



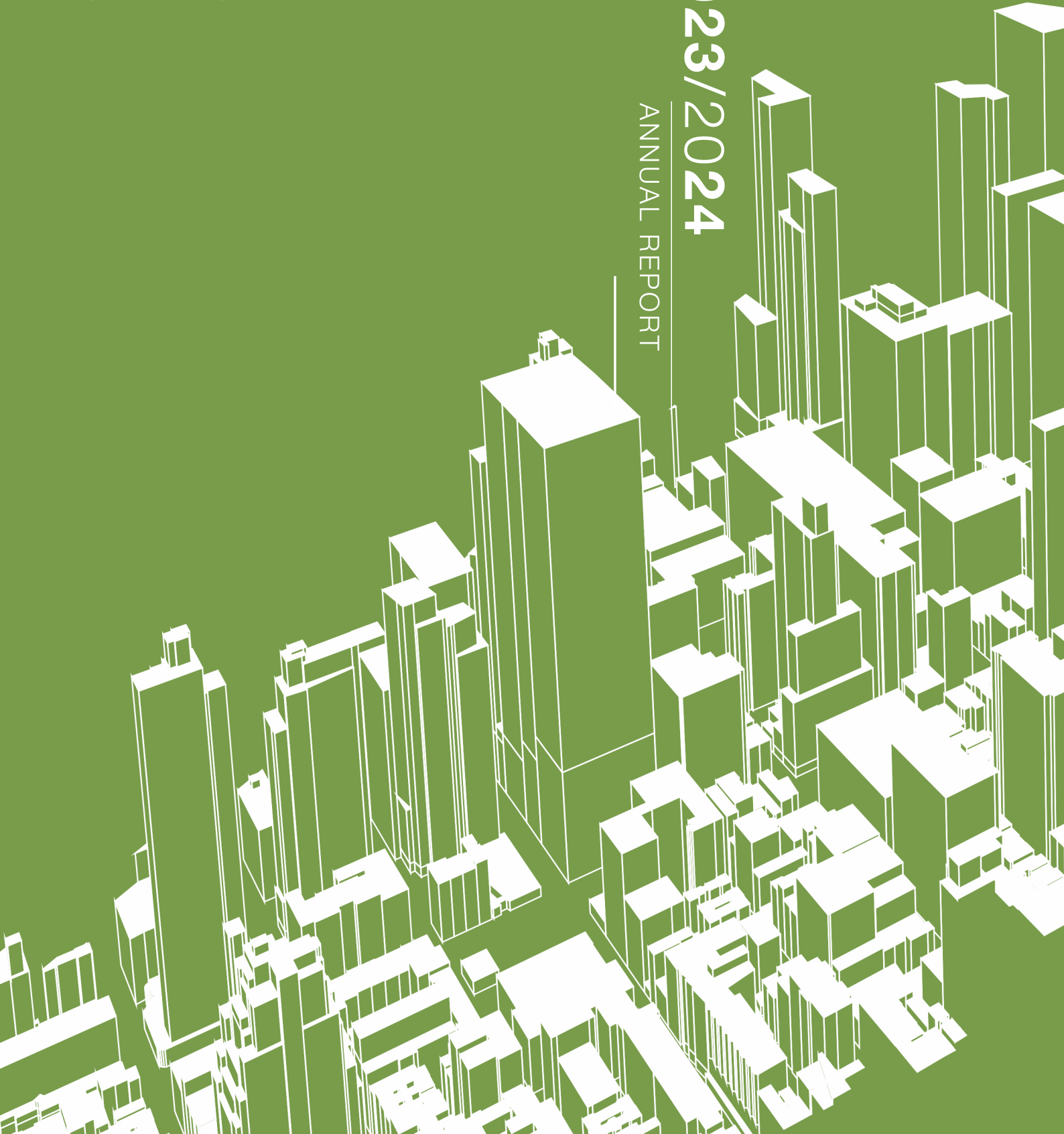
**WINFAIR INVESTMENT COMPANY LIMITED**

(Incorporated in Hong Kong with limited liability)

(Stock Code: 0287)

2023/2024

ANNUAL REPORT



# CONTENTS

	<i>Page</i>
Corporate Information	2
Chairman's Statement	3
Corporate Governance Report	12
Environmental, Social and Governance Report	29
Directors' Report	38
Directors and Senior Management	43
Independent Auditor's Report	45
Consolidated Statement of Profit or Loss and Other Comprehensive Income	49
Consolidated Statement of Financial Position	50
Consolidated Statement of Changes in Equity	51
Consolidated Statement of Cash Flows	52
Notes to the Consolidated Financial Statements	53
Schedule of Properties held by the Group	98
Five Year Financial Summary	100

# CORPORATE INFORMATION

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## EXECUTIVE DIRECTORS

Mr. Ng Tai Wai  
Mr. Ng Tai Yin, Victor

## NON-EXECUTIVE DIRECTORS

Mr. So Kwok Leung  
Mr. So Kwok Wai, Benjamin  
Ms. Ng Kwok Fun

## INDEPENDENT NON-EXECUTIVE DIRECTORS

Dr. Ng Chi Yeung, Simon  
Ms. Chan Suit Fei, Esther  
Mr. Heng Pei Neng, Roy

## AUDITOR

BDO Limited  
Certified Public Accountants  
Registered Public Interest Entity Auditor

## SOLICITORS

Dentons Hong Kong LLP  
Lo, Wong & Tsui  
Simon Reid-Kay & Associates

## PRINCIPAL BANKERS

The Hongkong and Shanghai Banking Corporation Limited  
DBS Bank (Hong Kong) Limited

## COMPANY SECRETARY

Ms. MIMOONA MA

## SHARE REGISTRAR

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

## REGISTERED OFFICE AND PRINCIPAL PLACE OF BUSINESS

501-2, 5/F, Lee Kiu Building  
51 Jordan Road  
Kowloon

## CORPORATE WEBSITE

<http://www.winfairinvestment.com>

# CHAIRMAN'S STATEMENT

On behalf of the board of directors (the "Board") of Winfair Investment Company Limited (the "Company", together with its subsidiaries, the "Group"), I am delighted to report the Group's financial results and activities for the year ended 31 March 2024.

## RESULTS AND DIVIDENDS

For the year under review, the revenue of the Group increased by approximately HK\$813,000 (or 4.2%), to approximately HK\$20,053,000, as compared to the preceding year. The Group recorded a loss of approximately HK\$49,748,000, representing an increase in loss of approximately HK\$13,521,000 (or 37.3%), as compared to the preceding year.

In January 2024, an interim dividend of HK\$0.02 per share was paid. The Board now recommends a final dividend of HK\$0.12 per share, totaling HK\$4,800,000. Subject to approval by the shareholders of the Company at the forthcoming annual general meeting, such dividend will be payable on or about 30 September 2024.

## BUSINESS REVIEW

### Key Performance Indicator

	2024 HK\$	2023 HK\$	Increase/ (decrease) HK\$	Increase/ (decrease)
Revenue	<b>20,052,902</b>	19,239,752	813,150	4.2%
Loss before tax	<b>(48,318,092)</b>	(34,949,507)	13,368,585	38.3%
Fair value loss:				
– Investment properties	<b>(48,900,000)</b>	(41,600,000)	7,300,000	17.5%
– Equity instruments at fair value through profit or loss ("equity instruments at FVTPL")	<b>(15,085,055)</b>	(6,781,631)	8,303,424	122.4%
Loss after tax	<b>(49,748,225)</b>	(36,227,357)	13,520,868	37.3%
EBITDA	<b>(47,563,721)</b>	(34,347,707)	13,216,014	38.5%
ROCE <sup>#</sup>	<b>(4.29%)</b>	(2.95%)	1.34%	45.4%
Loss per share	<b>(1.24)</b>	(0.91)	0.33	36.3%

<sup>#</sup> Return on Capital Employed (ROCE) = Profit before tax and interest divided by average capital employed

During the year, the Group recorded a loss of approximately HK\$49,748,000, representing an increase in loss of approximately HK\$13,521,000 (or 37.3%), as compared to the preceding year. The increase was mainly due to an increase in fair value loss on investment properties and equity instruments at FVTPL incurred during the year.

# CHAIRMAN'S STATEMENT

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## BUSINESS REVIEW *(Continued)*

### PROPERTY LEASING

The rental income of the Group for the year ended 31 March 2024 was approximately HK\$14,643,000, representing an increase of approximately HK\$1,905,000 (or 15%), as compared to the preceding year. The increase was mainly due to an increase in occupancy rate and a decrease in rental concession during the year following the relaxation of precautionary measures of COVID-19.

Excluding a recurring valuation gain or loss of investment properties, the leasing segment recorded a profit of approximately HK\$10,456,000 for the year ended 31 March 2024, representing an increase of approximately HK\$1,121,000 (or 12%), as compared to the preceding year.

Regarding the redevelopment project on No. 31 Fuk Tsun Street ("FTS Project"), the site investigation was completed, and the foundation (large diameter bored pile) plan was approved during the year. Due to interest rate hikes, a weaker-than-expected economic recovery, and continued downward pressure on Hong Kong property values, financial institutions have continuously tightened the lending policy and are particularly conservative and prudent in their lending attitudes towards the real estate business. With such an unfavourable business environment, the Group has slowed down the progress of the redevelopment in order to minimize the negative impact on shareholders' interests. The Group will continue to take due care to assess the cost and benefit of the project and review the market changes from time to time. The Group will speed up or further slow down the redevelopment plan if and when the directors consider it appropriate, subject to prevailing market conditions.

The Group recorded a fair value loss on investment properties of approximately HK\$48,900,000 (2023: HK\$41,600,000) during the year under review. As at 31 March 2024, the Group's investment properties portfolio amounted to HK\$856,700,000 (2023: HK\$902,600,000).

### PROPERTY DEVELOPMENT

For the year ended 31 March 2024, the Group recorded a fair value loss of HK\$130,000 (2023: Nil) on property held for future development.

As at the date of this report, there was no significant progress on the development.

## BUSINESS REVIEW *(Continued)*

### SHARE INVESTMENTS AND DIVIDEND INCOME

Dividend income for the year ended 31 March 2024 decreased by approximately HK\$1,092,000 (equivalent to approximately 16.8%) to HK\$5,410,000, as compared to the preceding year. The decrease was mainly due to a decrease in the distribution of dividends by listed shares.

During the year under review, the Group disposed of certain equity instruments at fair value through other comprehensive income ("equity instruments at FVTOCI") at an aggregate consideration of approximately HK\$2,148,000 and realised a gain of approximately HK\$235,000 (2023: HK\$852,000) which was directly transferred from fair value reserve to retained profits.

During the year under review, the Group recorded a fair value loss on equity instruments at FVTPL of approximately HK\$15,085,000 (2023: HK\$6,782,000) and a fair value loss on equity instruments at FVTOCI of HK\$10,241,000 (2023: HK\$6,611,000) which were recorded in the consolidated statement of profit or loss and other comprehensive income respectively. As at 31 March 2024, the Group's listed share investment portfolios had an aggregate fair value of approximately HK\$95,328,000 (2023: HK\$121,633,000).

Details of the top five of the Group's share investment portfolios as at 31 March 2024 for long-term investment and trading purposes are set out in Table 1 and Table 2 below, respectively:

Table 1: Details of the top five in the Group's Share Investment Portfolio for Long-Term Investment Purpose

Stock code	Stock name	Principal Business	Investment Costs (HK\$'000)	Fair value at 31.3.2024 (HK'000)	Proportional assets of the Group	Fair value (loss)/gain during the year (HK\$'000)	Gain on disposal (HK\$'000)	Dividend income (HK\$'000)
1. 388	Hong Kong Exchanges and Clearing Limited	Financials	9,602	10,599	1.0%	(5,602)	–	391
2. 2	CLP Holdings Limited	Utilities	9,023	10,288	0.9%	1,096	235	534
3. 386	China Petroleum & Chemical Corporation – H shares	Energy	7,030	5,106	0.5%	(230)	–	388
4. 1398	Industrial & Commercial Bank of China Limited ("ICBC") – H Shares	Financials	6,881	4,733	0.4%	(288)	–	356
5. 1113	CK Assets Holdings Limited	Properties & Construction	2,335	3,870	0.3%	(1,857)	–	274
	Other securities (note(1))		33,615	15,381	1.4%	(3,360)	–	807
Total			68,486	49,977	4.5%	(10,241)	235	2,750

Note (1): Other securities included ten stocks listed on the Hong Kong Stock Exchange, six of which were current constituents of the Hang Seng Index and their principal businesses mainly included property and construction, conglomerates, financials, and information technology.

Note (2): The Group held less than 1% interest in the issued share capital for each underlying company.

# CHAIRMAN'S STATEMENT

## BUSINESS REVIEW *(Continued)*

### SHARE INVESTMENTS AND DIVIDEND INCOME *(Continued)*

Table 2: Details of the top five in the Group's Share Investment Portfolio for Trading Purpose

Stock code	Stock name	Principal business	Investment Costs (HK\$'000)	Fair value at 31.3.2024 (HK'000)	Proportional to total assets of the Group	Fair value (loss)/gain during the year (HK\$'000)	Dividend income (HK\$'000)
1.	2628	China Life Insurance Co. Ltd. – H Shares	14,962	7,512	0.7%	(2,808)	286
2.	9988	Alibaba Group Holdings Ltd – SW	20,312	6,674	0.6%	(2,864)	93
3.	3988	Bank of China – H Shares	6,556	5,711	0.5%	389	401
4.	1398	ICBC – H Shares	8,388	5,122	0.5%	(312)	385
5.	386	China Petroleum & Chemical Corporation – H shares	6,074	3,774	0.3%	(170)	286
		Other securities (note (1))	46,158	16,558	1.5%	(9,453)	1,209
		Total	102,450	45,351	4.1%	(15,218)	2,660

Note (1): Other securities included 21 stocks listed on the Hong Kong Stock Exchange, seven of which were current constituents of the Hang Seng Index and their principal businesses were properties and construction, financials, energy, consumer staples, automobile, utilities and real estate REIT.

Note (2): The Group held less than 1% interest in the issued share capital for each underlying company.

### LIQUIDITY AND FINANCIAL RESOURCES

As at 31 March 2024, the Group's total bank borrowings amounted to approximately HK\$16,295,000, all of which were denominated in Hong Kong dollars wholly repayable within one year (2023: within two years HK\$17,106,000). All of the Group's bank borrowings are at floating interest rates. The Group's gearing ratio, which was taken as bank borrowings to total shareholders' equity, remained at 1.5%. The Group's banking facilities are subject to review at any time, and also subject to the Bank's overriding right of repayment on demand.

Cash held by the Group as at 31 March 2024 amounted to approximately HK\$140,604,000 (2023: HK\$134,256,000). The Group's outstanding capital commitments for property redevelopment projects, which were contracted but not provided for, were HK\$12,050,000. The capital expenditures for redevelopment projects are expected to be partly funded by internal resources and partly funded by construction loans. The management of the Group continues to operate under a prudent financial policy and will implement all necessary measures to ensure that the Group maintains adequate cash and appropriate credit facilities to meet its future operating, project development expenditure and loan repayment obligations. The Group will continue to closely monitor the market changes especially interest rate hikes, policies implemented by the Hong Kong Monetary Authority and the Government of HKSAR, and the banker's lending attitude towards the real estate business. The Group will arrange new credit facilities for the Group's property development when the Group considers it is in the best of the shareholders as a whole. In the long run, the Group will continue to adopt an optimal financial structure for the best interests of its shareholders in light of changes in economic conditions.

The Group did not use any financial instruments for hedging purposes during the years ended 31 March 2024 and 2023.

## BUSINESS REVIEW *(Continued)*

### **ASSETS PLEDGED**

As at 31 March 2024, the Group's investment properties with an aggregate carrying value of HK\$61,300,000 (2023: HK\$63,000,000) were pledged to a bank to secure general banking facilities granted to the Group.

### **CONTINGENT LIABILITIES**

The Group did not have any contingent liabilities as at 31 March 2024 and 2023.

### **RISK AND UNCERTAINTY**

The Group operates in an ever-changing business and economic environment. The Group's business, financial condition and results of operation are subject to various business risks and uncertainties.

#### ***ECONOMIC RISK***

The volatility in US and worldwide credit and financial markets, rising energy costs, inflationary pressure, a continuation of high interest rate environment, political turbulence, and geopolitical risk have increased the uncertainty of global economic prospect, economic growth and financial markets. The Group's results of property leasing, property development and securities investment would be adversely affected. This also increases the cost of property development and finance costs on bank borrowings.

#### ***REGULATORY AND COMPLIANCE RISK***

The Group is exposed to and subject to extensive government policies and regulations in Hong Kong.

The value of properties may fluctuate according to property market trends and policies implemented by the Hong Kong Government, which may change from time to time. All demand-side management measures for residential properties in Hong Kong have been cancelled since late February 2024, which may potentially stimulate the number of transactions. In addition, "Interim Housing", the new policy in Hong Kong and "Lantau Tomorrow Vision" would have an impact on the local business environment. Those regulatory measures and new policies/vision will affect the Group's decision on the acquisition of property for redevelopment and investment purposes. The Group would consider all risk factors as included in this section of "Risk and Uncertainty" when considering potential investment opportunities. The Group expects that the property market will be exposed to these risks.

For each potential material investment, a feasibility study will be carried out before the proposed acquisition, and focus will be placed on long-term prospects instead of short-term prospects. The Group would invest in capital expenditure and raise long-term borrowings based on periodic feasibility studies in line with the market. The strategic risk regarding capital expenditure and financial arrangement is of significance nowadays and the Group will remain cautious and prudent in its investment and borrowing to minimize such risk.



# CHAIRMAN'S STATEMENT

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## BUSINESS REVIEW *(Continued)*

### RISK AND UNCERTAINTY *(Continued)*

#### **POST-COVID-19 RISK**

The mainland China and Hong Kong Governments have relaxed the epidemic prevention restriction for COVID-19 for one year and the markets gradually showed signs of recovery. Generally speaking, dividend income from securities investment could improve. The value of the securities investment might also rebound depending on the nature of its business. For the leasing business, the vacancy of commercial shops in Hong Kong has improved. However, as the lifting of such social distancing measure increases outbound travel, cross-border consumption and shopping, whether rentals are back to the pre-pandemic level is questionable. Most landlords prefer to wait and see under the current economic environment and impose no or little rental increment.

As the Hong Kong Government implemented the tightening precautionary measures to combat COVID-19 few years ago, property development has been indirectly affected to a certain extent. This led to shortage of construction materials and unpredictable delays in the local real estate development market. As a result, the cost of building materials has increased significantly. Presently, there is still no sign of a decrease in cost of building materials and it is expected to remain at a high level. As development costs are one of the main factors in the Group's decision to continue or put a halt to the development projects, the Group is exposed to risks from this aspect, which may affect the Group's future performance.

#### **RISK ARISING FROM CHANGE IN CONSUMPTION PATTERNS/CHANGE IN POPULATION**

The net population movement will affect the local economic recovery, the rental yield and property market in Hong Kong.

The change in consumption patterns such as an increase in digital/online consumption and "Go North for consumption" will also affect the business environment and consequently indirectly affect the performance of the Group. The value of properties and rental yield will be adversely affected.

#### **PROJECT RISK**

The value of the Property is generally subject to prevailing market conditions, expected and recent interest rate trend, expected construction costs and income and the bankers' lending policy or attitudes. The continued tightening of lending policies by the banks in Hong Kong has created obstacles to commence the redevelopment project. High interest rate increases construction costs. If the project is carried out under a high interest rate environment and economic downturn, the Group expects that the project risk, liquidity risk and risk of delay are very high. The Group will conduct feasibility reports regularly based on market conditions and review the market trend from time to time. The Group must be cautious and prudent in carrying out projects and borrowing in order to reduce these risks.

#### **PRICE RISK**

The actual and expected global and mainland China economic growth and global/local political factors affect the value and performance of listed shares in Hong Kong. Due to the unpredictable ever-changing economic and geopolitical environment, the securities market is expected to be more volatile. Volatility in the securities market may affect the value and composition of shares in the Group's investment portfolio, resulting in timely buy/sell decisions in response to rapidly changing market conditions. The commercial risk in the equity market is safeguarded to a certain extent by the long-established expertise and experience of the Group in securities investment. Details of the Group's price risk management are set out in note 35(d) to the Group's consolidated financial statements.

## BUSINESS REVIEW *(Continued)*

### **RISK AND UNCERTAINTY** *(Continued)*

#### **FINANCIAL RISK**

The Group is also subject to credit risk, liquidity risk, and interest rate risk in the normal course of the Group's business. Particulars of financial risk management of the Group are set out in note 35 to the Group's consolidated financial statements.

The Group has no significant exposure to foreign currency risk or fluctuations in exchange rates as the Group's business activities are solely operated in Hong Kong and mainly dominated in Hong Kong Dollars.

#### **CLIMATE CHANGE RISK**

The Group may face risks associated with climate change in the long run. Possible rise in sea level resulting from ice melting, severe and frequent typhoon or extreme weather such as flooding or drought, and tsunami resulting from earthquake may arise due to climate change. These possible outcomes may not only be detrimental to physical properties or buildings but also affect the living standards of the global population. Particulars of climate change risk management are set out in the section headed "Climate Change" of the Environmental, Social and Governance Report ("ESG Report") on page 31 of this annual report.

## BUSINESS MODEL AND STRATEGY

The core business of the Group focuses on property investment and development in Hong Kong. The Group's strategy for generating and preserving shareholder value is to invest in properties that offer attractive returns. The Group continues to pursue growth opportunities and make appropriate adjustments to its property investment portfolio.

The Group also focuses on securities investment. The Group's strategy for generating and preserving shareholder value is to adopt a prudent investment policy on securities which have long-term potential growth. The Group continues to exercise prudent and disciplined financial management to ensure sustainable growth.

## EMPLOYEE AND EMOLUMENT POLICY

As at 31 March 2024, the Group had four (2023: four) employees (excluding two executive directors). The Company's emolument policy is to ensure that the remuneration offered to employees, including executive directors and senior management, is commensurate with their skills, knowledge, responsibilities and involvement in the Company's affairs. The remuneration packages of the Group's employees are periodically reviewed objectively and determined based on each individual's performance. During the year ended 31 March 2024, the total staff costs (including directors' emoluments) were approximately HK\$4,453,000 (2023: HK\$4,302,000).

# CHAIRMAN'S STATEMENT

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## ENVIRONMENTAL POLICY

The principal activities of the Group are property and shares investment, property development and securities dealings. As the Group has not directly engaged in the construction of property during the year, it considers that it has not operated in any environmentally sensitive business during the year. The "Environmental Policy" was formulated by the Group as a guide for the environmental protection practices in the Group's operations during the year.

For its daily operations, the Group continues to implement feasible measures to reduce paper and electricity consumption in the office. Also, the Group is inclined to let out its properties to eligible tenants with tendencies to carry out environmentally sustainable business practices. The Group believes that the existing laws and regulations do not have any significant adverse effect on the Group's principal activities during the year ended 31 March 2024. Disclosure relating to the Group's environment policy and performance is set out in the section headed "Environmental" of the ESG Report on pages 29 to 33 of this annual report.

## COMPLIANCE WITH RELEVANT LAWS AND REGULATIONS

The Group continues to commit to compliance with relevant laws and regulations in Hong Kong, such as the Companies Ordinance, the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), and other local laws and regulations implemented by the Hong Kong Government. The Group believes the existing laws and regulations do not have any significant effect on the Group's activities. There was no confirmed non-compliance incident resulting in fines or prosecution during the year ended 31 March 2024.

## STAKEHOLDERS OTHER THAN MEMBERS

The success of the Group hinges on the knowledge, skill, drive, passion, and enthusiasm of its employees. To enhance the value for shareholders of the Company, the Group engages its employees in its recruitment plan to ensure that the right individuals are in place, combining the right mix of skill and experience.

The Group recognises the importance of health and safety, and is committed to providing a safe and healthy environment for its employees and tenants. Also, the Group recognises the importance of maintaining a good long-term relationship with its core business stakeholders such as employees, tenants, agents, repairs sub-contractors, other professional bodies, who are all important to the development of the Group's business. The Group has established at least 10 years of good relationship with its largest tenant, with good creditability. Also, half the number of employees has worked with the Group for at least 10 years.

## PROSPECTS

Looking ahead, the Company's business will be continuously challenging. After the relaxation of epidemic prevention measures in Hong Kong since January 2024, the consumption patterns have further changed. "Go North for Consumption" becomes a trend that adversely affects amusement, retail and catering businesses in Hong Kong. The local economic recovery is weaker than expected.

Although the Hong Kong Government has cancelled all demand-side management measures for residential properties resulting in an increase in the number of transactions since late February 2024, the Hong Kong property market is still weak. The property developers are now more conservative and prudent due to the high interest rates, tightening lending policies implemented by the bankers, geopolitical concerns, Sino-US trade war, and other factors. In the short to medium term, we expect the property and securities market will be under pressure. We will keep monitoring the market sentiment and interest rate trend, and make appropriate decisions in each business segment and property development plans which would be in the best interest of the shareholders of the Company. When appropriate, the Group will negotiate loan arrangements with a bank to get the redevelopment projects back on track.

## APPRECIATION

I appreciate the support and co-operation of my fellow directors and staff of the Group and thank them for their dedicated services and contribution.

**Ng Tai Wai**

*Chairman*

Hong Kong, 25 June 2024

# CORPORATE GOVERNANCE REPORT

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## CORPORATE CULTURE

The Company is committed to developing a positive and progressive culture across the organization, allowing the Company's employees to meet their potential and enabling the Company to attain sustainable growth and success.

It is the Board's role to foster a corporate culture and to ensure its alignment and consistency with the purpose, vision and values of the Group as defined and established by the Board. The Board ensures the effectiveness and adequacy of the corporate governance system. The management of the Group communicates the Company's values and culture to all level of staff through effective engagement and clear communication of the Group's strategy and business developments. All staff work together to build the Group's culture.

The Group continues to strive to maintain a high standard of business ethics and corporate governance across the organisation. The Directors, management and staff are all required to act lawfully, ethically and responsibly when they conduct the Company's business affairs.

The Group's corporate culture and values are reflected in the Group's practice and/or written policies or guidelines, including but not limited to whistleblowing policy and anti-corruption policy.

The Board is satisfied that the purpose, value and strategic directions of the Group were aligned with its culture during the year ended 31 March 2024. The Board ensures the Group will from time to time review the policies and practice ensuring the corporate culture and value are aligned with objectives of the Group. In the long run, the Group believes that shareholder value will be maximised and the employees will benefit as well.

## CORPORATE GOVERNANCE PRACTICE

The Company is committed to maintaining the highest standards of corporate governance practice emphasising transparency, independence and accountability. The Board believes that good corporate governance practices better safeguard the assets and protect the interests of the shareholders of the Company.

The Company has devised and adopted its own code of practice which follows all Code Provisions and some of the Recommended Best Practices under the Corporate Governance Code ("the Code") contained in Appendix C1 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), except for the deviations described below.

Save for the exceptions set out below, the Company has complied with all Code Provisions of the Code throughout the year ended 31 March 2024 and up to the latest practicable date prior to the publication of this annual report:

1. The Group has not designated any chief executive. Generally, prior approvals by all executive directors are required for all strategic decisions and are confirmed in formal board meetings or via written board resolutions. The Group believes that the existing organisation and decision making procedures are adequate for the Group to cope with the ever-changing economic environment; and
2. The Group has not arranged insurance cover in respect of legal action against its directors as the Board considers that there is prudent management policy currently in place. However, the need for insurance policy will be reviewed from time to time.

# CORPORATE GOVERNANCE REPORT

## DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers ("Model Code") set out in Appendix C3 to the Listing Rules as its own code of conduct regarding directors' securities transactions. Specific enquiries were made of all directors and the directors have confirmed that they have complied with the required standard set out in the Model Code throughout the year ended 31 March 2024.

## BOARD OF DIRECTORS

The Board comprises two executive directors (one of whom is the Chairman of the Board), three non-executive directors and three independent non-executive directors. Biographical details of the directors and the familial relationship between the directors are set out in the section headed "Directors and Senior Management" on pages 43 to 44 of this annual report.

The Board is responsible for formulation of the Group's strategy, overseeing the management of the business and affairs of the Company. The Board has delegated the following responsibilities to the management of the Group which is overseen and led by the two executive directors. These responsibilities include implementation of the decisions of the Board; supervision and monitoring of daily operations; monitoring and safeguarding the Group's assets, and making recommendations for the Group's development. As per the Company's general practice, prior approvals by all executive directors are required for all strategic decisions such as acquisitions and disposals of the Group's assets. The major decisions are then confirmed in formal board meetings or under written resolutions. The management reports to the Board on their work and business decisions in regular meetings. The key and important decisions including approval of interim and annual results, directors' report, corporate governance report, environmental, social and governance report, dividend policy and nomination of directors are fully discussed at board meetings. Other issues reserved to the full board for decision include any matters involving a conflict of interest for a substantial shareholder or director, major transactions involving acquisition or disposals of assets, investment and capital projects, treasury policies, risk management policies and key human resources issues.

Regarding the full board meetings held during the year, the directors received at least 14 days prior written notice of the relevant meeting and an agenda with supporting paper(s) no less than three days prior to the meeting. With respect to other ad hoc meetings, the directors will be given as much notice as is reasonable and practicable in the circumstances.

# CORPORATE GOVERNANCE REPORT

## BOARD OF DIRECTORS *(Continued)*

During the year ended 31 March 2024, four full board meetings were held with 97% attendance rate. Individual attendance of directors is shown in the following table:

Table – Number of board meetings, committee meetings and AGM attended by each director during the year ended 31 March 2024

	Scheduled board meetings (i)	Audit committee meetings (ii)	Remuneration committee meeting	Nomination committee meeting	Corporate governance committee meeting	AGM 2023 (ii)
<b>Executive directors</b>						
Mr. Ng Tai Wai ( <i>Chairman</i> )	5/5	N/A	1/1	N/A	1/1	1/1
Mr. Ng Tai Yin, Victor	4/4	N/A	N/A	1/1	N/A	1/1
<b>Non-executive directors</b>						
Mr. So Kwok Leung	3/4	N/A	N/A	N/A	1/1	1/1
Mr. So Kwok Wai, Benjamin	4/4	2/2	N/A	N/A	N/A	1/1
Ms. Ng Kwok Fun	4/4	N/A	N/A	N/A	1/1	1/1
<b>Independent non-executive directors</b>						
Dr. Ng Chi Yeung, Simon	5/5	2/2	1/1	1/1	1/1	1/1
Ms. Chan Suit Fei, Esther	5/5	2/2	1/1	1/1	1/1	1/1
Mr. Heng Pei Neng, Roy	5/5	2/2	1/1	1/1	1/1	1/1

- (i) Included one meeting held by the Chairman and independent non-executive directors without the attendance of executive directors in February 2024.
- (ii) External auditors also attended the meetings.
- (iii) 4/4 denotes attendance of four out of a total of four meetings, and so on.
- (iv) N/A – not applicable

## BOARD INDEPENDENCE

Currently, there are three independent non-executive directors in the Board, which represents more than one-third of the Board members and at least one of the independent non-executive directors has appropriate professional qualifications, or accounting or related financial management expertise.

As at 31 March 2024, two long-serving independent non-executive directors, namely Dr. Ng Chi Yeung Simon and Ms. Chan Suit Fei, Esther, have served the Board for more than nine years. Save for their roles as independent non-executive directors, they do not hold any executive or management role and are not involved in the daily management of the Company and the Group, nor do they have any relationship, nor are there any circumstances which would interfere with the exercise of their independent judgement. The Board is satisfied that they meet the independence requirements of the Listing Rules notwithstanding the length of their service with the Company.

The Company has received confirmations from each of the independent non-executive directors as regards their independence with respect to the Company for the year and considers that each of the independent non-executive directors is independent from the Company. The Board is satisfied that they meet the independence requirements of the Listing Rules.

# CORPORATE GOVERNANCE REPORT

## BOARD OF DIRECTORS *(Continued)*

### **MECHANISMS ENSURING INDEPENDENT VIEWS AND INPUT ARE AVAILABLE TO THE BOARD**

The Company has established mechanisms to ensure independent views and input are available to the Board.

The Company reviews, from time to time, if the Company meets the minimum threshold of the total number of independent non-executive directors as required under the Listing Rules. The recruitment process of the Company shall strictly adhere to the Nomination Policy. When considering the new appointment or re-appointment of independent non-executive directors, the Company shall take into account the factors as set out in the section of “Selection criteria and board diversity” under the section headed “Nomination Policy” in this Corporate Governance Report. The Board (and the Nomination Committee) shall assess the independence of independent non-executive directors with reference to the independence criteria as set out in the Listing Rules on an annual basis to ensure that they can continually exercise independent judgement. Each independent non-executive director is also required to inform the Company as soon as practicable if there is any change in his/her personal particulars that may materially affect his/her independence. It shall be mandatory for the Company to appoint a new independent non-executive director if all existing independent non-executive directors have served the Company for more than nine years under the Listing Rules.

At the time of new appointment, all independent non-executive directors are invited and appointed as chairman or member of all the Board Committees of the Company. The Board believes that independent views and input can be made available to each board committee and subsequently referred to the Board. Occasions may arise when directors consider that they need professional advice in the furtherance of their duties as a director. The independent non-executive directors (as other directors) can seek advice from external professional advisers to discharge his/her duty at the Company’s expense, where necessary. Also, the Chairman of the Board shall at least annually hold a meeting with independent non-executive directors without the presence of other directors to discuss major issues and any concerns. Each member of the Board (including independent non-executive directors) is required to ensure that he/she can give sufficient time and attention to the affairs of the Company and contribute to the development of the Company’s strategy and policies through independent, constructive and informed comments.

The Board believes that this mechanism ensuring independent views and input are available is in place to allow strong independent elements on the Board.

The Board has reviewed the implementation and effectiveness of this mechanism on an annual basis and the Board considered the mechanism was effective during the year ended 31 March 2024.



# CORPORATE GOVERNANCE REPORT

## BOARD OF DIRECTORS *(Continued)*

### DEVELOPMENT AND TRAINING

Development and training of the directors is an ongoing process to ensure that the directors are able to perform their duties appropriately. The company secretary regularly circulates details of training courses and other regulatory updates which are related to the Company's business. All directors are encouraged to attend relevant training courses.

The Board has received the training record of all directors. Details of continuous professional development are set out below:

	<b>Attending expert briefings/ seminars/webinars/ conferences/forums relevant to the business or directors' duties</b>	<b>Reading regulatory updates, journals/articles/materials, etc</b>
Mr. Ng Tai Wai <i>(Chairman)</i>		✓
Mr. Ng Tai Yin, Victor		✓
Mr. So Kwok Leung		✓
Mr. So Kwok Wai, Benjamin		✓
Ms. Ng Kwok Fun		✓
Dr. Ng Chi Yeung, Simon	✓	✓
Ms. Chan Suit Fei, Esther	✓	✓
Mr. Heng Pei Neng, Roy	✓	✓

### CHAIRMAN AND CHIEF EXECUTIVE

Mr. Ng Tai Wai is the Chairman of the Board and none of the directors has been designated as chief executive during the year ended 31 March 2024.

During the year ended 31 March 2024, the Chairman directed the company secretary to draw up the agenda for each board meeting. With the assistance of the directors and the company secretary, the Chairman ensured that all directors were properly briefed on the issues discussed at the Board meetings and all directors received adequate, complete and reliable information in a timely manner.

The role of chief executive was jointly performed by the two executive directors. The responsibilities include: leading the management; implementing and reporting to the Board on the Company's strategy; monitoring the performance of day-to-day management; establishing, maintaining and periodically reviewing proper internal controls, disclosures and procedures; and discharging the duties delegated by the Board.

# CORPORATE GOVERNANCE REPORT

## NON-EXECUTIVE DIRECTORS

In accordance with the Company's article of association, the non-executive and independent non-executive directors of the Company are not subject to specific terms of appointment as they are subject to retirement by rotation and re-election at the annual general meeting of the Company.

## REMUNERATION COMMITTEE

The Remuneration Committee consists of three independent non-executive directors and one executive director. The terms of reference of the Remuneration Committee align with the code provisions of the Code and are available on the Exchange's and the Company's websites. The main duties of the Remuneration Committee include making recommendations to the Board on the Company's policy and structure for all directors' and senior management remuneration and reviewing and approving the management's remuneration proposals with reference to the Board's corporate goals and objectives. The Committee also reviews the existing remuneration packages of the executive directors, non-executive directors and senior management, and makes appropriate recommendations to the Board. Staff remuneration is determined by the Group's management by reference to their qualification, work experience, performance and prevailing market conditions.

The chairman of the Remuneration Committee is Dr. Ng Chi Yeung, Simon and the committee members are Ms. Chan Suit Fei, Esther, Mr. Heng Pei Neng, Roy and Mr. Ng Tai Wai.

During the year ended 31 March 2024, one committee meeting was held at which there was a 100% attendance rate. Individual attendance of each committee member is shown on page 14 of this annual report under the section headed "Board of directors".

The work performed by the Remuneration Committee during the year ended 31 March 2024 included the following:

- reviewing the policy for the remuneration of executive directors;
- reviewing the terms of the directors' appointment letters;
- assessing performance of executive directors; and
- making recommendation on the salary for all executive directors and senior management of the Group.

## EMOLUMENT POLICY

The Company's emolument policy is to ensure that the remuneration offered to employees including executive directors and senior management is commensurate with each individual's skill, knowledge, responsibilities and involvement in the Company's affairs. The remuneration packages of executive directors are also determined by reference to the Company's performance and profitability, remuneration level in the industry, the prevailing market conditions and the performance and contribution from each director. The emolument policy for non-executive directors is to ensure that the non-executive directors are adequately compensated for their efforts and the time dedicated to the Company's affairs, including their participation in the Board committees. Individual directors and senior management are not involved in the determination of their own remuneration.

# CORPORATE GOVERNANCE REPORT

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## NOMINATION COMMITTEE

The Nomination Committee consists of three independent non-executive directors and one executive director. The terms of reference of the Nomination Committee align with the code provisions of the Code and are available on the Exchange's and the Company's website. The main duties of the Nomination Committee include formulating the nomination policy for the Board's consideration and implementing and regularly reviewing such policy and making recommendations to the Board on the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and the chief executive.

The chairman of the Nomination Committee is Ms. Chan Suit Fei, Esther and the committee members are Dr. Ng Chi Yeung, Simon, Mr. Heng Pei Neng, Roy and Mr. Ng Tai Yin, Victor.

During the year ended 31 March 2024, one meeting of the committee was held with 100% attendance rate. Individual attendance of each committee member is shown on page 14 of this annual report under the section headed "Board of directors".

The work performed by the Nomination Committee during the year ended 31 March 2024 included the following:

- reviewing of the structure, size and composition of the Board;
- assessing the independence of the independent non-executive directors and reviewing of their annual confirmations on their independence; and
- making recommendation to the Board for re-election of the retiring directors at the annual general meeting for the year ended 31 March 2023.

Taking into account the measurable objectives under the Board's diversity policy, the Board and the Nomination Committee are of the view that the current mix of our Board members is balanced and diverse (including with respect to gender diversity).

## NOMINATION POLICY

The Company's Nomination Policy was formally written and adopted in March 2019. The Nomination Committee makes recommendation to the Board on the appointment or re-appointment of directors and succession planning for directors. The policy sets out process and procedures which govern the nomination of directors of the Board applicable to both new appointments and re-appointments.

In accordance with the Article 115 of Company's Articles of Association, all newly appointed directors are subject to election by shareholders at the next following annual general meeting ("AGM") after appointment.

In accordance with the Article 110 of Company's Articles of Association, at each AGM, one-third of the directors (if the number is not multiple of three, the number nearest to but not less than one-third) shall retire from office by rotation and are eligible for re-election.

## NOMINATION POLICY *(Continued)*

### **SELECTION CRITERIA AND BOARD DIVERSITY**

In considering the new appointment or re-appointment of directors, the Board will base its decision on criteria such as integrity, independence, experience, skill and the ability to commit time and effort to carry out his/her duties and responsibilities, etc. On 1 September 2013, the Company adopted its own “Board Diversity Policy”. This policy has been implemented since June 2014. The Company considers that maintaining or increasing diversity at the Board level will benefit the Company’s overall sustainable development. In designing the Board’s composition, board diversity has been considered from a number of aspects, including but not limited to gender, age, cultural and educational background, professional skills, knowledge or length of service. All board appointments will be based on merits, and candidates will be considered against objective criteria, with due regard to the benefits of diversity on the Board.

The measurable objectives are as follows:

- Selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, professional skills, knowledge or length of service;
- The Board should ensure the balance of skills and experience to ensure an optimum Board and efficient stewardship;
- The Board should ensure that it comprises Directors who are sufficiently experienced and independent in character and judgement; and
- The final decision will be based on merits and their potential contribution that the selected candidates will bring to the Board.

The current composition of the Board is six male directors and two female directors, which is a mixed gender board. The Board believes that gender diversity in the Board would introduce viewpoints from different but complementary perspectives of the two genders. The Board further believes gender diversity will promote effective decision making and enhance corporate governance. To achieve gender diversity at Board level, the Board aims to maintain the level of the female representation on the Board at “at least one female director” or “female director ratio of 25%”, whichever is lower. In considering the Board’s succession, the Nomination Committee would first identify and consider potential candidates from senior management and employees of the Group, which currently has a gender ratio of 1:1. In considering the hiring of new employees of the Group (including senior management), the Company evaluates the candidates based on their experience, skill and their duties and responsibilities, etc. Consideration of “gender diversity” is relatively unimportant. The current gender ratio in the workforce (including senior management) will provide the overall view of gender diversity achieved by the Company. This would be a pathway for better succession planning for the Company.

# CORPORATE GOVERNANCE REPORT

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## NOMINATION POLICY *(Continued)*

### **NOMINATION PROCEDURES FOR APPOINTMENT AND RE-APPOINTMENT**

#### ***APPOINTMENTS BY THE BOARD***

The Nomination Committee has been delegated authority to identify potential candidates for appointment to the Board through different means, including recommendations from existing directors or any other means that it deems appropriate.

Once a candidate has been identified, the Company Secretary, on behalf of the Nomination Committee, will request the candidate to provide his/her biographical information and other additional information and documents deemed necessary, including but not limited to (i) information on his/her interests in the securities of the Company (if any); (ii) his/her consent to act as a Member and disclosure of information relating to his/her proposed appointment; and (iii) for an independent non-executive director candidate, his/her declaration of independence in accordance with the criteria under the Listing Rules.

The Nomination Committee will review and take reasonable steps to verify the information obtained from the candidate and seek clarification, where required. The Nomination Committee may, at its discretion, invite the candidate to meet with the Committee members in order to assist them in their consideration of the proposed nomination or recommendation. The Nomination Committee will then make recommendations for the Board's consideration and approval.

#### ***APPOINTMENTS BY THE SHAREHOLDERS AT A GENERAL MEETING***

For the procedures of shareholders' nomination of any proposed candidate for election as a director, please refer to the "Procedure for Nomination of Directors by Shareholders", which is available on the Company's website.

#### ***RE-APPOINTMENT AT A GENERAL MEETING***

The Nomination Committee will review the profile of the existing directors who have offered themselves for re-appointment to consider their suitability in the light of the Group's corporate strategy, the structure, size and composition of the Board at that time. The Nomination Committee will then make recommendations for the Board's consideration and the Board will, at its discretion, make recommendations to the Shareholders.

For those existing independent non-executive directors, who have offered themselves for re-appointment and serve the Company more than 9 years, the Nomination Committee shall consider the reason why they are still independent and therefore eligible for re-election. The Nomination Committee will then make recommendations for the Board's consideration and the Board will make recommendations to the Shareholders.

# CORPORATE GOVERNANCE REPORT

## CORPORATE GOVERNANCE COMMITTEE

The Corporate Governance Committee currently consists of three independent non-executive directors, one executive director and two non-executive directors. The terms of reference of the Corporate Governance Committee align with the code provisions of the Code and are available on the Company's website. The main duties of the Corporate Governance Committee include developing and reviewing the Company's policies and practices on corporate governance and making recommendations to the Board in this regard.

The chairman of the Corporate Governance Committee is Mr. Heng Pei Neng, Roy and the committee members are Dr. Ng Chi Yeung, Simon, Ms. Chan Suit Fei, Esther, Mr. Ng Tai Wai, Mr. So Kwok Leung and Ms. Ng Kwok Fun.

During the year ended 31 March 2024, one meeting of the committee was held with 100% attendance rate. Individual attendance of each committee member is shown on page 14 of this annual report under the section headed "Board of directors".

The work performed by the Corporate Governance Committee during the year ended 31 March 2024 included the following:

- reviewing company's policies and practices on corporate governance and compliance with legal and regulatory requirements;
- reviewing the training and continuous professional development of directors and senior management; and
- reviewing the Company's compliance with the code and disclosure in the Corporate Governance Report for the year ended 31 March 2024.

## AUDIT COMMITTEE

The Audit Committee currently consists of three independent non-executive directors and one non-executive director. The terms of reference of the Audit Committee align with the code provisions of the Code and are available on the Exchange's and the Company's website. The main duties of the Audit Committee include considering the appointment of the external auditor and the audit fee, reviewing the annual report and accounts and the half-year report before submission to the Board, and reviewing the Company's financial controls, internal control and risk management systems.

The chairman of the Audit Committee is Mr. Heng Pei Neng, Roy and the committee members are Dr. Ng Chi Yeung, Simon, Mr. So Kwok Wai, Benjamin, and Ms. Chan Suit Fei, Esther.

# CORPORATE GOVERNANCE REPORT

## AUDIT COMMITTEE *(Continued)*

During the year ended 31 March 2024, two meetings of the committee were held with 100% attendance rate. Attendance of individual member is shown on page 14 of this annual report under the section headed "Board of directors".

The work performed by the Audit Committee during the year ended 31 March 2024 included the following:

- reviewing and discussing with the management the accounting principles and practices adopted by the Group and other financial reporting matters;
- reviewing the annual and interim results and reports for the completeness, accuracy and truth and fairness of the financial statements of the Group;
- reviewing the results of external audit and discussion with the external auditors on any significant audit findings and issues;
- reviewing and discussing with the management the effectiveness of the financial control, internal controls and risk management systems of the Group; and
- review of the adequacy of resources, staff qualifications and experience, training programs and budget of the Company's accounting, internal audit and financial reporting function.

## AUDITORS' REMUNERATION

An analysis of remuneration in respect of audit and non-audit services, which included taxation and other review, provided by the auditors and any entity under common control, ownership or management of the auditors during the year ended 31 March 2024 is as follows:

	<b>HK\$</b>
<b>Audit fee</b>	451,000
<b>Other non-audit services</b>	
Professional service fees in relation to agreed-upon procedures on interim financial information	62,800
	62,800
<b>Other non-audit professional services provided by affiliated company of the auditors</b>	
Taxation service	56,000
	56,000
<b>Total</b>	<b>569,800</b>

# CORPORATE GOVERNANCE REPORT

## RISK MANAGEMENT AND INTERNAL CONTROL

The Board acknowledges that it has the overall responsibility for the Group's risk management and internal control systems, including evaluating and determining the nature and extent of the risks it is willing to take in achieving the Group's strategic objectives, ensuring the Company establishes and maintains appropriate and effective risk management and internal control systems and reviewing the effectiveness of such systems.

### RISK GOVERNANCE STRUCTURE

- 1st line defence
- The risk management team comprises one executive director and one accountant. The team identifies, analyses, evaluates, and manage the Group's financial risk and non-financial risk on an ongoing process.
  - The qualified accountant monitors internal control measures on an ongoing basis and provides oversight of the risk management. The qualified accountant annually submits the in-house report on risk management and internal control issue for the Audit Committee's review and assists the independent professional advisor (the "IPA") to conduct independent risk management and internal control review.
- 2nd line defence
- The IPA provides independent and objective assurance on the overall effectiveness of the risk management and internal control system using risk-based approach.
- 3rd line defence
- The board, through the Audit Committee, reviews the effectiveness of the Group's risk management and internal control system. The Audit Committee oversees financial reporting and review the in-house and independent report on risk management and internal control system.

### REVIEW OF RISK MANAGEMENT AND INTERNAL CONTROL SYSTEM

The Group has engaged an IPA to assist the Board and the Audit Committee in ongoing monitoring of the risk management and internal control systems of the Group and in performing the internal audit functions for the Group. The scope of the annual internal audit review by IPA is based on the Group's key business process or risky areas as recommended by the Audit Committee. Deficiencies in the design and implementation of internal controls are identified and recommendations are proposed for improvement. Any significant internal control deficiencies are reported to the Audit Committee and the Board on a timely basis to ensure prompt remediation actions are taken. The independent report on risk management and internal control review are submitted to the Audit Committee and the Board at least once a year. The Board, through the Audit Committee, had performed an annual review on the effectiveness of the Group's risk management and internal control systems for the year ended 31 March 2024, including capability to respond to changes in business and external environment; the scope and quality of management's review on risk management and internal control systems; result of internal audit work by the IPA; the extent and frequency of communication with the Board in relation to result of risk and internal control review; significant failures or weaknesses identified and their related implications; and status of compliance with the Listing Rules. The independent report on risk management and internal control review, with no material weakness was being found, was submitted to the Audit Committee for review. No significant area of concern has been identified. The Board considers the Group's risk management and internal control systems were effective and adequate during the year. The risk management and internal control systems of the Group are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.



# CORPORATE GOVERNANCE REPORT

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## RISK MANAGEMENT AND INTERNAL CONTROL *(Continued)*

### **PROCEDURE AND INTERNAL CONTROL FOR HANDLING AND DISSEMINATION OF INSIDE INFORMATION**

The Company complies with requirements of the Securities and Futures Ordinance (“SFO”) and the Listing Rules in disclosing inside information. The Company discloses inside information to the public as soon as reasonably practicable unless the information falls within any of the safe harbours as provided in the SFO. Before the information is fully disclosed to the public, the Company ensures the information is kept strictly confidential. If the Company believes that the necessary degree of confidentiality cannot be maintained or that confidentiality may have been breached, the Company would immediately disclose the information to the public. The Group is committed to ensuring that information contained in announcements is not false or misleading as to a material fact, or false or misleading through the omission of a material fact. The information presented shall be in a clear and balanced way, which requires equal disclosure of both positive and negative facts.

### **ACCOUNTABILITY**

The directors acknowledge their responsibility for preparing the financial statements of the Company which give a true and fair view in accordance with Hong Kong Financial Reporting Standards. The directors consider that the financial statements have been prepared in conformity with the generally accepted accounting standards in Hong Kong, and reflect amounts that are based on the best estimates and reasonable, informed and prudent judgement of the Board and management with an appropriate consideration of materiality.

The directors, having made appropriate enquires, are not aware of any material uncertainties relating to events or conditions which may cast significant doubt upon the Company’s ability to continue as going concern. Accordingly, the directors have prepared the financial statements of the Company on a going concern basis.

The board has conducted a review of the effectiveness of the system of internal controls, including financial, operational and compliance controls and risk management functions.

### **COMPANY SECRETARY**

All directors have access to the advice and services of the company secretary, Ms. Mimoona Ma. She is an employee of the Company and is appointed by the Board. The company secretary supports the chairman, the Board and the Board committees by ensuring good information flow within the Board and that the Board policy and procedures are followed. She reports to the Chairman on board governance matters and facilitates the induction and professional development of directors. The company secretary is also responsible for facilitating communications among directors as well as shareholders and management. Biographical details of the company secretary are set out in the section headed “Directors and Senior Management” on page 44 of this annual report. During the year ended 31 March 2024, the company secretary undertook over 15 hours of professional training to update her skills and knowledge.

# CORPORATE GOVERNANCE REPORT

## SHAREHOLDERS' RIGHT

### THE PROCEDURE FOR SHAREHOLDERS TO CONVENE AND PUT FORWARD PROPOSALS AT MEETING

The procedures for shareholders to convene and put forward proposals at meeting are subject to the provisions under the Companies Ordinance, further details of which are set out below:

#### CONVENING AN ANNUAL GENERAL MEETING (AGM)

Pursuant to section 610(1) of the Companies Ordinance, a company must, in respect of each financial year of the company, hold a general meeting as its AGM within 6 months after the end of its accounting reference period by reference to which the financial year is to be determined. If the company fails to hold an AGM under section 610(1) of the Companies Ordinance, any shareholder can pursuant to section 610(7) of the Companies Ordinance apply to the court in Hong Kong, and the court may then call or direct the calling of an AGM and give such ancillary or consequential direction. Usually, the Company holds AGM in every August or September.

Pursuant to section 615(2) of the Companies Ordinance, shareholders holding at least 2.5% of the total voting rights of all shareholders who have a right to vote on resolution at the AGM to which the requests relate; or at least 50 shareholders who have a right to vote on the resolution at the AGM to which the requests relate, can submit a written request to move a resolution at the AGM.

The request shall state the resolution of which notice is to be given. The request shall be signed by the said shareholder(s) (or 2 or more copies which between them contain the signatures of all the said shareholders) and shall be deposited at the Company's registered office at 501-2, 5/F, Lee Kiu Building, 51 Jordan Road, Kowloon, for the attention of the company secretary not less than 6 weeks before the AGM to which the requests relate; or if later, the time at which notice is given of that meeting. The request will be verified with the Company's Share Registrar. Once the request is verified as proper and in order, the company secretary will ask the Board of Directors to include the resolution in the agenda for the AGM. On the contrary, if the request has been verified as not in order, the said shareholders will be advised of this outcome and accordingly, the proposed resolution will not be included in the agenda for the AGM.

Pursuant to section 616 of the Companies Ordinance, the company that is required under section 615 to give notice of a resolution must send a copy of it at the company's own expense to each shareholder of the company entitled to receive notice of the AGM in the same manner as the notice of the meeting; and at the same time as, or as soon as reasonably practicable after, it gives notice of the meeting.

If the proposal relates to the election of a person other than a director of the company retiring at the AGM, at least 7 days' notice commencing no earlier than the day after the dispatch of the notice and ending no later than 7 days prior to the date of the meeting shall be given. "Procedure for Nomination of Directors by Shareholders" is published in the Company's corporate website.

# CORPORATE GOVERNANCE REPORT

## SHAREHOLDERS' RIGHT *(Continued)*

### **CIRCULATION OF STATEMENT AT AGM/GENERAL MEETING (GM)**

Pursuant to section 580 of the Companies Ordinance, shareholders representing at least 2.5% of the total voting rights of all shareholders who have a relevant right to vote at the meeting; or at least 50 shareholders who have a relevant right to vote at the meeting may request the company to circulate, to shareholders of the company entitled to receive notice of a general meeting, a statement of not more than 1,000 words with respect to the matter mentioned in a proposed resolution to be dealt with at that meeting or other business to be dealt with at that meeting.

The proposed statement must be signed by the said shareholder(s) (or 2 or more copies which between them contain the signatures of all the said shareholders) and shall be deposited at the company's registered office at 501-2, 5/F, Lee Kiu Building, 51 Jordan Road, Kowloon, for the attention of the company secretary at least 7 days before the meeting to which the request relates. The request will be verified with the company's Share Registrar. Once the request is verified as proper and in order, the company will circulate the statement to each shareholder of the company entitled to receive notice of the meeting provided that:

- (1) if the request relates to an AGM, the proposed statement is received in time to enable the company to send a copy of the statement when the notice of AGM is dispatched. Otherwise, the said shareholder(s) have to deposit a sum reasonably sufficient to meet the company's expenses in circulating the statement submitted by the said shareholders not later than 7 days before the AGM.
- (2) if the request relates to a GM, the said shareholders have to deposit a sum reasonably sufficient to meet the company's expenses in circulating the statement submitted by the said shareholders not later than 7 days before the GM.

On the contrary, if the request has been verified as not in order, not received in time for the company to include a copy of the proposed statement in the notice of AGM or the said shareholders have failed to deposit sufficient money to meet the company's expenses for the said purposes, the said shareholders will be advised of this outcome and accordingly, the proposed statement will not be circulated to shareholders who entitle to receive notice of the meeting.

### **CONVENING A GENERAL MEETING ("GM")**

Pursuant to section 566 of the Companies Ordinance, the directors are required to call a general meeting if the company has received requests to do so from shareholders of the company representing at least 5% of the total voting rights of all the shareholders having a right to vote at general meetings.

Subject to the Companies Ordinance, the written request shall state the objects of the meeting, shall be signed by the said shareholder(s) (which may be contained in one document or in several documents in like form) and shall be deposited at the company's registered office at 501-2, 5/F, Lee Kiu Building, 51 Jordan Road, Kowloon, for the attention of the company secretary. The request will be verified with the company's Share Registrar. Once the request is verified as proper and in order, the company secretary will ask the Board of Directors to convene an extraordinary general meeting ("EGM")/GM by serving sufficient notice in accordance with the statutory requirement. On the contrary, if the request has been verified as not in order, the said shareholder(s) will be advised of this outcome and accordingly, the EGM/GM will not be convened as requested.

If the directors do not within 21 days from the date of the deposit of the request proceed duly to convene a meeting on a day not more than 28 days after the date on which the notice convening the meeting is given, the said shareholder(s) or any of them representing more than one-half of the total voting rights of all of them, may themselves convene a meeting, but any meeting so convened shall not be held after the expiration of 3 months from the said date.

# CORPORATE GOVERNANCE REPORT

## SHAREHOLDERS' RIGHT *(Continued)*

### ENQUIRIES TO THE BOARD

The Company convenes its AGM every year. Shareholders are encouraged to participate in general meetings or to appoint proxies to attend and vote at meetings for and on their behalf if they are unable to attend the meetings. Shareholders may also direct enquires to the Board via email at [ir@winfairinvestment.com](mailto:ir@winfairinvestment.com).

## INVESTOR RELATIONS

### CONSTITUTIONAL DOCUMENT

There were no changes to the Company's constitutional documents during the year ended 31 March 2024.

### SHAREHOLDERS' COMMUNICATION POLICY

The shareholders' communication policy aims to provide the shareholders and the investment community with ready, equal and timely access to balanced and understandable information about the Company, in order to enable them to make informed assessments of the Company, and to allow Shareholders and the investment community to engage actively with the Company. The Company ensures the information be timely and effectively disseminated to Shareholders and the investment community mainly through the Company's announcements, results announcements, annual and interim reports, annual general meeting and other general meeting that may be convened, as well as by making available all disclosures submitted to The Stock Exchange of Hong Kong Limited ("HKEX") and the Company's website ([www.winfairinvestment.com](http://www.winfairinvestment.com)). This shareholders' communication policy is available on the Company's website. The shareholders may make enquiries to the Board through the Company's Investor Relations via email at [ir@winfairinvestment.com](mailto:ir@winfairinvestment.com) and on phone at (852) 2332 2343 or attend the AGM. Enquiries related to shareholdings matters, shareholders may directly contact Computershare Hong Kong Investor Services Limited, the Company's Registrar via email or phone.

The board reviews the implementation and effectiveness of the shareholders' communication policy on an annual basis. During the year, the board had reviewed if relevant information (including results announcement, dividend announcement, annual and interim reports, notice of AGM, poll results of AGM, profit warning and other announcements) was timely and effectively disseminated through the websites of the HKEX and the Company. The board is satisfied that the shareholders' communication policy was properly implemented and effective during the year ended 31 March 2024.

# CORPORATE GOVERNANCE REPORT

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## DIVIDEND POLICY

The Company considers stable and sustainable returns to the shareholders of the Company to be our goal.

The Company continues to adopt a stable dividend policy. It is our intention that the Company follows a policy of paying a fixed amount of dividend per Ordinary Share and dividends will be declared and paid twice per year. Subject to consideration being given to the matters described in paragraph 4 in this section, which is extracted from the Company's dividend policy, the Company intends to pay 2 HK cents per Ordinary Share for interim dividend and pay 12 HK cents per Ordinary Share for final dividend, and provided that there is sufficient distributable reserve pursuant to the relevant provisions of the Companies Ordinance.

The Board may evaluate "special dividend" on a case by case basis especially generating substantial capital gain on disposal of the Company's or the Group's assets.

When determining the amount of dividend to be paid to Shareholders, the Board shall take into account the following:

- the financial results of the Company and its subsidiaries (collectively known as "the Group");
- the general financial position of the Group;
- the actual and future operations and liquidity position of the Group;
- the earnings trend and potential growth;
- the future capital commitments;
- the future investment plans;
- the future loan repayment and other obligations;
- the shareholders' and investors' expectation and industry's norm;
- the retained profits and distributable reserves of the Company and the Group;
- the general market conditions; and
- any other factors that the Board deems appropriate.

A decision to declare and pay any dividend requires the approval of the Board at its discretion, subject to the Companies Ordinance and the Articles of Association of the Company. Any final dividends declared by the Company must be approved by an ordinary resolution of the Shareholders at an AGM and must not exceed the amount recommended by the Board.

The Board may from time to time review the dividend policy and may exercise at its sole and absolute discretion to update, amend and/or modify the policy at any time as it deems fit and necessary. There is no assurance that dividends will be paid in any particular amount for any given period.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Winfair Investment Company Limited and its subsidiaries (collectively known as “the Group”) believe that sound environmental, social and governance (“ESG”) performance is important to the sustainable development of its business. The Group is committed, not only to minimize the environmental impact of our business activities and operations, but also to promote social responsibility and effective corporate governance.

The board of directors of the Company (the “Board”) is responsible for the Group’s ESG strategy and reporting. The Group has established an ESG working team to identify relevant ESG issue and to assess their materiality to the Group’s business as well as the Company’s stakeholders, through reviewing the Group’s operations and internal discussion.

The Board monitors the Group’s ESG performance and progress annually to ensure the Group’s development direction is in line with its stakeholders’ expectations through reports from the ESG working team. In addition, risk management of ESG-related issues is essential to the Board. Any material ESG-related risk is integrated to the risk management and internal control system of the Group, which is subject to the independent professional advisor’s annual review based on high risk assessment, when necessary. The management has provided a confirmation to the Board on the effectiveness of our ESG risk management.

Pursuant to the general disclosure requirements set forth in the Environment, Social and Governance Reporting Guide in Appendix C2 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “ESG Guide”), disclosures relating to the material ESG issues identified have been included in the ESG Report which aims to provide a balanced representation of the Group’s ESG performance in the environmental and social area, and covers the Group’s operations.

## ENVIRONMENTAL

The principal activities of the Group are property investment, securities investment, property development and securities dealings. As the Group has not directly engaged in construction of property during the year and considers that it has not operated in environmentally sensitive business during the year, the environmental impact arising from the course of business activities and operation is considered to be low. During the year, the Group did not generate any material direct or indirect air emissions, hazardous and non-hazardous waste, discharges into water or land, and there were no substantial amounts of packaging materials used. Therefore, disclosures relating to these aspects, as set forth in the ESG Guide, are not applicable to the Group.

The Group has devised and adopted its own “Environment Policy”. The Group continuously encourages its staff to follow the general guidelines under the “Environmental Policy”.

During the year, the Group did not experience any cases of non-compliance relating to environmental laws and regulations in Hong Kong. Also, there were no confirmed environmental non-compliance incidents resulting in fines or prosecution during the year.

## EMISSION

Indirect greenhouse-gas (“GHG”) emission from our electricity consumption is our biggest contributor to our emission during the course of our daily operations. The Group continues to commit to reduce electricity consumption in office as much as possible through various measures as described in the section headed “Use of Resources” below.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## ENVIRONMENTAL *(Continued)*

### USE OF RESOURCES

The Group is committed to using our resources efficiently in order to reduce our operating costs as well as our carbon footprint during the course of business. During the year, the two major types of resources consumed by the Group were indirect energy (i.e. electricity) and paper. The Group primarily reduces (1) electricity consumption and (2) paper consumption in the office through implementation of the following measures:

Reduction of electricity consumption	Reduction of paper consumption
– Switching off the lights and air-conditioners when the conference/other rooms are not occupied.	– Increasing use of email instead of traditional fax machine when receiving incoming document/message.
– Buying energy-saving air-conditioners, copiers and other office appliances.	– Using recycled paper for internal use.
– Setting “sleeping mode” for the unused copiers, faxing machine, computers and other office appliances.	– Using both sides of paper for printing and copying.
– Turning off the office appliances at the end of office hours.	– Using “Think before you print” approach before printing.
– Raising environmental awareness among staff.	

The electricity and paper usage for the year was within the Group’s emission target which ranged from 8.59 tonnes of carbon dioxide equivalent (CO<sub>2</sub>-e) to 9.64 tonnes of CO<sub>2</sub>-e (2023: 8.59 tonnes of CO<sub>2</sub>-e to 9.64 tonnes of CO<sub>2</sub>-e). The Group’s energy use efficiency target for the year ranged from 14,500 kWh to 16,400 kWh (2023: 14,500 kWh to 16,400 kWh). There was no material change in the electricity and paper usage as compared to the previous year. The Group continues to closely monitor the use of resources and reports to the senior management. If necessary, appropriate action will take place to improve the efficiency for the use of resources.

### HAZARDOUS AND NON-HAZARDOUS WASTE

The operations of the Group do not involve any generation of material hazardous wastes or non-hazardous wastes. The non-hazardous wastes generated by the Group are mainly paper waste and waste generated from the daily operating activities in the office, which are handled by waste contractors employed by building management where the Group’s office is situated.

### THE ENVIRONMENT AND NATURAL RESOURCES

Although the core business activities and operations of the Group had no significant impact on the environment and natural resources during the year, the Group believes that every corporation has its responsibility to protect our planet, including but not limited to our woodlands, forests, trees, wild animals, fresh air, fresh water, etc. The Group’s “Environmental Policy” has been adopted to minimize the adverse effects on the environment during the course of our business. The Group annually reviews and updates the Environmental Policy, if necessary. Also, the Group regularly assesses the environmental risk of our business and adopts preventive measures in order to minimize the risks and ensure compliance with relevant laws and regulations.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## ENVIRONMENTAL *(Continued)*

### CLIMATE CHANGE

The Group has conducted a risk assessment and reviewed the potential impact of climate change on our business. Possible rise in sea level resulting from ice melting, severe and frequent typhoon or extreme weather such as flooding or drought, and tsunami resulting from earthquake may arise due to climate change. These possible outcomes may damage facilities, equipment and physical properties, leading to an increase in expenditure for repairs and maintenance. The Group commits to ensure the potential impact to its business will be kept at a minimum by adopting various preventative measures such as placing sandbags in low-lying areas in the event of typhoon or flooding. To reduce the risks associated with climate change, the Group continues to commit to reduce emission by adopting various measures as described in the section headed “Use of Resources” of this ESG report. The Group believes that if every corporation and every employee or individual takes part in protecting the environment by reducing emission in its daily operations or their daily lives, the potential damages arising from climate change will be mitigated.

### ENVIRONMENTAL DATA SUMMARY

The performance summary of the environmental data covers the Group’s operations in Hong Kong is as follows:

#### (a) EMISSION

Indicators	Notes	2024		2023		Changes	
		(CO2-e)	(%)	(CO2-e)	(%)	(CO2-e)	(%)
Total GHG emissions (Scope 1, 2 & 3) (tonnes)	(i)	8.72		8.63		0.09	1.0
Direct emissions (Scope 1)		-	-	-	-	-	-
Indirect emissions (Scope 2) (tonnes)							
– Electricity purchased from the power company	(ii)	5.76	66.1	5.67	65.7	0.09	1.6
Indirect emissions (Scope 3) (tonnes)							
– Local travel	(iii)	-	-	-	-	-	-
– Disposal of paper waste to landfill							
– office paper	(iv)	0.44	5.0	0.36	4.2	0.08	22.2
– paper for printing publications	(v)	2.52	28.9	2.60	30.1	(0.08)	(3.1)



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## ENVIRONMENTAL *(Continued)*

### ENVIRONMENTAL DATA SUMMARY *(Continued)*

#### (a) **EMISSION** *(Continued)*

##### Notes

- (i) The classification of scope of GHG Emissions follows the “Guidelines to Account for and Report on Greenhouse Gas Emissions and Removals for Building (Commercial, Residential or Institutional Purposes) in Hong Kong (2010 Edition)” issued by Electrical and Mechanical Services Department and Environmental Protection Department.
- (ii) GHG emissions were mainly derived from the electricity purchased in Hong Kong and used in office. The GHG emissions of the Group were quantified based on emission factors (i.e. 0.39 kg CO<sub>2</sub>-e per 1 kWh) (2023: 0.39 kg CO<sub>2</sub>-e per 1 kWh) from CLP Power Hong Kong Limited. Such emission factor is extracted from the information in the Sustainability Report of CLP Holdings Limited (2023).
- (iii) As emission relating to local travel by employees for the years ended 31 March 2024 and 2023 was too minimal, no disclosure is made.
- (iv) GHG emissions due to disposal of paper waste. The amount of paper in storage at the beginning, at the end of reporting period and paper recycling are assumed to be zero as no such data is available. The annual paper waste disposed to landfill is assumed to be amount of paper purchased during the year.

For simplifying the accounting process, the default emission factor assumes that the total raw amount of CH<sub>4</sub> emitted throughout the whole decomposition process of the paper waste disposed at landfills will be emitted into the atmosphere within the same reporting period as paper waste collected. In addition, the default value does not take into account the reduction in emission due to collection, recovery and utilization of landfill gas due to the management practices at landfills.

- (v) Includes paper used for printing corporate financial statements. The annual paper waste disposed to landfill is assumed to be amount of printed publications during the year.

#### (b) **ELECTRICITY CONSUMPTION**

Indicators	Notes	2024	2023	Changes	(%)
Indirect energy consumption (kWh)					
– Electricity	(i)	14,780	14,540	240	1.7
Expenses on energy consumption (HK\$)	(ii)	23,534	21,804	1,730	7.9

##### Notes

- (i) Energy consumption data was based on the amount of purchased electricity and the relevant conversion factors provided by the International Energy Agency.
- (ii) No government subsidies were deducted for the years ended 31 March 2024 and 2023.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## ENVIRONMENTAL *(Continued)*

### ENVIRONMENTAL DATA SUMMARY *(Continued)*

#### (c) PAPER CONSUMPTION

Indicators	Notes	2024	2023	Changes	(%)
Total paper consumption (kg)					
– Office paper	(i)	92.3	78.8	13.5	17.1
– Paper for printing publications	(ii)	497.9	541.9	(44.0)	(8.1)

#### Notes

(i) As no data is available for account for the total number of new paper consumed, either one-side or both-side, or the number of recycled paper used, or envelope used during the operation. The annual office paper consumed is assumed to be the amount of paper purchased during the year.

(ii) Includes paper used for printing corporate financial statements.

#### (d) WATER CONSUMPTION

Indicators	Note	2024	2023	Changes	(%)
Total water consumption (m <sup>3</sup> )	(i)	N/A	N/A	N/A	N/A

#### Notes

(i) The Group operated in self-owned office premises in Hong Kong of which both water supply and discharge were solely controlled by the relevant building management which did not provide water withdrawal and discharge data or sub-meter for individual occupants. No data is available.

(ii) While water consumption is not material to the Group in view of its business nature and operations, the Group did not encounter any issues in sourcing water that is fit for purpose.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## SOCIAL

### EMPLOYMENT AND LABOUR PRACTICE

The Company's employment policy aims to uphold a fair and equal treatment in areas of recruitment and promotion, compensation and dismissal, working hours, diversity and other benefits and welfare. The Company's emolument policy is to ensure that the remuneration offered to employees is based on each individual's skill, knowledge, responsibilities and involvement in the Company's affairs. The promotion and remuneration of the employees are subject to annual review. Each employee's remuneration package includes public holidays, annual leave, mandatory provident fund contributions, year-end bonus, maternity leave, study and examination leave, sick leave, family leave due to seriously health conditions of close relatives, and bereavement leave. The Group adheres to the Employment Ordinance and guidelines issued by the Labour Departments in relation to dismissal of employees.

The Group promotes equal opportunity of employment. The Group aims to maintain diversity of workforce, including in terms of age, gender, personality, cultural and religious backgrounds. The Group prohibits discrimination or harassment based on religion, sex, age, disability, marital status or any other status protected by applicable laws.

The Group also strictly prohibits the employment of children or forced labour. The Group has a strict recruitment procedure including checking identity documents and ensuring the employment candidates are lawfully employable. Only candidates meeting the legal age requirement are considered for employment. No employment is allowed before this process is successfully completed. Separately, all kinds of forced or compulsory labour under any conditions, such as by means of physical punishment, abuse, involuntary servitude, peonage or trafficking, are strictly forbidden. It is unlikely that children and forced labour will be hired. The Group is not aware of non-compliance with child and forced labour-related laws and regulations (including but not limited to the Employment of Children Regulations and the Employment Ordinance). To comply with the laws and regulations related to child and force labour, any employment will be terminated immediately in case of any non-compliance discovered.

As at 31 March 2024, the Group had a total of four permanent and full-time employees based in Hong Kong.

Indicators	2024	2023
Number of employees	4	4
<i>By gender</i>		
– Male	2	2
– Female	2	2
<i>By age group</i>		
– Below 35	1	2
– 35 to 55	2	1
– Over 55	1	1
Number and rate (%) of employee turnover	0 (0%)	0 (0%)
Average year of services	15.8	14.8
Number of employees eligible to retire		
– Currently (still employ)	1	1
– within the next five years	–	–

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## SOCIAL *(Continued)*

### **EMPLOYMENT AND LABOUR PRACTICE** *(Continued)*

To maintain work-life balance, the Company holds lunch gatherings to celebrate traditional Chinese festivals such as Mid-Autumn Festival and Winter Solstice Festival, etc. The Group also encourages its employees to work and rest in accordance with the working hours and rest periods stipulated by the relevant Hong Kong laws and regulations.

During the year, the Group was not aware of any violations of laws and regulations relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, other benefits and welfare and other relevant employment laws and regulations.

### **WORKPLACE HEALTH AND SAFETY**

The Group is committed to providing a safe and healthy working environment as the Group believes that its employees are valuable assets of the Group. As the Group does not engage in business in a high-risk industry, the management considers there are relatively fewer occupational hazards as compared to other high-risk industries such as the construction industry.

The Group has adopted relevant provisions of the “Occupational Safety Health Regulation” under the Occupational Safety and Health Ordinance (Cap 509) as a general guideline and practice for the Group to maintain a healthy and safe working environment for its employees.

The Group has committed to control the incidence or transmission of the disease and combat the COVID-19. The Group has encouraged its staff to take every precautionary measure to ensure good personal hygiene and social distancing in the workplace. The Group has recommended its staff to take rest at home if they are infected. The Group encouraged its staff and directors to change the means of meeting (if necessary) in place of physical meetings. Flexible working arrangements are permissible at the executive directors’ discretion. Also, the Group has encouraged its staff to maintain good health and well-being and strengthen their immune system by eating a balanced diet and/or taking dietary supplements.

During the year, the Group did not find any violations of laws and regulations relating to providing a safe working environment and protecting employees from occupational hazards. The Group was not prosecuted in relation to any occupational health and safety violations or matters. The Group had neither any work-related fatalities nor reportable work injuries/occupational disease during the past three years.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## SOCIAL (Continued)

### DEVELOPMENT AND TRAINING

The Group encourages employees to self-improve through supplementary training courses or programs (not limited to job-related courses or degrees in approved recognized educational institutions). The Group believes continuous professional training helps employees to develop knowledge and skills for discharging duties at work. For this purpose, the Group grants study and exam leave for employees. In addition, the Group encourages employees to join external courses, seminars or webinar which are related to our business, or laws and regulations updates.

Indicators	2024	2023
Total number and percentage (%) of employees who received training/education	1 (25%)	1 (25%)
<i>By gender</i>		
– Male	–	–
– Female	1 (50%)	1 (50%)
<i>By employee category</i>		
– Senior management	1 (100%)	1 (100%)
– Other than senior management	–	–
Total training hours completed by employees	40	40
Average training hours completed per employee		
<i>By gender</i>		
– Male	–	–
– Female	20	20
<i>By employee category</i>		
– Senior management	40	40
– Other than senior management	–	–

## OPERATIONAL PRACTICE

### SUPPLY CHAIN MANAGEMENT

The Group understands the importance of supply chain management for sustainable growth. The supply chain of the Group mainly consists of contractors (all of which are based in Hong Kong and mainly comprises repairs sub-contractors and development contractors). The Group encourages our contractors to maintain a high standard on business ethics and conducts, with satisfactory environmental and social performance. For example, contractors are encouraged not to conduct noisy work on public holidays. For the environmental and health and safety aspect, hazardous materials are prohibited to be used for repairs or construction (if any) under all relevant local laws and regulations. Contractors are also required to follow waste handling guidelines. The Group monitors and evaluates the performance of contractors through internal assessments with reference to related building management office's complaints, tenants' feedback or site visits.

During the selection and evaluation processes of repairs workers/companies and development contractors, the Group considers various factors, including but not limited to price, relevant project experience and record of completion on time. The Group also requires them to comply with all relevant local laws and standards in terms of quality control, occupational health and safety, and environmental regulations especially handling materials waste. The Group ensures that all parties involved in the procurement process participate fairly, honestly and in good faith.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

## OPERATIONAL PRACTICE *(Continued)*

### **PRODUCT RESPONSIBILITY**

The Group is committed to providing safe structural conditions of commercial shops and residential flats for the tenants. As we are not a manufacturing company, disclosure relating to product responsibility, as set forth in the ESG Guide, is not applicable to the Group.

### **ANTI-BRIBERY AND ANTI-CORRUPTION**

The Group aims to maintain the highest standards of transparency, uprightness and accountability. The code of conduct on anti-corruption has been formulated. It provides guidelines to all of the staff in order to prevent and detect any kinds of bribery and corruption prohibited by local laws and regulations. All of our employees are informed and expected to conduct themselves with integrity, impartiality and honesty. The Group does not tolerate any corruption, bribery, extortion, fraud or money laundering during the course of our business activities. The Group has provided reading materials relating to anti-corruption to the Directors as part of the Directors' training. The Group has also provided reading materials relating to anti-corruption, bribery and money-laundering, and code of conduct on anti-corruption of the Company to the Directors and staff in order to refresh their knowledge and/or keep them abreast of development on these issues.

In addition, the Group has adopted a whistle-blowing program to encourage disclosure of any misconduct or irregularities to designated persons. If the person or case concerned relates to any executive director, a report should be addressed directly to the chairman of the Audit Committee of the Company. If the person or case concerned does not relate to any executive director, a report should be addressed directly to the designated executive director under Whistleblowing Reporting Section of the Company. All reported cases are handled with care by the Group and investigated in a fair and proper manner.

During the year, the Group was not aware of any violations of the relevant laws and regulations. There were no confirmed incidents or legal cases regarding corruption in relation to the Group or its employees.

## COMMUNITY

### **COMMUNITY INVESTMENT**

Throughout the year, the Group continued encouraging its employees and directors to participate in volunteer services or activities held by the charities in their communities. Volunteer work is not limited to participating in the flag days, raffle days or other community events which help persons in need, but there is no particular focus area of contribution by the Company. The Group's employees and directors contributed approximately 95 (2023: 56) hours of volunteer services in aggregate during the year.

# DIRECTORS' REPORT

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The directors have pleasure in submitting their report and the audited financial statements of the Company and of the Group for the year ended 31 March 2024.

## PRINCIPAL ACTIVITIES

The principal activities of the Company and its subsidiaries are property and share investments, property development and securities dealing. There were no significant changes in the nature of the activities during the year ended 31 March 2024.

An analysis of the Group's financial performance for the year by business segments is set out in note 6 to the Group's consolidated financial statements.

## BUSINESS REVIEW

Discussion and analysis of the Group's principal activities, as required by Schedule 5 of the Companies Ordinance, including a discussion of the principal risks and uncertainties facing the Group and an indication of likely future developments in the Group's business, are included in the Chairman's Statement set out on pages 3 to 11 in this Annual Report. The discussion and analysis form part of this directors' report.

## RESULTS AND FINANCIAL POSITION

The results of the Group for the year ended 31 March 2024 and the financial position of the Company and of the Group at that date are set out in the Group's consolidated financial statements on pages 49 to 97.

## DIVIDENDS

An interim dividend of HK\$0.02 per share, totaling HK\$800,000, was paid during the year.

The directors now recommend that a final dividend of HK\$0.12 per share on 40,000,000 shares in issue totaling HK\$4,800,000 in respect of the year ended 31 March 2024.

## SHARE CAPITAL

Particular of the movements in share capital of the Company are set out in note 25 to the Group's consolidated financial statements.

## EQUITY-LINKED AGREEMENTS

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

## RESERVES

As at 31 March 2024, the Company's distributable reserves, calculated under Part 6 of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), amounted to HK\$604,860,353 (2023: HK\$643,158,542).

The movements in reserves of the Company and the Group during the year are set out in note 28 to the Group's consolidated financial statements and the consolidated statement of changes in equity on page 51 to the Group's consolidated financial statements, respectively.

## DIRECTORS

The directors of the Company who held office during the year and up to the date of this report were:

### EXECUTIVE DIRECTORS\*:

Ng Tai Wai  
Ng Tai Yin, Victor

### NON-EXECUTIVE DIRECTORS\*:

So Kwok Leung  
So Kwok Wai, Benjamin  
Ng Kwok Fun

### INDEPENDENT NON-EXECUTIVE DIRECTORS:

Ng Chi Yeung, Simon  
Chan Suit Fei, Esther  
Heng Pei Neng, Roy

\* All executive and non-executive directors are also directors of all the subsidiaries of the Company.

In accordance with articles 110 and 111 of the Company's articles of association, Mr. Ng Tai Wai, Mr. Ng Tai Yin, Victor and Ms. Chan Suit Fei, Esther will retire by rotation and, being eligible, offer themselves for re-election.

The Company has received a confirmation from each of the independent non-executive directors as regards their independence with respect to the Company for the year and considers that each of the independent non-executive directors is independent from the Company.

The Board has also assessed the independence of Ms. Chan Suit Fei, Esther, who has served the Board for more than nine years and is due for re-election at the forthcoming annual general meeting. Ms. Chan was appointed as an independent non-executive director in 2004. Save for her role as an independent non-executive director, Ms. Chan does not hold any executive or management role and is not involved in the daily management of the Company and the Group, nor does she have any relationship or are there any circumstances which would interfere with the exercise of her independent judgement. Ms. Chan has provided a written confirmation of her independence to the Company. The Board is satisfied that Ms. Chan meets the independence requirements of the Listing Rules notwithstanding the length of her service with the Company and believes that Ms. Chan is still independent and should be re-elected as independent non-executive director at the forthcoming annual general meeting.



# DIRECTORS' REPORT

## DIRECTORS' INTERESTS IN SECURITIES

As at 31 March 2024, the interests and short positions of the directors of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporation (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO")) which were notified to the Company and The Stock Exchange of Hong Kong Limited pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which the directors had taken or deemed to have under the provisions of the SFO) or which were recorded in the register required to be kept by the Company under section 352 of the SFO or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited pursuant to the Model Code are as follows:

Name of Director	Personal interests	Number of issued ordinary shares held			Total	Approximate percentage of issued share capital of the Company
		Family interests	Corporate interests	Other interests		
<b>Executive directors:</b>						
Ng Tai Wai	3,899,077	–	3,370,500*	–	7,269,577	18.2%
Ng Tai Yin, Victor	1,886,000	–	–	12,800,423 <sup>#</sup>	14,686,423	36.7%
<b>Non-executive directors:</b>						
So Kwok Leung	5,961,077	–	–	–	5,961,077	14.9%
So Kwok Wai, Benjamin	4,989,923	36,000	–	–	5,025,923	12.6%
Ng Kwok Fun	105,000	–	–	–	105,000	0.3%

\* 3,370,500 shares attributable to Mr. Ng Tai Wai and the estate of the deceased Mr. Ng See Wah, were held by Rheingold Holdings Limited, a company beneficially owned by Mr. Ng Tai Wai and the estate of the deceased Mr. Ng See Wah.

<sup>#</sup> 12,800,423 shares attributable to Mr. Ng Tai Yin, Victor, were held by Mr. Ng Tai Yin, Victor in his capacity as administrator of and on trust for the estate of his deceased father, Mr. Ng See Wah. Of the 12,800,423 shares, 3,370,500 shares were held by Rheingold Holdings Limited, a company beneficially owned by Mr. Ng Tai Wai, an executive director, and the estate of the deceased Mr. Ng See Wah.

Save as disclosed above, none of the directors or their associates had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations.

None of the directors, their spouses or their children under the age of 18 had any right to subscribe for the shares of the Company.

## SUBSTANTIAL SHAREHOLDERS

As at 31 March 2024, no person, other than Mr. Ng Tai Wai, Mr. Ng Tai Yin, Victor, Mr. So Kwok Leung and Mr. So Kwok Wai, Benjamin, all of whom are directors of the Company, and Rheingold Holdings Limited (jointly owned by Mr. Ng Tai Wai and Mr. Ng Tai Yin, Victor as an administrator of the estate of Mr. Ng See Wah), had any notifiable interest or short position in the shares or underlying shares of the Company which would fall to be disclosed to the Company under provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company pursuant to section 336 of the SFO.

Saved as disclosed above, none of the Directors is also a director or employee of a company which has an interest or short position in shares or underlying shares of the Company which would fall to be disclosed under the provisions of Division 2 and 3 of Part XV of the SFO.

## CONNECTED TRANSACTIONS

None of the "Related Party Transactions" as disclosed in note 37 to Group's consolidated financial statements constituted "Connected Transactions" or "Continuing Connected Transactions" as defined under Chapter 14A of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). Where applicable, the Company has complied with the disclosure requirements in accordance with Chapter 14A of the Listing Rules.

## CONTRACTS WITH CONTROLLING SHAREHOLDERS

No contract of significance was entered into between the Company or any of its subsidiaries, and the controlling shareholders or any of its subsidiaries during the year ended 31 March 2024 or subsisted as at the end of the financial year, and no contract of significance for the provision of services to the Company or any of its subsidiaries by a controlling shareholder or any of its subsidiaries was entered into during the year ended 31 March 2024 or subsisted as at the end of the financial year.

## DIRECTORS' INTERESTS IN CONTRACTS, TRANSACTIONS AND ARRANGEMENTS

None of the directors had any direct or indirect interest in any subsisting contract, transaction or arrangement of significance with the Company or its subsidiaries during and as at the end of the year.

## DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

None of the directors had any arrangement with the Company or its subsidiaries to enable them to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate during or at the end of the year.

## MANAGEMENT CONTRACTS

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

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

# DIRECTORS' REPORT

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## SHARE PURCHASE, SALE OR REDEMPTION

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any listed securities of the Company or any of its subsidiaries during the year under review.

## MAJOR CUSTOMERS AND SUPPLIERS

In relation to the Group's property leasing business, the percentages of gross rental income for the year ended 31 March 2024 attributable to the largest tenant and the five largest tenants in aggregate were 37% and 74% respectively.

None of the directors, their close associates or any shareholders (who to the knowledge of the directors own more than 5% of the Company's issued capital) had any beneficial interest in the Group's five largest tenants.

The Group had no significant purchases of goods and services during the year ended 31 March 2024.

## RETIREMENT SCHEME AND OTHER POST-EMPLOYMENT BENEFITS

The group operates a mandatory provident fund scheme ("MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance for all eligible employees. The scheme is a defined contribution scheme administered by independent trustees. Under the scheme, employer and employees are required to make contributions to the scheme at 5% of the employees' relevant income, subject to a maximum of monthly contribution of HK\$1,500. Contributions to the MPF Scheme vest immediately. Under the MPF Scheme, the employer's existing level of contributions can be reduced by contributions forfeited by the employers on behalf of those employees who leave the Group's MPF Scheme prior to their entitlements vesting fully. Notwithstanding the above, during the year ended 31 March 2024, there were neither any forfeited contributions nor had there been any utilization of such forfeited contributions to reduce future contributions. The employees employed under the Hong Kong Employment Ordinance are also entitled to long service payment if the eligible criteria are met.

## PUBLIC FLOAT

Based on the information that is publicly available and to the best of the knowledge of the directors, as at the date of this report, there is sufficient public float of not less than 25% of the Company's issued shares as required under the Listing Rules.

## AUDITORS

BDO Limited, Certified Public Accountants, have acted as the auditor of the Company for the preceding three years. A resolution for their re-appointment will be proposed at the forthcoming annual general meeting.

On behalf of the Board

**Ng Tai Wai**  
*Chairman*

Hong Kong, 25 June 2024

# DIRECTORS AND SENIOR MANAGEMENT

## EXECUTIVE DIRECTORS

**Mr. Ng Tai Wai**, aged 63, was appointed on 2 November 1987 as a director of the Company and was appointed as the Chairman of the Company with effect from 31 March 2017. He is a member of the remuneration committee and the corporate governance committee of the Company. He is also a member of the Investment Team and Risk Management Team of the Company. He is responsible for the development of the corporate strategy and policy and the overall management of the Group. He has extensive experience in property development and investment and securities investment during his past tenure. He is also responsible for the financial and risk management of the Group. He is currently a director of several private companies with major businesses in property investment and property management. He is the elder brother of Mr. Ng Tai Yin, Victor, an executive director of the Company and the younger brother of Ms. Ng Kwok Fun, a non-executive director. In addition, he is a director and shareholder of Rheingold Holdings Limited, a company holding 3,370,500 shares of the Company.

**Mr. Ng Tai Yin, Victor**, aged 59, was appointed as a non-executive director of the Company on 27 March 2008 and re-designated as an executive director of the Company on 9 March 2010. He was appointed as a member of the nomination committee of the Company on 13 March 2012. He is also a member of the Investment Team of the Company. He holds a Bachelor Degree of Applied Science from University of Regina, Canada. He has over 25 years of experience in property management as well as information technology. He is responsible for the general administration, information technology and financial management of the Group. He is currently a director of several private companies with major businesses in property investment and property management. He is the younger brother of Mr. Ng Tai Wai, the chairman and executive director of the Company, and Ms. Ng Kwok Fun, a non-executive director.

## NON-EXECUTIVE DIRECTORS

**Mr. So Kwok Leung**, aged 66, was appointed on 28 October 1985 as a director of the Company. He was appointed as a member of the corporate governance committee of the Company on 13 March 2012. He is also a member of the Investment Team of the Company. In previous years, he was responsible for sale of property developed by the Group. He is the elder brother of Mr. So Kwok Wai, Benjamin, a non-executive director of the Company.

**Mr. So Kwok Wai, Benjamin**, aged 61, was appointed on 9 March 2010 as a non-executive director and a member of the audit committee of the Company. He is also a member of the Investment Team of the Company. He holds a Bachelor Degree of Business Administration in Management Information Systems and a Master Degree of Science in Computer Science from Eastern Washington University, U.S.A. He had 19 years of experience in business development and systems design. He also has over 25 years of experience in property investments and management related areas. He is currently a director of several private companies. He is the younger brother of Mr. So Kwok Leung, a non-executive director of the Company.

**Ms. Ng Kwok Fun**, aged 65, was appointed as a non-executive director and a member of the corporate governance committee of the Company with effect from 23 June 2017. She holds a Bachelor Degree of Science from University of Toronto, majoring in Computer Science and Commerce. She had over 28 years of experience in information technology field providing system consultation and development services in various business. She is the elder sister of Mr. Ng Tai Wai, the chairman, and Mr. Ng Tai Yin, Victor, both of whom are executive directors of the Company.

# DIRECTORS AND SENIOR MANAGEMENT

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## INDEPENDENT NON-EXECUTIVE DIRECTORS

**Dr. Ng Chi Yeung, Simon**, aged 66, is a non-practising solicitor in Hong Kong. He was a consultant of Roland Chow & Co, a law firm in Hong Kong for the period from 2003 to 31 December 2020. He is an independent non-executive director of China Castson 81 Finance Company Limited, formerly known as China Internet Investment Finance Holdings Limited (stock code: 810) and was an independent non-executive director of Century Sage Scientific Holdings Limited, (stock code: 1450) for the period from June 2014 to 28 September 2021, both of which are companies listed on The Stock Exchange of Hong Kong Limited. Dr. Ng holds a Bachelor Degree from the Manchester Metropolitan University in the United Kingdom, a Master Degree in Chinese and Comparative Law from the City University of Hong Kong and a Doctor Degree from the Robert E. Webber Institutes for Worship Studies. He has been appointed as an independent non-executive director of the Company since 1 October 1995. He is also the chairman of the remuneration committee and a member of the audit committee, the nomination committee and the corporate governance committee of the Company.

**Ms. Chan Suit Fei, Esther**, aged 66, is a fellow member of The Hong Kong Chartered Governance Institute (formerly known as The Hong Kong Institute of Company Secretaries) and holds a higher diploma in Company Secretary and Administration from The Hong Kong Polytechnic University. She is a chartered secretary and has over 38 years' experience in corporate advisory services and secretarial practice. She is currently a director of a company secretarial services company. She has been appointed as an independent non-executive director of the Company since 28 September 2004. She is the chairman of the nomination committee and a member of the audit committee, the remuneration committee and the corporate governance committee of the Company.

**Mr. Heng Pei Neng, Roy**, aged 44, was appointed as an independent non-executive director of the Company with effect from 3 April 2018. He is the chairman of the audit committee and the corporate governance committee of the Company. He is also a member of the remuneration committee and the nomination committee of the Company. He is currently a director of Morison Heng CPA Limited. He has over 20 years of experience in accounting and auditing of private and public companies, internal control, taxation and financial consultancy. He is a fellow member of Association of Chartered Certified Accountants and member of Hong Kong Institute of Certified Public Accountants and holds a Bachelor of Art (Hons) from Lancaster University in the United Kingdom, majoring in Accounting and Finance.

## COMPANY SECRETARY

**Ms. Mimoona Ma**, aged 50, was appointed as the qualified accountant and company secretary of the Company on 1 October 2004 and 12 July 2006 respectively. She holds a Bachelor Degree in Business Administration, and is a fellow member of the Association of Chartered Certified Accountants and a certified public accountant of the Hong Kong Institute of Certified Public Accountants. She has a number of years of experience in auditing, taxation and accounting services. She is a member of the Risk Management Team and the Head of the Accounting Department and is responsible for financial management and reporting, risk management and reviewing the Group's internal controls.

# INDEPENDENT AUDITOR'S REPORT



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## TO THE MEMBERS OF WINFAIR INVESTMENT COMPANY LIMITED

*(incorporated in Hong Kong with limited liability)*

### OPINION

We have audited the consolidated financial statements of Winfair Investment Company Limited (the “Company”) and its subsidiaries (together the “Group”) set out on pages 49 to 97, which comprise the consolidated statement of financial position as at 31 March 2024, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2024, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with the Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the 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 “Auditor’s Responsibilities for the Audit of the Consolidated Financial Statements” section of our report. We are independent of the Group in accordance with the HKICPA’s “Code of Ethics for Professional Accountants” (the “Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### KEY AUDIT MATTER

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.

### VALUATION OF INVESTMENT PROPERTIES

*(refer to notes 4.3, 5(iii) and 36 for the material accounting policy information and disclosure for the estimation of fair value of investment properties, respectively, and note 16 to the consolidated financial statements)*

Management estimated the fair value of the Group’s investment properties to be approximately HK\$856,700,000 as at 31 March 2024, with fair value loss of approximately HK\$48,900,000 recognised in the consolidated statement of profit or loss and other comprehensive income for the year ended 31 March 2024.

# INDEPENDENT AUDITOR'S REPORT

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## KEY AUDIT MATTER *(Continued)*

### **VALUATION OF INVESTMENT PROPERTIES** *(Continued)*

Management has engaged an independent professional valuer (the "Management Expert") to assist the management in performing the valuation of the Group's investment properties as at 31 March 2024. The valuations of the Group's investment properties are dependent on certain key assumptions and estimations that require significant management judgement. Favourable or unfavourable changes to these assumptions may result in changes in the fair value of the Group's investment properties and corresponding adjustments to the changes in fair value reported in the consolidated statement of profit or loss and other comprehensive income and the carrying amount of these properties included in the consolidated statement of financial position.

We identified the valuation of the investment properties as a key audit matter because the valuation was inherently subjective and requires significant management judgement and estimation and significant changes in these estimates could result in material changes to the valuation of the investment properties.

### **OUR RESPONSES:**

Our key procedures in relation to this key audit matter included:

- Involving an auditor's expert to assist our assessment on the appropriateness of the valuation methodologies and the reasonableness of the key assumptions and estimates used in the valuation of the fair value of the major investment properties;
- Evaluating the reliability and relevance of the sources of key inputs used in the valuation; and
- Evaluating the capabilities, competence and objectivity of the Management Expert and the auditor's expert.

## OTHER INFORMATION IN THE ANNUAL REPORT

The directors are responsible for the other information. The other information comprises the information included in the Company's 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.

# INDEPENDENT AUDITOR'S REPORT

## DIRECTORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

The directors are also responsible for overseeing the Group's financial reporting process. The Audit Committee assists the directors in discharging their responsibility in this regard.

## 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. This report is made solely to you, as a body, in accordance with Section 405 of the Hong Kong Companies Ordinance, 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 HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with 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.



# INDEPENDENT AUDITOR'S REPORT

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## AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS *(Continued)*

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

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

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

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

### **BDO Limited**

*Certified Public Accountants*

### **Cheung Wing Yin**

Practising Certificate Number P06946

Hong Kong, 25 June 2024

# CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 HK\$	2023 HK\$
<b>Revenue</b>	7	<b>20,052,902</b>	19,239,752
Other revenue and losses, net	8	<b>(11,596,265)</b>	(5,665,577)
Fair value loss on investment properties		<b>(48,900,000)</b>	(41,600,000)
Administrative and general expenses		<b>(7,201,354)</b>	(6,402,696)
Finance costs		<b>(673,375)</b>	(520,986)
<b>Loss before income tax</b>	9	<b>(48,318,092)</b>	(34,949,507)
Income tax expense	13	<b>(1,430,133)</b>	(1,277,850)
<b>Loss for the year attributable to the owners of the Company</b>		<b>(49,748,225)</b>	(36,227,357)
<b>Other comprehensive income:</b>			
<i>Item that will not be reclassified subsequently to profit or loss:</i>			
Changes in fair value of equity instruments at fair value through other comprehensive income		<b>(10,241,447)</b>	(6,610,528)
<b>Other comprehensive income for the year</b>		<b>(10,241,447)</b>	(6,610,528)
<b>Total comprehensive income for the year attributable to the owners of the Company</b>		<b>(59,989,672)</b>	(42,837,885)
<b>Loss per share (Basic and diluted)</b>	14	<b>(1.24)</b>	(0.91)

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2024

	Notes	2024 HK\$	2023 HK\$
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Property, plant and equipment	15	1,295,805	1,364,522
Investment properties	16	856,700,000	902,600,000
Properties held for future development	17	5,550,000	5,550,000
Equity instruments at fair value through other comprehensive income	18	49,977,331	62,367,257
		<b>913,523,136</b>	971,881,779
<b>Current assets</b>			
Equity instruments at fair value through profit or loss	19	45,350,571	59,266,116
Trade and other receivables	20	778,692	585,703
Tax recoverable		767	38,359
Cash and bank balances	21	140,603,978	134,256,374
		<b>186,734,008</b>	194,146,552
<b>Current liabilities</b>			
Other payables	22	2,989,713	4,247,254
Bank borrowings – secured	23	16,295,139	17,105,727
Tax payable		505,768	289,247
		<b>19,790,620</b>	21,642,228
<b>Net current assets</b>		<b>166,943,388</b>	172,504,324
<b>Total assets less current liabilities</b>		<b>1,080,466,524</b>	1,144,386,103
<b>Non-current liabilities</b>			
Other payables	22	1,882,630	301,928
Deferred tax liabilities	24	1,046,414	1,041,925
		<b>2,929,044</b>	1,343,853
<b>NET ASSETS</b>		<b>1,077,537,480</b>	1,143,042,250
<b>EQUITY</b>			
<b>Capital and reserves</b>			
Share capital	25	40,000,000	40,000,000
Reserves	26	1,037,537,480	1,103,042,250
<b>TOTAL EQUITY</b>		<b>1,077,537,480</b>	1,143,042,250

The consolidated financial statements were approved and authorised for issue by the board of directors on 25 June 2024 and were signed on its behalf.

**Ng Tai Wai**  
Director

**So Kwok Leung**  
Director

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2024

	Share capital HK\$	Capital reserve* HK\$ (Note 26(a))	Fair value reserve* HK\$ (Note 26(b))	Retained profits* HK\$	Total HK\$
<b>At 1 April 2022</b>	40,000,000	251,046	6,717,752	1,144,461,855	1,191,430,653
Loss for the year	-	-	-	(36,227,357)	(36,227,357)
Other comprehensive income:					
Changes in fair value of equity instruments at fair value through other comprehensive income ("FVTOCI")	-	-	(6,610,528)	-	(6,610,528)
<b>Total other comprehensive income</b>	-	-	(6,610,528)	-	(6,610,528)
<b>Total comprehensive income</b>	-	-	(6,610,528)	(36,227,357)	(42,837,885)
Fair value reserve transferred to retained profits upon disposal of equity instruments at FVTOCI	-	-	(851,902)	851,902	-
Dividends approved, net of unclaimed dividend forfeited, in respect of the previous year (Note 27)	-	-	-	(4,750,518)	(4,750,518)
Dividends declared in respect of the current year (Note 27)	-	-	-	(800,000)	(800,000)
<b>At 31 March 2023 and 1 April 2023</b>	<b>40,000,000</b>	<b>251,046</b>	<b>(744,678)</b>	<b>1,103,535,882</b>	<b>1,143,042,250</b>
Loss for the year	-	-	-	(49,748,225)	(49,748,225)
Other comprehensive income:					
Changes in fair value of equity instruments at FVTOCI	-	-	(10,241,447)	-	(10,241,447)
<b>Total other comprehensive income</b>	-	-	(10,241,447)	-	(10,241,447)
<b>Total comprehensive income</b>	-	-	(10,241,447)	(49,748,225)	(59,989,672)
Fair value reserve transferred to retained profits upon disposal of equity instruments at FVTOCI	-	-	(234,588)	234,588	-
Dividends approved, net of unclaimed dividend forfeited, in respect of the previous year (Note 27)	-	-	-	(4,715,098)	(4,715,098)
Dividends declared in respect of the current year (Note 27)	-	-	-	(800,000)	(800,000)
<b>At 31 March 2024</b>	<b>40,000,000</b>	<b>251,046</b>	<b>(11,220,713)</b>	<b>1,048,507,147</b>	<b>1,077,537,480</b>

\* These reserve accounts comprise the consolidated reserves of approximately HK\$1,037,537,480 in the consolidated statement of financial position as at 31 March 2024 (2023: HK\$1,103,042,250).

# CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 MARCH 2024

	Notes	2024 HK\$	2023 HK\$
<b>Cash flows from operating activities</b>			
Loss before income tax		(48,318,092)	(34,949,507)
Adjustments for:			
Fair value loss on properties held for future development	8	130,000	–
Fair value loss on equity instruments at fair value through profit or loss (“FVTPL”)	8	15,085,055	6,781,631
Fair value loss on investment properties	16	48,900,000	41,600,000
Interest income	8	(3,594,790)	(948,054)
Finance costs	9	673,375	520,986
Depreciation	9	80,996	80,814
Reversal of provision for expected credit losses on trade and other receivables	9	(12,000)	(89,500)
Loss on disposal of property, plant and equipment	9	1,501	18,722
<b>Operating profit before working capital changes</b>		<b>12,946,045</b>	13,015,092
(Increase)/decrease in equity instruments at FVTPL		(1,169,510)	6,498,981
(Increase)/decrease in trade and other receivables		(180,989)	31,579
Increase/(decrease) in other payables		339,601	(390,461)
<b>Cash generated from operations</b>		<b>11,935,147</b>	19,155,191
Income tax paid		(1,171,531)	(898,438)
<b>Net cash generated from operating activities</b>		<b>10,763,616</b>	18,256,753
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment		(13,780)	(60,110)
Addition to investment properties		(3,000,000)	–
Addition to properties held for future development		(130,000)	–
Proceeds on disposal of equity instruments at FVTOCI		2,148,479	1,337,596
Interest received		3,594,790	948,054
<b>Net cash generated from investing activities</b>		<b>2,599,489</b>	2,225,540
<b>Cash flows from financing activities</b>			
Repayment of bank borrowings		(810,588)	(810,588)
Dividends paid		(5,531,538)	(5,528,597)
Interest paid		(673,375)	(520,986)
<b>Net cash used in financing activities</b>		<b>(7,015,501)</b>	(6,860,171)
<b>Net increase in cash and cash equivalents</b>		<b>6,347,604</b>	13,622,122
<b>Cash and cash equivalents at the beginning of year</b>		<b>134,256,374</b>	120,634,252
<b>Cash and cash equivalents at the end of year</b>		<b>140,603,978</b>	134,256,374
<b>Analysis of balances of cash and cash equivalents</b>			
<b>Cash and bank balances</b>		<b>140,603,978</b>	134,256,374

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 1. GENERAL

Winfair Investment Company Limited (the “Company”) is a public limited liability company incorporated in Hong Kong. Its shares are listed and traded on the Main Board of the Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The Company and its subsidiaries are together referred to as a Group. The address of its registered office is 501-2, 5/F, Lee Kiu Building, 51 Jordan Road, Kowloon, Hong Kong, which is also its principal place of business.

The principal activities of the Company and its subsidiaries are property and share investments, property development and securities dealings.

## 2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

### 2.1 ADOPTION OF NEW AND REVISED HKFRSs

The HKICPA has issued a new and number of amendments to HKFRSs that are first effective for the current accounting period of the Group:

HKFRS 17 (including the October 2020 and February 2022 Amendments to HKFRS 17)	Insurance Contracts
Amendments to HKAS 8	Disclosure of Accounting Estimates
Amendments to HKAS 12	Deferred Tax related to Assets and Liabilities arising from a Single Transaction
Amendments to HKAS 12	International Tax reform – Pillar Two Model Rules
Amendments to HKAS 1 and HKFRS Practice Statement 2	Disclosure of Accounting Policies

Except as described below, the application of the new and amendments to HKFRSs in the current year has had no material impact on the Group’s results and financial position for the current or prior years and/or on the disclosures set out in these consolidated financial statements.

### **AMENDMENTS TO HKAS 8 DEFINITION OF ACCOUNTING ESTIMATES**

The amendments define accounting estimates as “monetary amounts in financial statements that are subject to measurement uncertainty”. An accounting policy may require items in financial statements to be measured in a way that involves measurement uncertainty — that is, the accounting policy may require such items to be measured at monetary amounts that cannot be observed directly and must instead be estimated. In such a case, an entity develops an accounting estimate to achieve the objective set out by the accounting policy. Developing accounting estimates involves the use of judgements or assumptions based on the latest available, reliable information. The amendments to HKAS 8 clarify the distinction between changes in accounting estimates, and changes in accounting policies and the correction of errors.

The application of the amendments in the current year has had no material impact on the consolidated financial statements.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) *(Continued)*

### 2.1 ADOPTION OF NEW AND REVISED HKFRSs *(Continued)*

#### **AMENDMENTS TO HKAS 1 AND HKFRS PRACTICE STATEMENT 2 DISCLOSURE OF ACCOUNTING POLICIES**

The HKICPA issued HKFRS Practice Statement 2 Making Materiality Judgements in March 2021 to provide entities with non-mandatory guidance on how to make materiality judgements when preparing their general purpose financial statements in accordance with HKFRS.

In April 2021, the HKICPA issued amendments to HKAS 1 and HKFRS Practice Statement 2. The amendments aim to make accounting policy disclosures more informative by replacing the requirement to disclose “significant accounting policies” with “material accounting policy information”. Accounting policy information is material if, when considered together with other information included in an entity’s financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

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

The application of the amendments has had no material impact on the Group’s financial positions and performance but has affected the disclosure of the Group’s accounting policies to the consolidated financial statements.

#### **AMENDMENTS TO HKAS 12 DEFERRED TAX RELATED TO ASSETS AND LIABILITIES ARISING FROM A SINGLE TRANSACTION**

The amendments narrow the scope of the recognition exemption of deferred tax liabilities and deferred tax assets in paragraphs 15 and 24 of HKAS 12 “Income Taxes” so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences.

The Group will recognise a deferred tax asset (to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised) and a deferred tax liability for all deductible and taxable temporary differences associated with the provisions for decommissioning and restoration and the corresponding amounts recognised as part of the cost of the related assets.

The application of the amendments has had no material impact on the consolidated financial statements.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

### 2.2 NEW GUIDANCE ON ACCOUNTING IMPLICATIONS OF THE ABOLITION OF THE MPF-LSP OFFSETTING MECHANISM IN HONG KONG ISSUED BY HKICPA

In June 2022, Employment and Retirement Schemes Legislation (Offsetting Arrangement) (Amendment) Ordinance 2022 (the “Amendment Ordinance”) was gazetted. The Amendment Ordinance abolishes the use of the accrued benefits derived from employers’ mandatory contributions under the mandatory provident fund (“MPF”) to offset severance payment (“SP”) and long service payments (“LSP”) (the “Abolition”). Subsequently, the Government of HKSAR announced that the Abolition will take effect on 1 May 2025 (the “Transition Date”).

The following key changes will take effect since the Transition Date:

- Accrued benefits derived from employers’ mandatory MPF contributions cannot be used to offset the LSP/SP in respect of the employment period after the Transition Date.
- The pre-transition LSP/SP is calculated using the last month’s salary immediately preceding the Transition Date, instead of using the salary of employment termination date.

Due to the complexities of the accounting for the offsetting of employer’s MPF contributions and its LSP obligation and the accounting for the offsetting mechanism could become material in light of the Abolition, the HKICPA published ‘Accounting implications of the abolition of the MPF-LSP offsetting mechanism in Hong Kong’ (the “Guidance”) in July 2023 to provide guidance to account for the offsetting mechanism and the Abolition. The HKICPA concluded that there are two acceptable accounting approaches, being:

- Approach 1: Account for the amount expected to be offset as a deemed employee contribution towards that employee’s LSP benefits in terms of HKAS 19.93(a).
- Approach 2: Account for the employer MPF contributions and the offsetting mechanism as a funding mechanism for the LSP obligation.

For the year ended 31 March 2024 and 2023, the Group’s LSP liability was HK\$118,000. Application of the Guidance had no material effect on the consolidated financial statements of the Group.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (Continued)

### 2.3 REVISED HKFRSs THAT HAVE BEEN ISSUED BUT ARE NOT YET EFFECTIVE

The following amended HKFRSs, potentially relevant to the Group’s consolidated financial statements, have been issued, but are not yet effective and have not been early adopted by the Group. The Group’s current intention is to apply these changes on the date they become effective.

Amendments to HKAS 1	Non-current Liabilities with Covenants <sup>1</sup>
Amendments to HKAS 1	Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (Revised) <sup>1</sup>
Amendments to HKAS 7 and HKFRS 7	Suppliers Finance Arrangements <sup>1</sup>
Amendments to HKAS 21	Lack of Exchangeability <sup>2</sup>
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>
Amendments to HKFRS 16	Lease Liability in a Sale and Leaseback <sup>1</sup>

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

2 Effective for annual periods beginning on or after 1 January 2025.

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

The directors of the Company anticipate that the application of these amendments to HKFRSs and interpretations will have no material impact on the Group’s accounting policies, results and financial position.

The Group has not early applied any amended HKFRSs that is not yet effective for the current accounting period.

## 3. BASIS OF PREPARATION

### (a) STATEMENT OF COMPLIANCE

The consolidated financial statements have been prepared in accordance with all HKFRSs, Hong Kong Accounting Standards (“HKASs”) and Interpretations (hereinafter collectively referred to as the “HKFRS”) issued by HKICPA and the provisions of the Hong Kong Companies Ordinance which concern the preparation of consolidated financial statements. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange.

### (b) BASIS OF MEASUREMENT

The consolidated financial statements have been prepared under the historical cost basis except for certain properties and financial instruments, which are measured at fair values as explained in the accounting policies set out in note 4 below.

### (c) FUNCTIONAL AND PRESENTATION CURRENCY

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

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION

### 4.1 BASIS OF CONSOLIDATION

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries (the "Group"). Inter-company transactions and balances between group companies together with unrealised profits are eliminated in full in preparing the consolidated financial statements.

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets, and liabilities of the subsidiary and any non-controlling interest. Amounts previously recognised in other comprehensive income in relation to the subsidiary are accounted for in the same manner as would be required if the relevant assets or liabilities were disposed of.

### 4.2 PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses. The cost of property, plant and equipment includes its purchase price and the costs directly attributable to the acquisition of bringing the asset to its present working condition and location for its intended use.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably.

Property, plant and equipment are depreciated so as to write off their cost net of expected residual value over their estimated useful lives on a straight-line basis or reducing balance method. The useful lives, residual value and depreciation method are reviewed, and adjusted if appropriate, at the end of each reporting period. The useful lives and depreciation method are as follows:

Leasehold land and building	over the shorter of lease term or 40 years on a straight-line basis
Leasehold improvement	10% reducing balance method
Furniture, fixtures and equipment	10% reducing balance method

An asset is written down immediately to its recoverable amount if its carrying amount is higher than the asset's estimated recoverable amount.

### 4.3 INVESTMENT PROPERTIES

Investment properties are properties held to earn rentals and/or for capital appreciation (including properties under construction and redevelopment for such purposes). Investment properties are initially measured at cost, including any directly attributable expenditure. Subsequent to initial recognition, investment properties are measured at their fair values. 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.

Investment properties under construction and redevelopment are measured at fair value at the end of the reporting period. Construction costs incurred for investment properties under construction and redevelopment are capitalised as part of the carrying amount of the investment properties. Any difference between the fair value of the investment properties under construction and redevelopment and their carrying amounts is recognised in profit or loss for the period in which they arise.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

### 4.4 PROPERTIES HELD FOR FUTURE DEVELOPMENT

Properties held for future development include land held for undetermined future use, which is regarded as held for capital appreciation purpose. Such properties held for future development are initially measured at cost, including any directly attributable expenditure, and stated at fair value, subsequent to initial recognition, at each reporting date when fair value can be determined reliably. Gains or losses arising from the changes in the fair values are taken to profit or loss.

### 4.5 FINANCIAL INSTRUMENTS

#### (i) FINANCIAL ASSETS

A financial asset (unless it is a trade receivable without a significant financing component) is initially measured at fair value plus, for an item not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the market place.

Interest/dividend income which are derived from the Group's ordinary course of business are presented as revenue.

#### *Debt instruments*

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. The Group classifies its debt instruments as follows:

**Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets at amortised cost are subsequently measured using the effective interest method. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain on derecognition is recognised in profit or loss.

#### *Equity instruments*

On initial recognition of an equity investment that is not held for trading, the Group could irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income. This election is made on an investment-by-investment basis. Equity instruments at fair value through other comprehensive income ("FVTOCI") are subsequently measured at fair value. Dividend income are recognised in profit or loss unless the dividend income clearly represents a recovery of part of the cost of the investments. Other net gains and losses are recognised in other comprehensive income and are not reclassified to profit or loss. All other equity instruments are classified as FVTPL, whereby changes in fair value, dividends and interest income are recognised in profit or loss.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

### 4.5 FINANCIAL INSTRUMENTS *(Continued)*

#### **(ii) IMPAIRMENT LOSS ON FINANCIAL ASSETS**

The Group recognises loss allowances for expected credit loss (“ECL”) on trade receivables and financial assets measured at amortised cost. The ECLs are measured on either of the following bases: (1) 12 months ECLs: these are the ECLs that result from possible default events within the 12 months after the reporting date; and (2) lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument. The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the assets’ original effective interest rate.

The Group has elected to measure loss allowances for trade receivables using HKFRS 9 simplified approach and has calculated ECLs based on lifetime ECLs. The Group has established a provision matrix that is based on the Group’s historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For other debt financial assets, the ECLs are based on the 12-month ECLs. However, when there has been a significant increase in credit risk since initial recognition, the allowance will be based on the lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information analysis, based on the Group’s historical experience and informed credit assessment and including forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Group considers a financial asset to be credit-impaired when: (1) the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or (2) the 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.

Interest income on credit-impaired financial assets is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset. For non credit-impaired financial assets, interest income is calculated based on the gross carrying amount.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

### 4.5 FINANCIAL INSTRUMENTS *(Continued)*

#### **(ii) IMPAIRMENT LOSS ON FINANCIAL ASSETS** *(Continued)*

##### *Write-off policy*

The gross carrying amount of a financial asset or contract asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Subsequent recoveries of an asset that was previously written off are recognised as a reversal of impairment in profit or loss in the period in which the recovery occurs.

#### **(iii) FINANCIAL LIABILITIES**

The Group classifies its financial liabilities, depending on the purpose for which the liabilities were incurred. Financial liabilities at amortised costs are initially measured at fair value, net of directly attributable costs incurred.

##### *Financial liabilities at amortised cost*

Financial liabilities at amortised cost including other payables and bank borrowings, are subsequently measured at amortised cost, using the effective interest method. The related interest expense is recognised in profit or loss.

Gains or losses are recognised in profit or loss when the liabilities are derecognised as well as through the amortisation process.

#### **(iv) EFFECTIVE INTEREST METHOD**

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts or payments through the expected life of the financial asset or liability, or where appropriate, a shorter period.

#### **(v) EQUITY INSTRUMENTS**

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

#### **(vi) DERECOGNITION**

The Group derecognises a financial asset when the contractual rights to the future cash flows in relation to the financial asset expire or when the financial asset has been transferred and the transfer meets the criteria for derecognition in accordance with HKFRS 9.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

### 4.6 IMPAIRMENT OF ASSETS (OTHER THAN FINANCIAL ASSETS)

At the end of each reporting period, the Group reviews the carrying amounts of the property, plant and equipment and investment in subsidiaries to determine whether there is any indication that those assets have suffered an impairment loss or an impairment loss previously recognised no longer exists or may have decreased.

If the recoverable amount (i.e. the greater of the fair value less costs of disposal and value in use) of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, to the extent 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 in prior years. A reversal of an impairment loss is recognised as income immediately.

Value in use is based on the estimated future cash flows expected to be derived from the asset, 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 cash generating unit.

### 4.7 LEASING

#### **ACCOUNTING AS A LESSEE**

All leases are required to be capitalised in the consolidated statement of financial position as right-of-use assets and lease liabilities.

##### *Right-of-use asset*

The right-of-use asset is initially recognised at cost and would comprise: (i) the amount of the initial measurement of the lease liability (see below for the accounting policy to account for lease liability); (ii) any lease payments made at or before the commencement date, less any lease incentives received; (iii) any initial direct costs incurred by the lessee; and (iv) an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories. The Group measures the right-of-use assets applying a cost model. Under the cost model, the Group measures the right to use at cost, less any accumulated depreciation and any impairment losses, and adjusted for any remeasurement of lease liability.

The Group accounts for leasehold land and buildings that are held for rental or capital appreciation purpose under HKAS 40 and are carried at fair value. The Group accounts for leasehold land and buildings which is held for own use under HKAS 16 and are carried at cost less accumulated depreciation and any accumulated impairment losses.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

### 4.7 LEASING *(Continued)*

#### **ACCOUNTING AS A LESSEE** *(Continued)*

##### *Lease liability*

The lease liability is recognised at the present value of the lease payments that are not paid at the date of commencement of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group uses the Group's incremental borrowing rate.

The following payments for the right to use the underlying asset during the lease term that are not paid at the commencement date of the lease are considered to be the lease payments included in the measurement of the lease liability: (i) fixed payments less any lease incentives receivable; (ii) variable lease payments that depend on an index or a rate, initially measured using the index or rate as at commencement date; (iii) amounts expected to be payable by the lessee under residual value guarantees; (iv) the exercise price of a purchase option if the lessee is reasonably certain to exercise that option; and (v) payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

Subsequent to the commencement date, the Group measures the lease liability by: (i) increasing the carrying amount to reflect interest on the lease liability; (ii) reducing the carrying amount to reflect the lease payments made; and (iii) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in substance fixed lease.

#### **ACCOUNTING AS A LESSOR**

The Group has leased out its investment properties to a number of tenants. Rental income from operating leases is recognised in profit or loss (presented as revenue) 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 the straight-line basis over the lease term.

##### *Lease modification*

Changes in considerations of lease contracts that were not part of the original terms and conditions are accounted for as lease modifications, including lease incentives provided through forgiveness or reduction of rentals.

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.

Rental income which are derived from the Group's ordinary course of business are presented as revenue.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

### 4.8 EMPLOYEE BENEFITS

#### (a) **SHORT TERM EMPLOYEE BENEFITS**

Short term employee benefits are employee benefits (other than termination benefits) that are expected to be settled wholly before twelve months after the end of the annual reporting period in which the employees render the related service. Short term employee benefits are recognised in the year when the employees render the related service.

#### (b) **DEFINED CONTRIBUTION RETIREMENT PLAN**

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance for all of its employees in Hong Kong. Contributions are made based on a percentage of the employees' basic salaries and are recognised as an expense in profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme. Under the MPF 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. Contributions to the plan vest immediately.

#### (c) **TERMINATION BENEFITS**

Termination benefits are recognised on the earlier of when the Group can no longer withdraw the offer of those benefits and when the Group recognises restructuring costs involving the payment of termination benefits.

### 4.9 INCOME TAXES

Income taxes for the year comprise current tax and deferred tax.

Current tax is based on the profit or loss from ordinary activities adjusted for items that are non-assessable or disallowable for income tax purposes and is calculated using tax rates that have been enacted or substantively enacted at the end of reporting period. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects any uncertainty related to income tax.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for tax purposes. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Deferred tax is measured at the tax rates appropriate to the expected manner in which the carrying amount of the asset or liability is realised or settled and that have been enacted or substantively enacted at the end of reporting period, and reflects any uncertainty related to income taxes.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 4. MATERIAL ACCOUNTING POLICY INFORMATION *(Continued)*

### 4.9 INCOME TAXES *(Continued)*

An exception to the general requirement on determining the appropriate tax rate used in measuring deferred tax amount is when an investment property is carried at fair value under HKAS 40 “Investment Property”. Unless the presumption is rebutted, the deferred tax amounts on these investment properties are measured using the tax rates that would apply on sale of these investment properties at their carrying amounts at the reporting date. The Group did not rebut such presumption.

Income taxes are recognised in profit or loss except when they relate to items recognised in other comprehensive income in which case the taxes are also recognised in other comprehensive income or when they relate to items recognised directly in equity in which case the taxes are also recognised directly in equity.

### 4.10 REVENUE RECOGNITION

Rental income under operating leases is recognised on a straight-line basis over the term of the relevant lease.

Dividend income is recognised when the right to receive the dividend is established.

Interest income is accrued on a time basis on the principal outstanding at the applicable interest rate.

### 4.11 SEGMENT REPORTING

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the executive directors of the Company that make strategic decisions.

### 4.12 GOVERNMENT GRANTS

Government grants from the government are recognised at their fair value where there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions.

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable. Such grants are presented under other income, rather than reducing the related expense.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 5. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENT

The preparation of consolidated financial statements in the application of the Group's accounting policies requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. These judgements, estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing 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.

### KEY SOURCES OF ESTIMATION UNCERTAINTY

In addition to information disclosed elsewhere in these consolidated financial statements, other key sources of estimation uncertainty that have a significant risk of resulting a material adjustment to the carrying amounts of assets and liabilities within next financial year are as follows:

#### (i) **INCOME TAXES**

Significant judgement is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences, of course, will impact upon the income tax and deferred tax provision in the period in which such determination is made.

#### (ii) **IMPAIRMENT OF NON-FINANCIAL ASSETS**

The Group assesses whether there are any indicators of impairment for all non-financial assets at the end of the reporting period in accordance with accounting policy stated in note 4.6 to the consolidated financial statements. They are tested for impairment when there are indicators that the carrying amounts may not be recoverable. When value in use calculations are undertaken, management estimates the expected future cash flows from the asset or cash-generating unit and determines a suitable discount rate in order to calculate the present value of those cash flows.

#### (iii) **FAIR VALUE OF INVESTMENT PROPERTIES AND PROPERTIES HELD FOR FUTURE DEVELOPMENT**

The investment properties and properties held for future development are carried in the consolidated statement of financial position at 31 March 2024 at their fair values, details of which are disclosed in notes 16 and 17 to the consolidated financial statements respectively. The fair values of the properties are determined by reference to valuations conducted on these properties by an independent qualified external valuer using property valuation techniques which involve certain assumptions of prevailing market conditions. Favourable or unfavourable changes to these assumptions may result in changes in the fair value of the Group's properties and corresponding adjustments to the changes in fair value reported in the consolidated statement of profit or loss and other comprehensive income and the carrying amount of these properties included in the consolidated statement of financial position. The carrying amount of investment properties at 31 March 2024 is approximately HK\$856,700,000 (2023: HK\$902,600,000).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 5. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENT *(Continued)*

### KEY SOURCES OF ESTIMATION UNCERTAINTY *(Continued)*

#### **(iv) FAIR VALUE MEASUREMENT**

A number of assets and liabilities included in the Group's consolidated financial statements require measurement at, and/or disclosure of, fair value. The fair value measurement of the Group's financial and non-financial assets and liabilities utilises market observable inputs and data as far as possible. Inputs used in determining fair value measurements are categorised into different levels based on how observable the inputs used in the valuation technique utilised are (the "fair value hierarchy"):

- Level 1: Quoted prices in active markets for identical items (unadjusted);
- Level 2: Observable direct or indirect inputs other than Level 1 inputs; and
- Level 3: Unobservable inputs (i.e. not derived from market data).

The classification of an item into the above levels is based on the lowest level of the inputs used that has a significant effect on the fair value measurement of the item. Transfers of items between levels are recognised in the period they occur.

For more detailed information in relation to the fair value measurement of investment properties (note 16), properties held for future development (note 17), equity instruments at FVTOCI (note 18) and equity instruments at FVTPL (note 19), please refer to the applicable notes.

#### **(v) IMPAIRMENT OF TRADE AND OTHER RECEIVABLES**

The Group's management determines the provision for impairment of receivables on a forward-looking basis. In making the judgement, management considers available reasonable and supportive forward-looking information such as expected significant changes in the operating results of debtors and expected significant adverse changes in business and debtors' financial position.

At each reporting date, the historical observed default rates would be reassessed and changes in the forward-looking estimates are analysed. The assessment of the correlation among historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future. The information about the Group's trade and other receivables and credit policy are disclosed in notes 20 and 35(a) to the consolidated financial statements respectively.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 6. SEGMENT INFORMATION

The Group determines its operating segments based on internal reports reviewed by the Group's chief operating decision maker (i.e. the executive directors) that are used to assess segment performance and make strategic decision.

The reportable segments of the Group are as follows:

Securities investments	– securities investment for short-term and long-term
Property leasing	– letting investment properties
Property development	– properties held for future development

The following is an analysis of the Group's revenue and results by operating segment for the year:

	Securities investments		Property leasing		Property development		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
Segment revenue – external customer	<b>5,410,315</b>	6,502,203	<b>14,642,587</b>	12,737,549	-	-	<b>20,052,902</b>	19,239,752
Segment results before net gains or losses	<b>4,021,599</b>	5,112,215	<b>10,456,260</b>	9,334,896	<b>(31,210)</b>	(18,855)	<b>14,446,649</b>	14,428,256
Fair value loss on equity instruments at FVTPL	<b>(15,085,055)</b>	(6,781,631)	-	-	-	-	<b>(15,085,055)</b>	(6,781,631)
Fair value loss on investment properties	-	-	<b>(48,900,000)</b>	(41,600,000)	-	-	<b>(48,900,000)</b>	(41,600,000)
Fair value loss on properties held for future development	-	-	-	-	<b>(130,000)</b>	-	<b>(130,000)</b>	-
Segment results	<b>(11,063,456)</b>	(1,669,416)	<b>(38,443,740)</b>	(32,265,104)	<b>(161,210)</b>	(18,855)	<b>(49,668,406)</b>	(33,953,375)
Bank interest income							<b>3,594,790</b>	948,054
Finance costs							<b>(673,375)</b>	(520,986)
Unallocated corporate expenses							<b>(1,571,101)</b>	(1,423,200)
<b>Loss before income tax</b>							<b>(48,318,092)</b>	(34,949,507)

All the Group's activities are carried out in Hong Kong.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 6. SEGMENT INFORMATION *(Continued)*

Revenue and expenses are allocated to the operating segments by reference to revenue generated by those segments and the expenses incurred by those segments including depreciation and impairment losses attributable to those segments. Bank interest income, finance costs and certain corporate expenses are not allocated to the operating segments as they are not included in the measure of the segments results that is used by the chief operating decision-maker for assessment of segment performance.

Revenue attributed from customers that contributing for 10% or more of the Group's total revenue during the year, are as follows:

	2024	2023
	HK\$	HK\$
Customer A	<b>5,408,019</b>	4,834,922
Customer B	<b>3,018,000</b>	2,808,000

For the years ended 31 March 2024 and 2023, both customers A and B are from property leasing segment.

An analysis of the Group's segment assets and liabilities are as follows:

	Securities investments		Property leasing		Property development		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
<b>Assets</b>								
Segment assets	<b>101,369,099</b>	146,267,561	<b>867,718,176</b>	915,711,802	<b>5,550,000</b>	5,550,000	<b>974,637,275</b>	1,067,529,363
Tax recoverable	-	-	-	31,733	<b>767</b>	6,626	<b>767</b>	38,359
	<b>101,369,099</b>	146,267,561	<b>867,718,176</b>	915,743,535	<b>5,550,767</b>	5,556,626	<b>974,638,042</b>	1,067,567,722
Unallocated corporate assets							<b>125,619,102</b>	98,460,609
<b>Total assets</b>							<b>1,100,257,144</b>	1,166,028,331
<b>Liabilities</b>								
Segment liabilities	<b>273,364</b>	278,090	<b>19,419,501</b>	19,831,107	<b>107,208</b>	103,858	<b>19,800,073</b>	20,213,055
Tax payable and deferred tax liabilities	-	-	<b>1,552,182</b>	1,331,172	-	-	<b>1,552,182</b>	1,331,172
	<b>273,364</b>	278,090	<b>20,971,683</b>	21,162,279	<b>107,208</b>	103,858	<b>21,352,255</b>	21,544,227
Unallocated corporate liabilities							<b>1,367,409</b>	1,441,854
<b>Total liabilities</b>							<b>22,719,664</b>	22,986,081

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 6. SEGMENT INFORMATION *(Continued)*

Segment assets principally comprise all tangible assets and current assets directly attributable to each segment with the exception of other unallocated head office and corporate assets (including fixed deposits and bank accounts) as these assets are managed on a group basis. Segment liabilities include all liabilities and borrowing directly attributable to and managed by each segment with the exception of other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

Other segment information is as follows:

	Securities investments		Property leasing		Property development		Total	
	2024	2023	2024	2023	2024	2023	2024	2023
	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$	HK\$
Capital expenditure	-	8,967	3,013,780	51,143	130,000	-	3,143,780	60,110
Loss on disposal of property, plant and equipment	-	1,561	1,501	17,161	-	-	1,501	18,722
Depreciation	1,193	1,477	79,803	79,337	-	-	80,996	80,814
Reversal of provision for expected credit losses on trade and other receivables	-	-	12,000	89,500	-	-	12,000	89,500
Fair value loss on equity instruments at FVTOCI	10,241,447	6,610,528	-	-	-	-	10,241,447	6,610,528
Gains on disposal of equity instruments at FVTOCI transferred from fair value reserve to retained profits	234,588	851,902	-	-	-	-	234,588	851,902

## 7. REVENUE

	2024	2023
	HK\$	HK\$
Gross rental income from investment properties	14,642,587	12,737,549
Dividend income from listed investments		
– Equity instruments at FVTPL	2,660,095	3,446,593
– Equity instruments at FVTOCI		
– related to investments derecognised during the year	22,050	26,850
– related to investments held at the end of the reporting period	2,728,170	3,028,760
	20,052,902	19,239,752

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 8. OTHER REVENUE AND LOSSES, NET

	2024	2023
	HK\$	HK\$
Bank interest income	<b>3,594,790</b>	948,054
Fair value loss on equity instruments at FVTPL	<b>(15,085,055)</b>	(6,781,631)
Fair value loss on properties held for future development	<b>(130,000)</b>	–
Government subsidies (Note)	–	144,000
Sundry income	<b>24,000</b>	24,000
	<b>(11,596,265)</b>	(5,665,577)

Note: The Government subsidies represented subsidies under the Employment Support Scheme launched by the Hong Kong Special Administrative Region Government. There were no unfulfilled conditions and other contingencies attached to the recognition of those subsidies.

## 9. LOSS BEFORE INCOME TAX

Loss before income tax is arrived at after charging/(crediting):

	2024	2023
	HK\$	HK\$
Auditors' remuneration		
– audit services	<b>451,000</b>	408,000
– non-audit services	<b>118,800</b>	110,400
Depreciation (Note 15)	<b>80,996</b>	80,814
Direct operating expenses in respect of investment properties		
– that generated rental income	<b>572,029</b>	392,280
– that did not generate rental income	<b>120,870</b>	116,473
Interest on bank borrowings	<b>673,375</b>	520,986
Loss on disposal of property, plant and equipment	<b>1,501</b>	18,722
Reversal of provision for expected credit losses on trade and other receivables (Note 20)	<b>(12,000)</b>	(89,500)

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 10. STAFF COSTS

	2024	2023
	HK\$	HK\$
Staff costs (including directors' emoluments (Note 11)) comprise:		
– Directors' fees and salaries	<b>2,298,984</b>	2,239,020
– Salaries and other benefits	<b>2,047,706</b>	1,957,002
– Contributions to defined contribution retirement plans	<b>106,671</b>	105,975
	<b>4,453,361</b>	4,301,997

## 11. DIRECTORS' REMUNERATION

Directors' emoluments disclosed pursuant to section 383 of the Hong Kong Companies Ordinance (Cap.622) (the Ordinance) and the Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap.622G) (the Regulation) is as follows:

	Fees	Salaries and allowance	Contributions to defined contribution retirement plans	Total emoluments
	HK\$	HK\$	HK\$	HK\$
<b>For the year ended 31 March 2024</b>				
Executive directors –				
Ng Tai Wai	<b>105,000</b>	<b>806,114</b>	<b>18,000</b>	<b>929,114</b>
Ng Tai Yin, Victor	<b>105,000</b>	<b>652,870</b>	<b>18,000</b>	<b>775,870</b>
Non-executive directors –				
So Kwok Leung	<b>105,000</b>	–	–	<b>105,000</b>
So Kwok Wai, Benjamin	<b>105,000</b>	–	–	<b>105,000</b>
Ng Kwok Fun	<b>105,000</b>	–	–	<b>105,000</b>
Independent non-executive directors –				
Ng Chi Yeung, Simon	<b>105,000</b>	–	–	<b>105,000</b>
Chan Suit Fei, Esther	<b>105,000</b>	–	–	<b>105,000</b>
Heng Pei Neng, Roy	<b>105,000</b>	–	–	<b>105,000</b>
	<b>840,000</b>	<b>1,458,984</b>	<b>36,000</b>	<b>2,334,984</b>



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 11. DIRECTORS' REMUNERATION (Continued)

	Fees HK\$	Salaries and allowance HK\$	Contributions to defined contribution retirement plans HK\$	Total emoluments HK\$
<b>For the year ended 31 March 2023</b>				
Executive directors –				
Ng Tai Wai	105,000	772,982	18,000	895,982
Ng Tai Yin, Victor	105,000	626,038	18,000	749,038
Non-executive directors –				
So Kwok Leung	105,000	–	–	105,000
So Kwok Wai, Benjamin	105,000	–	–	105,000
Ng Kwok Fun	105,000	–	–	105,000
Independent non-executive directors –				
Ng Chi Yeung, Simon	105,000	–	–	105,000
Chan Suit Fei, Esther	105,000	–	–	105,000
Heng Pei Neng, Roy	105,000	–	–	105,000
	840,000	1,399,020	36,000	2,275,020

Notes:

- (i) No directors' retirement benefit is arising on or after or in connection with a director's retirement during the year.
- (ii) No payment made or benefit provided in respect of the termination of the service of all directors, whether in the capacity of directors or in any other capacity while directors.
- (iii) No consideration provided to or receivable by third parties for making available the services of a person as director or in any other capacity while director.
- (iv) No amounts were paid to or were receivable by any director as inducement to join the Group or as compensation for loss of office during the year.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 12. FIVE HIGHEST PAID INDIVIDUALS

Of the five individuals with the highest emoluments in the Group, two (2023: two) are executive directors of the Company whose emoluments are included in note 11 above. The emoluments of the remaining three (2023: three) individuals were as follows:

	2024	2023
	HK\$	HK\$
Salaries and other benefits		
– Senior management	<b>644,562</b>	617,518
– Other than senior management	<b>1,016,244</b>	970,484
	<b>1,660,806</b>	1,588,002
Contributions to defined contribution retirement plans		
– Senior management	<b>18,000</b>	18,000
– Other than senior management	<b>36,000</b>	36,000
	<b>54,000</b>	54,000
	<b>1,714,806</b>	1,642,002

Their emoluments were within the following band:

	2024	2023
	No. of individuals	No. of individuals
Nil to HK\$1,000,000		
– Senior management	<b>1</b>	1
– Other than senior management	<b>2</b>	2
	<b>3</b>	3

No inducement for joining the Group or compensation for loss of office was paid or payable to any five highest paid individuals during the year (2023: Nil).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 13. INCOME TAX EXPENSE

	2024	2023
	HK\$	HK\$
Current income tax – Hong Kong Profits tax	<b>1,437,000</b>	1,241,000
Over provision in prior years	<b>(11,356)</b>	(35,684)
	<b>1,425,644</b>	1,205,316
Deferred income tax (Note 24)	<b>4,489</b>	72,534
<b>Income tax expense</b>	<b>1,430,133</b>	1,277,850

Hong Kong Profits tax is calculated at the rate of 16.5% (2023: 16.5%) on the estimated assessable profits arising in Hong Kong, except for one subsidiary of the Company which is a qualifying corporation under the two-tiered Profits Tax rate regime. For this subsidiary, the first HK\$2 million of assessable profits are taxed at 8.25% (2023: 8.25%) and the remaining assessable profits are taxed at 16.5% (2023: 16.5%).

The income tax expense for the year can be reconciled to the loss before income tax in the consolidated statement of profit or loss and other comprehensive income as follows:

	2024	2023
	HK\$	HK\$
<b>Loss before income tax</b>	<b>(48,318,092)</b>	(34,949,507)
Tax calculated at the domestic tax rate	<b>(7,972,485)</b>	(5,766,669)
Tax effect of expenses not deductible for tax purpose	<b>8,136,724</b>	6,923,800
Tax effect of revenue not taxable for tax purpose	<b>(1,485,842)</b>	(1,253,053)
Tax effect of tax losses not recognised	<b>2,985,000</b>	1,577,472
Tax effect of utilisation of unrecognised tax losses	<b>(57,999)</b>	–
Over provision in prior years	<b>(11,356)</b>	(35,684)
Tax concession	<b>(165,000)</b>	(165,000)
Others	<b>1,091</b>	(3,016)
<b>Income tax expense</b>	<b>1,430,133</b>	1,277,850

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 14. LOSS PER SHARE

The basic loss per share for the year is calculated by dividing the loss for the year attributable to owners of the Company by the weighted average number of ordinary shares in issue held by the Group of 40,000,000 (2023: 40,000,000) during the year. There were no dilutive potential ordinary share outstanding for both years.

## 15. PROPERTY, PLANT AND EQUIPMENT

	<b>Leasehold land and building</b> HK\$	<b>Leasehold improvement</b> HK\$	<b>Furniture, fixtures and equipment</b> HK\$	<b>Total</b> HK\$
<b>Cost</b>				
At 1 April 2022	3,758,960	462,600	216,781	4,438,341
Additions	–	–	60,110	60,110
Disposals	–	–	(56,248)	(56,248)
At 31 March 2023 and 1 April 2023	3,758,960	462,600	220,643	4,442,203
Additions	–	–	13,780	13,780
Disposals	–	–	(9,000)	(9,000)
At 31 March 2024	3,758,960	462,600	225,423	4,446,983
<b>Accumulated depreciation</b>				
At 1 April 2022	2,418,014	440,374	176,005	3,034,393
Charge for the year	70,375	2,223	8,216	80,814
Written back on disposal	–	–	(37,526)	(37,526)
At 31 March 2023 and 1 April 2023	2,488,389	442,597	146,695	3,077,681
Charge for the year	70,374	2,000	8,622	80,996
Written back on disposal	–	–	(7,499)	(7,499)
At 31 March 2024	2,558,763	444,597	147,818	3,151,178
<b>Net book value</b>				
At 31 March 2024	1,200,197	18,003	77,605	1,295,805
At 31 March 2023	1,270,571	20,003	73,948	1,364,522

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 16. INVESTMENT PROPERTIES

	2024	2023
	HK\$	HK\$
<b>Fair value</b>		
At the beginning of year (level 3 recurring fair value)	<b>902,600,000</b>	944,200,000
Additions	<b>3,000,000</b>	–
Decrease in fair value recognised in profit or loss	<b>(48,900,000)</b>	(41,600,000)
	<b>902,600,000</b>	902,600,000
At the end of year (level 3 recurring fair value)	<b>856,700,000</b>	902,600,000

All investment properties of the Group are situated in Hong Kong and held under following lease terms:

	2024	2023
	HK\$	HK\$
Short-term lease	<b>16,500,000</b>	17,000,000
Medium-term leases	<b>230,800,000</b>	231,600,000
Long-term leases	<b>609,400,000</b>	654,000,000
	<b>856,700,000</b>	902,600,000

Lease payments may be varied periodically to reflect market rentals.

The investment properties were revalued on 31 March 2024 and 31 March 2023 by RHL Appraisal Limited, an independent firm of professional surveyors, on an open market value basis. The fair value measurement is disclosed in note 36 to the consolidated financial statements.

Included in the investment properties, the carrying value of HK\$522,000,000 (2023: HK\$564,000,000) as at 31 March 2024 represents the investment properties under redevelopment in Hong Kong.

At 31 March 2024, the investment properties with aggregate carrying value of approximately HK\$61,300,000 (2023: HK\$63,000,000) have been pledged to a bank to secure general bank facilities of the Group as set out in note 23 to the consolidated financial statements.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 17. PROPERTIES HELD FOR FUTURE DEVELOPMENT

	2024	2023
	HK\$	HK\$
<b>Fair value</b>		
At the beginning of the year (level 3 recurring fair value)	<b>5,550,000</b>	5,550,000
Additions	<b>130,000</b>	–
Decrease in fair value recognised in profit or loss	<b>(130,000)</b>	–
	<b>5,550,000</b>	5,550,000
At the end of the year (level 3 recurring fair value)	<b>5,550,000</b>	5,550,000

The properties held for future development are situated in Hong Kong and held under medium term leases. The properties were revalued at 31 March 2024 and 31 March 2023 by RHL Appraisal Limited, an independent firm of professional surveyors, on an open market value basis. The fair value measurement is disclosed in note 36 to the consolidated financial statements.

## 18. EQUITY INSTRUMENTS AT FVTOCI

	2024	2023
	HK\$	HK\$
<b>Listed shares in Hong Kong, at fair value and classified as non-current assets</b>		
At the beginning of the year	<b>62,367,257</b>	70,315,381
Disposals	<b>(2,148,479)</b>	(1,337,596)
Decrease in fair value	<b>(10,241,447)</b>	(6,610,528)
	<b>49,977,331</b>	62,367,257
At the end of the year	<b>49,977,331</b>	62,367,257

The listed equity securities were irrevocably designated at FVTOCI as the Group considers the investment to be long-term strategic capital investment in nature. The Group held less than 1% interest of issued share capital for each underlying investee company.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 18. EQUITY INSTRUMENTS AT FVTOCI *(Continued)*

Top five holdings of the Group's equity instruments at FVTOCI are as follows:

Stock Code	Stock name	Principal business	2024	2023
			HK\$'000	HK\$'000
388	Hong Kong Exchanges and Clearing Limited	Financials	<b>10,599</b>	16,201
2	CLP Holdings Limited	Utilities	<b>10,288</b>	11,340
386	China Petroleum & Chemical Corporation – H Shares	Energy	<b>5,106</b>	5,336
1398	Industrial and Commercial Bank of China Limited – H Shares	Financials	<b>4,733</b>	5,021
1113	CK Asset Holdings Limited	Properties & Construction	<b>3,870</b>	5,727

Changes in fair value of the above equity securities are recognised in other comprehensive income and accumulated within the fair value reserve within equity. The Group transfers amounts from fair value reserve to retained profits when the relevant equity securities are derecognised. During the year, the Group disposed certain equity securities as these investments no longer coincided with the Group's investment strategy. The fair value on the date of disposal was HK\$2,148,479 (2023: HK\$1,337,596), resulting in a transfer of accumulated profit on the equity instruments at FVTOCI of HK\$234,588 (2023: HK\$851,902) within equity.

The fair values of listed securities are determined on the basis of their quoted market prices at the end of reporting period.

## 19. EQUITY INSTRUMENTS AT FVTPL

	2024	2023
	HK\$	HK\$
Listed shares in Hong Kong, at fair value and classified as current asset	<b>45,350,571</b>	59,266,116

The fair values of listed securities are determined on the basis of their quoted market prices at the end of reporting period.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 20. TRADE AND OTHER RECEIVABLES

	2024	2023
	HK\$	HK\$
Rental receivables (note)		
– Within 30 days	100,485	77,500
– Within 31 days to 60 days	47,500	52,500
– Within 61 days to 90 days	–	22,500
	<b>147,985</b>	152,500
Other receivables	<b>343,424</b>	150,673
Deposits and prepayments	<b>329,783</b>	337,030
	<b>821,192</b>	640,203
Less: Provision for expected credit losses	<b>(42,500)</b>	(54,500)
<b>Total trade and other receivables, net</b>	<b>778,692</b>	585,703

Note:

Rental receivables from tenants are payable on presentation of invoices. Normally, monthly rentals are payable in advance by tenants in accordance with the respective lease term. As at 31 March 2024 and 2023, all trade and other receivables are expected to be recovered within one year. The ageing analysis is presented based on the invoice date at the end of the reporting period. The Group holds rental deposits as collateral over these balances.

The Group's credit policy with customers is disclosed in note 35(a) to the consolidated financial statements.

Movements on the provision for expected credit losses as follows:

	2024	2023
	HK\$	HK\$
Balance at beginning of the year	54,500	180,000
Reversal of provision	(12,000)	(89,500)
Write off	–	(36,000)
<b>Balance at end of the year</b>	<b>42,500</b>	54,500



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 21. CASH AND BANK BALANCES

	2024	2023
	HK\$	HK\$
Time deposits with original maturity within three months	<b>110,000,000</b>	80,000,000
Cash at banks and in hand	<b>30,603,978</b>	54,256,374
	<b>140,603,978</b>	134,256,374

As at 31 March 2024, the time deposits had a term for original maturity of 1 month and borne interest at 4% per annum (2023: at the range from 2.8% to 2.9% per annum).

Cash at banks earns interest at floating rates based on daily bank deposits rates and are deposited with creditworthy banks with no recent history of default.

## 22. OTHER PAYABLES

	2024	2023
	HK\$	HK\$
Rental deposits received	<b>302,150</b>	1,517,478
Receipts in advance	<b>131,500</b>	155,555
Unclaimed dividends	<b>494,893</b>	511,333
Accrued expenses and other payables (note)	<b>2,061,170</b>	2,062,888
<b>Current portion</b>	<b>2,989,713</b>	4,247,254
Rental deposits received	<b>1,788,630</b>	207,928
Other payables (note)	<b>94,000</b>	94,000
<b>Non-current portion</b>	<b>1,882,630</b>	301,928

Note:

The other payables mainly represent the provision for long service payments made for all employees, including the directors, who had worked under continuous contract for a minimum of five years under certain circumstances as at the end of the reporting period, and is calculated in accordance with the provisions of the Hong Kong Employment Ordinance (Cap.57).

The provision for long service payments recognised in the consolidated statement of financial position was HK\$118,000 as at 31 March 2024 (2023: HK\$118,000).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 23. BANK BORROWINGS – SECURED

The Group's secured bank loans at the end of the reporting period were repayable as follows:

	2024	2023
	HK\$	HK\$
<b>Current liabilities</b>		
– Within one year	16,295,139	810,588
– After one year but not exceeding two years	–	16,295,139
	<b>16,295,139</b>	<b>17,105,727</b>

Notes:

- (a) As at 31 March 2024, secured bank loans of HK\$16,295,139 (2023: HK\$17,105,727) are classified as current liabilities as the related loan agreements contain a clause that provides the lenders with an unconditional right to demand repayment at any time at its own discretion.
- (b) The Group's secured bank loans bear interest at 1.55% above Hong Kong Interbank Offered Rate ("HIBOR"), or 1.8% per annum below Hong Kong Dollars Best Lending Rate ("BLR") of a commercial bank in Hong Kong (2023: 1.55% above HIBOR, or 1.8% below BLR). During the year, the finance costs on bank borrowings were HK\$673,375 (2023: HK\$520,986).
- (c) As at 31 March 2024 and 2023, the Group's bank borrowings were secured by (i) investment properties of the Group amounting to approximately HK\$61,300,000 (2023: HK\$63,000,000) (note 16) and (ii) a corporate guarantee amounting to HK\$32,900,000 (2023: HK\$32,900,000) given by the Company in favour of the bank for securing the aforesaid loans.
- (d) The Group needs to fulfill certain covenants on loan-to-security value ratio. If the Group were to breach the covenants, the drawn down facilities would become payable on demand and the rent of the pledged properties would be collected by the bank. The Group regularly monitors its compliance with these covenants. As at 31 March 2024 and 2023, the Group has not breached any of the covenants of the banking facilities.
- (e) The directors of the Company consider that the carrying amount of the bank borrowings approximates their fair value.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 24. DEFERRED TAX

The components of deferred tax liabilities/(assets) recognised in the consolidated statement of financial position and their movements are as follows:

<b>Deferred tax arising from:</b>	<b>Accelerated depreciation allowances</b>	<b>Unused tax losses</b>	<b>Total</b>
	HK\$	HK\$	HK\$
At 1 April 2022	1,019,296	(49,905)	969,391
Charged/(credited) to profit or loss for the year	80,404	(7,870)	72,534
At 31 March 2023 and 1 April 2023	1,099,700	(57,775)	1,041,925
Charged/(credited) to profit or loss for the year	18,756	(14,267)	4,489
At 31 March 2024	1,118,456	(72,042)	1,046,414

As at 31 March 2024, the Group did not recognise deferred tax assets in respect of losses amounting to approximately HK\$93,135,000 (2023: HK\$75,057,000) that can be carried forward against future taxable income due to uncertainty of availability of future taxable income. The tax losses do not have expiry date.

## 25. SHARE CAPITAL

HK\$

### Issued and fully paid:

#### At 1 April 2022, 31 March 2023 and 31 March 2024

– 40,000,000 ordinary shares 40,000,000

## 26. RESERVES

### (a) CAPITAL RESERVE

The reserve is arising from the capital contribution from equity holders resulted from the reorganisation in prior years.

### (b) FAIR VALUE RESERVE

The balance represents the cumulative net change in the fair value of equity investment designated at FVTOCI that are held at the end of the reporting period.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 27. DIVIDENDS

- (a) Dividends payable to equity shareholders of the Company attributable to the year:

	2024	2023
	HK\$	HK\$
Interim dividend declared and paid of HK\$0.02 (2023: HK\$0.02) per ordinary share	<b>800,000</b>	800,000
Final dividend proposed after the end of the reporting period of HK\$0.12 (2023: HK\$0.12) per ordinary share	<b>4,800,000</b>	4,800,000
	<b>5,600,000</b>	5,600,000

The final dividend proposed after the end of the reporting period has not been recognised as a liability at the end of the reporting period.

- (b) Dividends attributable to the previous financial year, approved and paid during the year:

	2024	2023
	HK\$	HK\$
Final dividend for the year ended 31 March 2023 of HK\$0.12 (2022: HK\$0.12) per ordinary share	<b>4,800,000</b>	4,800,000
Unclaimed dividend forfeited*	<b>(84,902)</b>	(49,482)
	<b>4,715,098</b>	4,750,518

\* Pursuant to Article 145 of the Articles of Association of the company, on 19 March 2024 the board of directors resolved that the dividends for the financial years 2016/17 to 2017/18 amounting to HK\$84,902 payable on or before 10 January 2018 remained unclaimed on 19 March 2024 be forfeited and recognised in the equity.

Pursuant to Article 145 of the Articles of Association of the company, on 22 March 2023 the board of directors resolved that the dividends for the financial years 2015/16 to 2016/17 amounting to HK\$49,482 payable on or before 6 January 2017 remained unclaimed on 22 March 2023 be forfeited and recognised in the equity.

The unclaimed dividend forfeited is a non-cash transaction.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 28. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

	Note	2024 HK\$	2023 HK\$
<b>ASSETS AND LIABILITIES</b>			
<b>Non-current assets</b>			
Investment in subsidiaries		6,471,005	6,471,005
Property, plant and equipment		12,206	13,562
Investment properties		7,300,000	7,300,000
Amounts due from subsidiaries		591,668,600	528,592,631
		<b>605,451,811</b>	542,377,198
<b>Current assets</b>			
Equity instruments at FVTPL		45,350,571	59,266,116
Trade and other receivables		171,309	299,373
Cash and bank balances		18,146,022	113,276,547
		<b>63,667,902</b>	172,842,036
<b>Current liabilities</b>			
Other payables		1,696,209	1,732,554
Amounts due to subsidiaries		17,044,903	24,796,291
		<b>18,741,112</b>	26,528,845
<b>Net current assets</b>		<b>44,926,790</b>	146,313,191
<b>Total assets less current liabilities</b>		<b>650,378,601</b>	688,690,389
<b>Non-current liability</b>			
Other payables		32,400	46,000
		<b>32,400</b>	46,000
<b>NET ASSETS</b>		<b>650,346,201</b>	688,644,389
<b>EQUITY</b>			
<b>Capital and reserves</b>			
Share capital	25	40,000,000	40,000,000
Reserve (note)		610,346,201	648,644,389
		<b>650,346,201</b>	688,644,389

The financial statements were approved by the board of directors on 25 June 2024 and were signed on its behalf.

**Ng Tai Wai**  
Director

**So Kwok Leung**  
Director

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 28. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

Note:

The Company	Reserve – Retained Profits HK\$
<b>At 1 April 2022</b>	654,660,288
Loss for the year	(465,381)
Dividends approved, net of unclaimed dividend forfeited, in respect of the previous year (Note 27)	(4,750,518)
Dividends declared in respect of the current year (Note 27)	(800,000)
<b>At 31 March 2023 and 1 April 2023</b>	648,644,389
Loss for the year	(32,783,090)
Dividends approved, net of unclaimed dividend forfeited, in respect of the previous year (Note 27)	(4,715,098)
Dividends declared in respect of the current year (Note 27)	(800,000)
<b>At 31 March 2024</b>	610,346,201

## 29. INVESTMENT IN SUBSIDIARIES

Name of subsidiaries	Place of incorporation/ operation	Issued/fully paid up/ registered share capital	Effective interest held by the Company				Principal activities
			Directly		Indirectly		
			2024	2023	2024	2023	
			%	%	%	%	
Allied (HK) Industrial Limited	Hong Kong	1	100	100	-	-	Investment holdings
Heng Shun Properties Development Limited	Hong Kong	1	100	100	-	-	Property investment/ development
Hing Full Far East Development Limited	Hong Kong	10,000	100	100	-	-	Property investment
Hing Shing Far East Development Limited	Hong Kong	10,000	100	100	-	-	Share investment
Howe Kaye Investments Limited	Hong Kong	10,000	-	-	100	100	Property investment
Konchoy Limited	Hong Kong	2	100	100	-	-	Property investment
Wang Fung Far East Development Limited	Hong Kong	10,000	100	100	-	-	Property investment/ development
Wing Sum Investment Company Limited	Hong Kong	10,000	100	100	-	-	Property investment
Wing Tai Investment Limited	Hong Kong	1	100	100	-	-	Property investment
Yick Fu Investment Company Limited	Hong Kong	1,800,000	100	100	-	-	Property investment

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 30. NOTES TO CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of the liabilities arising from the financing activities:

	Unclaimed dividends		Bank borrowings, secured	
	2024	2023	2024	2023
	HK\$	HK\$	HK\$	HK\$
At the beginning of year	<b>511,333</b>	489,412	<b>17,105,727</b>	17,916,315
Changes from cash flows:				
– Repayment of bank borrowings	–	–	<b>(810,588)</b>	(810,588)
– Interest paid	–	–	<b>(673,375)</b>	(520,986)
– Dividend paid	<b>(5,531,538)</b>	(5,528,597)	–	–
	<b>(5,531,538)</b>	(5,528,597)	<b>(1,483,963)</b>	(1,331,574)
Other changes				
– Interest expenses	–	–	<b>673,375</b>	520,986
– Dividend approved and declared	<b>5,600,000</b>	5,600,000	–	–
– Unclaimed dividend forfeited	<b>(84,902)</b>	(49,482)	–	–
	<b>5,515,098</b>	5,550,518	<b>673,375</b>	520,986
At the end of year	<b>494,893</b>	511,333	<b>16,295,139</b>	17,105,727

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 31. OPERATING LEASE ARRANGEMENTS

The Group's investment properties are leased to a number of tenants for varying terms. At the end of the reporting period, the total future minimum lease receipts under non-cancellable operating leases of investment properties were as follows:

	2024	2023
	HK\$	HK\$
Not later than one year	13,708,901	5,093,306
Later than one year and not later than two years	6,222,079	652,323
Later than two year and not later than three years	1,792,307	–
	<b>21,723,287</b>	5,745,629

The operating leases normally run from one to three years.

## 32. CAPITAL COMMITMENT

At the end of the reporting period, the Group had the following commitment:

	2024	2023
	HK\$	HK\$
<b>Contracted but not provided for:</b>		
Capital expenditure for the redevelopment of the investment properties	12,050,000	13,050,000
<b>Authorised but not contracted for:</b>		
Capital expenditure for the redevelopment of the investment properties	54,000,000	54,000,000

## 33. CAPITAL RISK MANAGEMENT

The Group's primary objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

The Group monitors capital structure on the basis of a net debt-to-adjusted capital ratio. For this purpose the Group defines net debt as total debt (which includes interest-bearing borrowings and other payables) plus proposed dividends, less cash and cash equivalents. Adjusted capital comprises all components of equity less proposed dividends.

The Group aims to maintain a manageable net debt-to-adjusted capital ratio. In order to maintain the capital structure, the Group may adjust the amount of dividends to be paid to shareholders, issue new shares, or sell assets to reduce debts, or raise borrowings for acquisition of assets in the light of changes in the Group's business portfolio and economic conditions.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 34. FINANCIAL INSTRUMENTS

### CATEGORIES OF FINANCIAL INSTRUMENTS

	2024	2023
	HK\$	HK\$
<b>Financial assets</b>		
Measured at fair value		
– Equity instruments at FVTOCI	<b>49,977,331</b>	62,367,257
– Equity instruments at FVTPL	<b>45,350,571</b>	59,266,116
Measured at amortised cost		
– Trade and other receivables	<b>653,026</b>	460,500
– Cash and bank balances	<b>140,603,978</b>	134,256,374
	<b>236,584,906</b>	256,350,247
<b>Financial liabilities</b>		
Measured at amortised cost		
– Other payables	<b>3,782,843</b>	3,435,627
– Bank borrowings – secured	<b>16,295,139</b>	17,105,727
	<b>20,077,982</b>	20,541,354

## 35. FINANCIAL RISK MANAGEMENT

Exposure to credit, liquidity, and market (including interest rate and price) risks arises in the normal course of the Group's business. Exposures to these risks are controlled by the Group's financial management policies and practices described below. No derivative financial instruments are used to hedge any exposure to these risks.

### (a) CREDIT RISK

The Group's credit risk is primarily attributable to its financial assets at amortised cost.

In respect of trade receivables, the Group holds rental deposits from tenants to address potential exposure to credit risk. Further, evaluation is made for the tenants with reference to their credit history and financial strength, as well as the economic environment in which the tenant operates. There is no significant concentration of credit risk with respect to rental receivables. The exposure of credit risk on rental receivables is limited due to deposits received from tenants. Full allowance will be made on the balance overdue for 90 days after setting off the relevant tenant's deposit.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 35. FINANCIAL RISK MANAGEMENT *(Continued)*

### (a) CREDIT RISK *(Continued)*

Other receivables mainly represented dividend receivable from listed investments and interest receivables from financial institutions. Investments and deposits are only made to the listed companies and financial institutions, which have obtained high credit rating with good credit standing. The Group has considered the consistently low historical default rate in connection with payments, and concluded that the credit risk inherent in the Group's outstanding other receivables is insignificant.

Cash is deposited and placed at reputable financial institutions to minimize exposure to credit risk. The counterparties of cash and bank balances are located in Hong Kong. As the Group's bank balances are deposited with a number of reputable banks with sound credit ratings, in the opinion of the directors of the Company, the credit risk of the Group's bank balances is insignificant.

### IMPAIRMENT AND PROVISION POLICIES

The Group's impairment requirements under HKFRS 9 are based on an expected credit loss model. The Group applies simplified approach to measure ECL on trade receivables; and general approach to measure ECL on other financial assets accounted for at amortised cost. Under the simplified approach, the Group measures the loss allowance at an amount equal to lifetime ECL. Under the general approach, financial assets migrate through the following three stages based on the change in credit risk since initial recognition: Stage 1: 12-months ECL, Stage 2: Lifetime ECL — not credit-impaired and Stage 3: Lifetime ECL — credit-impaired.

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables at the end of the reporting period:

	Expected loss rate	Gross carrying amount	Loss allowance
	(%)	(HK\$)	(HK\$)
<b>31 March 2024</b>			
1-30 days past due	9.9	100,485	10,000
31-60 days past due	68.4	47,500	32,500
		<b>147,985</b>	<b>42,500</b>
<b>31 March 2023</b>			
1-30 days past due	9.7	77,500	7,500
31-60 days past due	51.4	52,500	27,000
61-90 days past due	88.9	22,500	20,000
		152,500	54,500

Expected loss rates are based on actual loss experience over the past 2 years. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions, forward looking information and the Group's view of economic conditions over the expected lives of the receivables.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 35. FINANCIAL RISK MANAGEMENT *(Continued)*

### (b) LIQUIDITY RISK

The Group regularly and closely monitors its current and expected liquidity position to ensure adequate funds are available for its short-term and long-term requirements. Also, the Group regularly monitors its compliance with lending covenants of bank loans as set out in note 23 to the consolidated financial statements. Management believes that the Group has sound liquidity position and has sufficient cash reserve for its operations and capital commitment obligation.

The following table details the remaining contractual maturities at the end of the reporting period of the Group's non-derivative financial liabilities, which is based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on rates current at the end of the reporting period) and the earliest date the Group can be required to pay.

Specifically, for bank loans which contain a repayment on demand clause which can be exercised at the bank's sole discretion, the analysis shows the cash outflow based on the earliest period in which the entity can be required to pay, that is if the lenders were to invoke their unconditional rights to call the loans with immediate effect.

	Carrying amounts	Total undiscounted cash flow	Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years
	HK\$	HK\$	HK\$	HK\$	HK\$
<b>At 31 March 2024</b>					
<b>Non-derivatives</b>					
Bank borrowings, secured, subject to a repayment on demand clause	16,295,139	16,516,296	16,516,296	-	-
Rental deposit received	2,090,780	2,090,780	302,150	1,479,128	309,502
Accruals	1,197,170	1,197,170	1,197,170	-	-
Unclaimed dividends	494,893	494,893	494,893	-	-
	<b>20,077,982</b>	<b>20,299,139</b>	<b>18,510,509</b>	<b>1,479,128</b>	<b>309,502</b>
<b>At 31 March 2023</b>					
<b>Non-derivatives</b>					
Bank borrowings, secured, subject to a repayment on demand clause	17,105,727	17,944,632	1,441,903	16,502,729	-
Rental deposit received	1,725,406	1,725,406	1,517,478	207,928	-
Accruals	1,198,888	1,198,888	1,198,888	-	-
Unclaimed dividends	511,333	511,333	511,333	-	-
	<b>20,541,354</b>	<b>21,380,259</b>	<b>4,669,602</b>	<b>16,710,657</b>	<b>-</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 35. FINANCIAL RISK MANAGEMENT (Continued)

### (b) LIQUIDITY RISK (Continued)

The table that follows summarises the maturity analysis of bank loans with a repayment on demand clause based on agreed scheduled repayments set out in the loan agreements. The amounts include interest payments computed using contractual rates. As a result, these amounts were greater than the amounts disclosed in the “on demand” time band in the maturity analysis. Taking into account the consolidated financial position, the directors do not consider that it is probable that the bank will exercise its discretion to demand immediate repayment. The directors believe that such bank loans will be repaid in accordance with the scheduled repayment dates set out in the loan agreements.

	Carrying amounts	Total undiscounted cash flow	Within 1 year or on demand	More than 1 year but less than 2 years	More than 2 years but less than 5 years
	HK\$	HK\$	HK\$	HK\$	HK\$
<b>At 31 March 2024</b>					
Bank borrowings, secured	16,295,139	16,516,296	16,516,296	–	–
<b>At 31 March 2023</b>					
Bank borrowings, secured	17,105,727	17,944,632	1,441,903	16,502,729	–

### (c) INTEREST RATE RISK

As the group has fixed deposits placed at banks at floating interest rates, interest rate risk arises from changes in market interest rates which affect the group’s interest income. Except for the surplus funds retained with banks as detailed in note 21 to the financial statements, the group has no other significant interest-bearing assets at floating interest rates which are exposed to cash flow interest rate risk.

The Group’s interest rate risk also arises primarily from bank borrowings. Bank borrowings issued at variable rates expose the Group to cash flow interest rate risk. The Group periodically reviews the market interest rates and manages the risk on an ongoing basis.

The following table details the interest rate profile of the Group’s borrowings at the end of the reporting period:

	2024		2023	
	Effective Interest rate	HK\$	Effective Interest rate	HK\$
	%		%	
<b>Variable rate borrowings:</b>				
Bank borrowings, secured	3.84% to 4.08%	16,295,139	1.73% to 3.83%	17,105,727

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 35. FINANCIAL RISK MANAGEMENT *(Continued)*

### (c) **INTEREST RATE RISK** *(Continued)*

As disclosed in note 23, several of the Group's HIBOR bank borrowings may be subject to the interest rate benchmark reform. The Group is closely monitoring the market and managing the transition to new benchmark interest rates, including announcements made by the relevant IBOR regulators.

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.

#### **SENSITIVITY ANALYSIS**

At 31 March 2024, it is estimated that a general increase/decrease of 50 basis points in interest rates, with all other variables held constant, would increase/decrease the Group's loss for the year by approximately HK\$26,000 (2023: HK\$77,000), mainly as a result of higher/lower interest expense on floating rate borrowing.

The sensitivity analysis above had been determined assuming that the change in interest rates had occurred at the end of reporting period and had been applied to the exposure to interest rate risk for the Group's floating rate borrowing in existence at that date. The 50 basis point increase or decrease represents management's assessment of a reasonably possible change in interest rates over the period until the next annual financial year end.

The analysis is performed on the same basis for 2023.

### (d) **PRICE RISK**

The Group is exposed to equity price changes arising from equity instruments measured at FVTPL and equity instruments measured at FVTOCI.

The Group's listed investments are listed on the Stock Exchange of Hong Kong. Decisions to buy and sell listed investments at FVTPL are based on daily monitoring of the performance of individual securities compared to that of the index and other industry indicators, as well as the Group's liquidity needs. Listed investments measured at FVTOCI have been chosen based on their longer term growth potential and are monitored regularly for performance against expectations. The portfolio is diversified in terms of industry distribution, in accordance with the limits set by the Group.

Management monitors the market conditions and securities price fluctuations and responds so as to minimise adverse effects on the Group's financial performance.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 35. FINANCIAL RISK MANAGEMENT *(Continued)*

### (d) PRICE RISK *(Continued)*

#### **SENSITIVITY ANALYSIS**

The sensitivity analysis on equity price risk includes the Group's financial instruments, which fair value or future cash flows will fluctuate because of changes in their corresponding or underlying asset's equity price. If the prices of the equity instruments at FVTPL and FVTOCI had been 10% higher/lower (2023: 10% higher/lower):

- loss for the year ended 31 March 2024 would decrease/increase by approximately HK\$4.5 million (2023: HK\$5.9 million) due to change in fair value of financial assets at FVTPL; and
- other comprehensive income for the year ended 31 March 2024 would increase/decrease by approximately HK\$5.0 million (2023: HK\$6.2 million) as a result of changes in fair value of financial assets at FVTOCI.

The sensitivity analysis has been determined assuming that the reasonably possible changes in listed shares prices had increased/decreased by 10% with all other variables held constant at the end of reporting period. The changes represent the management's assessment of reasonably possible changes in the relevant share prices over the period until the next financial year end.

The analysis is performed on the same basis for 2023.

### (e) FAIR VALUE ESTIMATION

The carrying amounts of receivables and payables are assumed to approximate their fair value.

The fair values of the Group's listed investments traded in active market are stated at quoted market price at the end of the reporting period. Unlisted investments in subsidiaries of which fair values cannot be reliably measured are stated at cost less accumulated impairment losses.

#### **FAIR VALUE HIERARCHY**

The table below analyses recurring fair value measurements for financial assets and financial liabilities. These fair value measurements are categorised into different levels in the fair value hierarchy based on the inputs to valuation techniques used. The different levels are defined as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: Inputs other than quoted prices included with Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The level in the fair value hierarchy within which the financial asset is categorised in its entirety is based on the lowest level of input that is significant to the fair value measurement.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 35. FINANCIAL RISK MANAGEMENT *(Continued)*

### (e) FAIR VALUE ESTIMATION *(Continued)*

The financial assets measured at fair value are grouped into the fair value hierarchy as follows:

#### **RECURRING FAIR VALUE MEASUREMENT**

##### **Financial assets:**

	Level 1	Level 2	Level 3	Total
	HK\$	HK\$	HK\$	HK\$
<b>As at 31 March 2024</b>				
Equity instruments at FVTOCI				
– listed shares in Hong Kong	49,977,331	–	–	49,977,331
Equity instruments at FVTPL				
– listed shares in Hong Kong	45,350,571	–	–	45,350,571
	<b>95,327,902</b>	<b>–</b>	<b>–</b>	<b>95,327,902</b>
<b>As at 31 March 2023</b>				
Equity instruments at FVTOCI				
– listed shares in Hong Kong	62,367,257	–	–	62,367,257
Equity instruments at FVTPL				
– listed shares in Hong Kong	59,266,116	–	–	59,266,116
	121,633,373	–	–	121,633,373

During the year, there was no transfer of financial instruments between different levels of fair value hierarchy. The Group's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 36. FAIR VALUE MEASUREMENT ON PROPERTIES

The following table presents the fair value of the Group's properties measured at fair value at the end of the reporting period on a recurring basis, categorised into the three-level fair value hierarchy as defined in HKFRS 13 Fair Value Measurement (note 35(e)). The level into which a fair value measurement is classified is determined with reference to the observability and significance of the inputs used in the valuation technique as follows:

	Fair value measurements at 31 March 2024			
	Level 1	Level 2	Level 3	Total
	HK\$	HK\$	HK\$	HK\$
Recurring fair value measurements				
Investment properties	–	–	856,700,000	856,700,000
Properties held for future development	–	–	5,550,000	5,550,000
	–	–	862,250,000	862,250,000

	Fair value measurements at 31 March 2023			
	Level 1	Level 2	Level 3	Total
	HK\$	HK\$	HK\$	HK\$
Recurring fair value measurements				
Investment properties	–	–	902,600,000	902,600,000
Properties held for future development	–	–	5,550,000	5,550,000
	–	–	908,150,000	908,150,000

During the year, there was no transfer of between different levels of fair value hierarchy. The Group's policy is to recognise transfers between levels of fair value hierarchy as at the end of the reporting period in which they occur.

The directors of the Company had on-going discussions with RHL Appraisal Limited, the independent firm of professional surveyors, upon producing the valuation reports in respect of valuation assumptions use and other inputs relevant for the valuations of the Group's properties.

The fair values of all properties are classified as level 3. The movements of the investment properties and properties held for future development during the year were set out in notes 16 and 17 to the consolidated financial statements respectively. The fair value of the properties is determined by the independent firm of professional surveyors using direct comparison approach by reference to recent sales price of comparable properties on a price per square foot basis. The valuations are taking into account of the characteristic of the properties in terms of the time, size, building age, floor, location, frontage, layout, quality, view, accessibility (including transportation and convenience), site configuration, development scale and other factors collectively. Judgement was exercised, based on factors available and on holistic approach, on the adjustment onto the comparables by comparing the difference of comparables and subject property. Higher premium for the properties reflects in a higher value measurement.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 36. FAIR VALUE MEASUREMENT ON PROPERTIES *(Continued)*

### INFORMATION ABOUT LEVEL 3 FAIR VALUE MEASUREMENTS

Information about Group's properties classified as level 3 fair value measurement at the end of the reporting period are as follow:

#### As at 31 March 2024

Description	Fair value	Valuation Technique	Significant unobservable input(s)	Range (per square foot)	Relationship of unobservable inputs to fair value
Commercial properties	HK\$302,600,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, building age, floor, location, frontage, layout, quality, facilities, accessibility, exposure and others.	HK\$3,623 to HK\$71,515	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.
Industrial properties	HK\$32,100,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, building age and floor.	HK\$2,985 to HK\$3,584	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.
Redevelopment sites at Ma Tau Chung Road and Fuk Tsun Street, Kowloon	HK\$522,000,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, building age, location, zoning and development scale.	HK\$4,224 to HK\$9,648	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.
Sites	HK\$5,550,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, location, accessibility, town planning zoning, structure and layout.	HK\$452 to HK\$1,168	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2024

## 36. FAIR VALUE MEASUREMENT ON PROPERTIES *(Continued)*

### INFORMATION ABOUT LEVEL 3 FAIR VALUE MEASUREMENTS *(Continued)*

As at 31 March 2023

Description	Fair value	Valuation Technique	Significant unobservable input(s)	Range (per square foot)	Relationship of unobservable inputs to fair value
Commercial properties	HK\$305,900,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, building age, floor, location, frontage, layout, quality, facilities, accessibility, exposure and others.	HK\$4,439 to HK\$84,333	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.
Industrial properties	HK\$32,700,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, building age and floor.	HK\$2,761 to HK\$4,187	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.
Redevelopment sites at Ma Tau Chung Road and Fuk Tsun Street, Kowloon	HK\$564,000,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, building age, location, zoning and development scale.	HK\$6,075 to HK\$12,066	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.
Sites	HK\$5,550,000	Direct comparison approach	Unit sale rate of similar properties in the relevant market after taking into account of time, size, location, accessibility, town planning zoning, structure and layout.	HK\$464 to HK\$1,198	An increase in the unit sale rate used would result in an increase in the fair value measurement of the properties by the same percentage increase, and vice versa.

The fair value measurement of investment properties and properties held for future development is based on the highest and best use, which does not differ from their actual use. There were no changes to the valuation technique during the year.

## 37. RELATED PARTIES TRANSACTIONS

Details of compensation of key management personnel of the Group and their remunerations are disclosed in notes 11 and 12 of the consolidated financial statements.

# SCHEDULE OF PROPERTIES HELD BY THE GROUP

AS AT 31 MARCH 2024

## (A) PROPERTIES HELD FOR FUTURE DEVELOPMENT

	Location	Site area sq. ft.	Gross floor area sq. ft.	Lot No.	Construction progress	Expected completion date	Group's interest	Existing use
(1)	Lot No. 2784 RP Demarcation District No. 130, Lam Tei, Tuen Mun, New Territories	3,470	-	Remaining portion Lot No. 2784, Demarcation District No. 130, Tuen Mun, New Territories	^	-	100%	Vacant
(2)	Lot No. 129 RP Demarcation District No. 121, Yuen Long, New Territories	3,352	-	Lot No. 129 RP Demarcation District No. 121, Yuen Long, New Territories	*	-	100%	Let

^ The Group remains under discussion with the relevant government authority on land use conversion regarding the relevant land parcel. The property is not currently in the course of construction.

\* No significant development progress. The property is not in the course of construction.

## (B) PROPERTIES HELD FOR OR UNDER REDEVELOPMENT

	Location	Site area sq. ft.	Gross floor area sq. ft.	Lot No.	Construction progress	Expected completion date	Group's interest	Existing use
(1)	Remaining Portion of Kowloon Inland Lot No. 2123 ("FTS Project")	4,403	39,627	Remaining Portion of Kowloon Inland Lot No. 2123	@	Around mid-2028	100%	Vacant
(2)	Nos. 60-66 Ma Tau Chung Road, Kowloon. ("MTC Project")	3,678	33,108	Sub-Section 1 of Section A of Kowloon Inland Lot No. 4311; Remaining Portion of Sub-Section 2 of Section A of Kowloon Inland Lot No. 4311; Section A of Sub-Section 2 of Section A of Kowloon Inland Lot No. 4311; and Remaining Portion of Section A of Kowloon Inland Lot No. 4311.	#	Around the end of 2031	100%	Vacant

@ No significant construction work is in progress at the end of the reporting period. The foundation (large diameter bored pile) plan was approved during the year. Due to interest rate hikes, a weaker-than-expected economic recovery, and continued downward pressure on Hong Kong property values, financial institutions have continuously tightened the lending policy and are particularly conservative and prudent in their lending attitudes towards the real estate business. With such an unfavourable business environment, the Group has slowed down the progress of the development in order to minimize the negative impact on shareholders' interests. Subject to the Buildings Department's approval and then prevailing market conditions, the original expected completion date (i.e. around mid-2028) of the FTS Project will be inevitably postponed. The Group will continue to take due care to assess the cost and benefit of the project and review the market changes from time to time. The Group will speed up or further slow down the redevelopment plan if and when the directors consider it appropriate, subject to prevailing market conditions.

# The site was vacant at the end of the reporting period. The Group expects to commence the MTC Project after the completion of the FTS Project. Due to the unfavourable business environment as mentioned above, the original expected completion date (i.e. around the end of 2031) will be postponed as well, subject to the construction progress of the FTS Project, the Buildings Department's approval and then prevailing market conditions.

# SCHEDULE OF PROPERTIES HELD BY THE GROUP

AS AT 31 MARCH 2024

## (C) PROPERTIES HELD FOR INVESTMENT

Location	Lot No.	Existing usage	Group's interest	Lease term
(1) Wing Tak Building, Nos. 18-22 Fan Wa Street, Cha Kwo Ling, Kowloon:- Shops A and C on ground floor and shops B and C on basement floor	New Kowloon Inland Lot No. 4914	Commercial	100%	Medium
(2) Winfair Building, Nos. 6-10B, Yuk Wah Crescent, Tsz Wan Shan, Kowloon:- Shops 1-10 on lower ground floor, shops 1-6 on ground floor, 1st and 2nd floor	New Kowloon Inland Lot No. 5762	Commercial	100%	Medium
(3) Wing Shing Building, Nos. 70-82 Sheung Fung Street, Tsz Wan Shan, Kowloon:- Shops A and B on ground floor and Stores A and B on mezzanine floor	New Kowloon Inland Lot No. 5020	Commercial	100%	Medium
(4) Lee Kiu Building, No. 51 Jordan Road, Kowloon:- Office No. A on 4th floor	Kowloon Inland Lot No. 9894	Commercial	100%	Medium
(5) Metropolitan Factory and Warehouse Building, Nos. 30-32 Chai Wan Kok Street, Tsuen Wan, New Territories:- Flat B on 5th and 6th floor	Sec. B of Tsuen Wan Inland Lot No. 34	Industrial	100%	Medium
(6) No. 92 Bonham Strand East, Sheung Wan, Hong Kong:- 3rd floor	RP of SS1 of Sec. F of Inland Lot No. 863	Commercial	100%	Long
(7) 76 Waterloo Road, Kowloon:- Ground floor and mezzanine floor	Section D of Kowloon Inland Lot No. 3903	Commercial	100%	Long
(8) 76A Waterloo Road, Kowloon:- Ground floor and mezzanine floor	Section F of Kowloon Inland Lot No. 3903	Commercial	100%	Long
(9) Nanking Building, No. 1F Nanking Street, Kowloon:- Shop G on ground floor	Kowloon Inland Lot No. 6533	Commercial	100%	Short

# FIVE YEAR FINANCIAL SUMMARY

	For the year ended 31 March				
	2020 HK\$'000	2021 HK\$'000	2022 HK\$'000	2023 HK\$'000	2024 HK\$'000
<b>Consolidated statement of profit or loss</b>					
Revenue	21,894	20,848	18,911	19,240	<b>20,053</b>
Profit/(loss) before tax	(87,854)	(2,347)	14,782	(34,949)	<b>(48,318)</b>
Taxation	(1,456)	(1,324)	(1,297)	(1,278)	<b>(1,430)</b>
Profit/(loss) for the year	(89,310)	(3,671)	13,485	(36,227)	<b>(49,748)</b>
<b>Consolidated statement of financial position</b>					
Property, plant and equipment	1,555	1,481	1,404	1,365	<b>1,296</b>
Investment properties	940,000	918,500	944,200	902,600	<b>856,700</b>
Properties held for future development	5,080	5,110	5,550	5,550	<b>5,550</b>
Equity instruments at FVTOCI	81,138	95,262	70,315	62,367	<b>49,977</b>
Current assets	190,835	197,959	193,808	194,146	<b>186,734</b>
Current liabilities	(25,619)	(26,713)	(22,759)	(21,642)	<b>(19,791)</b>
Non-current liabilities	(1,014)	(1,049)	(1,087)	(1,344)	<b>(2,929)</b>
<b>Net assets</b>	<b>1,191,975</b>	<b>1,190,550</b>	<b>1,191,431</b>	<b>1,143,042</b>	<b>1,077,537</b>