還款期限及抵押品、證券或擔保的要求，均由均來財務有限公司（「均來」），一間全資附屬公司，根據具體情況進行評估。均來收取的年利率範圍為5.5%至36%（二零二四年：5.5%至36%）和貸款還款期限介乎一個月至二十年（二零二四年：三個月至三十年）。

本公司已成立信貸委員會（「信貸委員會」）。信貸委員會成員包括本公司的兩位執行董事、信貸經理及來自本集團的合規部及會計部的成員。執行董事主要負責監督信貸和貸款策略及放債目標，並檢討貸款的質素及表現。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

All decisions for money lending applications are handled by the Credit Committee. Before granting the loans, clients are required to pass financial backgrounds and credit checks. Factors including financial positions, credit history, employment status (for individuals only), availability and value of collaterals, identity and financial background of guarantors would be assessed by the Credit Committee before loans are granted. Clients would also need to provide documents including but not limited to identity proof, address proof, financial information in the course of loan applications so the Credit Committee may assess the applicant's repayment ability. Valuations on collaterals are conducted by independent professionals engaged by the Group in order to assess the loan application. The loan to value ratio depends on the value of the collateral and the results of the financial and credit checks of the clients, but in general is no more than 70% of the collateral value at the time when the loan is approved.

The Credit Committee meets weekly and ad-hoc meetings are held when market and economic conditions change significantly in order to closely monitor the loan recoverability of the clients and the value of the collateral, and reports to the Board on a regular basis. The Group's account department and the Board monitor the working capital ratio, quick ratio and relevant financial ratios closely.

In accordance with the internal control policies of the Group, Gold-Face reviews the value of the collateral regularly (semi-annual basis for properties and daily basis for listed securities) and reports to the Board on a regular basis, senior management of the Company also conducts regular reviews and carry out follow up actions in respect of overdue amounts to minimize the Group's exposure to credit risk and follow up closely with clients as to the deadlines in payment of interest of the loans.

The Group's account department and the Board monitor the working capital ratio, quick ratio and relevant financial ratios closely in order to balance the risk and return of the Group and ensure its sustainability. An ageing analysis is also prepared on a monthly basis and is closely monitored to minimize any credit risk associated with the debtors.

20. 貿易及其他應收款項、按金及預付款項 – 續

所有貸款申請的決定均由信貸委員會處理。在發放貸款之前，客戶必須通過財務背景和信用審查。在發放貸款之前，信貸委員會將評估客戶的財務狀況、信貸記錄、就業狀況（僅限個人）、抵押品的可用性和價值、擔保人的身分和財務背景等因素。客戶在申請貸款時還需要提供包括但不限於身分證明、地址證明、財務資訊等文件，以便信貸委員會評估申請人的還款能力。抵押品估值由本集團聘請的獨立專業人士進行，以評估貸款申請。貸款價值比取決於抵押品的價值及客戶的財務和信用審查結果，但一般不超過貸款批准時抵押品價值的70%。

信貸委員會每週召開一次會議，並在當市場和經濟狀況發生重大變化時召開臨時會議，密切監控客戶貸款的可收回性和抵押物的價值，並定期向董事會報告。本集團會計部門及董事會密切監控營運資金比率、速動比率及相關財務比率。

根據本集團內部控制政策，均來定期（物業每半年一次和上市證券每日一次）審核抵押品價值，並定期向董事會報告。公司高級管理層亦定期檢討逾期金額及進行跟進行動，以盡量減低本集團面臨的信貸風險，並與客戶密切跟進貸款利息支付期限。

本集團會計部門及董事會密切監控營運資金比率、速動比率及相關財務比率，以平衡本集團的風險與回報，確保其持續性。同時，每月進行一次帳齡分析，以密切監控，盡量減少與債務人相關的任何信用風險。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

Gold-Face also has standard internal procedures in relation to loan collection. Gold-Face will send reminders or demand letters to its clients in case of defaults. The condition of loan collection and persistence of default for loans (if any) are reported to the Board regularly.

The settlement terms of cash and securities margin financing clients arising from the business of dealing in securities are two days after trade date, and of trade receivables arising from the business of dealing in futures contracts are one day after trade date.

Receivables of approximately HK\$374,922,000 (2024: HK\$364,601,000) that were past due related to a number of independent customers and were reviewed by the Directors with ECL of approximately HK\$183,121,000 made at 31 March 2025 (2024: HK\$225,968,000). Based on past experience, the Directors are of the opinion that no further ECL is necessary in respect of these balances in credit quality and the balances are considered full recoverable.

The Group has policy for allowance of ECL which is based on the evaluation of collectability and ageing analysis of accounts and on management's judgement, including the current creditworthiness, collaterals and the past collection history of each client.

The ageing analysis of amounts receivable based on trade date that are neither individually nor collectively considered to be impaired are as follows:

20. 貿易及其他應收款項、按金及預付款項 – 續

均來亦制定與貸款催收相關的標準內部程序。如果發生違約情況，均來將向客戶發送提醒或催款信。貸款催收狀況及貸款拖欠情形(如有)定期向董事會報告。

來自證券買賣業務所產生的現金及證券孖展融資客戶應收款項於交易日後兩日償還，來自期指合約交易業務所產生的貿易應收款項於交易日一天後償還。

經董事審閱後，已過期之應收款項約374,922,000元(二零二四年：364,601,000港元)乃有關多個獨立客戶。該等結欠於二零二五年三月三十一日作出預期信貸虧損約183,121,000港元(二零二四年：225,968,000港元)。根據過往經驗，董事認為無須就該等信貸質素欠佳的結餘作出進一步的預期信貸虧損，且該等結餘可全額收回。

本集團設有預期信貸虧損撥備政策，乃根據收款能力及賬齡分析之評估及管理層之判斷，包括每一客戶最近之信貸價值、抵押品及過去收款之歷史。

並無個別及整體評估為減值之應收款項(根據交易日)之賬齡分析如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Less than 1 month	不足一個月	37,247	42,394
1 to 3 months	一至三個月	522	376
3 months to 1 year	三個月至一年	66	225
		37,835	42,995

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

20. TRADE AND OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS – CONTINUED

The ageing analysis of loan receivables based on due date after ECL is as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Current (Not past due)	近期(未逾期)	162,565	298,181
Less than 1 month past due	逾期不足一個月	4,758	45,333
1 to 3 months past due	逾期一至三個月	8,218	10,956
3 months to 1 year past due	逾期三個月至一年	136,536	70,401
Over 1 year past due	逾期超過一年	225,410	178,226
		537,487	603,097

Details of impairment assessment of trade and other receivables are set out in Note 31(b)(i).

20. 貿易及其他應收款項、按金及預付款項 – 續

應收貸款(根據到期日)經作出預期信貸虧損後之賬齡分析如下:

有關貿易及其他應收款項之減值評估詳情載於附註31(b)(i)。

21. OTHER ASSETS

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Hong Kong Securities Clearing Company Limited	香港中央結算有限公司		
– Guarantee fund deposit	– 保證金存款	100	100
– Admission fee	– 參與費	100	100
Statutory deposit with the Stock Exchange	聯交所法定按金	200	200
Reserve fund contribution to the Stock Exchange Options Clearing House Limited	聯交所期權結算有限公司之儲備金供款	1,500	1,500
Reserve fund contribution to the HKFE Clearing Corporation Limited	香港期貨結算有限公司之儲備金供款	1,500	1,500
		3,400	3,400

21. 其他資產

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

22. PROPERTIES HELD FOR DEVELOPMENT

22. 持作發展物業

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Properties held for development, at cost	持作發展物業以成本計算	3,011	3,011

23. CASH AND CASH EQUIVALENTS

23. 現金及現金之等價物

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Cash at banks	銀行結餘		
– General accounts	– 一般戶口	49,302	44,880
Cash in hand	現金	7	5
Non-pledged short-term bank deposits with original maturity less than 3 months	少於3個月內到期之無抵押短期銀行存款	235,400	211,003
		284,709	255,888
Cash at banks	銀行結餘		
– Trust accounts	– 信託戶口	54,653	35,818
– Segregated accounts	– 分開處理戶口	1,228	849
Pledged short-term bank deposits with original maturity less than 3 months (Note)	少於3個月內到期之有抵押短期銀行存款(附註)	15,000	15,000
		355,590	307,555

Note: Cash at banks earns interest at floating rates based on daily bank deposit rates. The bank balances are deposited with creditworthy banks with no recent history of default.

Pledged short-term bank deposits carried fixed interest rates at 1.0% (2024: 1.0%) per annum as at 31 March 2025 and pledged to banks for securing general bank facilities granted to the Group.

附註：銀行結餘按浮動利率(基於每日銀行存款利率計算)賺取利息。銀行結餘乃存放於信譽卓著且近期並無違約記錄的銀行。

就二零二五三月三十一日已抵押短期銀行存款之固定利率為年利率1.0%(二零二四：1.0%)及以保證銀行向本集團發行的一般銀行融資。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

23. CASH AND CASH EQUIVALENTS – CONTINUED

Included in cash and cash equivalents are the following amounts denominated in currencies other than the group entities' functional currencies:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
United States Dollar ("USD")	美元(「美元」)	488	580
Renminbi ("RMB")	人民幣(「人民幣」)	572	39
Macanese Pataca ("MOP")	澳門元(「澳門元」)	814	462

Included in cash and cash equivalents are the following amounts which are subject to foreign exchange control regulations and not freely transferable:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amounts denominated in RMB	以人民幣計價之金額	572	39

24. DEFERRED TAX ASSETS

		Provision for expected credit loss 預期信貸虧損 撥備 HK\$'000 千港元
At 1 April 2023	於二零二三年四月一日	3,370
Credited to profit or loss	自損益扣除	126
At 31 March 2024	於二零二四年三月三十一日	3,496
Credited to profit or loss	計入損益	283
At 31 March 2025	於二零二五年三月三十一日	3,779

At the end of the reporting period, the Group had unutilised tax losses of approximately HK\$118,971,000 (2024: HK\$66,369,000) available for offsetting against future taxable profits. No deferred tax asset has been recognised due to the unpredictability of future taxable profits. The tax losses may be carried forward indefinitely.

23. 現金及現金之等價物 – 續

現金及現金之等價物包括以下以集團實體功能貨幣以外的貨幣計價的金額：

現金及現金之等價物包括以下受外匯管制規定且不得自由轉讓的金額：

24. 遞延稅項資產

於報告期末日，本集團有可供抵銷未來應課稅溢利之未動用稅務虧損約118,971,000港元(二零二四年：66,369,000港元)。由於未能預測未來應收課稅溢利之情況，因此並無確認遞延稅務資產。稅務虧損可無限期結轉。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

25. BORROWINGS

25. 借款

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amounts shown under current liabilities	以下項目列示於流動負債：		
– Secured bank loan – interest-bearing	– 有抵押銀行貸款 – 計息	110,802	116,251
The carrying amounts of the above borrowings that contain a repayable on demand clause (shown under current liabilities) but repayable*:	載有按要求償還條款的上述借款賬面值(列示於流動負債項下)，但須於下列時間內償還*：		
Within one year	於一年內	75,820	75,408
Within a period of more than one year but not exceeding two years	於一年以上但不超過兩年的期間內	6,142	5,741
Within a period of more than two years but not exceeding five years	於兩年以上但不超過五年的期間內	20,555	19,419
For period of more than five years	超過五年的期間	8,285	15,683
		110,802	116,251

* The amounts due are based on scheduled repayment dates set out in the loan agreements.

* 有關款項乃根據貸款協議所載擬定還款日期釐定。

The ranges of effective interest rates (which are also equal to contracted interest rates) on the Group's borrowings are as follows:

本集團借款之實際利率(亦相等於合約利率)之範圍如下：

		2025 二零二五年	2024 二零二四年
Variable-rate borrowings	浮動利率借款	5.18%-6.06%	4.75%-6.65%

As at the end of the reporting period, the Group has the following undrawn borrowing facilities:

於報告期末，本集團之未提取借款額度如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Variable-rate	浮動利率		
– expiring within one year	– 於一年內到期	337,198	331,749

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

25. BORROWINGS – CONTINUED

Loan covenants

In respect of the bank borrowing with carrying amount of HK\$110,802,000 as at 31 March 2025 (2024: HK\$116,251,000), the Group is required to comply with the following financial covenants throughout the continuance of the relevant loan and/or as long as the loan is outstanding:

- to maintain a loan-to-value ratio at no more than 50% by reference to the total facilities limit against the value of the security properties
- to maintain minimum deposit in the bank

The Group has complied with these covenants throughout the reporting period.

Note: As at 31 March 2025, the bank borrowing of approximately HK\$110,802,000 (2024: HK\$116,251,000) was secured by the Group's investment properties with carrying amount of approximately HK\$1,506,800,000 (2024: HK\$1,488,400,000) with related rental proceeds (Note 16) and corporate guarantees provided by the Company.

25. 借款 – 續

貸款契約

就二零二五年三月三十一日賬面值為110,802,000港元(二零二四年: 116,251,000港元)的銀行借款而言, 於相關貸款續存期間及/或貸款未獲償還期間, 本集團須遵守以下財務契約:

- 參照抵押物業價值的總融資額度, 將貸款與價值比率維持低於50%
- 維持最低銀行存款

本集團於報告期內一直遵守該等契約。

附註: 於二零二五年三月三十一日, 約110,802,000港元(二零二四年: 116,251,000港元)之銀行借款以本集團賬面值約1,506,800,000港元(二零二四年: 1,488,400,000港元)之投資物業及相關租金所得款(附註16)和本公司所提供的企業擔保作抵押。

26. AMOUNTS DUE TO RELATED PARTIES

26. 應付關聯人士款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amounts due to related parties	應付關聯人士款項		
– Related companies (Note (a) and Note (b))	– 關聯公司(附註(a)及附註(b))	–	95

Notes:

- a) The amounts due to related companies represents payables to the UBA Group (as defined in Note 32).
- b) Amounts due to related parties are unsecured, interest-free and repayable on demand.

附註:

- a) 應付關聯公司款項為應付開明投資集團的款項(定義見附註32)。
- b) 應付關聯人士之款項為無抵押, 免息及按要求償還。

27. AMOUNT DUE TO THE ULTIMATE HOLDING COMPANY

The amount is unsecured, interest-free and has no fixed terms of repayment.

27. 應付最終控股公司款項

款項為無抵押, 免息及無固定還款期。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

28. TRADE AND OTHER PAYABLES

28. 貿易及其他應付款項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Amounts payable arising from the ordinary course of business of dealing in securities and options:	日常業務之證券及期權交易應付款項：		
– Cash clients (Note (a)(i))	– 現金客戶(附註(a)(i))	58,711	40,542
– Hong Kong Security Clearing Company Limited	– 香港中央結算有限公司	2,671	4,725
Amounts payable arising from the ordinary course of business of dealing in futures contracts:	日常業務之期指合約交易應付款項：		
– Clients	– 客戶	2,001	2,270
Amounts payable arising from the ordinary course of business of provision of securities margin financing:	日常業務之提供證券孖展融資應付款項：		
– Clients	– 客戶	1,337	2,203
Amounts payable arising from ordinary course of business of dealing in precious metals (Note (a)(ii))	日常業務之貴金屬買賣應付款項(附註(a)(ii))	541	541
Amounts payable arising from the ordinary course of business of properties investment	日常業務之房地產投資應付款項	278	82
Total trade payables	貿易應付款	65,539	50,363
Accruals and other payables (Note (b))	應付費用及其他應付款項(附註(b))	15,950	9,172
Rental and other deposits received	租賃及其他已收按金	5,787	5,837
Rental received in advance	預收租金	226	256
		87,502	65,628

Notes:

- a) All the amounts payables are repayable on demand, except
- i) the settlement terms of cash clients arising from the business of dealing in securities are two working days after trade date; and
- ii) the amounts payables arising from the ordinary courses of business of dealing in precious metals should be settled within 30 days.
- b) Other payables include (i) approximately HK\$2,555,000 (2024: HK\$2,555,000) which represents amounts due to minority shareholders, which are interest free, unsecured and are repayable on demand, and (ii) approximately HK\$7,114,000 (2024: Nil) being payable of renovation expenses.

All other payables are interest free, unsecured and are repayable on demand.

附註：

- a) 所有應付款項須按要求償還，除
- i) 日常業務之證券交易之現金客戶應付款項於交易日後兩個工作天償還；及
- ii) 日常業務之貴金屬買賣應付款項於三十日內償還。
- b) 其他應付款項包括約2,555,000港元(二零二四年：2,555,000港元)乃代表應付小股東之款項乃免息、無抵押及按要求償還，及(ii)約7,114,000港元(二零二四年：沒有)為應付裝修開支。

其他應付款項乃免息、無抵押及按要求償還。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

29. SHARE CAPITAL

29. 股本

		Number of ordinary shares 普通股之數目	Nominal value of ordinary shares 普通股之面值
Authorised:	法定：		
As at 1 April 2023, 31 March 2024 and 31 March 2025 at HK\$0.01 each	於二零二三年四月一日、 二零二四年三月三十一日及 二零二五年三月三十一日， 每股為0.01港元	10,000,000,000	100,000
Issued and fully paid:	已發行及繳足：		
As at 1 April 2023, 31 March 2024 and 31 March 2025 at HK\$0.01 each	於二零二三年四月一日、 二零二四年三月三十一日及 二零二五年三月三十一日， 每股為0.01港元	2,682,316,758	26,824

30. CAPITAL RISK MANAGEMENT

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

The capital structure of the Group consists of net debt, which includes the borrowings disclosed in Note 26, net of cash and cash equivalents and equity attributable to owners of the Company, comprising mainly issued share capital, retained profits and other reserves.

Certain subsidiaries of the Group are regulated by the Securities and Futures Commission (the "SFC"), and a subsidiary which is a member of CGSE, they are required to comply with certain minimum capital requirements according to the rules of the SFC and the CGSE.

The Directors review the capital structure on a semi-annual basis. As part of this review, the Directors consider the cost of capital and the risks associated with each class of capital. Based on recommendations of the management, the Group will balance its overall capital structure through the payment of dividends and new share issues.

As at 31 March 2025, the amount of total borrowings was approximately HK\$110,802,000 (2024: HK\$116,251,000). The gearing being equal to approximately 3.89% (2024: 4.2%) of the net assets of approximately HK\$2,846,790,000 (2024: HK\$2,790,284,000).

30. 資本風險管理

本集團管理資本以確保本集團能繼續以持續經營基準經營，同時透過優化債務及權益之平衡為股東爭取最大回報。本集團以往年度之全面策略維持不變。

本集團資本結構包括淨債務（包括附註26所披露的借款、淨現金及現金之等價物）及本公司擁有人應佔權益（主要包含已發行股本、保留溢利及其他儲備）。

本集團若干附屬公司受證券及期貨事務監察委員會（「證監會」）及一間附屬公司為金銀業貿易場之會員所監管，該等公司須依據證監會及金銀業貿易場之規則遵守若干最低資本要求。

董事每半年審閱資本結構。審閱時，董事考慮每一類別資本成本及相關風險。本集團根據管理層之建議透過股息派發及發行新股以平衡全面資本結構。

於二零二五年三月三十一日，總借款為約110,802,000港元（二零二四年：116,251,000港元）。負債比率為淨資產約2,846,790,000港元（二零二四年：2,790,284,000港元）的約3.89%（二零二四年：4.2%）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS

(a) Categories of Financial Instruments

Financial assets

Financial assets at amortised cost:

Trade and other receivables and deposits

Other assets

Cash and cash equivalents

財務資產

按攤銷成本列賬的財務資產：

貿易及其他應收款項及按金

其他資產

現金及現金之等價物

Equity instrument at FVTOCI

按公允值於其他全面收益之權益工具

Financial liabilities

Financial liabilities at amortised cost:

Trade and other payables

Borrowings

Amounts due to related parties

Amount due to the ultimate holding company

財務負債

按攤銷成本列賬的財務負債：

貿易及其他應付款項

借款

應付關聯人士款項

應付最終控股公司款項

31. 財務工具

(a) 財務工具分類

	2025	2024
	二零二五年	二零二四年
	HK\$'000	HK\$'000
	千港元	千港元
Financial assets		
Financial assets at amortised cost:		
Trade and other receivables and deposits	580,288	780,256
Other assets	3,400	3,400
Cash and cash equivalents	355,590	307,555
	939,278	1,091,211
Equity instrument at FVTOCI	169,576	—
Financial liabilities		
Financial liabilities at amortised cost:		
Trade and other payables	87,276	65,372
Borrowings	110,802	116,251
Amounts due to related parties	—	95
Amount due to the ultimate holding company	125,818	95,543
	323,896	277,261

(b) Financial risk management objectives and policies

The Group's major financial instruments comprise equity instrument at FVTOCI, trade and other receivables, deposits, other assets, cash and cash equivalents, trade and other payables, borrowings, amounts due to related parties and amount due to the ultimate holding company.

Details of the financial instruments are disclosed in respective notes. The risks associated with these financial instruments include market risk (foreign currency risk, interest rate risk and other price risk) credit risk and liquidity risk. The policies on how to mitigate these risks are set out below. The management of the Group manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

(b) 財務風險管理目標及政策

本集團之主要財務工具包括按公允值於其他全面收益之權益工具貿易及其他應收款項、按金、其他資產、現金及現金之等價物、貿易及其他應付款項、借款、應付關聯人士款項及應付最終控股公司款項。

該等財務工具詳情於相關附註中披露。有關該等財務工具的風險包括市場風險（外匯風險、利率風險及其他股價風險）信貸風險及流動資金風險。下文載列如何降低該等風險的政策。本集團管理層負責管理並監控有關風險，以確保及時有效採取適當措施。

31. FINANCIAL INSTRUMENTS – CONTINUED**(b) Financial risk management objectives and policies – Continued****(i) Credit risk and impairment assessment**

Credit risk refers to the risk that the Group's counterparties default on their contractual obligations resulting in financial losses to the Group. The Group's credit risk exposures are primarily attributable to trade and other receivables, deposits, other assets and bank balances.

The Group does not hold any collateral or other credit enhancements to cover its credit risk associated with its financial assets, except that the credit risk associated with interest bearing loans receivables and margin financing receivables are mitigated because they are secured as detailed in Note 20. The management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

The Group manages and analyses the credit risk for each of their new and existing clients before standard payment terms and conditions are offered. If there is no independent rating, the Group assesses the credit quality of the customer based on the customer's financial position, past experience and other factors. The Group seeks to dealing with counter parties which have good credit history.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approval and other monitoring procedures to ensure that follow-up action is taken for the recoverable amount.

Interest bearing loans receivables

The Group holds collateral against interest-bearing loans receivables in the form of mortgages over properties located in Hong Kong. Certain interest-bearing loans receivables are secured by listed and unlisted equity securities and personal guarantee. Individual risk limits are set based on the value of collaterals provided by customers and internal or external ratings in accordance with limits set by the management.

31. 財務工具 – 續**(b) 財務風險管理目標及政策 – 續****(i) 信貸風險及減值評估**

信貸風險指本集團的交易對手違約而導致本集團蒙受財務損失的風險。本集團的信貸風險主要來自貿易及其他應收款項、按金、其他資產以及銀行結餘。

本集團並無就抵銷與財務資產有關的信貸風險而持有任何抵押品或其他加強信貸措施(除有關計息應收貸款及孖展融資應收款項的信貸風險因其有擔保而有所降低，詳情請參閱附註20)。管理層制定信貸政策，並持續監控有關的信貸風險。

在提供標準付款條款和條件之前，本集團會管理和分析每個新舊客戶的信用風險。若無獨立評級，本集團根據客戶的財務狀況、過往經驗及其他因素評估客戶的信用品質。本集團尋求與具有良好信用記錄的交易對手進行交易。

為將信用風險降至最低，本集團管理層已委派團隊負責釐定信用額度、信用審批及其他監控程序，以確保對可收回金額採取後續行動。

計息應收貸款

本集團持有以香港物業抵押貸款的計息應收貸款作為抵押品。部分計息應收貸款以上市及非上市股本證券及個人擔保作為抵押。個別風險限額依客戶提供的抵押品價值及管理層設定的內部或外部評級而釐定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(i) Credit risk and impairment assessment – Continued

Interest bearing loans receivables – Continued

The Group assesses allowance for credit losses on interest bearing loans receivables individually, the management assessed the expected losses individually by estimation based on historical default rates of the customers, fair value of the collateral pledged by the customers and adjusted for forward-looking information. As at 31 March 2025, allowance of credit losses in respect of interest-bearing loans receivables was approximately HK\$160,216,000 (2024: HK\$145,094,000).

As at 31 March 2025, the Group has concentration of credit risk as 21.05% (2024: 20.33%) and 53.11% (2024: 59.00%) of the total principal receivables from loan was due from the Group's largest debtor and the five largest debtors of loan receivables respectively.

Amounts receivable arising from ordinary course of business of margin financing, dealing in securities and options, futures contracts and precious metal

(a) Amounts receivable arising from the ordinary course of business of provision of securities margin financing

Certain amounts receivable arising from the ordinary course of business of provision of securities margin financing are secured by listed equity securities. Individual risk limits are set based on the value of collaterals provided by customers and internal or external ratings in accordance with limits set by the Directors.

In determining the impairment on margin loans which were credit-impaired, the management of the Group reviews and assesses each margin client individually based on the evaluation of collectability, ageing analysis of accounts and on management's judgement, including the current creditworthiness and the past collection statistics of each client, the realisation value of securities or collaterals from clients and their guarantors which are held by the Group, subsequent settlement or additional collaterals received. The write-off was made in respect of margin loans that have been fully provided for in the prior years.

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(i) 信貸風險及減值評估 – 續

計息應收貸款 – 續

集團個別評估計息應收貸款信貸虧損撥備，管理層獨立評估預計虧損根據客戶的歷史違約率、客戶質押的抵押品的公允值及根據前瞻性資訊進行了調整。截至二零二五年三月三十一日，計息應收貸款信貸虧損撥備約為160,216,000港元（二零二四年：145,094,000港元）。

於二零二五年三月三十一日，本集團的信貸風險集中度分別為21.05%（二零二四年：20.33%）及應收貸款本金總額的53.11%（二零二四年：59.00%），分別來自本集團最大債務人及五大應收貸款的債務人。

日常業務之孖展融資、證券及期權、期指合約及貴金屬交易之應收款項

(a) 日常業務之提供證券孖展融資之應收款項

在提供證券孖展融資的日常業務過程中產生的若干應收款項乃以上市證券作擔保。個人風險限額是根據客戶提供的抵押品的價值以及根據董事釐定之限額的內部或外部評級而定。

就出現信貸減值的孖展融資釐定減值時，本集團管理層根據可收回金額評估、賬目賬齡分析及管理層判斷（包括目前信譽及各客戶過往收款統計數據、本集團持有的客戶及其擔保人證券或抵押品的可變現價值、其後結算以及已收額外抵押品）個別檢討及評估各孖展客戶。本集團已撇銷於過往年度悉數計提的孖展融資。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(i) Credit risk and impairment assessment – Continued

Amounts receivable arising from ordinary course of business of margin financing, dealing in securities and options, futures contracts and precious metal – Continued

- (a) Amounts receivable arising from the ordinary course of business of provision of securities margin financing – Continued

As at 31 March 2025, the Group has concentration of credit risk as 23.65% (2024: 54.67%) and 58.90% (2024: 76.08%) of the total interest bearing receivables from margin financing was due from the Group's largest debtor and the five largest debtors in margin financing respectively.

The Group assess allowance for credit losses on margin financing receivables individually based on historical credit loss experience of the customers as well as the fair value of collateral pledged by the customers and adjusted for forward-looking information. As at 31 March 2025, allowance of credit losses in respect of margin financing receivables was approximately HK\$22,905,000 (2024: HK\$80,874,000).

- (b) Amounts receivable due from clearing houses and brokers

In respect of amounts receivable from clearing houses and brokers, credit risks are considered low as the Company normally enters into transactions with clearing houses and brokers which are registered with regulatory bodies and enjoy sound reputation in the industry. For the years ended 31 March 2025 and 2024, the Group assessed the ECL for amounts receivable due from clearing houses and brokers are insignificant and thus no loss allowance is recognised.

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(i) 信貸風險及減值評估 – 續

日常業務之孖展融資、證券及期權、期指合約及貴金屬交易之應收款項 – 續

- (a) 日常業務之提供證券孖展融資之應收款項 – 續

於二零二五年三月三十一日，本集團有集中信貸風險佔孖展融資計息應收款項總額23.65%（二零二四年：54.67%）及58.90%（二零二四年：76.08%）分別來自本集團的最大債務人及五大孖展融資的債務人。

本集團根據客戶的過往信貸虧損經驗以及客戶所抵押的抵押品的公允值，獨立評估孖展融資應收款項的信貸虧損撥備，並根據前瞻性資料進行調整。於二零二五年三月三十一日，有關孖展融資應收款項的信貸虧損撥備約為22,905,000港元（二零二四年：80,874,000港元）。

- (b) 應收結算所及經紀款項

由於本公司一般與已向監管機構註冊且業內聲譽良好之結算所及經紀進行交易，故應收結算所及經紀款項之信貸風險甚低。截至二零二五年及二零二四年三月三十一日止年度，本集團評估應收結算所及經紀款項後認為其預期信貸虧損並不重大，故並無確認虧損準備。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(i) Credit risk and impairment assessment – Continued

Amounts receivable arising from ordinary course of business of dealing in margin financing, securities and options, futures contracts and precious metal – Continued

(c) Amounts receivable due from cash clients

In respect of amounts due from cash clients, individual credit evaluations are performed on all clients. In addition, the Group reviews the recoverable amount of each individual receivable at the end of each reporting period to ensure that adequate impairment losses are made for irrecoverable amounts. The settlement terms of cash clients arising from the business of dealing in securities are two working days after trade date, the Directors consider that the credit risk is significantly reduced.

Besides above-mentioned transactions, clients are required to place deposits as prescribed in the Company's policy before execution of any purchase transactions. No loss allowance recognised from ordinary course dealing in futures brokerage and precious metal during the years ended 31 March 2025 and 2024.

Amounts receivable arising from ordinary course of business of properties investment

The Group applies the simplified approach to provide for ECL prescribed by HKFRS 9, which permits the use of the lifetime ECL for amounts receivable arising from ordinary course of business. To measure the ECL, these amounts receivable have been based on past due status, historical credit loss experience based on the past default experience of the Group and are adjusted with forward-looking information. On that basis, the Group assessed that there is no loss allowance recognised during the years ended 31 March 2025 and 2024.

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(i) 信貸風險及減值評估 – 續

日常業務之孖展融資、證券及期權、期指合約及貴金屬交易之應收款項 – 續

(c) 應收現金客戶款項

就應收現金客戶款項而言，所有客戶均須接受個別信貸評估。此外，本集團於報告期末審閱各個別應收貸款的可收回金額，確保為不可收回的金額計提足夠的減值虧損。來自證券買賣業務所產生的現金客戶應收款項於交易日後兩個工作日償還，董事認為，信貸風險已大幅降低。

除上述交易外，於執行任何購買交易前，客戶須按本公司之政策存款。於截至二零二五年及二零二四年三月三十一日止年度期貨經紀及貴金屬交易之日常業務並無確認虧損撥備。

日常業務之房地產投資應收款項

本集團按照香港財務報告準則第9號之規定應用簡化法就預期信貸虧損計提撥備，有關規定允許就於日常業務中產生之應收款項使用存續期預期信貸虧損。為計量預期信貸虧損，該等應收款項乃基於逾期狀況、基於本集團過往違約經驗之歷史信貸虧損經驗及使用前瞻性資料進行調整。按此基準，本集團評估於截至二零二五年及二零二四年三月三十一日止年度並無確認虧損撥備。

31. FINANCIAL INSTRUMENTS – CONTINUED**(b) Financial risk management objectives and policies – Continued****(i) Credit risk and impairment assessment – Continued***Other receivables*

For other receivables, the management makes periodic individual assessment on the recoverability of other receivables based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable and supportive forward-looking information, the financial health of the guarantee for certain other receivables. For the years ended 31 March 2025 and 2024, the Group assessed the ECL for other receivables are insignificant and thus no loss allowance is recognised.

Other assets

Other assets represent statutory deposits and reserved fund contribution to the regulatory bodies, the credit risks are considered to be low. For the years ended 31 March 2025 and 2024, the Group assessed the ECL of other assets are insignificant and thus no loss allowance is recognised.

Bank balances

Credit risk on bank balances is limited because the counterparties are reputable banks with high credit ratings assigned by international credit agencies. The Group assessed 12m ECL for bank balances by reference to information relating to probability of default and loss given default of the respective credit rating grades published by external credit rating agencies. Based on the average loss rates, the 12m ECL on bank balances is considered to be insignificant.

31. 財務工具 – 續**(b) 財務風險管理目標及政策 – 續****(i) 信貸風險及減值評估 – 續***其他應收款項*

就其他應收款項而言，管理層根據過往結算記錄、過往經驗及屬於合理有證據的前瞻性之定量及定性資料，以及某些其他應收款擔保人的財務狀況定期對其他應收款項之可收回性進行單獨評估。截至二零二五年及二零二四年三月三十一日止年度，本集團評估其他應收款項後認為其預期信貸虧損並不重大，故並無確認虧損撥備。

其他資產

其他資產指法定存款及向監管機關作出的資金儲備，其信貸風險被視為甚低。截至二零二五年及二零二四年三月三十一日止年度，本集團評估其他資產後認為其預期信貸虧損並不重大，故並無確認虧損撥備。

銀行結餘

由於交易對手乃獲國際信貸機構給予優良信貸評級的知名銀行，故銀行結餘的信貸風險有限。本集團參考外部信貸評級機構所發佈有關信貸評級等級的違約概率及虧損之資料評估銀行結餘的12個月預期信貸虧損。基於平均虧損率，12個月預期信貸虧損被視為不重大。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(i) Credit risk and impairment assessment – Continued

Financial guarantee contract

For financial guarantee contracts, the aggregate amount of outstanding financial guarantees issued to banks in respect of bank facilities granted to the third parties that the Group could be required to pay amounted to HK\$3,000,000 as at 31 March 2025 (2024: HK\$3,000,000), being the outstanding financial guarantees has been utilised by the third parties. The fair value of these financial guarantees, as at dates of initial recognition, were considered insignificant. At the ended of reporting period, the management has performed impairment assessment, and concluded that there has been no significant increase in credit risk since initial recognition of the financial guarantee contracts. Accordingly, the loss allowance for financial guarantee contracts issued by the Group is measured at an amount equal to 12m ECL. No loss allowance was recognised in the profit or loss.

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

Internal credit rating 內部信貸評級	Description 描述	ECL Categories 預期信貸虧損分類
Low risk 低風險	The counterparty has a low risk of default and does not have any past-due amounts or debtor frequently repays after due dates in full 對手方的違約風險較低且無任何逾期款項，債務人經常在到期日後悉數償還	12m ECL 12個月預期信貸虧損
Medium risk 中風險	Amount is more than 30 days past-due or there have been significant increases in credit risk since initial recognition through information developed internally or external resources 款項是超過30天逾期或根據內部資料或外部資源，信貸風險自初始確認起大幅增加	Lifetime ECL – not credit-impaired 存續期預期信貸虧損 – 無信貸減值
High risk 高風險	Amount is more than 90 days past-due or there is evidence indicating the asset is credit-impaired 款項是超過90天逾期或有證據顯示資產出現信貸減值	Lifetime ECL – credit-impaired 存續期預期信貸虧損 – 信貸減值

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(i) 信貸風險及減值評估 – 續

財務擔保合約

就財務擔保合約而言，於二零二五年三月三十一日，就授予第三方且可能須由本集團償還的銀行融資向銀行發出的未償還財務擔保總額為3,000,000港元（二零二四年：3,000,000港元），有關第三方已動用未償還財務擔保。該等財務擔保於初始確認日期的公允值被認為並不重大。於報告期末，管理層進行了減值評估，認為自財務擔保合同初始確認以來，信用風險並未顯著增加。據此，本集團簽發的財務擔保合同損失準備按12個月預期信貸虧損計量。於損益並無確認虧損撥備。

本集團的內部信貸風險評級評估包括以下分類：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(i) Credit risk and impairment assessment – Continued

The tables below detail the credit risk exposures of the Group's financial assets and financial guarantee contracts, which are subject to ECL assessment:

Financial assets at amortised costs	Notes	Internal credit rating	12m or lifetime ECL 12個月或存續期 預期信貸虧損	2025 二零二五年 Gross carrying amount 賬面總值 HK\$'000 千港元	2025 二零二五年 Gross carrying amount 賬面總值 HK\$'000 千港元	2024 二零二四年 Gross carrying amount 賬面總值 HK\$'000 千港元	2024 二零二四年 Gross carrying amount 賬面總值 HK\$'000 千港元
Bank balances	23	N/A	12m ECL		299,702		270,883
銀行結餘		不適用	12個月預期信貸虧損				
Bank balances – trust and segregated accounts	23	N/A	12m ECL		55,881		36,667
銀行結餘－信託及分開處理戶口		不適用	12個月預期信貸虧損				
Amounts receivables and loan receivables	20	Low risk	12m ECL	200,092		357,842	
應收款項及應收貸款		低風險	12個月預期信貸虧損				
			Lifetime ECL (non- credit-impaired)	35,086		26,215	
			存續期預期信貸虧損 (無信貸減值)				
			Lifetime ECL (credit-impaired)	523,265	758,443	488,003	872,060
			存續期預期信貸虧損 (信貸減值)				
Other receivables and deposits	20	Low risk	12m ECL		4,966		134,164
其他應收款項及按金		低風險	12個月預期信貸虧損				
Other assets	21	N/A	12m ECL		3,400		3,400
其他資產		不適用	12個月預期信貸虧損				
Other item							
其他事項							
Financial guarantor (Note)	35	Low risk	12m ECL		3,000		3,000
財務擔保(附註)		低風險	12個月預期信貸虧損				

Note:

For financial guarantee contract, the gross carrying amount represents the maximum amount the Group has guaranteed under the respective contract.

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(i) 信貸風險及減值評估 – 續

下表詳列本集團須進行預期信貸虧損評估的財務資產及財務擔保合約之信貸風險：

附註：

財務擔保合約的賬面總值代表本集團就相關合約擔保之最高金額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(i) Credit risk and impairment assessment – Continued

The movements in ECL on interest bearing loan receivables and margin financing receivables during the years ended 31 March 2025 and 2024 are as follows:

		12m ECL 12個月預期 信貸虧損 HK\$'000 千港元	Lifetime ECL not credit- impaired 存續期預期 信貸虧損－ 無信貸減值 HK\$'000 千港元	Lifetime ECL credit- impaired 存續期預期 信貸虧損－ 信貸減值 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 April 2023	於二零二三年 四月一日	3,437	20,422	174,751	198,610
Reversal of impairment loss on margin financing receivables	撥回孖展融資應收 款項減值虧損	–	(989)	–	(989)
Reversal of impairment loss on interest bearing loan receivables	撥回計息應收 貸款減值虧損	–	–	(6,651)	(6,651)
Write-offs	撇銷	–	–	(7,997)	(7,997)
Impairment loss on margin financing	孖展融資減值 虧損	–	1,755	–	1,755
Impairment loss on interest bearing loan receivables	計息應收貸款 減值虧損	78	–	41,162	41,240
At 31 March 2024	於二零二四年 三月三十一日	3,515	21,188	201,265	225,968
Transfer to lifetime ECL not credit-impaired	移至存續期預期 信貸虧損 未信貸減值	(21)	21	–	–
Reversal of impairment loss on margin financing receivables	撥回孖展融資應收 款項減值虧損	–	(288)	–	(288)
Reversal of impairment loss on interest bearing loan receivables	撥回計息應收 貸款減值虧損	(2,896)	–	(14,675)	(17,571)
Write-offs on margin financing receivables	孖展融資撇銷	–	–	(59,685)	(59,685)
Write-offs on interest bearing loan receivables	計息應收貸款撇銷	–	–	(94)	(94)
Impairment loss on margin financing	孖展融資減值 虧損	–	2,004	–	2,004
Impairment loss on interest bearing loan receivables	計息應收貸款 減值虧損	439	1,192	31,156	32,787
At 31 March 2025	於二零二五年 三月三十一日	1,037	24,117	157,967	183,121

Note: The credit impaired receivables related to customers that were in the process of liquidation and/ or management assessed that the receivables are unlikely to be recovered.

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(i) 信貸風險及減值評估 – 續

截至二零二五年及二零二四年三月三十一日止年度計息應收貸款及孖展融資應收款項之預期信貸虧損變動如下：

附註：信用減損的應收帳款與正處於清算過程中的客戶及／或管理階層評估該應收帳款不太可能收回有關。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(ii) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of credit facilities and the ability to close out market positions.

The following table details the Group's remaining contractual maturity for its financial liabilities. For non-derivative financial liabilities, the table has been drawn up based on the undiscounted cash flows of the financial liabilities based on the earliest date on which the Group can be required to pay. Specifically, borrowings with a repayment on demand clause are included in the earliest time band regardless of the probability of the banks choosing to exercise their rights. The maturity dates for other non-derivative financial liabilities are based on the agreed repayment dates.

The table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate at the end of the reporting period.

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(ii) 流動資金風險

審慎的流動資金風險管理指維持充足的現金及可買賣證券，透過已承諾信貸融資之足夠額度備有資金，和有能力結算市場持倉。

下表詳細載列本集團的財務負債之合約屆滿期。下列表格之編製基準為非衍生財務負債之未貼現合約屆滿期以本集團需償還較早之日期。具體而言，附帶按要求償還條款之借款包含於最早時間段內，而不管該等銀行選擇行使其權利之可能性。其他非衍生財務負債之到期分析則基於協定還款日期而作出。

下列表格載列本金及利息之現金流量。倘利息流為浮動利率，未貼現金額乃自報告期末之利率得出。

		Weighted average interest rate 加權平均利率 HK\$'000 千港元	On demand or less than one year 按要求或 少於一年 HK\$'000 千港元	Total undiscounted cash flows 未貼現現金 流量總計 HK\$'000 千港元	Carrying amounts 賬面值 HK\$'000 千港元
2025	二零二五年				
Trade and other payables	貿易及其他應付款項	–	87,276	87,276	87,276
Borrowings	借款	5.804%	110,802	110,802	110,802
Amount due to the ultimate holding company	應付最終控股公司款項	–	125,818	125,818	125,818
			323,896	323,896	323,896
2024	二零二四年				
Trade and other payables	貿易及其他應付款項	–	65,372	65,372	65,372
Borrowings	借款	5.134%	116,251	116,251	116,251
Amounts due to related parties	應付關聯人士款項	–	95	95	95
Amount due to the ultimate holding company	應付最終控股公司款項	–	95,543	95,543	95,543
			277,261	277,261	277,261

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(ii) Liquidity risk – Continued

Bank borrowings with a repayment on demand clause are included in the “on demand or less than 1 year” time band in the above maturity analysis. As at 31 March 2025, the aggregate carrying amounts of these bank borrowings amounted to approximately HK\$110,802,000 (2024: HK\$116,251,000). Taking into account the Group's financial position, the management does not believe that it is probable that the banks will exercise their discretionary rights to demand immediate repayment. The management believes that such bank loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreements, details of which are set out in the table below:

Maturity analysis – bank borrowings with a repayment on demand clause based on a scheduled repayment

		Within one year	One to two years	Two to five years	Over five years	Total undiscounted cash flows 未貼現現金 流量總額	Carrying amounts
		一年內 HK\$'000 千港元	一至兩年 HK\$'000 千港元	兩至五年 HK\$'000 千港元	超過五年 HK\$'000 千港元	流量總額 HK\$'000 千港元	賬面值 HK\$'000 千港元
At 31 March 2025	於二零二五年三月三十一日	77,909	7,892	23,677	12,498	121,976	110,802
At 31 March 2024	於二零二四年三月三十一日	78,026	8,024	24,073	16,719	126,842	116,251

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

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(ii) 流動資金風險 – 續

附帶按要求償還條款的銀行借款計入上述到期分析的「按要求或少於一年」時間範圍內。於二零二五年三月三十一日，該等銀行借款的賬面總值約為110,802,000港元（二零二四年：116,251,000港元）。考慮到本集團的財務狀況，管理層認為銀行不大可能行使其酌情權要求即時還款。管理層認為，該等銀行貸款將根據貸款協議所載計劃還款日期償還，詳情載於下表：

到期分析 – 根據還款計劃附帶按要求償還條款的銀行借款

倘浮動利率之變動與於各報告期末所釐定之利率估值有所差異，則上述列入浮動利率工具之金額將有所轉變。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(iii) Interest rate risk

The Group is exposed to fair value interest rate risk in relation to fixed-rate interest-bearing loans receivables (see Note 20 for details). The Group is also exposed to cash flow interest rate risk in relation to variable-rate bank balances (see Note 23 for details), variable-rate interest-bearing loans and margin financing receivables (see Note 20 for details) and variable-rate bank borrowings (see Note 25 for details). The Group cash flow interest rate risk is mainly concentrated on the fluctuation of interest rates on bank balances, variable-rate receivables and borrowings. The Group aims at keeping borrowings at variable rates. The Group manages its interest rate exposures by assessing the potential impact arising from any interest rate movements based on interest rate level and outlook. The management will review the proportion of borrowings in fixed and floating rates and ensure they are within reasonable range.

Total interest revenue from financial assets that are measured at amortised cost is as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest revenue under effective interest method	實際利率發下的利息收益	45,083	79,713

Interest expenses on financial liabilities not measured at FVTPL:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Financial liabilities at amortised cost	按攤銷成本計量之財務負債	6,441	5,325

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(iii) 利率風險

本集團面臨有關來自定息計息應收貸款的公允值利率風險（詳情請參閱附註20）。本集團亦面臨有關浮動利率銀行結餘（詳情請參閱附註23）、浮息計息貸款及孖展融資應收款項之計息應收款項（詳情請參閱附註20）以及浮動利率銀行借款（詳情請參閱附註25）的現金流量利率風險。本集團之現金流量利率風險主要集中於銀行結餘、浮息應收款項以及借款之利率波動。本集團致力維持借款以浮動利率計息。本集團根據利率水平及前景，評估任何利率變動產生的潛在影響以管理其利率風險。管理層將審閱固定及浮動利率之借款比例，並確保借款屬合理範圍內。

按攤銷成本計量之總財務資產利息收益如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Interest revenue under effective interest method	實際利率發下的利息收益	45,083	79,713

並未按公允值於損益之財務負債利息開支：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Financial liabilities at amortised cost	按攤銷成本計量之財務負債	6,441	5,325

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(iii) Interest rate risk – Continued

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, the Group's profit before tax and the Group's equity.

		Increase (decrease) in basis points 基準點之 增加(減少)	Increase (decrease) in profit before taxation 除稅前溢利之 增加(減少) HK\$'000 千港元	Increase (decrease) in equity 權益之 增加(減少) HK\$'000 千港元
2025	二零二五年			
Hong Kong dollars	港元	50	3,564	3,170
Hong Kong dollars	港元	(50)	(3,564)	(3,170)
2024	二零二四年			
Hong Kong dollars	港元	50	3,765	3,322
Hong Kong dollars	港元	(50)	(3,765)	(3,322)

A fundamental reform of major interest rate benchmarks has been undertaken globally, to replace some interbank offered rates ("IBORs") with alternative nearly risk-free rates. While the Hong Kong Dollar Overnight Index Average ("HONIA") has been identified as an alternative to HIBOR, there is no plan to discontinue HIBOR. The multi-rate approach has been adopted in Hong Kong, whereby HIBOR and HONIA will co-exist.

全球正在對主要利率基準進行根本改革，包括取代幾乎無風險的利率取代若干銀行拆息。儘管港元隔夜平均指數被認為香港銀行同業拆息之替代方案，惟目前未有計劃終止香港銀行同業拆息。香港採用多利率方式，香港銀行同業拆息及港元隔夜平均指數將並存。

(iv) Other price risk

The Group invested in unquoted equity securities for an investee engaged in a PRC project which had been designated as FVTOCI. The management of the Group is responsible to manage and monitor the price risk.

(iv) 其他股價風險

本集團投資於一家從事中國項目的被投資方之未上市股本證券，並將該等投資指定為按公允值於其他全面收益。本集團管理層負責管理及監控股價風險。

Sensitivity analysis

The sensitivity analyses have been determined based on the exposure to equity price risk at the reporting date. Sensitivity analyses for unquoted equity securities with fair value measurement categorised within Level 3 were disclosed in Note 31(c).

敏感度分析

敏感度分析是根據於報告日對股價風險的曝險情況所釐定。針對列入第三級公平值計量的未上市股本證券的敏感度分析已載於附註31(c)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(b) Financial risk management objectives and policies – Continued

(v) Foreign currency risk

The Group is exposed to foreign currency risk primarily through transactions which gives rise to bank balances that are denominated in a foreign currency, i.e. a currency other than functional currency of the operations to which the transactions relate. The currency giving rise to this risk is primarily US\$.

Since US\$ are pegged to HK\$, the Group considers risk of movements in exchange rates between the HK\$ and US\$ to be insignificant. Accordingly, no sensitivity analysis with respect to US\$ is presented.

(c) Fair value measurements of financial instruments

Some of the Group's financial instruments are measured at fair value for financial reporting purposes.

In estimating the fair value, the Group uses market-observable data to the extent it is available. For instruments with significant unobservable inputs under Level 3, the Group engages an independent qualified professional valuer to perform the valuation. The Directors work closely with the independent qualified professional valuer to establish the appropriate valuation techniques and inputs to the model.

(i) Fair value of the Group's financial assets that are measured at fair value on a recurring basis

Some of the Group's financial assets are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets are determined (in particular, the valuation technique(s) and inputs used).

31. 財務工具 – 續

(b) 財務風險管理目標及政策 – 續

(v) 外匯風險

本集團承受之外匯風險主要通過交易以外幣呈報的銀行結餘，即此交易有關業務之功能貨幣以外的其他貨幣。導致這種風險的貨幣主要為美元。

由於美元與港元掛鈎，本集團因此認為港元及美元匯率之波動微不足道。因此並未呈列有關美元的敏感性分析。

(c) 財務工具之公允值計量

本集團的部分財務工具是按公允值進行財務報告的計量。

在估算公允值時，本集團在可行情況下會採用市場可觀察的數據。對於屬於第3層級並包含重大不可觀察輸入的工具，本集團會聘請獨立且具備專業資格的估值師進行估值。董事會會與該名獨立專業估值師緊密合作，以確定合適的估值技術及模型所需的輸入參數。

(i) 按公允值持續基準計量之本集團財務資產之公允值

本集團部分財務資產於每個報告期末按公允值計量。下表提供有關這些財務資產之公允值的釐定方式的資料，特別是所採用的估值技術及所使用的輸入數據。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(c) Fair value measurements of financial instruments – Continued

(i) Fair value of the Group's financial assets that are measured at fair value on a recurring basis – Continued

31. 財務工具 – 續

(c) 財務工具之公允值計量 – 續

(i) 按公允值持續基準計量之本集團財務資產之公允值 – 續

Fair value hierarchy as at 31 March 2025

截至二零二五年三月三十一日的公允值層級分類

Level 1 第1層級 HK\$'000 千港元	Level 2 第2層級 HK\$'000 千港元	Level 3 第3層級 HK\$'000 千港元	Total 總額 HK\$'000 千港元
------------------------------------	------------------------------------	------------------------------------	--------------------------------

Equity instrument at FVTOCI

按公允值於其他全面收益之權益工具

– – 169,576 169,576

Financial assets 財務資產	Fair value at 公允值於 31 March 2025 二零二五年 三月三十一日 HK\$'000 千港元	Fair value Hierarchy 公允值 層級分類	Valuation technique(s) and key input(s) 估值技術及 主要輸入項	Significant unobservable input(s) 重大不可 觀察輸入項
Unlisted equity investment 未上市權益投資	169,576	Level 3 第3層級	Asset-based approach by business residual method 採用業務剩餘法的 資產基礎估值法	Financial position of the investee with adjusted fair value of the land (Note) 投資對象於調整土地 公允值後的財務 狀況(附註)

Note: An increase in fair value of the land used in isolation would result in an increase in fair value measurement of the equity instrument at FVTOCI and vice versa. As at 31 March 2025, a 5% increase/decrease in fair value of the land and holding all other variables constant would increase/decrease the carrying amount of the equity instrument at FVTOCI by approximately HK\$8,479,000, respectively.

附註：如單獨考慮土地之公允值上升，將導致按公允值於其他全面收益之權益工具公允值的上升，反之亦然。於二零二五年三月三十一日，若土地之公允值上升／下跌5%，而其他變數保持不變，則該權益工具於按公允值於其他全面收益金額將分別增加／減少約8,479,000港元。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

31. FINANCIAL INSTRUMENTS – CONTINUED

(c) Fair value measurements of financial instruments – Continued

(i) Fair value of the Group's financial assets that are measured at fair value on a recurring basis – Continued

There were no transfers between levels of fair value hierarchy during the year ended 31 March 2025.

There were no changes in valuation techniques in the current year.

(ii) Reconciliation of Level 3 fair value measurements of financial instruments on recurring basis:

	Equity instrument at FVTOCI 按公允值於其他 全面收益之 權益工具 HK\$'000 千港元	Total 總額 HK\$'000 千港元
Total gains in other comprehensive income 列入其他全面收益的總體收益金額	40,576	40,576
At 31 March 2025 於二零二五年三月三十一日	40,576	40,576

Included in other comprehensive income is an amount of approximately HK\$40,576,000 gain relating to unlisted equity securities classified as equity instruments at FVTOCI held at the end of the current reporting period and is reported as changes of FVTOCI.

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

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

31. 財務工具 – 續

(c) 財務工具之公允值計量 – 續

(i) 按公允值持續基準計量之本集團財務資產之公允值 – 續

截至二零二五年三月三十一日止年度內，並無發生公允值層級之間的轉換。

本年度估值技術亦無變動。

(ii) 按持續基準計量的第3層級財務工具之公允值變動調節表：

其他全面收益中已包括一項約40,576,000港元的收益，該項收益與分類為按公允值於其他全面收益的未上市權益證券有關，該等證券於本報告期末仍持有，並已呈列為按公允值於其他全面收益的變動。

(iii) 並非按公允值持續基準計量之本集團財務資產及財務負債之公允值

董事認為綜合財務報表中按攤銷成本的財務資產及財務負債，其賬面金額已接近其公允值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

32. CONNECTED AND RELATED PARTY TRANSACTIONS

Other than as disclosed elsewhere in these consolidated financial statements, the Group has the following transactions with its related parties:

32. 關連及關聯人士交易

除該等綜合財務報表其他部分所披露者外，本集團曾與其關聯人士進行以下交易：

Name of related parties 關聯人士名稱	Nature of transactions 交易性質	Notes 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
UBA Investments Limited ("UBA") 開明投資有限公司(「開明投資」)	Investment management fee income 投資管理費收益	(a)	1,315	1,295
	Securities brokerage commission fee income 證券經紀佣金收益	(b)	237	12
	Handling fee income for dividend collection 股息徵收手續費收益	(c)	25	25
Town Bright Industries Limited 同輝實業有限公司	Expenses relating to short-term lease 短期租賃費用	(d)	676	676
Upbest Properties Company Limited 美建地產有限公司	Expenses relating to short-term lease 短期租賃費用	(e)	84	84
Champion Assets Limited 協緯有限公司	Expenses relating to short-term lease 短期租賃費用	(f)	60	60
Loong Cheong Limited 隆昌有限公司	Expenses relating to short-term lease 短期租賃費用	(g)	156	156

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

32. CONNECTED AND RELATED PARTY TRANSACTIONS – CONTINUED

Notes:

- (a) A subsidiary of the Company, Upbest Assets Management Limited (“UAML”) as investment manager, and UBA Investments Limited (“UBA”) and its subsidiaries (collectively the “UBA Group”) have entered into Investment Management Agreement dated 26 January 2022 (the “2022 Investment Management Agreement”) and agreed that the investment management services provided by UAML to UBA for a period of three years from 1 April 2022 to 31 March 2025. Pursuant to the 2022 Investment Management Agreement, monthly investment management fee is payable by UBA in advance and amounts to 1.5% per annum of the consolidated net asset value of UBA (“Net Asset Value”) as at the immediately preceding valuation date on the basis of the actual number of days in the relevant calendar month over 365 days a year.

In addition to the investment management fee, provided that the Net Asset Value as at the end of the relevant financial year exceeds the higher (the “High Watermark”) of:

- (i) the Net Asset Value as at the financial year ended 31 March 2019 (“Reference Year”); and
- (ii) the Net Asset Value as at the end of the most recent financial year after the Reference Year and in which the investment performance fee is paid.

UBA will pay UAML the investment performance fee for the relevant financial year equal to 20% of the amount by which the Net Asset Value as at the end of the relevant financial year exceeds the High Watermark. The annual cap for the investment management fee for each of the financial years ended 31 March 2023, 2024 and 2025 are HK\$1,700,000, HK\$1,800,000 and HK\$1,900,000 respectively and the annual caps for the investment performance fee for each of the financial years ended 31 March 2023, 2024 and 2025 are HK\$4,400,000, HK\$4,400,000 and HK\$4,400,000 respectively. It is expected that the total of investment management fee and investment performance fee will be less than HK\$10,000,000 per annum and all the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) in respect of the Investment Management Agreement are less than 25%. Thus, transaction contemplated under 2022 Investment Management Agreement is considered to be a de-minimis transaction for the Company pursuant to Rule 14A.76 of the Listing Rules. There was no investment performance fee for the financial years ended 31 March 2025 and 2024. The investment management income has been included under revenue.

On 22 January 2025, UAML and UBA have entered into Investment Management Agreement dated 22 January 2025 (the “2025 Investment Management Agreement”) which the term in respect of the management fee and the performance fee for the asset management services were the same as the 2022 Investment Management Agreement. The proposed annual cap for the investment management fee for each of the financial years ending 31 March 2026, 2027 and 2028 are HK\$1,500,000, HK\$1,600,000 and HK\$1,700,000 respectively and the annual cap for the investment performance fee for each of the financial years ending 31 March 2026, 2027 and 2028 are HK\$1,000,000, HK\$1,000,000 and HK\$1,000,000 respectively.

32. 關連及關聯人士交易 – 續

附註：

- (a) 本公司之附屬公司美建管理有限公司（「美建管理」）作為投資經理，與開明投資有限公司（「開明投資」）及其附屬公司（統稱為「開明投資集團」），於二零二二年一月二十六日簽訂投資管理協議（「2022投資管理協議」），並同意就美建管理向開明投資提供之投資管理服務為期三年由二零二二年四月一日至二零二五年三月三十一日。根據2022投資管理協議，每月投資管理費由開明投資提前支付並按估值日之綜合資產淨值（「資產淨值」）1.5%之年利率及有關曆月實際日數除以全年365日之基準收取投資管理費。

除投資管理費外，若截至相關財政年度止的資產淨值超過以下各項（「高水位」）：

- (i) 於截至二零一九年三月三十一日止財政年度（「參考年度」）的資產淨值；及
- (ii) 參考年度後最近一個需支付投資表現酬金之財政年度的資產淨值。

開明投資將向美建管理支付相關財政年度的投資表現酬金，相當於相關財政年度止的資產淨值超過高水位金額的20%。截至二零二三年、二零二四年及二零二五年三月三十一日止之每個財政年度之全年投資管理費年度上限分別為1,700,000港元、1,800,000港元及1,900,000港元及截至二零二三年、二零二四年及二零二五年三月三十一日止之每個財政年度之全年之投資表現酬金年度上限分別為4,400,000港元、4,400,000港元及4,400,000港元。預期投資管理費及投資表現酬金總額將每年少於10,000,000港元及有關投資管理協議之所有適用百分比率（定義見上市規則第14.07條）均低於25%。因此，根據上市規則第14A.76條，2022投資管理協議項下擬進行的交易被視為本公司符合最低豁免規定水平的交易。截至二零二五年及二零二四年三月三十一日止財政年度並無投資表現酬金。投資管理收益已被包括於收益項下。

於二零二五年一月二十二日，美建管理與開明投資簽訂二零二五年投資管理協議（「二零二五年投資管理協議」），相關資產管理服務的投資管理費及投資表現費與二零二二年投資管理協議相同。截至二零二六年、二零二七年及二零二八年三月三十一日止每個財政年度之全年投資管理費之建議年度上限分別為1,500,000港元、1,600,000港元及1,700,000港元及截至二零二六年、二零二七年及二零二八年三月三十一日止每個財政年度之投資表現酬金之建議年度上限分別為1,000,000港元、1,000,000港元及1,000,000港元。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

32. CONNECTED AND RELATED PARTY TRANSACTIONS – CONTINUED

Notes: – Continued

- (b) On 26 January 2022, a subsidiary of the Company, Upbest Securities Company Limited (“USCL”) and UBA and four of its subsidiaries have separately entered into securities brokerage supplemental agreements for the transaction in relation to the provision of securities brokerage services and agreed that the original agreements were further extended for the period from 1 April 2022 to 31 March 2025. The annual cap regarding to the securities brokerage service for each of the financial years ended 31 March 2023, 2024 and 2025 is HK\$800,000 and all the applicable percentage ratios (as defined under Rule 14.07 of the Listing Rules) are less than 5%. Thus, transactions contemplated under the securities brokerage supplemental agreements are considered to be a de-minimis transaction for USCL pursuant to Rule 14A.76 of the Listing Rules. Brokerage commission fee income was charged at 0.25% (2024: 0.25%), the prevailing market rate, on the value of the transactions.

On 22 January 2025, USCL and UBA and six of its subsidiaries have separately entered into another securities brokerage supplemental agreements and agreed that the original agreements will be extended for the period from 1 April 2025 to 31 March 2028. The proposed annual cap regarding to the securities brokerage service for each of the financial year ending 31 March 2026, 2027 and 2028 is HK\$800,000.

- (c) Handling fee for dividend collection was charged at minimum of HK\$30 or 0.50% per transaction amount.
- (d) Two subsidiaries of the Company have respectively entered into tenancy agreements with Town Bright Industries Limited for one year (2024: one year), commencing from 1 April 2024 (2024: commenced from 1 April 2023). On 1 April 2025, the tenancy agreements were renewed for one year to 31 March 2026. (Note)
- (e) A subsidiary of the Company entered into a tenancy agreement with Upbest Properties Company Limited for one year (2024: one year), commencing from 1 April 2024 (2024: commenced from 1 April 2023). On 1 April 2025, the tenancy agreement was renewed for one year to 31 March 2026. (Note)
- (f) A subsidiary of the Company entered into a tenancy agreement with Champion Assets Limited for one year (2024: one year), commencing from 1 April 2024 (2024: commenced from 1 April 2023). On 1 April 2025, the tenancy agreement was renewed for one year to 31 March 2026. (Note)

32. 關連及關聯人士交易 – 續

附註：– 續

- (b) 於二零二二年一月二十六日，本公司的附屬公司，美建證券有限公司（「美建證券」）與開明投資及其四間附屬公司分別簽訂就有關提供證券經紀服務的證券經紀補充協議，同時同意將原始協議再次延續期限由二零二二年四月一日至二零二五年三月三十一日。截至二零二三年、二零二四年及二零二五年三月三十一日止之財政年度每年度之全年證券經紀服務年度上限為800,000港元及所有適用百分比率（定義見上市規則第14.07條）均低於5%。因此，根據上市規則第14A.76條，對美建證券而言，根據證券經紀補充協議所擬進行之交易被視為符合最低豁免水平的交易。其佣金收費為所買賣證券價值0.25%（二零二四年：0.25%），這是普遍的市場交易費用。

於二零二五年一月二十二日，美建證券與開明投資及其六間附屬公司分別地簽訂另一份證券經紀補充協議，並同意原協議延續由二零二五年四月一日至二零二八年三月三十一日止。截至二零二六年、二零二七年及二零二八年三月三十一日之財政年度證券經紀服務建議上限為800,000港元。

- (c) 股息徵收每筆最低收費30港元或交易金額0.50%之手續費。
- (d) 本公司之兩間附屬公司分別與同輝實業有限公司訂立租賃協議，由二零二四年四月一日起（二零二四年：由二零二三年四月一日起），為期一年（二零二四年：一年）。於二零二五年四月一日該租賃協議已重續一年至二零二六年三月三十一日。（附註）
- (e) 本公司之附屬公司與美建地產有限公司訂立租賃協議，由二零二四年四月一日起（二零二四年：由二零二三年四月一日起），為期一年（二零二四年：一年）。於二零二五年四月一日，該租賃協議已重續一年至二零二六年三月三十一日。（附註）
- (f) 本公司之附屬公司與協緯有限公司訂立租賃協議，由二零二四年四月一日起（二零二四年：由二零二三年四月一日起），為期一年（二零二四年：一年）。於二零二五年四月一日，該租賃協議已重續一年至二零二六年三月三十一日。（附註）

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

32. CONNECTED AND RELATED PARTY TRANSACTIONS – CONTINUED

Notes: – Continued

- (g) A subsidiary of the Company entered into a tenancy agreement with Loong Cheong Limited for one year (2024: one year), commencing from 1 April 2024 (2024: commenced from 1 April 2023). On 1 April 2025, the tenancy agreement was renewed for one year to 31 March 2026. (Note)

Note: As at 31 March 2025, CCAA Group Limited ("CCAA") holds approximately 74.29% interest in Upbest Group Limited ("Upbest"). As at the date of this report, Knight Sky Holdings Limited and Fung Fai Growth limited ("Fung Fai") held a direct interest in 546,716,000 (31 March 2025 and 31 March 2024: nil) shares and 340,000,000 (31 March 2025 and 31 March 2024: 340,000,000) shares respectively of the Company, representing approximately total of 69.73% (31 March 2025 and 31 March 2024: Knight Sky Holdings Limited: nil, Fung Fai Growth limited: 26.74%) of the issued share capital of the Company. Knight Sky Holdings Limited is wholly owned by Mr. CHENG Kai Ming Charles. The ultimate beneficial owner of CCAA and Fung Fai is Cheng's Family Trust. Interested beneficiaries of the Cheng's Family Trust include Mr. CHENG Kai Ming, Charles, Ms. CHENG Wai Ling, Annie ("Ms. Cheng") and Mr. CHENG Wai Lun, Andrew ("Mr. Cheng"). Ms. Cheng and Mr. Cheng are directors of Upbest. Mr. Cheng is also a director of UBA. Moreover, UAML, the investment manager of UBA, is regarded as a connected person of UBA under Rule 14A.08 of the Listing Rules.

Mr. CHENG Kai Ming, Charles, the father of Ms. Cheng and Mr. Cheng, has beneficial interests in Town Bright Industries Limited, Upbest Properties Company Limited, Champion Assets Limited and Loong Cheong Limited.

- (h) The remuneration of Directors and other members of key management during the year are disclosed in Note 11.

The remuneration of the Directors and other members of key management are determined by the remuneration committee having regard to the performance of individuals and market trends.

The above transactions were carried out in the normal course of the Group's business on terms mutually agreed between the parties.

32. 關連及關聯人士交易 – 續

附註：– 續

- (g) 本公司之附屬公司與隆昌有限公司訂立租賃協議，由二零二四年四月一日起（二零二四年：由二零二三年四月一日起），為期一年（二零二四年：一年）。於二零二五年四月一日，該租賃協議已重續一年至二零二六年三月三十一日。（附註）

附註：於二零二五年三月三十一日，CCAA Group Limited（「CCAA」）持有美建集團有限公司（「美建」）約74.29%之權益。於本報告日期，Knight Sky Holdings Limited及Fung Fai Growth limited（「Fung Fai」）分別直接持有本公司546,716,000股（二零二五年三月三十一日及二零二四年三月三十一日：零股）及340,000,000股（二零二五年三月三十一日及二零二四年三月三十一日：340,000,000股）股份，佔本公司已發行股本約69.73%（二零二五年三月三十一日及二零二四年三月三十一日：Knight Sky Holdings Limited：零股，Fung Fai Growth limited：26.74%）。Knight Sky Holdings Limited由鄭啟明先生全資擁有。而CCAA及Fung Fai之最終實益擁有人為Cheng's Family Trust。Cheng's Family Trust之實益擁有人包括鄭啟明先生、鄭偉玲女士（「鄭女士」）及鄭偉倫先生（「鄭先生」），而鄭女士及鄭先生皆為美建之董事，鄭先生亦是開明投資之董事。再者，美建管理是開明投資之投資經理人，因此，根據上市規則第14A.08條，美建管理被視為開明投資之關連人士。

鄭啟明先生為鄭女士及鄭先生之父親，於同輝實業有限公司、美建地產有限公司、協緯有限公司及隆昌有限公司擁有實益權益。

- (h) 董事及主要管理層其他成員於年內之酬金已於附註11中披露。

董事及主要管理層其他成員於年內之酬金由薪酬委員會依據個別之表現及市場趨勢釐定。

以上之交易為本集團之正常業務並以雙方同意條款進行。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

33. RETIREMENT BENEFITS SCHEME

The Group operates a MPF scheme for all qualifying employees in Hong Kong. Under the scheme, the employer and its employees are each required to make contributions to the plan at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK\$30,000. 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 MPF scheme, in which the contribution is matched by employees.

The total expense recognised in profit or loss of approximately HK\$394,000 (2024: approximately HK\$418,000) represents contributions paid and payable to these plans by the Group at rates specified in the rules of the plans.

As at 31 March 2025, there was no contributions past due in respect of the years ended 31 March 2025 and 31 March 2024 had not been paid over to the plans.

At 31 March 2025 and 31 March 2024, the Group had no forfeited contribution available to reduce its contributions to the retirement benefit schemes in future years.

Obligation to pay LSP under Hong Kong Employment Ordinance (Chapter 57)

For the Group's subsidiaries operating in Hong Kong, pursuant to the Employment Ordinance, Chapter 57, the Group has the obligation to pay LSP to qualifying employees in Hong Kong under certain circumstances (e.g. dismissal by employers or upon retirement), subject to a minimum of 5 years employment period, based on the following formula:

Last monthly wages (before termination of employment) $\times$ 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.

33. 退休福利計劃

本集團為全部合資格香港僱員推行強積金計劃。根據計劃，僱主及其僱員須各自按僱員有關入息的5%向計劃作出供款，每月有關入息的上限為30,000港元。計劃之資產與本集團之資產分開，由受託人控制之基金持有。本集團向計劃供款相關工資成本的5%每月上限為1,500港元，其中供款與僱員相稱。

於損益中確認之開支總額約394,000港元（二零二四年：418,000港元）為本集團按該等計劃之規則訂明的費率應向該等計劃支付之供款。

於二零二五年三月三十一日，概無就截至二零二五年三月三十一日及二零二四年三月三十一日止年度到期之供款尚未支付予該等計劃。

於二零二五年三月三十一日及二零二四年三月三十一日，本集團並無放棄供款可用於抵減日後應付供款。

香港僱傭條例(第57章)下支付長期服務金的責任

根據香港僱傭條例(第57章)，對於本集團在香港運營的附屬公司，在特定情況下(例如僱主解僱或退休)有責任向符合條件的香港員工支付長期服務金，需要滿足至少5年的就業期限，並按以下公式計算：

最後一個月的工資(在僱傭終止之前) $\times$ 2/3 $\times$ 服務年限

最後一個月的工資上限為22,500港元，而長期服務金的金額不得超過390,000港元。這項責任被視為一項事後僱員福利計劃進行核算。

33. RETIREMENT BENEFITS SCHEME – CONTINUED

Furthermore, the Mandatory Provident Fund Schemes Ordinance passed in 1995 permits the Group to utilise the Group's mandatory MPF contributions, plus/minus any positive/negative returns thereof, for the purpose of offsetting LSP payable to an employee (the "Offsetting Arrangement").

The Amendment Ordinance was gazetted on 17 June 2022, which abolishes the use of the accrued benefits derived from employers' mandatory MPF contributions to offset the LSP. The Abolition will officially take effect on the Transition Date (i.e., 1 May 2025). Separately, the Government of the HKSAR is also expected to introduce a subsidy scheme to assist employers for a period of 25 years after the Transition Date on the LSP payable by employers up to a certain amount per employee per year.

Under the Amendment Ordinance, the Group's mandatory MPF contributions, plus/minus any positive/negative returns, after the Transition Date can continue to be applied to offset the pre-Transition Date LSP obligation but are not eligible to offset the post-Transition Date LSP obligation. Furthermore, the LSP obligation before the Transition Date will be grandfathered and calculated based on the last monthly wages immediately preceding the Transition Date and the years of service up to that date. The Amendment Ordinance has impact on the Group's LSP liability with respect to employees that participate in MPF Scheme and the Group has accounted for the LSP obligation, taking into account the Abolition, in accordance with the accounting policies as disclosed in Note 3.2.

33. 退休福利計劃 – 續

此外，根據一九九五年通過的《強制性公積金計劃條例》，本集團可以利用本集團強制性公積金(MPF)的繳費金額加上／減去任何正／負回報，用於抵銷應向員工支付的長期服務金(「抵銷安排」)。

修訂條例於二零二二年六月十七日公告，廢除了使用僱主強制性MPF繳納的應計福利來抵銷長期服務金的做法。廢除將在過渡日期(即二零二五年五月一日)正式生效。此外，香港特別行政區政府預計在過渡日期後的25年內推出一項補貼計劃，以幫助僱主支付一定金額的每位員工每年的長期服務金。

根據修訂條例，在過渡日期後，本集團的強制性MPF繳納金額，加上／減去任何正／負收益，可以繼續用於抵銷過渡日期前的長期服務金責任，但不適用於抵銷過渡日期後的長期服務金責任。此外，過渡日期前的長期服務金責任將保留，並根據過渡日期前的月薪和截至該日的服務年限進行計算。修訂條例對本集團就參與強積金計劃的僱員而言的長期服務金責任產生影響，本集團根據會計政策考慮到廢除，已對長期服務金責任進行了核算，詳情披露於附註3.2。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

33. RETIREMENT BENEFITS SCHEME – CONTINUED

LSP obligation

Movements in the present value of unfunded LSP obligation in the current year were as follows:

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Opening unfunded obligation at 1 April	於四月一日的期初無撥支責任	1,253	–
Past service cost for prior years	過往年度的服務成本	–	1,067
Current service cost for the year	本年度服務成本	157	154
Reversal of service cost	服務成本回撥	(30)	–
Interest cost	利息成本	37	32
Closing unfunded obligation at 31 March (Note)	於三月三十一日的期末無撥支責任 (附註)	1,417	1,253
Less: Closing unfunded obligation shown under current liabilities*	減：流動負債項下之期末無撥支 責任*	(1,229)	(1,043)
Closing unfunded obligation shown under non-current liabilities	非流動負債項下之期末無撥支 責任	188	210

Note: The weighted average duration of the LSP obligation at 31 March 2025 is 8 years (2024: 9 years).

* The balances represent the closing unfunded obligation for employees completed an employment period of 5 years or more as at 31 March 2025.

The current service cost of approximately HK\$157,000 (2024: HK\$154,000) and for the year and the past service cost for prior years of approximately HK\$Nil (2024: HK\$1,067,000) have been included in administrative expenses.

33. 退休福利計劃 – 續

長期服務金責任

於本年度，無撥支的長期服務金責任現值之變動如下：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Opening unfunded obligation at 1 April	1,253	–
Past service cost for prior years	–	1,067
Current service cost for the year	157	154
Reversal of service cost	(30)	–
Interest cost	37	32
Closing unfunded obligation at 31 March (Note)	1,417	1,253
Less: Closing unfunded obligation shown under current liabilities*	(1,229)	(1,043)
Closing unfunded obligation shown under non-current liabilities	188	210

附註：於二零二五年三月三十一日，長期服務金責任的加權平均期限為8年（二零二四年：9年）。

* 結餘指截至二零二五年三月三十一日受僱期滿5年或以上的僱員的期末無撥支責任。

年內即期服務成本約157,000港元（二零二四年：154,000港元）及過往年度服務成本約零港元（二零二四年：1,067,000港元）已計入行政開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

33. RETIREMENT BENEFITS SCHEME – CONTINUED

Significant actuarial assumptions for the determination of the LSP obligation are discount rate of 3% (2024: 3%) and expected salary increase of 3% (2024: 3%). The sensitivity analysis below has been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

- If the discount rate is 100 basis points higher (lower), the LSP obligation would decrease by approximately HK\$149,000 (increase by approximately HK\$171,000) (2024: decrease by approximately HK\$143,000 (increase by approximately HK\$166,000)).
- If the expected salary increases (decreases) by 1%, the LSP obligation would increase by approximately HK\$21,000 (decrease by approximately HK\$29,000) (2024: increase by approximately HK\$16,000 (decrease by approximately HK\$21,000)).

The sensitivity analysis presented above may not be representative of the actual change in the LSP obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

33. 退休福利計劃 – 續

釐定長期服務金責任之重大精算假設為3% (二零二四年：3%)貼現率及預期薪酬增加3% (二零二四年：3%)。下列敏感度分析乃於所有其他假設維持不變之情況下，根據報告期末各假設合理可能發生之變動而釐定。

- 倘貼現率上升(下降)100個基點，則長期服務金責任將下降約149,000港元(上升約171,000港元)(二零二四年：下降約143,000港元(上升約166,000港元))。
- 倘預期薪酬增加(減少)1%，則長期服務金責任將增加約21,000港元(減少約29,000港元)(二零二四年：增加約16,000港元(減少約21,000港元))。

由於部分假設可能互有關聯，故有關假設不大可能會在不互為影響之情況下出現變動，因此上文呈列之敏感度分析未必為長期服務金責任之實際變動。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

34. ACQUISITION OF A SUBSIDIARY

On 29 December 2023, the Group acquired 100% interest in Vanko Enterprises Limited ("Vanko") and the debt owed by Vanko to an affiliated company of the Vanko of approximately HK\$398,596,000 (the "Sale Debt") at a cash consideration of HK\$180,000,000. The only assets of Vanko are the properties (the "Properties") including the premises comprising (1) commercial units; (2) kindergarten premises on 2nd lower ground floor of Phase I of the shopping arcade and (3) car parking spaces no. 48 to 89 on 1st lower ground floor, Bayview Garden, 633 Castle Peak Road, Tsuen Wan, New Territories, Hong Kong and the leasing thereof. The acquisition has been accounted for as acquisition of assets.

Assets and liabilities recognised at the date of acquisition:

		HK\$'000 千港元
Investment properties	投資物業	179,991
Trade and other receivables	貿易及其他應收款項	475
Trade and other payables	貿易及其他應付款項	(466)
Loan from an affiliated company	自關聯公司的貸款	(398,596)
		(218,596)
Less: Assignment of sale loan	減：出售貸款轉讓	398,596
		180,000

Net cash outflows arising on acquisition of Vanko

		HK\$'000 千港元
Consideration paid in cash	現金支付之代價	180,000

34. 收購附屬公司

於二零二三年十二月二十九日，本集團以現金代價180,000,000收購了威豪企業有限公司（「威豪」）100%之股權及威豪須支付威豪一聯營公司約398,596,000港元之債務。威豪企業有限公司之唯一資產為物業（「物業」）該處所包括香港新界荃灣青山公路633號灣景花園(1)商業單位；(2)商場第一期底層2樓平台幼兒園校舍；及(3)底層1樓停車位48至89號及其租賃。本收購被視為資產收購進行核算。

於收購日確認的資產與負債：

收購威豪所產生之淨現金流出

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

35. FINANCIAL GUARANTEE CONTRACTS

35. 財務擔保合約

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Guarantees given by the Company and its subsidiaries to financial institutions in respect of facilities granted to independent third parties	本公司及其附屬公司為獨立第三方給予財務機構擔保以取得信貸	3,000	3,000
Guarantees given by the Company to financial institutions in respect of facilities granted to subsidiaries	本公司為其附屬公司給予財務機構擔保以取得信貸	448,000	448,000

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

於報告期末日，董事不認為本集團因擔保而可能引起索償。

Of the above guarantees, the amount utilised by the subsidiaries at 31 March 2025 is approximately HK\$110,802,000 (2024: HK\$116,251,000)

上述擔保，已於二零二五年三月三十一日被附屬公司使用之額度為110,802,000港元（二零二四年：116,251,000港元）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

36. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

36. 本公司的財務狀況表

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產		
Property, plant and equipment	物業、機器及設備	—	1
Interests in subsidiaries	於附屬公司之權益	382,980	398,267
		382,980	398,268
CURRENT ASSETS	流動資產		
Tax recoverable	可回收的稅款	105	—
Prepayments and other receivable	預付款項及其他應收款項	28	—
Bank balances and cash	銀行結餘及現金	1,641	146
		1,774	146
CURRENT LIABILITIES	流動負債		
Accrued expenses	應付費用	370	345
Net current assets (liabilities)	流動資產(負債)	1,404	(199)
NET ASSETS	資產淨值	384,384	398,069
CAPITAL AND RESERVES	資本及儲備		
Share capital	股本	26,824	26,824
Reserves (Note)	儲備(附註)	357,560	371,245
		384,384	398,069

The Company's statement of financial position was approved and authorised for issue by the Board of Directors on 20 June 2025 and are signed on its behalf by:

Cheng Wai Lun, Andrew
鄭偉倫
Executive Director
執行董事

本公司的財務狀況表已獲董事會於二零二五年六月二十日批准及授權發出及由下列董事代表簽署：

Cheng Wai Ling, Annie
鄭偉玲
Executive Director
執行董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

36. STATEMENT OF FINANCIAL POSITION OF THE COMPANY – CONTINUED

Note: Reserves of the Company

36. 本公司的財務狀況表 – 續

備註：本公司的儲備

		Share premium	Contributed surplus	Retained profits	Proposed final dividend	Total
		股份溢價	實繳盈餘	保留溢利	擬派末期 股息	總計
		HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000	HK\$' 000
		千港元	千港元	千港元	千港元	千港元
At 1 April 2023	於二零二三年四月一日	300,959	8,515	7,210	53,646	370,330
Profit and total comprehensive income for the year	本年度溢利及其他全面收益	–	–	54,561	–	54,561
Dividend payable	應付股息	–	–	–	(53,646)	(53,646)
Proposed final dividend (Note 14)	擬派末期股息(附註14)	–	–	(53,646)	53,646	–
At 31 March 2024	於二零二四年三月三十一日	300,959	8,515	8,125	53,646	371,245
Profit and total comprehensive income for the year	本年度溢利及其他全面收益	–	–	39,961	–	39,961
Dividend payable	應付股息	–	–	–	(53,646)	(53,646)
Proposed final dividend (Note 14)	擬派末期股息(附註14)	–	–	(40,235)	40,235	–
At 31 March 2025	於二零二五年三月三十一日	300,959	8,515	7,851	40,235	357,560

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

37. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified as cash flows from financing activities in the Group's consolidated statement of cash flows.

37. 融資活動所產生負債之對賬

下表詳述本集團融資活動所產生負債之變動，包括現金及非現金變動。融資活動所產生負債指現金流量已或未來現金流量將於本集團綜合現金流動表內分類為融資活動現金流量之負債。

		Amount due to the ultimate holding company 應付最終 控股公司 款項 HK\$'000 千港元	Bank borrowing 銀行借款 HK\$'000 千港元	Dividend payable 應付股息 HK\$'000 千港元	Interest payable 應付利息 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 April 2023	於二零二三年四月一日	70,229	138,715	–	304	209,248
Financing cash flows net	淨融資現金流量	25,314	(22,464)	(53,646)	(4,121)	(54,917)
Finance cost	融資成本	–	–	–	5,325	5,325
Dividend approved	已批准股息	–	–	53,646	–	53,646
At 31 March 2024	於二零二四年三月三十一日	95,543	116,251	–	1,508	213,302
Financing cash flows net	淨融資現金流量	30,275	(5,449)	(53,646)	(5,565)	(34,385)
Finance cost	融資成本	–	–	–	6,441	6,441
Dividend approved	已批准股息	–	–	53,646	–	53,646
At 31 March 2025	於二零二五年三月三十一日	125,818	110,802	–	2,384	239,004

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

38. PARTICULARS OF SUBSIDIARIES OF THE COMPANY

Details of the Company's subsidiaries at 31 March 2025 and 2024 are as follows:

38. 附屬公司詳情

於二零二五年及二零二四年三月三十一日，本公司附屬公司詳情如下：

Name of subsidiaries 附屬公司名稱	Place of incorporation 註冊成立地點	Principal place of operation 主要營業地點	Issued and fully paid ordinary share capital 已發行及 繳足普通股股本	Proportion of interest/voting power attributable to the Group 本集團應佔 權益比例／投票權		Principal activities 主要業務
				2025	2024	
				二零二五年	二零二四年	
Upbest Financial Holdings Limited	BVI	Hong Kong	US\$1	100%	100%	Investment holding
	英屬維爾京群島	香港	1美元	100%	100%	投資控股
Upbest Land Company Limited	BVI	Hong Kong	US\$1	100%	100%	Investment holding
	英屬維爾京群島	香港	1美元	100%	100%	投資控股
Citybest Management Limited	BVI	Macau	US\$1	100%	100%	Investment holding
	英屬維爾京群島	澳門	1美元	100%	100%	投資控股
Companhia De Desenvolvimento E Fomento Predial Si Wan Limitada	Macau	Macau	MOP25,000	100%	100%	Property investment
時運置業發展有限公司	澳門	澳門	25,000澳門元	100%	100%	房地產投資
Gold-Face Finance Limited	Hong Kong	Hong Kong	HK\$28,000,004	100%	100%	Money lending
均來財務有限公司	香港	香港	28,000,004港元	100%	100%	貸款融資
Good Foundation Company Limited	Hong Kong	Hong Kong	HK\$10,000	100%	100%	Investment holding
開盛有限公司	香港	香港	10,000港元	100%	100%	投資控股
Good Profit Development Limited	Samoa	Hong Kong	US\$1	100%	100%	Investment holding
溢利發展有限公司	薩摩亞	香港	1美元	100%	100%	投資控股
Great Luck Consultants Limited	BVI	Hong Kong	US\$50,000	100%	100%	Inactive
興運顧問有限公司	英屬維爾京群島	香港	50,000美元	100%	100%	暫時無活動
King Standard International Limited	BVI	Macau	US\$1	100%	100%	Property holding
	英屬維爾京群島	澳門	1美元	100%	100%	地產控股

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

38. PARTICULARS OF SUBSIDIARIES OF THE COMPANY – CONTINUED

38. 附屬公司詳情 – 續

Name of subsidiaries 附屬公司名稱	Place of incorporation 註冊成立地點	Principal place of operation 主要營業地點	Issued and fully paid ordinary share capital 已發行及 繳足普通股股本	Proportion of interest/voting power attributable to the Group 本集團應佔 權益比例／投票權		Principal activities 主要業務
				2025	2024	
				二零二五年	二零二四年	
Marco Tech Limited	BVI 英屬維爾京群島	Hong Kong 香港	US\$2 2美元	100% 100%	100% 100%	Investment holding 投資控股
Mei Tou Real Estate Company Limited 美圖置業有限公司	Macau 澳門	Macau 澳門	MOP25,000 25,000澳門元	100% 100%	100% 100%	Property investment 房地產投資
Mei Wo Company Limited 美和有限公司	Macau 澳門	Macau 澳門	MOP25,000 25,000澳門元	100% 100%	100% 100%	Property investment 房地產投資
Perfect Result Investments Limited 美業投資有限公司	BVI 英屬維爾京群島	Hong Kong 香港	US\$1 1美元	100% 100%	100% 100%	Investment holding 投資控股
Profit Up Development Limited 盈陞發展有限公司	Hong Kong 香港	Hong Kong 香港	HK\$10 10港元	70% 70%	70% 70%	Project and property management 項目及物業管理
Upbest Assets Management Limited 美建管理有限公司	Hong Kong 香港	Hong Kong 香港	HK\$600,000 600,000港元	100% 100%	100% 100%	Asset management 資產管理
Upbest Bullion Company Limited 美建金業有限公司	Hong Kong 香港	Hong Kong 香港	HK\$11,000,000 11,000,000港元	100% 100%	100% 100%	Precious metal dealing 貴金屬買賣
Upbest Commodities Company Limited 美建期貨有限公司	Hong Kong 香港	Hong Kong 香港	HK\$10,000,000 10,000,000港元	100% 100%	100% 100%	Futures dealing 期貨買賣
Upbest Credit and Mortgage Limited 美建信貸及按揭有限公司	Hong Kong 香港	Hong Kong 香港	HK\$2 2港元	100% 100%	100% 100%	Inactive 暫時無活動
Upbest Commercial Land Limited	Hong Kong 香港	Hong Kong 香港	HK\$2 2港元	100% 100%	100% 100%	Inactive 暫時無活動

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

38. PARTICULARS OF SUBSIDIARIES OF THE COMPANY – CONTINUED

38. 附屬公司詳情 – 續

Name of subsidiaries 附屬公司名稱	Place of incorporation 註冊成立地點	Principal place of operation 主要營業地點	Issued and fully paid ordinary share capital 已發行及 繳足普通股股本	Proportion of interest/voting power attributable to the Group 本集團應佔 權益比例／投票權		Principal activities 主要業務
				2025	2024	
				二零二五年	二零二四年	
Upbest Hong Kong Land Company Limited	BVI	Hong Kong	US\$1	100%	100%	Investment holding
	英屬維爾京群島	香港	1美元	100%	100%	投資控股
Upbest Investment Company Limited	Hong Kong	Hong Kong	HK\$40,000,000	100%	100%	Securities margin financing
美建投資有限公司	香港	香港	40,000,000港元	100%	100%	證券孖展融資
Upbest Macau Land Company Limited	BVI	Hong Kong	US\$1	100%	100%	Investment holding
美建澳門置業有限公司	英屬維爾京群島	香港	1美元	100%	100%	投資控股
Upbest Online Securities Limited	Hong Kong	Hong Kong	HK\$5,000,000	100%	100%	Inactive
美建網上證券有限公司	香港	香港	5,000,000港元	100%	100%	暫時無活動
Upbest Strategic Company Limited	Hong Kong	Hong Kong	HK\$5,002	100%	100%	Investment holding
美建策略有限公司	香港	香港	5,002港元	100%	100%	投資控股
Upbest Securities Company Limited	Hong Kong	Hong Kong	HK\$10,000,000	100%	100%	Securities dealing and broking
美建證券有限公司	香港	香港	10,000,000港元	100%	100%	證券交易及經紀
Peals International Limited	BVI	Hong Kong	US\$1	100%	100%	Investment holding
珍珠國際有限公司	英屬維爾京群島	香港	1美元	100%	100%	投資控股
Maiyon Investment Company Limited	Hong Kong	Hong Kong	HK\$35,000	100%	100%	Inactive
美瑩投資有限公司	香港	香港	35,000港元	100%	100%	暫時無活動
Peace Gain Holdings Limited	BVI	Hong Kong	US\$100	55%	55%	Investment holding
	英屬維爾京群島	香港	100美元	55%	55%	投資控股
Christian Faith Limited	Hong Kong	Hong Kong	HK\$1	55%	55%	Property investment
	香港	香港	1港元	55%	55%	房地產投資
Bible Workshop Limited	Hong Kong	Hong Kong	HK\$1	55%	55%	Inactive
	香港	香港	1港元	55%	55%	暫時無活動

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

For the year ended 31 March 2025 截至二零二五年三月三十一日止年度

38. PARTICULARS OF SUBSIDIARIES OF THE COMPANY – CONTINUED

38. 附屬公司詳情 – 續

Name of subsidiaries 附屬公司名稱	Place of incorporation 註冊成立地點	Principal place of operation 主要營業地點	Issued and fully paid ordinary share capital 已發行及 繳足普通股股本	Proportion of interest/voting power attributable to the Group 本集團應佔 權益比例／投票權		Principal activities 主要業務
				2025 二零二五年	2024 二零二四年	
Upbest Gold & Silver Trading Limited	Hong Kong	Hong Kong	HK\$10,000	100%	100%	Precious metal dealing
美建金銀貿易有限公司	香港	香港	10,000港元	100%	100%	貴金屬買賣
Mega Benefit International Limited	BVI	Hong Kong	US\$1	100%	100%	Inactive
	英屬維爾京群島	香港	1美元	100%	100%	暫時無活動
Fantasy Windom Group Limited	BVI	Hong Kong	US\$1	100%	100%	Inactive
	英屬維爾京群島	香港	1美元	100%	100%	暫時無活動
Trillion Way Holdings Limited	BVI	Hong Kong	US\$1	100%	100%	Inactive
	英屬維爾京群島	香港	1美元	100%	100%	暫時無活動
Vanko Enterprises Limited	Hong Kong	Hong Kong	HK\$1	100%	100%	Property investment
	香港	香港	1港元	100%	100%	房地產投資

None of the subsidiaries had any loan capital outstanding at the end of the reporting period or at any time during the year.

於報告期末或本年度內任何時間，所有附屬公司均無未清還之資本性貸款。

SCHEDULE OF PROPERTIES

物業附表

(1) INVESTMENT PROPERTIES AS AT 31 MARCH 2025

(1) 於二零二五年三月三十一日之投資物業

Description 物業詳述	Usage 用途	Approximate gross floor area 概約樓面總面積 (square feet) (平方呎)	Status 狀況	Percentage of the Group's interest 本集團所佔 權益百分比 %
(a) Macau 澳門	Commercial 商用	105,000	Rental 出租	100
51 Various car parking spaces and the whole of the ground floor and 1st Floor of Chino Plaza, located in Baia Sul Do Bairro Fai Chi Kei, Lote PS2 Macau 位於澳門筷子基南灣PS2地段之信和廣場，包括51個車位、地下及一樓全層				
(b) Macau 澳門	Residential/ Commercial 住宅／商用	11,492	Rental 出租	100
1 piece of land at Nossa Senhora Do Camo, Taipa, Macau with a two-story restaurant 位於澳門氹仔嘉模堂區地段之一幅土地上 有一幢兩層高用作餐廳之建築物				
(c) Hong Kong 香港	Commercial 商用	61,846	Rental 出租	100
All the commercial units of the estate, kindergarten premises on 2nd lower ground floor of Phase I of the estate and car parking spaces no. 48 to 89 on 1st lower ground floor, located in Bayview Garden, 633 Castle Peak Road, Tsuen Wan, New Territories, Hong Kong 位於香港新界荃灣青山公路633號灣景花園，包括屋苑所有商業單位，屋苑第一期底層2樓平台 幼兒園校舍及底層1樓停車位48至89號				

SCHEDULE OF PROPERTIES

物業附表

(2) PROPERTIES HELD FOR DEVELOPMENT AS AT 31 MARCH 2025

(2) 於二零二五年三月三十一日之持作發展 物業

Description 物業詳述	Usage 用途	Approximate site area 概約樓面 總面積 (square feet) (平方呎)	Percentage of the Group's interest 本集團 所佔權益 百分比 %	Estimated completion date 預計 完成日期	Stage of development 發展階段
(a) Hong Kong 香港 2 pieces of land at Tseung Kwan O Declamation District Number 248 兩幅位於香港將軍澳248區的土地	Government, Institution or Community 政府、機構或社區	9,147	55	N/A 不適用	Vacant land 空置土地

UPBEST GROUP LIMITED
(美 建 集 團 有 限 公 司)

2nd Floor, Wah Kit Commercial Centre
300 Des Voeux Road Central
Hong Kong
Tel: 852 2545 3298
Website: www.upbest.com

香港德輔道中300號
華僑商業中心2樓
電話: 852 2545 3298
網址: www.upbest.com

