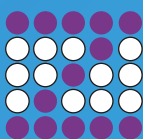


The background is a vibrant blue with large, flowing, organic shapes. Scattered throughout are various 3D and 2D geometric elements: yellow and orange rings, a blue triangle containing an 'AI' chip icon, a pink cube with a globe icon, a yellow circle with a dollar sign icon, a pink cube with a circuit icon, a blue triangle with a server rack icon, and several small spheres in white, yellow, and pink. The text 'Annual 年報 Report 2020/21' is centered in a bold, white, sans-serif font.

Annual 年報 Report 2020/21



Thiz Technology Group Limited

即時科研集團有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立之有限公司)

(Stock Code 股份代號: 8119)

CHARACTERISTICS OF THE GROWTH ENTERPRISE MARKET (“GEM”) OF THE STOCK EXCHANGE OF HONG KONG LIMITED (THE “STOCK EXCHANGE”)

GEM has been positioned as a market designed to accommodate companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration. The greater risk profile and other characteristics of GEM mean that it is a market more suited to professional and other sophisticated investors.

Given the emerging nature of companies listed on GEM, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board and no assurance is given that there will be a liquid market in the securities traded on GEM.

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this report, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this report.

This Report, for which the directors (the “Directors”) of Thiz Technology Group Limited collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited (the “GEM Listing Rules”) for the purpose of giving information with regard to Thiz Technology Group Limited. The Directors, having made all reasonable enquiries, confirm that, to the best of their knowledge and belief: 1. the information contained in this report is accurate and complete in all material respects and not misleading; 2. there are no other matters the omission of which would make any statement in this report misleading; and 3. all opinions expressed in this report have been arrived at after due and careful consideration and are founded on bases and assumptions that are fair and reasonable.

香港聯合交易所有限公司(「聯交所」)GEM的特色

GEM的定位，乃為相比起其他在聯交所上市的公司帶有較高投資風險的公司提供一個上市的市場。有意投資的人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。**GEM**的較高風險及其他特色表示**GEM**較適合專業及其他老練投資者。

由於**GEM**上市公司新興之性質使然，在**GEM**買賣之證券可能會較於主板買賣之證券承受較大之市場波動風險，同時無法保證在**GEM**買賣之證券會有高流通量之市場。

香港交易及結算有限公司及香港聯合交易所有限公司對本報告的內容概不負責，對其準確性或完整性亦不發表任何聲明，並明確表示概不就因本報告全部或任何部分內容而產生或因依賴該等內容而引致之任何損失承擔任何責任。

本報告(即時科研集團有限公司各董事(「董事」)願共同及個別對此承擔全部責任)乃遵照香港聯合交易所有限公司《GEM證券上市規則》(「GEM上市規則」)的規定而提供有關即時科研集團有限公司的資料。各董事經作出一切合理查詢後，確認就彼等所知及所信：1.本報告所載資料在各重大方面均屬準確及完整，且無誤導成分；2.並無遺漏任何事實致使本報告所載任何內容產生誤導；及3.本報告內表達的一切意見乃經審慎周詳考慮後作出，並以公平合理的基準和假設為依據。

Corporate Information	企業資料	2
Management Discussion and Analysis	管理層討論與分析	4
Biographical Details of Directors	董事簡介	9
Corporate Governance Report	企業管治報告	10
Environmental, Social and Governance Report	環境、社會及管治報告	22
Directors' Report	董事會報告	30
Independent Auditor's Report	獨立核數師報告	35
Consolidated Statement of Profit or Loss and Other Comprehensive Income	綜合損益及其他全面收益表	41
Consolidated Statement of Financial Position	綜合財務狀況表	42
Consolidated Statement of Cash Flows	綜合現金流量表	44
Consolidated Statement of Changes in Equity	綜合權益變動表	46
Notes to the Consolidated Financial Statements	綜合財務報表附註	47
Financial Summary	財務摘要	118
Particulars of Properties	物業詳情	120



Corporate Information

企業資料

Executive Directors

Mr. Wong Hoi Wong (*Chief Executive Officer and Chairman*)

Ms. Yang Hui Ling

Non-executive Directors

Ms. Hsieh Yi Chen (Resigned on 1 July 2020)

Ms. Wu Chiao Ru (Resigned on 1 July 2020)

Ms. Hsieh Ju Lin (Resigned on 1 November 2020)

Independent Non-executive Directors

Mr. Chu Meng Chi

Ms. Chan Mei Sze

Ms. Chen Yun Jung

Head Office and Principal Place of Business

Unit 810, 8/F, Tower B, Hunghom Commercial Centre

37 Ma Tau Wai Road

To Kwa Wan

Kowloon

Hong Kong

Registered Office

Cricket Square

Hutchins Drive, P.O. Box 2681

Grand Cayman KY1-1111

Cayman Islands

Principal Share Registrar

Suntera (Cayman) Limited,

Suite 3204, Unit 2A, Block 3,

Building D, P.O. Box 1586,

Gardenia Court, Camana Bay,

Grand Cayman, KY1-1100, Cayman Islands

Hong Kong Branch Share Registrar

Tricor Tengis Limited

Level 54, Hopewell Centre

183 Queen's Road East

Hong Kong

執行董事

王凱煌先生 (*行政總裁兼主席*)

楊惠綾女士

非執行董事

謝宜堃女士 (二零二零年七月一日辭任)

巫巧如女士 (二零二零年七月一日辭任)

謝如玲女士 (二零二零年十一月一日辭任)

獨立非執行董事

朱孟祺先生

陳美詩女士

陳韻蓉女士

總辦事處及主要營業地點

香港

九龍

土瓜灣

馬頭圍道37號

紅磡商業中心B座8樓810室

註冊辦事處

Cricket Square

Hutchins Drive, P.O. Box 2681

Grand Cayman KY1-1111

Cayman Islands

主要股份過戶登記處

Suntera (Cayman) Limited,

Suite 3204, Unit 2A, Block 3,

Building D, P.O. Box 1586,

Gardenia Court, Camana Bay,

Grand Cayman, KY1-1100, Cayman Islands

香港股份過戶登記分處

卓佳登捷時有限公司

香港

皇后大道中183號

合和中心54樓

Corporate Information (Continued)

企業資料(續)

Principal Banker

The Hongkong and Shanghai Banking Corporation Limited
Tsim Sha Tsui Branch
82-84 Nathan Road
Tsim Sha Tsui
Kowloon
Hong Kong

Auditor

BDO Limited
25th Floor Wing On Centre
111 Connaught Road Central
Hong Kong

Chief Financial Officer

Mr. Chen Li Wei

Compliance Officer

Mr. Wong Hoi Wong

Audit Committee

Mr. Chu Meng Chi
Ms. Chan Mei Sze
Ms. Chen Yun Jung

Company Secretary and Financial Controller

Mr. Wong Lam (FCPA, MBA)

Authorised Representatives

Mr. Wong Hoi Wong
Mr. Wong Lam (FCPA, MBA)

Company Website

www.thizgroup.com

General Information

Listing : Growth Enterprise Market of The Stock
Exchange of Hong Kong Limited
Listing Date : 27 July 2001
Nominal Value : HK\$1.0 per share

Stock Code

Hong Kong Stock Exchange : 8119
Reuters : 8119.HK
Bloomberg : 8119 HK

主要往來銀行

香港上海滙豐銀行有限公司
尖沙咀分行
香港
九龍
尖沙咀
彌敦道82-84號

核數師

香港立信德豪會計師事務所有限公司
香港
干諾道中111號
永安中心25樓

首席財務官

陳力維先生

監控主任

王凱煌先生

審核委員會

朱孟祺先生
陳美詩女士
陳韻蓉女士

公司秘書及財務總監

王琳先生(FCPA, MBA)

法定代表

王凱煌先生
王琳先生(FCPA, MBA)

公司網站

www.thizgroup.com

一般資料

上市地點 : 香港聯合交易所有限公司
GEM
上市日期 : 二零零一年七月二十七日
面值 : 每股1.0 港元

股份代號

香港聯交所 : 8119
路透社 : 8119.HK
彭博通訊社 : 8119 HK



Management Discussion and Analysis

管理層討論與分析

BUSINESS REVIEW

Leasing business

The Group's leasing of office premises in Shanghai, PRC, including the management business of leased office premises in Shanghai, was affected by the COVID-19 pandemic and turnover during the period under review declined as compared with the corresponding period of last year.

The office market of Shanghai was affected by the pandemic and weak leasing sentiment, with several projects delayed in delivery. Leasing activities of office premises picked up, with net absorption level reaching 640,000 square meters last year, declined by 4% year-on-year only albeit at a relatively low position compared to the five-year average. With high-end retail consumer sector supporting regional office demand, impressive absorption performance was seen during the year. Cost-saving demand continued to drive the growth in office demand, with new projects in some of the popular regions being favored by customers for their price to value advantage.

The average vacancy rate for the city's Grade A offices slightly declined year-on-year last year, benefiting from the significant rebound in net market absorption. The vacancy rate of non-core business districts recorded a year-on-year decline for the third consecutive year, by 2 percentage points, due to the continuous implementation of cost control by companies as well as the temporary slowdown in supply.

Software business

The effect of the COVID-19 pandemic to the Group's software business was limited and turnover increased as compared with the corresponding period of last year. China's consumption recovered quickly due to proper prevention and control of the epidemic. Gone are the days when financial information had to be recorded on paper. With the wave of digitalization, complicated accounting and book-keeping tasks can be replaced by the Internet and cloud technology.

The outbreak of the COVID-19 last year has had an impact on the operations of various types of enterprises, SME in particular. The pandemic is indeed a catalyst for the digital transformation of enterprises, especially SMEs. As long as SMEs choose the right digital tools, they still have a chance to survive and even stand out amid the pandemic. Statistics show that although the profitability of SMEs that adopted digital and enterprise apps decreased under the epidemic, but the proportion of such enterprises that experienced a decrease in income was smaller than those not using apps. In the future, SME will pay more attention to its own financial health and will have a great desire for financial related data such as cash flow to review the company's future strategies, which is undoubtedly the future development trend.

The direction of our helping clients' in their digital transformation process includes understanding the needs and experiences of our clients, improving and developing client experience, and using modern technology frameworks with digitalization as the core to rapidly expand and deploy applications so as to meet the needs of our clients, and these projects will take time to develop and will certainly bear fruit.

業務回顧

租賃業務

本集團位於中國上海的寫字樓租賃物業，包括上海的寫字樓租賃物業管理業務受新冠疫情影响，營業額在回顧期間較去年同期下滑。

上海寫字樓市場受疫情和租賃情緒疲軟影響，數個項目延期交付。寫字樓租賃活動回暖，去年全年淨吸納水準達64萬平方米，同比僅下降4%，但較過往五年平均而言仍處在相對低位，高端零售消費行業支撐區域寫字樓需求，年內吸納表現可觀。成本節約型需求繼續驅動寫字樓需求增長，其中一些熱門區域新專案以高性價比為客戶青睞。

受益於市場淨吸納量的顯著回暖，去年全市甲級寫字樓平均空置率同比小幅下降。由於企業持續實行成本控制，使得年內非核心商務區寫字樓空置率連續第三年錄得同比下降，降幅為2個百分點，供應暫緩亦為箇中原因。

軟件業務

本集團軟件業務受新冠疫情影响有限，營業額較去年同期增加。中國由於疫情防控得當，消費恢復較快。從前需要用紙張記錄財務資料的年代已經過去，數碼化浪潮下，繁複的會計、簿記工作可借助互聯網、雲端技術代替。

去年新冠疫情爆發，為各類型企業特別是中小企(SME)經營帶來衝擊。疫情的確是一個讓企業，特別是中小企數碼轉型的催化劑。中小企只要選對數碼工具，疫情下仍有生存甚至突圍的機會。數據顯示，採用數碼及企業apps的中小企，疫情下的盈利能力雖然下降，但收入下降的企業比例，比沒有使用apps的企業小。未來中小企將更加關注自身的財政健康狀況，對現金流等財務相關數據有非常大的渴求，藉此審視公司往後的策略，無庸置疑這亦是未來的發展趨勢。

我們為客戶開展數碼轉型過程，方向包括了解客戶的需求和經歷，改善發展客戶體驗，以數碼化為核心，運用現代技術架構，快速擴展、部署應用，滿足客戶需要，這些項目需時發展定會得出成果。

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

Trading business

In order to continue to diversify our business portfolio in response to the demand of the office market, the Group further expanded the source of income from the office-related decoration trade business, and the turnover of the trade business increased significantly compared with the corresponding period of last year.

Prospects

As a major economic force in the global downturn, and with its growing market share in the international market, more multinational enterprises are expected to place their attention and development focus on China in the coming years, and more enterprises may relocate their Greater China headquarters to Shanghai, PRC, financial and retail industries in particular. Given the delayed delivery of several projects in the office market in Shanghai, a new supply of 1.40 million square meters of office space is expected to be available in 2021. In addition, some landlords who intended to use their own offices have changed their plan and will lease out a portion of their premises, further increasing the leasable area and competition in the market. Although it is difficult to see a significant rebound in overall rents in the near future, for some popular locations, landlords may gradually reduce rents and related concessions as occupancy rates in the regions increase and stabilize at a certain level. The health care industry is expected to be one of the key economic growth sectors in 2021. In addition to the steady development of enterprises in the industry, many technology-based enterprises have also entered the medical field.

Under the COVID-19 pandemic, the global economy is slowing down. The economy rebounded strongly in the first quarter and is expected to get rid of the impact of the pandemic this year. With the expansion of vaccination coverage, Hong Kong is gradually returning to normal, and the flow of people to shopping malls and restaurants is gradually increasing, but the road to full recovery is still a long one. The pandemic has accelerated the digital transformation of the banking and financial industry, it has greatly increased the demand for digital applications. The use of modern technology framework, rapid deployment of applications, and the use of years of accumulated technology and development of digital have proved that the investment in digital transformation is heading to the right direction. Looking ahead, we will be proactive in the face of a challenging market environment amid the COVID-19 pandemic and remain confident. The Group will take a prudent approach and continue to diversify our business portfolio to build our competitiveness.

貿易業務

因應寫字樓市場的需求，我們不斷多樣化業務組合。本集團進一步擴展寫字樓相關的裝修貿易業務收入來源，貿易業務營業額較去年同期大幅增加。

展望

作為全球逆勢增長的主要經濟體，加之在國際市場裡日益提升的市場份額，未來數年預計將有更多跨國企業將目光和發展重點投向於中國，以及更多企業或將其大中華區總部遷至中國上海，尤其是金融和零售業。鑒於上海寫字樓市場數個項目延期交付，2021年預期將迎來140萬平方米的寫字樓供應。另外，部分業主原計劃自用的寫字樓如今調整為部分自用加出租，市場可租賃面積和競爭進一步增加。儘管整體租金難以在短期內出現明顯反彈，但針對一些熱點板塊，當區域專案出租率提升且穩定在一定水準，業主或逐步減少租金及相關優惠。預計2021年健康醫療行業將是重要經濟增長行業之一，除行業內企業實現穩健發展外，許多科技行業企業也已入局醫療領域。

新冠肺炎疫情下，全球經濟放緩。首季經濟強勁反彈，今年可望擺脫疫情的衝擊，隨疫苗接種覆蓋率擴大，香港正逐步回復正常，商場及餐廳人流逐漸增加，但全面復甦之路仍然漫長。疫情加速銀行及金融業數碼轉型，疫情對數碼應用的要求大增，運用現代技術架構，快速部署應用，運用多年數碼的累積技術與發展，證明數碼轉型投資方向正確。展望未來，面對疫情下充滿挑戰的市場環境，我們將積極應對，並對未來充滿信心。本集團將採取審慎態度，不斷多樣化業務組合，以打造自身競爭力。



Management Discussion and Analysis (Continued)

管理層討論與分析 (續)

FINANCIAL REVIEW

The Group's consolidated revenue from principal activities amounted to HK\$28,542,000 (2020: HK\$17,735,000). During the year, profit before taxation for the year was HK\$4,269,000, compared to profit before taxation of HK\$3,730,000 in the corresponding period of last year.

Gross profit for the Group increased from HK\$14,086,000 in 2020 to HK\$21,403,000 in 2021, while the gross profit margin decreased by 4% from 79% in 2020 due to increase in direct costs of Fintech.

Total general and administrative expenses were approximately HK\$8,619,000 (2020: HK\$9,756,000). Compared to last year, they have decreased by 12%.

Profit attributable to owners of the Company and earnings per share for the year were HK\$3,739,000 (2020: profit of HK\$3,258,000) and HK1.33 cents (2020: profit per share HK1.16 cents) respectively.

Financial resources, liquidity and capital structure

As at 31 March 2021, total assets of the Group amounted to HK\$108,431,000 (2020: HK\$101,755,000). Current assets amounted to HK\$38,750,000 (2020: HK\$29,680,000), of which HK\$29,177,000 (2020: HK\$26,296,000) were cash and bank deposits. Current liabilities of HK\$11,504,000 (2020: HK\$10,523,000) mainly comprised of rental receipts in advance, trade and other payables, lease liabilities, contract liabilities, deposits received and accruals and amounts due to a shareholder. Current ratio of the Group was 3.4 (2020: 2.8) and gearing ratio of the Group was 0.16 (2020: 0.23) representing the Group's borrowings divided by total equity comprising equity attributable to owners of the Company and non-controlling interest.

As at 31 March 2021, the Group had net current assets of approximately HK\$27,246,000 (2020: HK\$19,157,000).

Additional information on the usage of the proceeds from the subscriptions dated on 28 March and 23 May 2018

References are made to announcements regarding the subscriptions under general mandate dated 28 March 2018 and 23 May 2018 (the "**Subscriptions Announcements**"), Unless the context otherwise requires, capitalised terms used herein shall have the same meanings as those defined in the Subscriptions Announcements.

In addition to the information already disclosed, the Board would like to provide additional information in relation to the use of net proceeds of approximately HK\$19,850,000 raised from the Subscriptions and the timeline for the application of the unutilized proceeds from the Subscriptions according to GEM Listing Rules 18.32(8) as follows:-

財務回顧

本集團之主營業務綜合收入28,542,000港元(二零二零年: 17,735,000港元)。於年內, 稅前溢利為4,269,000港元, 去年同期稅前溢利則為3,730,000港元。

本集團之毛利由二零二零年之14,086,000港元上升至二零二一年之21,403,000港元, 而毛利率則由2020年79%下降4%, 因金融科技直接成本上升所致。

一般及行政費用總額約為8,619,000港元(二零二零年: 9,756,000港元)。與去年相比減少12%。

年內本公司擁有人應佔溢利及每股溢利分別為3,739,000港元(二零二零年: 溢利3,258,000港元)及1.33港仙(二零二零年: 每股溢利1.16港仙)。

財務資源、流動資金及資本架構

於二零二一年三月三十一日, 本集團之資產總額達108,431,000港元(二零二零年: 101,755,000港元)。流動資產合共38,750,000港元(二零二零年: 29,680,000港元), 當中29,177,000港元(二零二零年: 26,296,000港元)為現金及銀行存款。流動負債11,504,000港元(二零二零年: 10,523,000港元)主要為租金預收款項、應付及其他應付款項、租賃負債、合約負債、已收按金及應計款項及股東款項。本集團流動比率為3.4(二零二零年: 2.8), 而本集團資本負債比率(指本集團之借款除以權益總額(包括本公司擁有人應佔權益及非控股權益)為0.16(二零二零年: 0.23))。

於二零二一年三月三十一日, 本集團之流動資產淨值約為27,246,000港元(二零二零年: 19,157,000港元)。

二零一八年三月二十八日及五月二十三日完成一般授權認購新股份所得款項使用情況之額外資料

茲提述本公司於二零一八年三月二十八日及五月二十三日根據一般授權認購新股(「**一般授權認購公告**」)之公告: 除文義另有所指外, 所用的詞彙與該等公告所界定者具有相同涵義。

除已披露的資料外, 董事會謹此提供有關一般授權認購所得款項淨額約19,850,000港元及根據GEM上市規則第18.32(8)條, 一般授權認購未動用所得款項的時間表如下:

Management Discussion and Analysis (Continued)

管理層討論與分析(續)

Timeline for the Unutilized Proceed from the Subscriptions

Original allocation of the net proceeds as disclosed in the Subscriptions Announcements 一般授權認購新股份公告所得款項淨額的最初分配	Remaining balance of net proceeds up to 31 March 2020 截至二零二零年三月三十一日止剩餘所得款項淨額
Approximately HK\$19.85 million will be used towards general working capital for the Group and for other investment opportunities. 約19,850,000港元將用作本集團一般營運資金及其他投資機會	Approximately HK\$6,990,000 to be used for the general working capital. 約6,990,000港元用作一般營運資金

Foreign exchange risk

The Group's main operations are in the PRC and Taiwan and its income and expenses are transacted in Renminbi ("RMB") and New Taiwan Dollar ("NT\$") respectively. Accordingly, it has no significant exposure to foreign exchange risk.

Charges on assets and contingent liabilities

As at 31 March 2021, the Group had no charge, pledge of assets or contingent liabilities.

Capital commitments

At the end of reporting period, the Group had no material capital commitment.

Management and employees

As at 31 March 2021, the Group had 35 employees, including the Directors of the Company. Salaries of employees are primarily based on prevailing market salary levels. Other employees' benefits include mandatory provident fund, medical cover and other insurance.

一般授權認購未動用所得款項預期時間表

Actual use of net proceeds for the year ended 31 March 2021 截至二零二一年三月三十一日止全年所得款項淨額實際使用情況	Remaining balance of net proceeds up to 31 March 2021 截至二零二一年三月三十一日止剩餘所得款項淨額
Approximately HK\$6,990,000 was used for the general working capital. 約6,990,000港元已用作一般營運資金	Nil 零港元

外匯風險

本集團之主要經營業務在中國及台灣進行，本集團之收益及開支分別以人民幣(「人民幣」)及新台幣(「新台幣」)交易。因此，本集團概無面臨任何重大外匯風險。

資產抵押及或然負債

本集團於二零二一年三月三十一日並無抵押，質押資產或或然負債。

資本承擔

於報告期末，本集團並無重大資本承擔。

管理層及僱員

於二零二一年三月三十一日，本集團有35名僱員(包括本公司之董事)。僱員之薪金主要依據現行市場薪金水平而釐定。其他僱員福利包括強積金、醫療保險及其他保險。



Management Discussion and Analysis (Continued)

管理層討論與分析(續)

Events subsequent to the end of reporting period

(i) The outbreak of novel coronavirus ("COVID-19") since early January 2020 has affected many business and economic activities in Hong Kong, the PRC and the globe. The Group has been closely monitoring the situation of the COVID-19 and will take all possible and appropriate measures to mitigate any adverse impacts on the Group's operations. Based on the Group's assessment so far, there should not be material impact on the Group's ability to operate as a going concern although its financial performance and position will be affected to a certain extent.

(ii) Discloseable transactions in relation to tenancy agreements

Reference is made to the announcements of the Company dated 21 May 2021 (the "Announcements"). Unless otherwise specified, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcements.

TENANCY AGREEMENT A

On 21 May 2021, the Tenant (a wholly-owned subsidiary of the Company) and the Lessor A entered into the Tenancy Agreement A in respect of the leasing of the Premises A for a term of 63 months commencing from 1 June 2021 and ending on 3 August 2026 (both dates inclusive) for the use of sub-leasing management services business of the Group.

TENANCY AGREEMENT B

On 21 May 2021, the Tenant (a wholly-owned subsidiary of the Company) and the Lessor B entered into the Tenancy Agreement B in respect of the leasing of the Premises B for a term of 29 months commencing from 1 June 2021 and ending on 31 October 2023 (both dates inclusive) for the use of sub-leasing management services business of the Group.

TENANCY AGREEMENT C

On 21 May 2021, the Tenant (a wholly-owned subsidiary of the Company) and the Lessor C entered into the Tenancy Agreement C in respect of the leasing of the Premises C for a term of 26 months commencing from 1 June 2021 and ending on 6 August 2023 (both dates inclusive) for the use of sub-leasing management services business of the Group.

(iii) Continued suspension of trading

Referring to the announcement of the Company on 15 October 2020, trading in the Shares has been suspended with effect from 9:00 a.m. on 15 October 2020 and will continue to be suspended until further notice. The Company will keep the public informed of the latest significant developments by making further announcement(s) as and when appropriate and in accordance with the requirements of the GEM Listing Rules.

報告期末後事項

(i) 新型冠狀病毒(「COVID-19」)自二零二零年一月初爆發，對香港、中國及全球眾多業務及經濟活動造成影響。本集團已密切留意COVID-19進展，並將採取所有可行及適宜措施，以減輕對本集團營運之不利影響。根據本集團目前評估，儘管本集團財務表現及狀況將受若干程度影響，本集團持續經營能力不會受重大影響。

(ii) 有關租賃協議的須予披露交易

茲提述本公司日期為二零二一年五月二十一日之公佈(「該等公佈」)。除另有定義外，本公佈所界定之詞彙與該等公佈所界定者具有相同涵義。

租賃協議A

於二零二一年五月二十一日，租戶(本公司全資附屬公司)與出租人A就出租物業A訂立租賃協議A，租期為自二零二一年六月一日起至二零二六年八月三日(包括首尾兩日)止的63個月，供用於本集團的轉租管理服務業務。

租賃協議B

於二零二一年五月二十一日，租戶(本公司全資附屬公司)與出租人B就出租物業B訂立租賃協議B，租期為自二零二一年六月一日起至二零二三年十月三十一日(包括首尾兩日)止的29個月，供用於本集團的轉租管理服務業務。

租賃協議C

於二零二一年五月二十一日，租戶(本公司全資附屬公司)與出租人C就出租物業C訂立租賃協議C，租期為自二零二一年六月一日起至二零二三年八月六日(包括首尾兩日)止的26個月，供用於本集團的轉租管理服務業務。

(iii) 繼續暫停買賣

參考公司於二零二零年十月十五日之公告，股份已自二零二零年十月十五日上午九時正起暫停買賣，並將繼續暫停買賣直至另行通知。本公司將根據GEM上市規則適時另行刊發公佈以令公眾知悉最新重大發展。

Biographical Details of Directors

董事簡介

EXECUTIVE DIRECTORS

Mr. Wong Hoi Wong

Chief Executive Officer and Chairman

Mr. Wong Hoi Wong, aged 66, is an Executive Director and a founder of the Group. Mr. Wong has over 30 years' experience in sales and marketing, in particular in electronics and computer industries. Mr. Wong was the Chairman of Association of Electronic Components Industry of Taipei from 1990 to 1993. He oversees the sales and marketing strategies of the Group. Mr. Wong graduated from the Department of Industrial Management of Tamsui Oxford College in Taiwan with a diploma and a MBA of the University of South Australia.

Ms. Yang Hui Ling

Ms. Yang Hui Ling, aged 53, she was graduated from Simon Fraser University B.C. Canada. She worked for Siemens, Louis Vuitton etc. as the Executive Assistance to General Manager. She also worked for financial related companies, such as Allianz as an Executive Officer. She has over 20 years' management experience in various industries.

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Chu Meng Chi

Mr. Chu Meng Chi, aged 56, he obtained a Bachelor degree in Business Administration from the Taiwan National Sun Yat-sen University. Mr. Chu has over 20 years' experience in the field of corporate administration and financial investment.

Ms. Chan Mei Sze

Ms. Chan Mei Sze, aged 56, is an associate member of Hong Kong Institute of Certified Public Accountants and fellow member of Association of Chartered Certified Accountants. She has over 23 years' accounting and finance experience in various industries in Hong Kong.

Ms. Chen Yun Jung

Ms. Chen Yun Jung, aged 54, graduated from the department of French of Taiwan Tamkang University. She worked for financial services and information management companies after graduation as Senior Supervisor. She has over 20 years' management experience in related industries.

執行董事

王凱煌先生

行政總裁兼主席

王凱煌先生，66歲，執行董事兼集團創辦人。王先生積逾三十年營銷經驗，尤其專注電子及電腦業方面。王先生於一九九零年至一九九三年間出任台北市電子零件商業同業公會主席。彼專責監督本集團之營銷策略。王先生持有台灣淡水工商管理專業學校工業管理系頒授之文憑及南澳洲大學工商管理碩士學位。

楊惠綾女士

楊惠綾女士，53歲，楊女士畢業於加拿大Simon Fraser University。畢業後在Siemens, Louis Vuitton等知名企業擔任總經理特別助理工作，之後轉任Allianz等金融投資公司擔任高階行政主管。她於不同行業擁有逾20年管理經驗。

獨立非執行董事

朱孟祺先生

朱孟祺先生，56歲，彼獲得台灣國立中山大學企業管理學士學位。朱先生在公司行政及金融投資方面積累逾二十年經驗。

陳美詩女士

陳美詩女士，56歲，現時為香港會計師公會會員及英國特許會計師公會資深會員。彼於香港不同行業擁有逾二十三年會計及財務經驗。

陳韻蓉女士

陳韻蓉女士，54歲，陳女士畢業於台灣淡江大學法文系，畢業後曾任職於金融服務和資訊管理公司，擔任高級主管，在相關行業有逾20年經驗。



Corporate Governance Report

企業管治報告

INTRODUCTION

The Company endeavors to comply with all the code provisions on Corporate Governance Practices as set out in the GEM Listing Rules by establishing a formal and transparent procedure to protect and maximise the interests of shareholders during the year ended 31 March 2021.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted a code of conduct regarding Directors' securities transactions on terms no less exacting than the required standard of dealings as set out in Rules 5.48 to 5.67 of the GEM Listing Rules. Having made specific enquiry of all Directors, the Directors have complied with such code of conduct and the required standard of dealings and its code of conduct regarding securities transactions by the Directors throughout the year ended 31 March 2021.

BOARD OF DIRECTORS

The Board is responsible for managing the Company on behalf of shareholders. The Board is of the view that it is the Directors' responsibility to create value for shareholders as a whole and safeguard the best interests of the Company and the shareholders by discharging its duties in a dedicated, diligent and prudent manner on the principle of good faith.

The Board comprises a total of five Directors, with two Executive Directors, namely, Mr. Wong Hoi Wong (CEO and Chairman) and Ms. Yang Hui Ling; and three Independent Non-executive Directors, namely, Ms. Chen Yun Jung, Mr. Chu Meng Chi and Ms. Chan Mei Sze.

Each of the Independent Non-executive Directors has made an annual confirmation of independence pursuant to Rule 5.09 of the GEM Listing Rules. The Company is of the view that all Independent Non-executive Directors meet the independence guidelines set out in Rule 5.09 of the GEM Listing Rules and independent in accordance with the terms of the guidelines.

緒言

於截至二零二一年三月三十一日止年度，本公司透過制定正式及具透明度之程序，致力遵守GEM上市規則所載有關企業管治常規之所有守則條文，以保障及使股東獲取最大利益。

董事之證券交易

本公司已採納董事進行證券交易之操守守則，其條款不遜於GEM上市規則第5.48條至第5.67條載之交易標準。經向全體董事作出特定查詢後，各董事於截至二零二一年三月三十一日止年度已一直遵守該等操守守則及所規定之交易標準以及其有關董事進行證券交易之操守守則。

董事會

董事會負責代表股東管理本公司。董事會認為董事之責任是透過以專注、勤勉及謹慎之方式及遵照誠信原則履行其職責，為股東整體創造價值並維護本公司及股東之最佳利益。

董事會共有五名董事，兩名為執行董事，王凱煌先生（行政總裁兼主席）及楊惠綾女士；以及三名為獨立非執行董事，陳韻蓉女士、朱孟祺先生及陳美詩女士。

各獨立非執行董事已根據創業板上市規則第5.09條發出有關其獨立性之年度確認書。本公司認為所有獨立非執行董事均符合創業板上市規則第5.09條所載之獨立性指引，並根據該等指引之條文屬獨立人士。

Corporate Governance Report (Continued)

企業管治報告(續)

BOARD OF DIRECTORS (continued)

The primary functions of the Board include:

- (i) deciding on the overall strategies, overseeing operational and financial performance and formulating appropriate policies to manage risk exposure associated with realising the strategies and goals of the Group;
- (ii) being held accountable for the internal control system of the Company and responsible for reviewing its effectiveness;
- (iii) being ultimately responsible for preparing financial accounts and discussing the performance, financial conditions and prospects of the Company in a balanced, clear and comprehensible manner. These responsibilities are applicable to quarterly, interim and annual reports of the Company, other price sensitive announcements published according to the GEM Listing Rules and disclosure of other financial information, reports submitted to regulatory bodies and information disclosable under statutory requirements; and regularly reviewing its own functions and the powers conferred upon Executive Directors to ensure appropriate arrangements are in place;
- (iv) whilst Executive Directors, who oversee the overall business of the Company, are responsible for the daily operations of the Company, the Board is responsible for affairs involving the overall policies, finance and shareholders of the Company, namely financial statements, dividend policy, significant changes to accounting policies, annual operating budgets, material contracts, major financing arrangements, principal investment and risk management strategy;
- (v) the management is well informed of its powers and duties with clear guidelines and instructions, in particular regarding situations under which reporting to the Board is necessary and matters that require the approval of the Board before any decisions or commitments can be made on behalf of the Company; and
- (vi) the full Board meets at least four times a year, at approximately quarterly intervals, to review the financial performance, results of each period, material investments and other matters of the Group that require the resolution of the Board. Simultaneous conference call may be used to improve attendance when individual director cannot attend the meeting in person. Opinions of the Independent Non-executive Directors are actively sought by the Company if they are unable to attend the meeting in person.

董事會(續)

董事會之主要職能包括：

- (i) 決定整體策略、監督經營和財務表現及制定適當政策以管理與實現本集團策略及目標有關之風險；
- (ii) 須對本公司之內部監控制度負責，以及負責檢討其效益；
- (iii) 最終負責編製財務賬目及以平衡、清晰及全面之方式討論本公司表現、財務狀況及前景。該等職責適用於本公司之季度、中期及年度報告、根據GEM上市規則刊發之其他股價敏感公告及其他財務資料披露、提交予監管機構之報告及法定之須予披露資料；及定期檢討其本身之職能及賦予執行董事之權力，以確保實施適當之安排；
- (iv) 負責監督本公司整體業務之執行董事須對本公司之日常營運負責，而董事會則負責涉及本公司整體政策、財務及股東之事務，即財務報表、股息政策、重大會計政策變更、年度經營預算、重大合約、主要融資安排、資本投資及風險管理策略；
- (v) 管理層獲充分告知其權力及職責並獲提供清晰指引及指示，特別是有關須向董事會報告之情況及於代表本公司作出任何決策或承諾前須獲董事會批准之事項；及
- (vi) 董事會每年至少舉行四次(大約每季一次)全體會議，以檢討財務表現、各期間之業績、重大投資及需要董事會決議之本集團其他事項。若個別董事無法親身出席會議，則或會採用即時電話會議以提高出席率。倘獨立非執行董事不能親身出席會議，本公司會積極徵求其意見。



Corporate Governance Report (Continued)

企業管治報告(續)

BOARD OF DIRECTORS (continued)

- (vii) The terms of reference of the Board also include:
- (a) to develop and review the policies and practices on corporate governance;
 - (b) to review and monitor the training and continuous professional development of directors and senior management;
 - (c) to review and monitor the policies and practices on compliance with legal and regulatory requirements;
 - (d) to develop, review and monitor the code of conduct applicable to employees and directors; and
 - (e) to review the compliance with the Code and disclosure in the Corporate Governance Report.

During the year ended 31 March 2021, list of Directors and the attendance records of the Directors and members of the committees:

董事會(續)

- (vii) 董事會的職權範圍還包括：
- (a) 制定及檢討企業管治政策及常規；
 - (b) 檢討及監察董事及高級管理人員的培訓及持續專業發展；
 - (c) 檢討及監察在遵守法律及監管規定方面的政策及常規；
 - (d) 制定、檢討及監察僱員及董事的操守準則；及
 - (e) 檢討遵守《守則》的情況及在《企業管治報告》內的披露。

於截至二零二一年三月三十一日止年度，董事名單及董事及委員會成員出席會議之記錄：

		The Board 董事會	Audit Committee 審核委員會	Remuneration Committee 薪酬委員會	Nomination Committee 提名委員會	Annual General Meeting 股東週年大會
Total Number of Meetings	會議總次數	4	4	1	1	1
Number of meetings attended/eligible to attend	出席／合資格出席 會議次數					
Executive Directors	執行董事					
Mr. Wong Hoi Wong	王凱煌先生	4	0	0	1	1
Ms. Yang Hui Ling	楊惠綾女士	4	0	0	1	1
Independent Non-executive Directors	獨立非執行董事					
Mr. Chu Meng Chi	朱孟祺先生	4	4	1	1	0
Ms. Chan Mei Sze	陳美詩女士	4	4	1	1	0
Ms. Chen Yun Jung	陳韻蓉女士	4	4	1	1	0

Corporate Governance Report (Continued)

企業管治報告(續)

CORPORATE GOVERNANCE PRACTICES

The Group has adopted a set of Code on Corporate Governance (“**Company Code**”) which sets out the corporate standards and practices used by the Group to direct and manage its business affairs. It is prepared by referencing to the principles, code provisions and recommended best practices set out in the Code on Corporate Governance (“**GEM Code**”) contained in Appendix 15 of the GEM Listing Rules. The Board will continue to monitor and revise the Company Code and assess the effectiveness of our corporate governance practices in tandem with changes in the environment and requirements under the GEM Code, to ensure the Company Code is in line with the expectations and interests of shareholders and comply with the GEM Code.

Except as mentioned below, the Company applied the principles and complied with all the code provisions as set out in the GEM Code.

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The GEM Code Provision A.2.1 stipulates that the roles of Chairman and Chief Executive Officer should be separated and should not be performed by the same individual. The division of responsibilities between the Chairman and Chief Executive Officer should be clearly established and set out in writing.

Mr. Wong Hoi Wong is both the Chief Executive Officer and Chairman of the Company who is responsible for managing the Board and the Group business. The Board considers that, with the present board structure and scope of business of the Group, there is no imminent need to separate the roles into two individuals as Mr. Wong is perfectly capable of distinguishing the priority of these roles in which he has been acting. However, the Board will continue to review the effectiveness of the Group corporate governance structure to assess whether the separation of the positions of Chairman and Chief Executive Officer is necessary.

NON-EXECUTIVE DIRECTORS

Under the GEM Code Provision A.4.1, all the Non-executive Directors should be appointed for a specific term, subject to re-election. At present, the Non-executive Directors are not appointed for a specific term, but are subject to retirement by rotation and re-election in accordance with the Company's Articles of Association.

Code Provision A.6.7 and E.1.2

Code Provision A.6.7 stipulates that Independent Non-executive Directors and other Non-executive Directors should attend general meeting and have a fair understanding of the shareholders' opinion. Code Provision E.1.2 stipulates that the Chairman of the Board should attend the Annual General Meeting and also invite the Chairman of the Audit Committee, the Remuneration Committee, the Nomination Committee and any other committee to the meeting.

Independent Non-executive Directors could not attend the Annual General Meeting held on 29 September 2020 due to extraordinary business activities and unexpected events.

企業管治常規

本集團已採納一套企業管治守則(「**公司守則**」)，載列本集團在業務方向和管理其業務時所採用之企業守則及常規。公司守則乃參照GEM上市規則附錄十五內企業管治守則(「**GEM守則**」)所載之原則、守則條文及建議最佳常規而編製。董事會將繼續監控公司守則，並因應環境及GEM守則規定之變動對公司守則作出修訂和評估其企業管治常規之效益，以確保公司守則符合股東之預期及利益，與及遵守GEM守則。

除下文詳述者外，本公司期內均遵守GEM守則。

主席及行政總裁

GEM守則條文A.2.1規定主席與行政總裁的角色應有區分，並不應由一人同時兼任。主席與行政總裁之間的職責分工須清晰訂明並以書面形式列載。

王凱煌先生為本公司行政總裁兼主席，負責管理董事會及本集團業務。董事會考慮到現有董事會的架構及本集團的業務範疇，暫時沒有迫切需要改變現狀，認為王先生同時間擔當兩個角色，有足夠能力作出優先次序，履行任務。但是，董事會會不斷地檢討本集團企業管治架構的成效，以評估是否有分開主席與行政總裁角色的需要。

非執行董事

根據GEM守則條文第A.4.1條，每位非執行董事之委任應有指定任期惟可膺選連任。現時，本公司之非執行董事並無特定任期，惟須根據本公司組織章程細則輪席告退及膺選連任。

守則條文第A.6.7條及E.1.2條

守則條文第A.6.7條規定，獨立非執行董事及其他非執行董事應出席股東大會，並對股東的意見有公平的了解。守則條文第E.1.2條規定，董事會主席應出席股東週年大會。其亦應邀請審核、薪酬、提名及任何其他委員會主席列席。

獨立非執行董事由於臨時商務活動及未能預期之事務，未能出席於二零二零年九月二十九日舉行之股東週年大會。



Corporate Governance Report (Continued)

企業管治報告(續)

TRAINING AND SUPPORT FOR DIRECTORS

The Company reports to all Directors regularly to allow the Directors to fully understand the responsibility they share in the operation and the business of the Group. The Group arranges professional development training for all Directors to broaden and update their knowledge and skills, constantly informs all Directors about the GEM Listing Rules and the latest development of other applicable regulations to ensure the Directors comply with relevant regulation and raise their awareness of good corporate governance practices. All Directors have provided their training record.

The records of training the Directors received during the year ended 31 March 2021 are as follows:

Name of Directors

董事姓名

Executive Directors

Mr. Wong Hoi Wong
Ms. Yang Hui Ling

執行董事

王凱煌先生
楊惠綾女士

Independent Non-executive Directors

Mr. Chu Meng Chi
Ms. Chan Mei Sze
Ms. Chen Yun Jung

獨立非執行董事

朱孟祺先生
陳美詩女士
陳韻蓉女士

董事培訓及支援

本公司定期向全體董事作出簡報，讓彼等充分瞭解作為董事就本集團營運與業務共同承擔之責任。本集團協助為全體董事安排專業發展培訓，以拓展及更新董事之知識及技能，並持續通知全體董事有關GEM上市規則及其他適用監管規則之最新發展，以確保彼等遵守有關規定，並提高彼等對良好企業管治常規之關注。全體董事已提供所接受培訓的紀錄。

於截至二零二一年三月三十一日止年度內，各董事所接受之培訓概述如下：

Attending Conferences, Forums and/or Seminars

出席會議、論壇及／或研討會

✓

✓

✓

✓

✓

Corporate Governance Report (Continued)

企業管治報告(續)

INSURANCE FOR DIRECTORS AND SENIOR STAFF

The Company has made appropriate arrangement regarding insurance, which covers potential legal action faced by Directors and senior staff.

COMPANY SECRETARY

Mr. Wong Lam is the Company Secretary of the Company. His authorized duties include ensuring the Board of Directors to operate effectively and fulfill its duties, drafting agenda for the Board of Directors' meetings and shareholders' meetings and ensuring the clear and effective communication among members of the Board and also between members of the Board and the shareholders and management. During the year, the company secretary has undergone professional training for over 15 hours to gain the most updated knowledge to facilitate his discharge of duties.

REMUNERATION COMMITTEE

Membership

1. The Committee shall consist of 3 Independent Non-Executive Directors appointed by the Board of Directors of the Company from time to time.
2. The Board shall nominate one of the members as the Chairman of the Committee.
3. The Company Secretary or his nominee shall act as the Committee's Secretary.

Frequency and proceedings of meetings

4. The Committee shall meet at least once every year.
5. The Chairman of the Committee may convene additional meetings at his discretion.
6. The quorum of a meeting shall be 2 members of the Committee.
7. Proceedings of meetings of the Committee shall be governed by the provisions of the Articles of Association of the Company.

Duties, powers and functions

8. The Committee shall:
 - (a) implement the remuneration policy laid down by the Board;
 - (b) recommend to the Board the policy and structure for the remuneration of Directors and senior management;
 - (c) review the remuneration of Directors and senior management;

董事及高級職員之保險

本公司已作出適當保險安排，涵蓋董事及高級職員可能面對之法律行動。

公司秘書

王琳先生為本公司之公司秘書，其獲授之職責包括確保董事會有效運作及履行其責任，擬定各董事會會議及股東會議議程及確保董事會成員之間並與股東及管理層資訊交流良好。本年內，公司秘書已參加超過15小時之相關專業培訓，以獲取最新知識，助其履行職責。

薪酬委員會

成員

1. 委員會由本公司董事會不時委任的三名獨立非執行董事組成。
2. 董事會須提名委員會其中一名成員為委員會主席。
3. 公司秘書或其代名人須擔任委員會秘書。

會議次數及議事程序

4. 委員會每年須召開會議至少一次。
5. 委員會主席可自行決定召開額外會議。
6. 二名委員會成員構成會議的法定人數。
7. 委員會會議的議事程序受本公司組織章程細則所規管。

職責、權力及職能

8. 委員會須：
 - (a) 執行董事會釐定的薪酬政策；
 - (b) 就董事及高級管理人員薪酬的政策及結構向董事會提出建議；
 - (c) 檢討董事及高級管理人員的薪酬待遇；

Corporate Governance Report (Continued)

企業管治報告(續)

REMUNERATION COMMITTEE (continued)

Duties, powers and functions (continued)

- (d) review and approve the compensation arrangements in connection with any loss or termination of their office or appointment, or dismissal or removal for misconduct to Directors;
 - (e) review the criteria for assessing employee performance, which should reflect the Company's business objectives and targets;
 - (f) consider the annual performance bonus for Executive Directors, senior management, and the general staff, having regard to their achievements against the performance criteria and by reference to market norms and make recommendation to the Board;
 - (g) do any such things to enable the Committee to discharge its powers and functions conferred on it by the Board; and
 - (h) conform to any requirement, direction, and regulation that may from time to time be prescribed by the Board or contained in the constitution of the Company or imposed by legislation.
9. The Committee shall be provided with sufficient resources to enable it to perform its functions.

Reporting Procedures

10. The Committee shall report to the Board on a regular basis.

The Chairman of the Remuneration Committee is Mr. Chu Meng Chi, an Independent Non-executive Director, and other members include Ms. Chen Yun Jung and Ms. Chan Mei Sze being Independent Non-executive Directors.

During the year, the Remuneration Committee of the Company convened one meeting, and all matters concerning the determination of remuneration of the Directors and senior management were discussed. In addition, the remuneration policies and incentive mechanism applicable to the Directors and senior management and the overall remuneration system of the Group were further refined and reasonable recommendations were made to the Board in the meeting.

NOMINATION COMMITTEE

Membership

1. The Committee shall consist of 5 Directors appointed by the Company's Board of Directors from time to time, at least 3 of them shall be Independent Non-executive Directors.
2. The Board shall designate one of the members as the Committee's Chairman.
3. The Company Secretary or his nominee shall act as the Committee's Secretary.

薪酬委員會(續)

職責、權力及職能(續)

- (d) 檢討及批准有關董事因喪失或被終止其職務或委任或因行為失當而被解僱或罷免所涉及之賠償安排；
 - (e) 檢討評估僱員表現的準則；有關準則須反映本公司的業務目的及目標；
 - (f) 根據執行董事、高級管理人員及一般員工的表現準則評核其表現並參考市場標準，審議有關人員及員工的年度表現花紅，繼而向董事會提出建議；
 - (g) 採取任何行動使委員會可履行董事會賦予的權力及職能；及
 - (h) 符合董事會不時指定或本公司組織章程不時所載又或法例不時所定的任何要求、指示及規例。
9. 委員會應獲提供充足資源以履行其職能。

匯報程序

10. 委員會須定期向董事會匯報。

薪酬委員會主席為獨立非執行董事朱孟祺先生，而其他成員包括陳韻蓉女士及陳美詩女士為獨立非執行董事。

年內，本公司之薪酬委員會召開一次會議，討論所有有關釐定董事及高級管理層薪酬之事項。此外，薪酬委員會進一步完善適用於董事及高級管理層之薪酬政策及獎勵機制，以及本集團之整體薪酬制度，並於該等會議上向董事會作出合理建議。

提名委員會

成員

1. 委員會由本公司董事會不時委任的五名董事擔任，至少三名須為獨立非執行董事。
2. 董事會須指定委員會成員的其中一人為委員會主席。
3. 公司秘書或其代名人須擔任委員會秘書。

Corporate Governance Report (Continued)

企業管治報告(續)

NOMINATION COMMITTEE (continued)

Frequency and proceedings of meetings

4. The Committee shall meet at least once annually.
5. In addition, the Committee's Chairman may convene additional meetings at his discretion.
6. The quorum of a meeting shall be 3 Committee members.
7. Proceedings of the Committee's meetings shall be governed by the Company's Articles of Association.

Duties, powers and functions

8. The Committee shall:
 - (a) regularly review the structure, size and composition of the Board; and make recommendations on any proposed changes to the Board to implement the Company's corporate strategy;
 - (b) identify and nominate candidates to the Board;
 - (c) assess the independence of Independent Non-executive Directors;
 - (d) make recommendations to the Board on relevant matters relating to the succession planning for the Chairman, the Chief Executive Officer as well as the senior management;
 - (e) do any such things to enable the Committee to discharge its powers and functions conferred on it by the Board; and
 - (f) conform to any requirement, direction, and regulation that may from time to time be prescribed by the Board or contained in the Company's constitution or imposed by legislation.
9. The Committee shall be provided with sufficient resources to enable it to perform its functions.

Reporting Procedures

10. The Committee shall report to the Board on a regular basis.

The Nomination Committee of the Company currently comprises five Directors, including two Executive Directors, namely Mr. Wong Hoi Wong and Ms. Yang Hui Ling, three Independent Non-executive Directors, namely Ms. Chen Yun Jung, Mr. Chu Meng Chi and Ms. Chan Mei Sze, the Chairman of the Committee is Mr. Wong Hoi Wong.

During the year, the committee convened one meeting, reviewed the structure, size and composition of the Board; and made recommendations on any proposed changes to the Board to implement the Company's corporate strategy and discharged its powers and functions conferred on it by the Board.

提名委員會(續)

會議次數及議事程序

4. 委員會每年須召開會議至少一次。
5. 此外，委員會主席亦可自行決定召開額外會議。
6. 三名委員會成員構成會議的法定人數。
7. 委員會會議的議事程序受本公司組織章程細則所規管。

職責、權力及職能

8. 委員會須：
 - (a) 定期檢討董事會的架構、人數及組成，並按本公司的企業策略向董事會提出任何改動建議；
 - (b) 物色候選人並向董事會提名；
 - (c) 評核獨立非執行董事的獨立性；
 - (d) 就主席、集團行政總裁及高級管理人員繼任計劃的有關事宜向董事會提出建議；
 - (e) 採取任何行動使委員會可履行董事會賦予的權力及職能；及
 - (f) 符合董事會不時指定或本公司組織章程不時所載又或法例不時所定的任何要求、指示及規例。
9. 委員會應獲提供充足資源以履行其職能。

匯報程序

10. 委員會須定期向董事會匯報。

本公司提名委員會現時由五名董事擔任，包括兩名執行董事王凱煌先生及楊惠綾女士，三名獨立非執行董事陳韻蓉女士、朱孟祺先生及陳美詩女士，委員會主席為王凱煌先生。

年內，委員會召開一次會議，檢討董事會的架構、人數及組成，並按本公司的企業策略向董事會提出建議及履行董事會賦予的權力及職能。



Corporate Governance Report (Continued)

企業管治報告(續)

DIRECTORS' RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibilities for the preparation of the financial statements of the Group and ensure that the financial statements are in accordance with statutory requirements and applicable accounting standards. The Directors also ensure the timely publication of the financial statements of the Group.

The statement of the external auditor of the Company, BDO Limited, about their reporting responsibilities on the financial statements of the Group is set out in the Independent Auditor's Report on pages 35 to 40 of this annual report.

AUDIT COMMITTEE

- (a) The Audit Committee of the Company currently comprises three Independent Non-executive Directors, namely Ms. Chen Yun Jung, Mr. Chu Meng Chi and Ms. Chan Mei Sze. The Audit Committee possesses a wealth of experience and expertise including accounting profession, and regulatory experience both in Hong Kong, Taiwan and the PRC. The Chairman of the committee is Mr. Chu Meng Chi.
- (b) During the year, the Board reviewed the terms of reference of the Audit Committee and has made relevant amendments to accommodate the requirements of the GEM Code, where appropriate.
- (c) The primary function of the Audit Committee is to review and supervise the Group's financial reporting system, internal control procedures and to maintain good and independent communications with the management as well as auditor of the Company.
- (d) In discharging its responsibility, the Audit Committee has performed the following work:
 - (i) reviewed the draft annual and quarterly financial statements during the year; and
 - (ii) reviewed, in conjunction with the auditor, the development of accounting standards and assessed their potential impacts on the Group's financial statements.
- (e) The Audit Committee met four times during the year to review the results of the Group.
- (f) Audit Committee is to be responsible for making recommendation to the Board on the appointment, reappointment and removal of the external auditor, and to approve the remuneration and terms of engagement of the external auditor, and any questions of resignation or dismissal of that auditor.

董事對財務報表之責任

董事知悉彼等編製本集團財務報表之責任，並確保財務報表乃根據法定規定及適用會計準則編製。董事亦須確保本集團之財務報表能如期刊發。

本公司獨立核數師香港立信德豪會計師事務所有限公司就其對本集團財務報表申報責任之聲明載於本年報第35至40頁之獨立核數師報告。

審核委員會

- (a) 本公司審核委員會現時由三名獨立非執行董事組成，即陳韻蓉女士、朱孟祺先生及陳美詩女士。審核委員會擁有會計專業資格、以及香港、台灣及中國規管之豐富經驗及專長。委員會主席由朱孟祺先生擔任。
- (b) 年內，董事會已審閱審核委員會之職權範圍，並作出適當修訂，以符合GEM守則之規定。
- (c) 審核委員會主要職責為審閱及監督本公司財務報告體系、內部監控程序，並與本公司管理層及核數師保持良好及獨立之溝通。
- (d) 於履行其職責時，審核委員會已進行下列工作：
 - (i) 審閱年內之年度及季度財務報表草稿；及
 - (ii) 與核數師審閱會計準則之發展並評估準則對本集團財務報表之潛在影響。
- (e) 審核委員會於年內舉行四次會議，審閱本集團業績。
- (f) 審核委員會負責就委任、重新委任及罷免外聘核數師向董事會提出建議，並批准外聘核數師的薪酬及聘任條款、以及處理任何有關該核數師辭任或辭退該核數師的問題。

Corporate Governance Report (Continued)

企業管治報告(續)

AUDITOR

The details of auditor's remuneration for the year ended 31 March 2021 are set out in note 8 to the consolidated financial statements.

INTERNAL CONTROL AND RISK MANAGEMENT

The Board is responsible for a reliable and efficient internal control and risk management system of the Group and reviews whether the operation is adequate and effective through the Audit Committee.

Internal control and risk management system includes the management, the authority and responsibilities of whom is as follows:

- (1) help to achieve business target and protect the Group's assets;
- (2) ensure the proper maintenance and reliability of accounting record and financial report;
- (3) ensure compliance with relevant regulations; and
- (4) Identify and reduce the Group's major risk.

The purpose of establishing internal control and risk management system is to reasonably prevent the Group from material mistake and loss and to closely monitor the risks threatening the Group to achieve targets.

During this financial year, according to the assessment of the Group's management, the Audit Committee believes that:

- A. the Group has conducted an identification, assessment and management process for material risks threatening to its businesses; and
- B. an effective and proper internal control and risk management system has been maintained throughout this financial year.

Having regards to the simple nature and size of the Group's business projects during the financial year, the Group did not establish a special internal audit department. In future, the Board will have an annual review to assess whether it is necessary to set up such department to carry out internal audit.

CONSTITUTIONAL DOCUMENTS

There is no significant change in the constitutional documents during the year.

核數師

核數費用之明細載於截至二零二一年三月三十一日止年度之綜合財務報表附註8。

內部監控及風險管理

董事會負責確保集團有一可靠及有效的內部監控及風險管理系統，並透過審核委員會檢討其在運作上是否足夠和有效。

內部監控及風險管理系統包含管理階層，其權限及責任：

- (1) 協助達成業務目標及保障集團資產；
- (2) 確保會計記錄妥善存置及財務報告之可靠程度；
- (3) 確保遵守有關法例；及
- (4) 確認及降低本集團的主要風險。

建立內部監控及企業風險管理系統旨在合理地預防集團發生重大的錯誤或損失，並就可能危害集團達成目標的風險予以密切監控。

於本財政年度內，根據集團管理層之評估結果，審核委員會相信：

- A. 本集團已就可能對其業務構成威脅之重大風險進行確定、評估及管理程序；及
- B. 於本財政年度一直維持有效及適當的內部監控及風險管理系統。

經考慮到本財政年度內本集團之業務項目簡單以及規模，本集團本財政年度內並沒有特別成立內部審核部門，未來董事會將每年檢討是否需要成立此一部門執行內部審核的功能。

組織章程文件

年內組織章程文件並無重大變動。



Corporate Governance Report (Continued)

企業管治報告(續)



PARTICULARS OF SHAREHOLDER RIGHTS

1. The Articles of Association set out the rights of our shareholders.
2. All shares have the same voting rights and are entitled to the dividends declared.
3. Pursuant to the Articles of Association, Shareholder(s) holding not less than one-tenth of the paid-up capital may request the Board to convene an extraordinary general meeting. The objects of the meeting must be stated in the related requisition deposited at the registered office.
4. For including a resolution relating to other matters in a general meeting, shareholders are requested to follow the requirements and procedures as set out in the Articles of Association.
5. Pursuant to the Articles of Association, if a shareholder wish to propose a person other than a retiring Director for election as a Director at a general meeting, the shareholder should deposit a written notice of nomination which shall be given to the Company Secretary within the 7-day period commencing the day after the despatch of the notice of the meeting (or such other period as may be determined and announced by the Directors from time to time).
6. Shareholders have the right to receive corporate communications in hard copies.
7. Shareholders whose shares held in the Central Clearing and Settlement System (CCASS) may notify us from time to time through Hong Kong Securities Clearing Company Limited if they wish to receive our corporate communications.

SHAREHOLDERS COMMUNICATION POLICY

1. This Policy aims to set out the provisions with the objective of ensuring Shareholders are provided with information about the Company, in order to enable Shareholders to exercise their rights in an informed manner, and to allow Shareholders to engage actively with the Company.
2. The Board shall maintain an on-going dialogue with Shareholders, and will regularly review this Policy to ensure its effectiveness.
3. Information shall be communicated to Shareholders mainly through the Company's financial reports, annual general meetings and other general meetings that may be convened, as well as by making available all the disclosures submitted to the Stock Exchange and its corporate communications and other corporate publications on the website.
4. Shareholders should direct their questions about their shareholdings to the Company's Registrar.
5. Corporate communication will be provided to Shareholders in plain language and in both English and Chinese versions to facilitate Shareholders' understanding. Information released by the Company to the Stock Exchange is also posted on the Company's website immediately thereafter. Such information includes financial statements, results announcements, circulars and notices of general meetings and associated explanatory documents etc.

股東權利

1. 《公司組織章程細則》內載有股東的權利。
2. 所有股份均擁有投票權及可獲派已宣派之股息。
3. 根據《公司組織章程細則》，持有實繳股本不少於十分之一的股東可要求董事會召開股東特別大會，並在有關請求書(交往註冊辦事處)上註明會議的目的。
4. 在股東大會上提呈關於其他事宜的決議案，股東須遵守《公司組織章程細則》所載的規定及程序。
5. 根據《公司組織章程細則》，若有股東欲推薦將退任董事以外的人士在股東大會上參選董事，股東須於會議通告派發翌日起計7天內(或董事不時訂立及公告的任何其他期間)，向公司秘書送交書面提名通知。
6. 股東有權收取公司通訊的印刷本。
7. 在中央結算及交收系統(CCASS)持有股份的股東如欲收取公司通訊，可不時透過香港中央結算有限公司通知本公司。

股東通訊政策

1. 本政策所載條文旨在確保股東可適時取得本公司資料，一方面使股東可在知情情況下行使權力，另一方面也讓股東與本公司加強溝通。
2. 董事會持續與股東保持對話，並會定期檢討本政策以確保成效。
3. 本公司向股東傳達資訊的主要渠道為：本公司的財務報告；股東週年大會及其他可能召開的股東大會；並將所有呈交予聯交所的披露資料，以及公司通訊及其他公司刊物登載在網站。
4. 股東如對名下持有任何問題，應向本公司的股份過戶登記處提出。
5. 向股東發放的公司通訊以淺白中、英雙語編寫，以利便股東了解通訊內容。本公司發送予聯交所的資料亦會隨即登載在公司網站。有關資料包括財務報表、業績公告、通函、股東大會通告及相關的說明文件等等。

Corporate Governance Report (Continued)

企業管治報告(續)

SHAREHOLDERS COMMUNICATION POLICY (continued)

- 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. Board members, appropriate management executives and external auditor will attend annual general meetings to answer Shareholders' questions.

BOARD DIVERSITY POLICY

The Company's Board adopted a Board Diversity Policy. Under the Policy, the Company recognizes and embraces the benefits of having a diverse Board with a vision for the Company to achieve a sustainable and balanced development. Appointments of directors are made on merits, including but not limited to, sex, age, cultural and educational background, while having due regard for the benefits of diversity of the Board. They represent diverse career experience in both international and local enterprises. They bring with them diverse professional backgrounds, spanning management, advisory and finance.

The Board composition reflects various cultural and educational backgrounds, professional development, length of service, knowledge of the Company and a broad range of individual attributes, interests and values. The Board considers the current line-up has provided the Company with a good balance and diversity of skills and experience for the requirements of its business. The Board will continue to review its composition from time to time taking into consideration board diversity for the requirements and benefits of the Company's business.

ADOPTION OF DIVIDEND POLICY

The Board of Directors of the Company has approved and adopted a dividend policy. The Dividend Policy aims to create long-term, sustainable and stable returns for the Company's shareholders.

According to the Dividend Policy, when recommending any dividend payout, the Board will take into account a series of factors, including:

- actual and expected financial performance and financial position,
- expected working capital requirements and future development plans,
- shareholders' interests,
- business strategy and development,
- economic situation as well as other internal and external factors that may have impacts on the Company's financial performance and financial position.

The Dividend Policy must be in accordance with applicable laws, regulations, rules and the Company's Articles of Association. The Company will review the Dividend Policy on a regular basis and reserves the right in its sole and absolute discretion to update, amend or modify the Dividend Policy at any time. The Dividend Policy shall in no way constitute a legally binding commitment by the Company.

股東通訊政策(續)

- 股東宜參與股東大會，如未能出席，可委派代表代其出席並於會上投票。董事會成員、適當的行政管理人員及外聘核數師均會出席股東週年大會回答股東提問。

董事會成員多元化政策

本公司董事會採納了一項《董事會成員多元化政策》。根據該政策，本公司明白並深信一個成員多元化的董事會對達致可持續的均衡發展裨益良多。董事的委任均以用人唯才為原則，包括但不限於性別、年齡、文化及教育背景，同時亦充分顧及董事會成員多元化的裨益。彼等具有在國際及本地企業發展事業的多方面經驗，把管理、顧問、財務等不同領域的專業背景帶入董事會。

董事會成員組合反映不同的文化及教育背景、專業發展、服務任期、對本公司的認識，以及廣泛的個人特質、興趣和價值觀。董事會認為目前的成員組合為本公司提供了切合本公司業務的均衡及多元化技能和經驗。董事會會按本公司的業務需要及裨益考慮董事會成員多元化，繼續不時檢討其成員組合。

採納股息政策

董事會批准並採納股息政策，該股息政策旨在為本公司的股東創造長期、持續而穩定的回報。

根據該股息政策，本公司董事會在建議股息派發時將綜合考慮一系列因素，包括：

- 實際及預期的財務表現與財務狀況，
- 預期資金需求與日後發展計劃，
- 股東權益，
- 業務戰略與業務發展，
- 經濟狀況以及影響財務表現與財務狀況的其他內外因素。

該股息政策須符合適用的相關法律、法規、守則及本公司的組織章程。本公司將定期檢討該股息政策，並保留以其全權絕對酌情決定權於任何時間更新、修訂或修改該股息政策。該股息政策並不構成對本公司具法律約束力之承諾。



Environmental, Social and Governance Report

環境、社會及管治報告

The Group recognises the importance of environmental protection and thereby endeavors to look for environmental protection solution to achieve low-carbon and simple office culture in order to create a better future.

This report is prepared with reference to the “Environmental, Social and Governance Reporting Guide” as set out in Appendix of the GEM Listing Rules.

A. ENVIRONMENTAL

The operation of the Group has limited impact on the environment. The main business of the Group is not the main cause of environmental pollution. Moreover, the business of the Group does not involve industrial activities and thus the total amount of emission, resources used and waste produced is low.

The Group strongly encourages the staff to implement a green office culture, such as, if possible, sending and scanning documents by email in order to reduce paper usage. Meanwhile, we also require staff to use recycled papers first for printing internal documents and minimize the using of one-off products. In addition, in order to reduce the environmental impact of staff's business trip, we hold meetings by teleconference as far as possible, which can reduce the cost of business trip, on the other hand, can minimize the adverse environmental impact from travelling. Besides, we ask our clients to provide electronic monthly statements as far as possible to reduce paper usage.

Since the conservation of global environment and natural resources has fundamental impact to the human beings, it is the responsibility of all our peoples to protect the environment. We reduce energy and natural resources consumption in practice, reduce wastes, and choose renewable and recycled products as far as possible. In addition, we encourage our clients and suppliers to attach importance to environmental measures and practice.

A1 Emissions

We strive to implement the following emissions reduction measures during our daily operation:

1. Reduce time of lighting usage;
2. Strengthen the shading and insulation of office, so as to delay the turning on of air-conditioner or turning off air conditioning early;
3. Replace high efficiency and energy saving light pipe and LED lighting system;
4. Purchase energy saving office equipment; and
5. Provide staff with green office information.

Reduce carbon emissions and reduce waste by wastage reduction and strict waste sorting and recycling.

本集團深明保護環境之重要性，因此我們努力尋求環保方案，奉行低碳簡約的辦公室節能活動，竭力創造更美好之明天。

本報告乃參考GEM上市規則附錄所載《環境、社會及管治報告指引》而編製。

A. 環境

本集團的營運對環境的影響甚微。本集團經營的主要業務所在領域並非環境污染的主要源頭。此外，本集團的業務亦不涉及工業活動，因此排放、資源適用和廢棄物產生方面的總量亦甚微。

本集團積極鼓勵員工奉行綠色相關的辦公室指引，如儘量使用掃描功能，並以電子郵件傳遞文件，以減少紙張的使用。同時要求員工如需列印內部文件應優先使用單面紙張列印的廢棄文件，並儘量避免一次性產品的使用。此外，為降低員工公幹對環境的影響，我們儘量透過電話會議，以降低出差所乘搭交通工具對環境帶來的負面影響；再者，要求往來的客戶儘量提供電子月結單服務，以節省紙張等。

由於地球環境和天然資源的保育，對全人類有著根本的影響，因此，保護環境是不容忽視的共同責任。我們以具體行動在業務活動中減少耗用能源和天然資源，以減少碳量的排放，並儘可能使用含再生物料及可循環使用的環保產品。同時，我們亦鼓勵客戶和供應商重視與實踐環保措施。

A1 排放物

我們在日常營運中，致力實施以下減排措施：

1. 減少燈光使用時間；
2. 加強辦公室的遮光與隔熱效果，延後打開或提早關閉冷氣；
3. 更換高效節能的光管和LED燈照明系統；
4. 購買有節能效益的辦公室設備；及
5. 為員工提供綠色辦公室的資訊。

透過減少製造廢棄物和嚴格進行廢棄物的分類與回收來減少碳量的排放以及廢棄物的減量。

Environmental, Social and Governance Report (Continued)

環境、社會及管治報告(續)

A2 Use of Resources

We actively use the office equipment, so that the best efficiency can be attained in our daily operation.

A3 The Environment and Natural Resources

In order to protect natural resources, we choose green purchases, such as buying environmentally friendly toners and ink cartridges. At the same time, we reduce the use of photocopying paper by double-sided printing and use recycled papers; use the photocopier's scanning function to replace document fax and file storage, and implement online vacation application system, online internal document approval, and agree with business partners to transfer documents by emails, electronic billings and other forms of documents to reduce paper usage, as far as possible.

B. SOCIAL

B1 Employment

The Group equally treats every employee without considering their ethnicity, race, nationality, sex, religion, age and marriage status when determining their employment, remuneration package and promotion. To create a diversified working environment, we hope that all staff can appreciate, take care and respect each other regardless of their difference.

B2 Health and Safety

The Group's human resources policy is to attract and foster excellent talents and provide a proper environment for them to unlock their potential. Therefore, prefect staff management system, reasonable remuneration and benefit package, supportive training and development solution, optimized working environment and adequate health and medical and operation safety insurance are important measures for our human resources strategy.

We will establish a working environment without worry to realize our common vision and share the result of sustainable development with our staff.

B3 Development and Training

Staff is the most important asset of the Group. Therefore, the Group pays serious attention to the promotion and training of staff. In addition to providing internal and external training and career development opportunities to our staff, our senior management maintains communication with the staff at any time, encourage and guide the staff to put their energy into work and inspire them to work hard together to fulfill our business targets. We foster professional team through training in order to support our sustainable business development.

A2 資源使用

我們積極透過運用辦公室設備，使日常運作達致最佳效率。

A3 環境及天然資源

為保護天然資源，我們選擇綠色採購，如購買環保碳粉和墨盒。同時，藉由雙面打印、已廢棄單面紙張背面重用打印，以減少影印紙的使用；利用影印機的掃描功能以代替文件傳真及檔案儲存，並實施網上休假申請系統、網上內部文件審批，以及與業務合作夥伴取得共識儘量以電子郵件、電子帳單等形式傳遞文件以減少紙張的使用。

B. 社會

B1 僱傭

本集團平等對待每位員工，不會因員工的民族、種族、國籍、性別、宗教、年齡與婚姻狀況等而影響其錄用、待遇與升遷。為營造多元性的工作環境，我們期望所有員工不論個人的差異性，都能彼此欣賞、關懷和尊重。

B2 健康與安全

本集團的人力資源策略是要吸引及培育優秀人才，並為其提供適當的工作環境讓其盡展所長。因此，完善的人員管理制度、合理的薪資報酬及員工福利規劃、適得其用的員工培訓及發展方案、優化的上班環境以及適切的健康醫療與作業安全保險等皆是我們人力資源策略的重要方針。

我們藉由打造讓員工無後顧之憂的工作環境，實現員工與企業的共同願景，讓員工與企業持續共同發展。

B3 發展及培訓

員工是本集團最重要的資產。因此，本集團非常重視員工的晉升與培訓。除了為員工提供內部與外部的培訓課程及職業發展機會，我們的高層管理人員隨時與員工保持良好溝通，鼓勵並指導員工積極投入工作及提升其士氣，為共同達成業務目標而努力。我們透過員工培訓，培育專業團隊，以支持企業業務持續發展。



Environmental, Social and Governance Report (Continued)

環境、社會及管治報告(續)

B4 Labour Standards

The Group has established the "Employment and Compensation & Benefits Policies" to meet the requirements of "Employment Ordinance" and the "Mandatory Provident Fund Schemes Ordinance". The Group is forbidden to recruit child labor and compulsory labor. The Group is fully responsible for the employer's liability, including the provision of benefits to employees.

B5 Supply Chain Management

The Group relies on the products and services from the suppliers to support our business operation and to provide quality services to customers. Accordingly, supply chain management is an important part of the Group's operation. As such regard, we establish following assessment criteria for the suppliers, including three aspects such as environmental protection, social responsibility and ethics. Meanwhile, we set up a transparent and arm's length procuring procedure. Before placing orders for products and services, the Group conducts a qualification assessment on the supplier to ensure to obtain the best products from a suitable supplier. The assessment includes reviewing the supplier's costs, quality, environmental protection awareness, conduct, and performance of social responsibility etc. Such requirements to suppliers are not only for protect our business, but also represent our effort to fulfill social responsibility.

B6 Product Responsibility

The Group requires all staff to be superb, professional and honest. In order to ensure all staff formalized with and strictly following each relevant regulations and code of conducts, the Group set up a code of conducts that our staff must strictly comply with, which lists the matters all staff shall have to follow, covering relevant matters in relation to regulations and governance, including prevention of bribery, use of information and personal conduct.

B7 Anti-corruption

The Group strictly abides by anti-corruption and incorruptible laws and regulations. Internally, the Group has implemented a staff code and management system, requiring all employees to maintain a high level of business ethics. The Audit Committee of the Group is responsible for internal control matters relating to anti-corruption.

B8 Community Investment

The Group supports community activities and engages in community services and promote community development with a view to create a harmonious community and to fulfill our responsibility as a corporate citizen. As we know it is favorable for the Group's business development in a society with hope, love and care. The Group actively builds up a corporate culture for loving and caring society by encouraging staff to engage in voluntary service in community, bringing social activities into our activities, which improves staff's belongingness and loyalty while giving back to the community.

B4 勞工準則

本集團訂立的《僱傭及薪酬與福利政策》，一概遵循《僱傭條例》及《強制性公積金計劃條例》的要求。本集團嚴禁招聘童工及強制勞工。本集團全面履行僱主的法律責任，包括提供員工應有的福利。

B5 供應鏈管理

本集團有賴供應商的產品與服務來支持我們業務的運營，讓我們可以為客戶提供優質的產品與服務。因此，對於供應鏈的管理是本集團營運過程重要一環。為此，我們對供應商訂立了下述評估標準，包括有關環境保護、社會責任和道德實踐三個方面。同時，我們制定具透明度和符合公平原則的採購程序。在向供應商訂購產品或服務前，本集團會對供應商進行資格審查，確保從適合的供應商取得最佳的產品，審查項目包括成本、質量、環保意識、道德行為和社會責任等等。我們對供應商的要求，不僅為保障我們的業務，同時也帶動了供應商共同對於社會責任的重視。

B6 產品責任

本集團要求所有員工必須具備高質素、專業以及誠信的品德。為使所有員工熟悉並嚴守各項有關法例及行為守則，本集團訂有員工均須遵守的職員行為守則。該守則列出所有員工必須遵守之事項，範圍涵蓋法例及監管之有關事項，其中包括防止賄賂、資料運用及個人行為規則等。

B7 反貪污

本集團嚴格遵守反貪污和廉潔的法律法規，集團內部訂有員工守則和管理制度，要求所有員工保持高水平的商業道德。本集團審核委員會負責有關反貪腐的內部控制事項。

B8 社區投資

本集團支持社區活動，參與社群服務並推動社區發展，以促進社區和睦共融，履行良好企業公民的責任。因為我們知道，一個充滿希望和關愛的社會，亦有助於本集團業務的發展。本集團積極建立關愛社會的企業文化，我們鼓勵員工參與社區的義工服務，將社會服務融入集團活動，於回饋社會的同時，提升員工對集團的認同與歸屬感。

Environmental, Social and Governance Report (Continued)

環境、社會及管治報告(續)

HKEX ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORTING GUIDE INDEX 聯交所《環境、社會及管治報告指引》索引

Key performance indicators (KPIs) 關鍵績效指標(KPI)	ESG Report 《環境、社會及管治報告》	Section containing disclosures 披露章節	Remarks 備註
A. Environmental A.環境			
Aspect A1: Emissions 層面A1：排放物			
General Disclosure 一般披露		Environmental 環境	
Information on: 有關廢氣及溫室氣體排放、向水及 土地的排污、有害及無害廢棄物 的產生等的：			
(a) the policies; and (a) 政策；及			
(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. (b) 遵守對發行人有重大影響的相關法律及規例的資料。			
A1.1 The types of emissions and respective emissions data A1.1 排放物種類及相關排放數據		Emissions 排放	
A1.2 Greenhouse gas emissions in total A1.2 溫室氣體總排放量		Emissions 排放	
A1.3 Total hazardous waste produced A1.3 所產生有害廢棄物總量		Not applicable 不適用	During the course of business, the Company did not produce any chemical or medical-related hazardous waste. 本公司業務營運過程中並無產生任何化學或醫療相關的有害廢棄物。



Environmental, Social and Governance Report (Continued)

環境、社會及管治報告(續)

Key performance indicators (KPIs) 關鍵績效指標(KPI)	ESG Report 《環境、社會及管治報告》	Section containing disclosures 披露章節	Remarks 備註
A1.4 Total non-hazardous waste produced A1.4 所產生無害廢棄物總量		Not applicable 不適用	During the course of business, the Company did not produce a large amount of non-hazardous waste, therefore, it did not include the data of nonhazardous waste in the calculation this time. 本公司業務營運過程中並無產生大量無害廢棄物，因此本公司此次未有把無害廢棄物之數據納入計算範圍內。
A1.5 Description of measures to mitigate emissions and results achieved A1.5 描述減低排放量的措施及所得成果		Emissions 排放	
A1.6 Description of how hazardous and nonhazardous wastes are handled, reduction initiatives and results achieved A1.6 描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果			
Aspect A2: Use of Resources 層面A2：資源使用			
General Disclosure 一般披露		Environmental 環境	
Policies on the efficient use of resources, including energy, water and other raw materials. 有效使用資源(包括能源、水及其他原材料)的政策。			
A2.1 Direct and/or indirect energy consumption by type A2.1 按類型劃分的直接及／或間接能源耗量		Use of resources 資源使用	
A2.2 Water consumption in total and intensity A2.2 總耗水量及密度		Use of resources 資源使用	
A2.3 Description of energy use efficiency initiatives and results achieved A2.3 描述能源使用效益計劃及所得成果		Use of resources 資源使用	
A2.4 Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved A2.4 描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果		Use of resources 資源使用	
A2.5 Total packaging material used for finished products A2.5 製成品所用包裝材料的總量		Not applicable 不適用	

Environmental, Social and Governance Report (Continued)

環境、社會及管治報告(續)

Key performance indicators (KPIs) 關鍵績效指標(KPI)	ESG Report 《環境、社會及管治報告》	Section containing disclosures 披露章節	Remarks 備註
Aspect A3: The Environment and Natural Resources			
層面A3：環境及天然資源			
General Disclosure 一般披露		Environmental 環境	
Policies on minimising the issuer's significant impact on the environment and natural resources. 減低發行人對環境及天然資源造成重大影響的政策。			
A3.1 Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them A3.1 描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動		Use of resources 資源使用	
Aspect B1: Employment			
層面B1：僱傭			
General Disclosure 一般披露		Employment 僱傭	
Information on: 有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的：			
(a) the policies; and (a) 政策；及			
(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, antidiscrimination, and other benefits and welfare. (b) 遵守對發行人有重大影響的相關法律及規例的資料。			
Aspect B2: Health and Safety			
層面B2：健康與安全			
General Disclosure 一般披露		Health and safety 健康與安全	
Information on: 有關提供安全工作環境及保障僱員避免職業性危害的：			
(a) the policies; and (a) 政策；及			
(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards. (b) 遵守對發行人有重大影響的相關法律及規例的資料。			



Environmental, Social and Governance Report (Continued)

環境、社會及管治報告(續)

Key performance indicators (KPIs) 關鍵績效指標(KPI)	ESG Report 《環境、社會及管治報告》	Section containing disclosures 披露章節	Remarks 備註
Aspect B3: Development and Training 層面B3：發展及培訓			
General Disclosure 一般披露		Development and training 發展及培訓	
Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities. 有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。			
Aspect B4: Labour Standards 層面B4：勞工準則			
General Disclosure 一般披露		Labour standards 勞工準則	
Information on: 有關防止童工或強制勞工的：			
(a) the policies; and (a) 政策；及			
(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour. (b) 遵守對發行人有重大影響的相關法律及規例的資料。			
Aspect B5: Supply Chain Management 層面B5：供應鏈管理			
General Disclosure 一般披露		Supply chain management 供應鏈管理	
Policies on managing environmental and social risks of the supply chain. 管理供應鏈的環境及社會風險政策。			

Environmental, Social and Governance Report (Continued)

環境、社會及管治報告(續)

Key performance indicators (KPIs) 關鍵績效指標(KPI)	ESG Report 《環境、社會及管治報告》	Section containing disclosures 披露章節	Remarks 備註
Aspect B6: Product Responsibility 層面B6：產品責任			
General Disclosure 一般披露		Product responsibility 產品責任	
Information on: 有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的：			
(a) the policies; and (a) 政策：及			
(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress. (b) 遵守對發行人有重大影響的相關法律及規例的資料。		Product responsibility 產品責任	
Aspect B7: Anti-corruption 層面B7：反貪污			
General Disclosure 一般披露		Anti-corruption 反貪污	
Information on: 有關防止賄賂、勒索、欺詐及洗黑錢：			
(a) the policies; and (a) 政策：及			
(b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering. (b) 遵守對發行人有重大影響的相關法律及規例的資料。			
Aspect B8: Community Investment 層面B8：社區投資			
General Disclosure 一般披露			
Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests. 有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。		Community investment 社區投資	

Directors' Report

董事會報告

The Directors submit their report together with the audited consolidated financial statements for the year ended 31 March 2021.

PRINCIPAL ACTIVITIES

The Group is principally engaged in (i) property leasing; (ii) provision of software development and related services in relation to Fintech and Linux-based systems and others; and (iii) trading business. The activities of the subsidiaries are set out in note 26 to the consolidated financial statements.

SEGMENT REPORTING

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

RESULTS

The financial performance of the Group for the year ended 31 March 2021 and the financial position of the Group at that date are set out on pages 41 to 43.

The Directors do not recommend the payment of a dividend.

RESERVES

Movements in the reserves of the Group and the Company during the year are set out in the consolidated statement of changes in equity on page 46 and in note 24(d) to the consolidated financial statements, respectively.

DISTRIBUTABLE RESERVES

As at 31 March 2021, the Company had no distributable reserves.

PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

Movements in property, plant and equipment and investment properties during the year are set out in note 14 and note 15 to the consolidated financial statements respectively.

PRE-EMPTIVE RIGHTS

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

FIVE-YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on pages 118 to 119.

董事提呈其報告連同截至二零二一年三月三十一日止年度之經審核綜合財務報表。

主要業務

本集團主要從事(i)物業租賃；(ii)提供軟件開發及一系列有關金融科技及Linux系統及其他系統的解決方案；及(iii)貿易業務。附屬公司之業務載於綜合財務報表附註26。

分部報告

本年度本集團表現分析載於綜合財務報表附註6。

業績

本集團截至二零二一年三月三十一日止年度之財務表現及本公司及本集團於該日之財務狀況載於第41頁至第43頁。

董事不建議派付股息。

儲備

本集團及本公司於年內之儲備變動分別載於年報第46頁之綜合權益變動表及綜合財務報表附註24(d)。

可供分派儲備

於二零二一年三月三十一日，本公司並無可供分派之儲備。

物業、廠房及設備和投資物業

年內物業、廠房及設備及投資物業之變動分別載於綜合財務報表附註14及附註15。

優先購股權

本公司之公司組織章程細則或開曼群島法例並無載有有關規定本公司須按比例向現有股東提呈發售新股份之優先購股權條文。

五年財務摘要

本集團過去五個財政年度之業績及資產與負債概要載於第118頁至第119頁。

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's listed securities during the year.

DIRECTORS

The Directors during the year were:

Executive Directors:

Mr. Wong Hoi Wong (*Chief Executive Officer and Chairman*)
Ms. Yang Hui Ling

Non-executive Directors:

Ms. Hsieh Yi Chen (Resigned on 1 July 2020)
Ms. Wu Chiao Ru (Resigned on 1 July 2020)
Ms. Hsieh Ju Lin (Resigned on 1 November 2020)

Independent Non-executive Directors:

Mr. Chu Meng Chi
Ms. Chan Mei Sze
Ms. Chen Yun Jung

In accordance with article 116 of the Company's Articles of Association, Mr. Chu Meng Chi and Ms. Chan Mei Sze shall retire from the Board by rotation and, being eligible, offer themselves for re-election.

DIRECTORS' SERVICE CONTRACTS

No director has a service contract with the Company which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

DIRECTORS' INTERESTS IN CONTRACTS

Apart from the transactions as disclosed in note 28 to the consolidated financial statements, no other contracts of significance to which the Company or any of its subsidiaries was a party and in which a director of the Company had a material interest subsisted at the end of the year or at any time during the year.

買賣或贖回上市證券

本公司於年內概無贖回其任何股份。本公司或其任何附屬公司於年內概無買賣本公司任何上市證券。

董事

年內之董事如下：

執行董事：

王凱煌先生(行政總裁及主席)
楊惠綾女士

非執行董事：

謝宜堃女士(二零二零年七月一日辭任)
巫巧如女士(二零二零年七月一日辭任)
謝如玲女士(二零二零年十一月一日辭任)

獨立非執行董事：

朱孟祺先生
陳美詩女士
陳韻蓉女士

根據本公司之公司組織章程第116細則，朱孟祺先生及陳美詩女士須輪席告退董事會，惟合資格並願膺選連任。

董事之服務合約

董事並無與本公司訂有任何本公司不得在未有作出補償(法定補償除外)的情況下於一年內終止之服務合約。

董事於合約之權益

除綜合財務報表附註28所披露之交易外，於年底或年內任何時間，概無任何由本公司或其任何附屬公司訂立且本公司董事在其中擁有重大權益之其他重大合約。



Directors' Report (Continued)

董事會報告(續)

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS IN SECURITIES OF THE COMPANY

As at 31 March 2021, the interests or short positions of the Directors and Chief Executives in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance ("SFO"), Chapter 571 under the Laws of Hong Kong), which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they have taken or deemed to have taken under such provisions of the SFO), or which were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to Rule 5.61 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange, were as follows:

(a) Long positions in ordinary shares and underlying shares of the Company

Name of Directors 董事姓名	Total number of shares held 所持股份數目	Percentage of shareholding 所持股份百分比
Mr. Wong Hoi Wong ("Mr. Wong") (Note) 王凱煌先生(「王先生」)(附註)	1,508,600	0.54%

Note: These 1,508,600 shares are registered in name of Eaglemax International Investment Limited. As at 31 March 2021, Mr. Wong held the entire issued share capital of Eaglemax International Investment Limited. By virtue of SFO, Mr. Wong has interest of such shares.

(b) Short positions in the shares and underlying shares of the Company

Save as disclosed herein, as at 31 March 2021, none of the Directors had short positions in the shares or underlying shares of equity derivatives of the Company.

Save as disclosed herein, as at 31 March 2021, none of the Directors had any interests or short positions in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO), which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they are taken or deemed to have under such provisions of the SFO), or which were required pursuant to Section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to Rule 5.61 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange.

董事及主要行政人員於本公司證券之權益

於二零二一年三月三十一日，各董事及主要行政人員於本公司或其任何相聯法團(定義見香港法例第571章證券及期貨條例(「證券及期貨條例」)第XV部)之股份、相關股份或債券持有任何根據證券及期貨條例第XV部第7及8分部已知會本公司及聯交所之權益或短倉(包括根據證券及期貨條例有關條文彼等被當作或視為擁有之權益或短倉)，或根據證券及期貨條例第352條須登記於該條文所述之登記冊之權益或短倉，或根據GEM上市規則第5.61條須知會本公司及聯交所之權益或短倉如下：

(a) 本公司普通股及相關股份之長倉

附註：上述1,508,600股股份以Eaglemax International Investment Limited名義登記持有。於二零二一年三月三十一日，王先生持有Eaglemax International Investment Limited全部已發行股本。根據證券及期貨條例，王先生擁有該等股份之權益。

(b) 本公司股份及相關股份之短倉

除本報告披露者外，於二零二一年三月三十一日，各董事概無於本公司之股份或股本衍生工具之相關股份中擁有任何短倉。

除本報告披露者外，於二零二一年三月三十一日，各董事概無於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份或債券持有任何根據證券及期貨條例第XV部第7及8分部已知會本公司及聯交所之權益或短倉(包括根據證券及期貨條例有關條文彼等被當作或視為擁有之權益或短倉)，或根據證券及期貨條例第352條須登記於該條文所述之登記冊內之權益或短倉，或根據GEM上市規則第5.61條須知會本公司及聯交所之權益或短倉。

SUBSTANTIAL SHAREHOLDERS' INTERESTS

As at 31 March 2021, the following persons (not being the Directors and Chief Executives of the Company) had interests or short positions in the shares, underlying shares or debentures of the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept under Section 336 of the SFO as follows:

Name of shareholder	Number of shares held	Approximate percentage of issued share capital
股東名稱	持有股份數目	佔已發行股本之概約百分比
Ms. Wang Ying Fang	54,009,090	19.24%
Wang Ying Fang女士		
Extra Bright Trading Limited (Note 1 附註1)	46,279,750	16.48%

Note :

- Extra Bright Trading Limited is owned by Advanced Enterprises Limited respectively. Advanced Enterprises Limited is wholly owned by Chang Wei Min. Chang Wei Min is deemed to be interested in all the Shares held by Extra Bright Trading Limited under the SFO.

Save as disclosed above, as at 31 March 2021, there was no person (not being the Directors and Chief Executives of the Company) who had any interests or short positions in the shares, underlying shares and debentures of the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept under Section 336 of the SFO.

MAJOR CUSTOMERS AND SUPPLIERS

During the year, the percentage of purchase attributable to the five largest suppliers in aggregate is less than 10%.

The sales to the five largest customers of the Group accounted for approximately 57% of the total sales for the year and the sales to the largest customer included therein accounted for approximately 13%.

Save as disclosed below, none of the Directors, their respective associates and shareholders of the Company (which to the knowledge of the Directors own more than 5% of the issued share capital of the Company) had any interest in any of the five largest customers and suppliers of the Group for the year.

CONNECTED TRANSACTIONS

Details of connected transactions under the GEM Listing Rules during the year are set out in notes 28(a) and (b) to the consolidated financial statements.

主要股東之權益

於二零二一年三月三十一日，擁有證券及期貨條例第XV部第2及3分部條文項下或證券及期貨條例第336條規定須存置之登記冊所記錄之本公司股份、相關股份或債券之權益或短倉之人士(非本公司董事及主要行政人員)如下：

Number of shares held	Approximate percentage of issued share capital
持有股份數目	佔已發行股本之概約百分比
54,009,090	19.24%
46,279,750	16.48%

附註：

- Extra Bright Trading Limited由Advanced Enterprises Limited分別擁有。Advanced Enterprises Limited由Chang Wei Min全資擁有。根據證券及期貨條例，Chang Wei Min被視為於Extra Bright Trading Limited持有的所有股份中擁有權益。

除上文披露者外，於二零二一年三月三十一日，概無任何人士(非本公司董事及主要行政人員)擁有證券及期貨條例第XV部第2及3分部條文項下或證券及期貨條例第336條規定須存置之登記冊所記錄之本公司股份、相關股份或債券之權益或短倉。

主要客戶及供應商

年內，向五大供應商採購的百分比累計少於10%。

本集團向五大客戶的銷售佔年度銷售總額約57%，而最大客戶的銷售則佔約13%。

除下文披露外，據董事所知，擁有本公司已發行股本5%以上之董事、彼等各自之聯繫人士及本公司股東，於年內概無在本集團任何五大客戶及供應商中擁有任何權益。

關連交易

年內進行之GEM上市規則所述關連交易詳情載於綜合財務報表附註28(a)及(b)。



Directors' Report (Continued)

董事會報告(續)

COMPETING INTERESTS

None of the Directors, the substantial shareholders or the management shareholders (as defined in the GEM Listing Rules) had any interests in any business which competed with or might compete with the business of the Group.

SUFFICIENCY OF PUBLIC FLOAT

The Company has maintained a sufficient public float throughout the year ended 31 March 2021.

CORPORATE STRATEGY

The Group's strategy is to generate stable income through property investment and software business. Our corporate values rest in growing the presence of our existing businesses and identifying new business and investment opportunities not limited to our current businesses in order to deliver value to both our customers and our shareholders. All such opportunities will continue to be diligently and carefully evaluated by the Board with the view of delivering value to our shareholders. We believe implementing disciplined business strategies and prudent financial management serves this purpose by preserving the longevity and sustainability of our businesses.

AUDIT COMMITTEE

The Company established an Audit Committee with written terms of reference in compliance with the GEM Listing Rules. The duties of the Audit Committee are to review and to provide supervision over the financial reporting process and internal control system of the Group. The Audit Committee comprises three Independent Non-executive Directors, namely Ms. Chen Yun Jung, Mr. Chu Meng Chi and Ms. Chan Mei Sze.

During the year, the Audit Committee has met four times to review the results of the Group.

AUDITOR

The consolidated financial statements of the Company have been audited by BDO Limited.

BDO Limited retire and, being eligible, offer themselves for re-appointment. A resolution will be submitted to the Annual General Meeting of the Company to re-appoint Messrs. BDO Limited as auditor of the Company.

By Order of the Board

Wong Hoi Wong
Chairman

Hong Kong, 28 June 2021

競爭權益

概無任何董事、主要股東或管理層股東(定義見GEM上市規則)在任何與本集團有競爭或可能出現競爭之業務中擁有任何權益。

足夠公眾持股量

本公司於截至二零二一年三月三十一日止整個年度一直維持足夠之公眾持股量。

公司策略

本集團之策略為透過物業投資及軟件業務，以獲得穩定之收入。本集團之企業價值有賴其現有之業務之增長、發掘新業務及不限於其現有業務之投資機會，藉以提升價值予其顧客及股東。董事局將繼續殷勤並謹慎地評估所有該等商機，以及提升價值予其股東。本集團相信藉推行嚴控之業務策略及審慎之財務管理，可維持其業務之長久性及持續性而達成此目標。

審核委員會

本公司根據GEM上市規則成立審核委員會，並書面訂明其職權範圍。審核委員會之職責包括審閱及監管本集團之財務申報程序及內部監控制度。審核委員會由三名獨立非執行董事陳韻蓉女士、朱孟祺先生及陳美詩女士組成。

審核委員會於年內召開過四次會議，以審閱本集團之業績。

核數師

香港立信德豪會計師事務所有限公司已完成審核本公司之綜合財務報表。

香港立信德豪會計師事務所有限公司任期屆滿，惟符合資格願意應聘連任。本公司將於股東週年大會上提呈決議案，續聘香港立信德豪會計師事務所有限公司為本公司核數師。

承董事會命

主席
王凱煌

香港，二零二一年六月二十八日

Independent Auditor's Report

獨立核數師報告

TO THE SHAREHOLDERS OF THIZ TECHNOLOGY GROUP LIMITED (即時科研集團有限公司)

(Incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Thiz Technology Group Limited (the "Company") and its subsidiaries (together the "Group") set out on pages 41 to 117, which comprise the consolidated statement of financial position as at 31 March 2021, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 March 2021, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSA") issued by the HKICPA. Our responsibilities under those standards are further described in the 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 MATTERS

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

Recognition of revenue from Fintech related software development and provision of related services

Refer to note 6(a) and note 32 to the consolidated financial statements and the accounting policy on recognition of revenue from software development and provision of related services as shown in note 4 (p).

The Group's major revenue for the year ended 31 March 2021 includes revenue generated from Fintech related software development and provision of related services of HK\$13,472,000. The contracts typically are fixed price contracts comprising sales of customised software or applications and/or provision of related post contract support services.

致即時科研集團有限公司股東 (於開曼群島註冊成立之有限公司)

意見

本核數師已審計列載於第41至117頁即時科研集團有限公司(「貴公司」)及其附屬公司(統稱「貴集團」)的綜合財務報表，此綜合財務報表包括於二零二一年三月三十一日的綜合財務狀況表與截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括主要會計政策概要。

我們認為，綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則(「香港財務報告準則」)真實而公平地反映 貴集團於二零二一年三月三十一日的財務狀況及其截至該日止年度的綜合財務表現及其綜合現金流量，並已按照香港公司條例的披露規定妥為編製。

意見基礎

我們根據香港會計師公會頒佈的香港審計準則(「香港審計準則」)進行審計。該等準則下規定我們的責任於本報告「核數師就審計綜合財務報表須承擔的責任」一節進一步描述。根據香港會計師公會頒佈的「專業會計師道德守則」(「守則」)，我們獨立於 貴集團，並已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。該等事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對該等事項提供單獨意見。

確認提供金融科技相關軟件開發及提供相關服務所產生的收入

見綜合財務報表附註6(a)及附註32及附註4(p)所示有關確認軟件開發及提供相關服務所產生的收入之會計政策。

截至二零二一年三月三十一日止年度，貴集團的主要收入13,472,000港元包括提供金融科技相關軟件開發及提供相關服務而產生的應用程式收入。合約通常為固定價格合約，包括銷售定制軟件或應用程式及／或提供相關售後支援服務。



Independent Auditor's Report (Continued)

獨立核數師報告(續)

Revenue from Fintech related software development and provision of related services accounted for about 47% of the Group's revenue for the year ended 31 March 2021 and together with the reasons below, was identified as a key audit matter.

- the manual processes and controls for recording contracts; and
- the significant judgements and estimates made by management in determining:
 - (i) whether contracts contain elements which should be separated for revenue recognition purposes;
 - (ii) whether the contract prices of individual elements as stated in contracts represent their respective stand-alone selling prices and where appropriate estimating of stand-alone selling prices based on appropriate techniques; and
 - (iii) whether the revenue should be recognised at a point in time or over time.

A change in an estimate or judgement made in the revenue recognition could result in a significant change in the amount of revenue recognised in one or more reporting periods.

Our Response

Our procedures in relation to recognition of revenue from Fintech related software development and provision of related services included:

- Obtaining an understanding of the systems, processes and controls for recording and recognition of revenue;
- Obtaining all contracts to understand the terms and conditions of each contract and to determine whether the revenue had been recognised in accordance with the Group's revenue recognition policy;
- For each contract, evaluating the judgements and estimates made by management in applying the Group's revenue recognition policy, including identification of separable elements of contracts and estimation of standalone selling prices of each elements;
- Obtaining confirmations from selected customers about their acceptance of the customised software which provided evidence of the control of the customised software passed to the customers; and
- Re-performing the calculation of revenue from provision of related post contract support services recognised on a straight-line basis.

金融科技相關軟件開發及提供相關服務所產生的收入佔 貴集團截至二零二一年三月三十一日止年度收入的47%，連同以下理由，被識別為關鍵審計事項。

- 記錄合約的手動流程及控制；及
- 管理層作出重大判斷及估計以釐定：
 - (i) 合約是否載有為收入確認目的而分開呈列的部分；
 - (ii) 合約所示個別部分的訂約價格是否代表其各單獨銷售價格及根據適當技術估計單獨銷售價格；及
 - (iii) 收入應否在特定時間點或一段時間內確認。

在收入確認中作出的估計或判斷發生變化可能導致在一個或多個報告期內確認的收入金額出現重大變動。

我們的回應

我們有關確認金融科技相關軟件開發及提供相關服務的收入之程序包括：

- 了解用於記錄及確認收入的系統、流程及控制；
- 獲取所有合約以了解每份合約的條款及條件，並確定收入是否根據 貴集團的收入確認政策而確認；
- 就每份合約而言，評估管理層在應用 貴集團收益確認政策時所作出的判斷及估計，包括識別分開呈列的合約部分及估計各部分獨立銷售價格；
- 自選定客戶獲得有關彼等接納定制軟件的確認書，作為向客戶交付定制軟件控制權之證據；及
- 重新計算以直線法確認提供售後支援服務的所得收入。

Independent Auditor's Report (Continued)

獨立核數師報告(續)

Valuation of investment properties

Refer to Note 15 and Note 32 to the consolidated financial statements and the accounting policy on investment properties as shown in Note 4(d) to the consolidated financial statements.

The Group's investment properties were carried at fair value of HK\$69,518,000 as at 31 March 2021 which was based on valuations performed by an independent firm of professional valuers.

Investment properties were significant to the consolidated financial statements representing about 64% of the total assets of the Group as at 31 March 2021, and together with the reasons below, was identified as a key audit matter.

The valuation of investment properties requires significant judgement and estimation in determining the appropriate valuation methodology to be used and in estimating the underlying assumptions to be applied. There is a risk that the carrying amount of investment properties may be materially misstated if the valuation methodology adopted and the key assumptions applied by the valuers are inappropriate. A change to these inputs may result in changes in fair value of the Group's investment properties and corresponding amount of fair value gain or loss recognised in profit or loss.

Our Response

Our procedures in relation to valuation of investment properties included:

- Evaluating the competence, capabilities and objectivity of the management's expert;
- Assessing the methodology used and the appropriateness of the key assumptions applied based on our knowledge of the property industry;
- Checking, on a sample basis, the accuracy and relevance of the inputs data used; and
- Assessing the adequacy of the disclosures made in the consolidated financial statements in respect of the valuation of investment properties including the relationship between the key unobservable input and fair value.

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.

投資物業估值

見綜合財務報表附註15及附註32以及綜合財務報表附註4(d)所示投資物業之會計政策。

於二零二一年三月三十一日，貴集團投資物業之公平值為69,518,000港元，乃基於獨立專業估值師進行之評估後達至。

投資物業就綜合財務報表而言屬重大，於二零二一年三月三十一日佔貴集團總資產的64%，且連同以下理由，被識別為一項關鍵審計事項。

於釐定將予使用的合適估值方法時及於評估將予應用的相關假設時，投資物業之評估需要重大判斷及估計。倘所採用的估值方法及估值師所應用的主要假設並不恰當，則投資物業的賬面值可能會出現重大錯誤陳述。該等輸入數據變動可能導致本集團投資物業公平值及損益內已確認公平值收益或虧損相應金額的變動。

我們的回應

我們有關投資物業估值之程序包括：

- 評估管理層聘用之專家的資格、能力及客觀性；
- 根據我們物業行業的知識，評估所用方法及所應用主要假設的適當性；
- 按抽樣基準檢查所使用輸入數據的準確性及相關性；及
- 就投資物業估值(包括不可觀測輸入數據與公平值之間的關係)評估綜合財務報表作出之披露的充分性。

年報中的其他資料

董事須就其他資料承擔責任。其他資料包括貴公司年報中所載資料，但不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他資料，我們亦不對該等其他資料發表任何形式的鑒證結論。



Independent Auditor's Report (Continued)

獨立核數師報告(續)

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.

RESPONSIBILITIES OF DIRECTORS 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 disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

The directors are also responsible for overseeing the Group's financial reporting process. The audit committee of the Company ("Audit Committee") assists the directors in discharging their responsibilities 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 the terms of our engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

結合我們對綜合財務報表的審計，我們的責任是閱讀其他資料，在此過程中，考慮其他資料是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。基於我們已執行的工作，倘我們認為其他資料存在重大錯誤陳述，我們需要報告該事實。就此而言，我們無任何報告。

董事就綜合財務報表須承擔的責任

董事須負責根據香港會計師公會頒佈的香港財務報告準則及香港公司條例的披露規定編製真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的編製不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

在編製綜合財務報表時，董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將貴集團清盤或停止經營，或別無其他實際的替代方案。

董事亦負責監察貴集團的財務報告程序。就此而言，貴公司審核委員會（「審核委員會」）協助董事履行其職責。

核數師就審計綜合財務報表須承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們僅按照我們的委聘條款向閣下整體報告我們的意見，而並不可作其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。

合理保證是高水平的保證，但不能保證按照香港審計準則進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，倘合理預期彼等單獨或匯總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

Independent Auditor's Report (Continued)

獨立核數師報告(續)

As part of an audit in accordance with HKSAAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

在根據香港審計準則進行審計的過程中，我們行使專業判斷，保持專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對 貴集團內部控制的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。
- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對 貴集團的持續經營能力產生重大疑慮。倘我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 就 貴集團內實體或業務活動的財務資料獲取充足、適當的審計憑證，以便對綜合財務報表發表意見。我們負責 貴集團審計的方向、監督和執行。我們為審計意見承擔全部責任。

我們與審核委員會溝通了有關(其中包括)計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。



Independent Auditor's Report (Continued)

獨立核數師報告(續)

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

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

我們還向審核委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與彼等溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，相關的防範措施。

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

BDO Limited

Certified Public Accountants

Lam Pik Wah

Practising Certificate Number: P05325

Hong Kong, 28 June 2021

香港立信德豪會計師事務所有限公司

執業會計師

林碧華

執業證書編號：P05325

香港，二零二一年六月二十八日

Consolidated Statement of Profit or Loss and Other Comprehensive Income

綜合損益及其他全面收益表

For the year ended 31 March 2021 截至二零二一年三月三十一日止年度

		Notes 附註	2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
Revenue	收入	5	28,542	17,735
Cost of sales and services	銷售及服務成本		(7,139)	(3,649)
Gross profit	毛利		21,403	14,086
Other revenue and (losses)/gains, net	其他收入及(虧損)/收益，淨額	5	(7,212)	871
General and administrative expenses	一般及行政費用		(8,619)	(9,756)
Finance costs	融資成本	7	(1,303)	(1,471)
Profit before taxation	除稅前溢利	8	4,269	3,730
Taxation	稅項	11(a)	(530)	(472)
Profit for the year	本年度溢利		3,739	3,258
Other comprehensive income	其他全面收益			
Item that may be subsequently re-classified to profit or loss:	其後可重新分類至損益的項目：			
Currency translation differences	貨幣換算差額		5,406	(4,123)
Total comprehensive income for the year	本年度全面收益總額		9,145	(865)
Profit attributable to:	以下應佔溢利：			
– Owners of the Company	– 本公司擁有人		3,739	3,258
– Non-controlling interest	– 非控股權益		–	–
			3,739	3,258
Total comprehensive income for the year attributable to:	以下應佔本年度全面收益總額：			
– Owners of the Company	– 本公司擁有人		9,145	(865)
– Non-controlling interest	– 非控股權益		–	–
			9,145	(865)
Earnings per share:	每股盈利：			
– Basic and diluted (in cents)	– 基本及攤薄(仙)	13	1.33	1.16



Consolidated Statement of Financial Position

綜合財務狀況表

At 31 March 2021 於二零二一年三月三十一日

			2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
	Notes 附註			
Non-current assets		非流動資產		
Property, plant and equipment	14	物業、廠房及設備	163	569
Investment properties	15	投資物業	69,518	71,506
			69,681	72,075
Current assets		流動資產		
Contract assets	16	合約資產	141	289
Trade and other receivables, deposits and prepayments	17	應收及其他應收款項、按金及預付款項	8,548	2,757
Time deposit with maturity over 3 months	18	到期日起過三個月之定期存款	1,455	1,422
Bank balances and cash	18	銀行結存及現金	27,722	24,874
Current tax recoverable		當期可收回稅項	884	338
			38,750	29,680
Current liabilities		流動負債		
Rental receipts in advance		預收租金	145	310
Trade and other payables, deposits received and accruals	19	應付及其他應付款項、已收按金及應計款項	5,301	3,492
Contract liabilities	20	合約負債	300	2,048
Lease liabilities	27	租賃負債	4,366	3,978
Amount due to a shareholder	21	應付股東款項	-	486
Current tax liabilities		當期稅項負債	1,392	209
			11,504	10,523
Net current assets		流動資產淨值	27,246	19,157
Total assets less current liabilities		總資產減流動負債	96,927	91,232
Non-current liabilities		非流動負債		
Lease liabilities	27	租賃負債	9,081	12,403
Deferred tax liabilities	11(b)	遞延稅項負債	6,207	6,335
			15,288	18,738
Net assets		資產淨值	81,639	72,494

Consolidated Statement of Financial Position (Continued)

綜合財務狀況表(續)

At 31 March 2021 於二零二一年三月三十一日

			2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
		Notes 附註		
EQUITY	權益			
Share capital	股本	22	280,750	280,750
Reserves	儲備		(199,080)	(208,225)
Equity attributable to owners of the Company	本公司擁有人應佔權益		81,670	72,525
Non-controlling interest	非控股權益		(31)	(31)
Total equity	權益總額		81,639	72,494

These consolidated financial statements were approved and authorised for issue by the Board of Directors on 28 June 2021 and are signed on its behalf by:

此等綜合財務報表於二零二一年六月二十八日經董事會批准及授權刊發，並由下列董事代表簽署：

WONG HOI WONG

王凱煌

Director

董事

YANG HUI LING

楊惠綾

Director

董事



Consolidated Statement of Cash Flows

綜合現金流量表

For the year ended 31 March 2021 截至二零二一年三月三十一日止年度

			2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
	Notes 附註			
Cash flows from operating activities		經營業務之現金流量		
Profit before taxation		除稅前溢利	4,269	3,730
Adjustments for:		調整：		
Fair value loss on investment properties	15	投資物業之公平值虧損	7,792	445
Interest income	5	利息收入	(72)	(68)
Interest expenses	7	利息開支	1,303	1,471
Impairment losses on trade receivables	8	貿易應收款項減值虧損	114	4
Reversal of impairment loss on contract assets	8	合約資產減值虧損撥回	(3)	(2)
Impairment losses/(reversal of impairment loss) on lease receivables	8	應收租金減值虧損／(減值虧損撥回)	77	(2)
Depreciation	8	折舊	412	401
Operating cash flows before working capital changes		營運資金變動前之經營現金流量	13,892	5,979
Increase in trade and other receivables, deposits and prepayments		應收及其他應收款項、按金及預付款項增加	(5,773)	(755)
Decrease in contract assets		合約資產減少	152	151
Decrease in rental receipts in advance		預收租金減少	(165)	(229)
Increase/(decrease) in trade and other payables, deposits received and accruals		應付及其他應付款項、已收按金及應計款項增加／(減少)	1,177	(1,968)
Decrease in contract liabilities		合約負債減少	(1,748)	(615)
Effect on foreign exchange rate changes		外幣匯率變動之影響	1,281	(734)
Cash generated from operations		經營產生現金	8,816	1,829
Interest received		已收利息	72	68
Income taxes paid		已付所得稅	(546)	(36)
Net cash generated from operating activities		經營業務產生現金淨額	8,342	1,861
Cash flows from investing activities		投資活動之現金流量		
Increase in time deposit with maturity over 3 months		到期日超過3個月之定期存款增加	(33)	(1,422)
Payments to acquire property, plant and equipment		添置物業、廠房及設備之付款	-	(79)
Net cash used in investing activities		投資活動所用現金淨額	(33)	(1,501)

Consolidated Statement of Cash Flows (Continued)

綜合現金流量表(續)

For the year ended 31 March 2021 截至二零二一年三月三十一日止年度

			2021 二零二一年 HK\$'000 千港元	2020 二零二零年 HK\$'000 千港元
	Notes 附註			
Cash flows from financing activities		融資活動之現金流量		
Repayment of principal portion of lease liabilities	30(b)	償還租賃負債之本金部份	(4,158)	(3,545)
Repayment of interest element of lease liabilities	30(b)	償還租賃負債之利息部份	(1,303)	(1,471)
Net cash used in financing activities		融資活動所用之現金淨額	(5,461)	(5,016)
Net increase/(decrease) in cash and cash equivalents		現金及現金等值項目增加／(減少)淨額	2,848	(4,656)
Cash and cash equivalents at beginning of year		於年初之現金及現金等值項目	24,874	29,530
Cash and cash equivalents at end of year	18	於年底之現金及現金等值項目	27,722	24,874

Details of the major non-cash transactions during the year are set out in note 30(b) to the consolidated financial statements.

於年內的主要非現金交易詳情載於綜合財務報表附註30(b)。



Consolidated Statement of Changes in Equity

綜合權益變動表

For the year ended 31 March 2021 截至二零二一年三月三十一日止年度

	Attributable to owners of the Company 本公司擁有人應佔						
	Share capital 股本 HK\$'000 千港元 (Note 22) (附註22)	Share premium 股份溢價 HK\$'000 千港元	Capital redemption reserve 資本贖回儲備 HK\$'000 千港元 (Note 24(a)) (附註24(a))	Special reserve 特別儲備 HK\$'000 千港元 (Note 24(b)) (附註24(b))	Translation reserve 匯兌儲備 HK\$'000 千港元 (Note 24(c)) (附註24(c))	Accumulated losses 累計虧損 HK\$'000 千港元	Total 總計 HK\$'000 千港元
						Non-controlling interest 非控股權益 HK\$'000 千港元	Total equity 權益總額 HK\$'000 千港元
Balance as at 1 April 2019	280,750	16,618	84	360	1,118	(225,540)	73,359
Profit for the year	-	-	-	-	-	3,258	3,258
Currency translation differences	-	-	-	-	(4,123)	-	(4,123)
Total comprehensive income for the year	-	-	-	-	(4,123)	3,258	(865)
Balance at 31 March 2020	280,750	16,618	84	360	(3,005)	(222,282)	72,494
Profit for the year	-	-	-	-	-	3,739	3,739
Currency translation differences	-	-	-	-	5,406	-	5,406
Total comprehensive income for the year	-	-	-	-	5,406	3,739	9,145
Balance at 31 March 2021	280,750	16,618	84	360	2,401	(218,543)	81,639

Notes to the Consolidated Financial Statements

綜合財務報表附註

31 March 2021 二零二一年三月三十一日

1. GENERAL

This Technology Group Limited (the "Company") was incorporated as an exempted company with limited liability in the Cayman Islands under the Companies Law (Cap.22 Law 3 of 1961, as consolidated and revised) of the Cayman Islands on 6 December 2000. The address of its registered office and principal place of business are Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands and Unit 810, 8/F, Tower B, Hung Hom Commercial Centre, 37 Ma Tau Wai Road, To Kwa Wan, Kowloon, Hong Kong, respectively.

The shares of the Company were listed on the Growth Enterprise Market of The Stock Exchange of Hong Kong Limited (the "GEM"). The Stock Exchange of Hong Kong Limited (the "Stock Exchange") considered that the Company has failed to maintain a sufficient level of operation and assets of sufficient value to support its operation under GEM Listing Rules to warrant the continued listing of its shares and has decided to suspend trading in the shares of the Company under GEM Listing Rule 9.0.

Referring to the announcement of the Company on 22 October 2020, the Company received a letter on 21 October 2020 from the Stock Exchange setting out the resumption guidance for the resumption of trading in the shares of the Company. Under Rule 9.14A(1) of the GEM Listing Rules, the Stock Exchange may cancel the Company's listing if trading in the Company's shares has been suspended for 12 continuous months, expiring on 14 October 2021. If the Company fails to fulfil all the resumption guidance and fully comply with the GEM Listing Rules to the Stock Exchange's satisfaction and resume trading in its shares by 14 October 2021, the Listing Division of the Stock Exchange will recommend the GEM Listing Committee to proceed with the cancellation of the Company's listing.

The Group is principally engaged in (i) property leasing; (ii) provision of software development and related services in relation to Fintech and Linux-based systems and others; and (iii) trading business. The principal activities of the subsidiaries are set out in Note 26 to the consolidated financial statements.

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs")

(a) Adoption of new/revised HKFRSs – effective 1 April 2020

During the year, the Group has adopted a number of new/revised HKFRSs that are relevant to its operations and effective for the current accounting period.

Amendments to HKFRS 3	Definition of a Business
Amendments to HKAS 1 and HKAS 8	Definition of Material
Amendments to HKAS 39, HKFRS 7 and HKFRS 9	Interest Rate Benchmark Reform

None of these revised HKFRSs has a material impact on the Group's results and financial position of the current or prior period.

1. 一般事項

即時科研集團有限公司(「本公司」)於二零零零年十二月六日根據開曼群島公司法(一九六一年第3號法例第22章,經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。其註冊辦事處及主要營業地點之地址分別位於Cricket Square, Hutchins Drive, P. O. Box 2681, Grand Cayman KY1-1111, Cayman Islands及香港九龍土瓜灣馬頭圍道37號紅磡商業中心B座8樓810室。

本公司股份在香港聯合交易所有限公司GEM(「GEM」)上市。香港聯交所(「聯交所」)認為本公司未能根據GEM上市規則維持足夠的營運水平及足夠價值的資產,以支撐其營運並保證股份可繼續上市,因此決定根據GEM上市規則第9.0條暫停股份買賣。

參考本公司於二零二零年十月二十二日之公告,於二零二零年十月三十一日,本公司接獲聯交所函件,當中載列有關恢復本公司股份買賣之復牌指引。根據GEM上市規則第9.14A(1)條,倘本公司股份暫停買賣已持續十二個月(於二零二一年十月十四日屆滿),則聯交所可能取消本公司之上市地位。倘本公司於二零二一年十月十四日前未能達成所有復牌指引及全面遵守GEM上市規則以令聯交所信納及恢復其股份買賣,則聯交所上市科將建議GEM上市委員會執行取消本公司上市地位。

本集團主要從事(i)物業租賃;(ii)提供軟件開發及有關金融科技及Linux系統及其他系統的服務;及(iii)貿易業務。各附屬公司之主要業務載於綜合財務報表附註26。

2. 採納香港財務報告準則(「香港財務報告準則」)

(a) 採納新訂/經修訂香港財務報告準則—自二零二零年四月一日起生效

本集團已採納與其營運有關及本會計期間生效之下列新訂/經修訂香港財務報告準則。

香港財務報告準則第3號的修訂	業務之定義
香港會計準則第1號及香港會計準則第8號的修訂	重大之定義
香港會計準則第39號、香港財務報告準則第7號及香港財務報告準則第9號的修訂	利率基準改革

該等經修訂香港財務報告準則概無對本集團本期間或之前期間的業績及財務狀況造成重大影響。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

(b) New/revised HKFRSs that have been issued but are not yet effective (Continued)

The following new/revised HKFRSs, potentially relevant to the Group's 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.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則

以下已頒佈但尚未生效及本集團並未提早採納之新訂／經修訂香港財務報告準則可能與本集團之綜合財務報表有關。本集團目前計劃於該等準則生效日期應用該等變動。

**Effective for accounting periods
beginning on or after
於以下日期或之後開始之會計期間生效**

2020 Amendment to HKFRS 16, COVID-19-Related Rent Concessions 香港財務報告準則第16號的二零二零年修訂，與COVID-19相關的租金優惠	1 June 2020 二零二零年六月一日
2021 Amendments to HKFRS 16, COVID-19-Related Rent Concessions beyond 30 June 2021 香港財務報告準則第16號的二零二一年修訂，二零二一年六月三十日後與COVID-19相關的租金優惠	1 April 2021 二零二一年四月一日
Amendments to HKAS 1, Classification of Liabilities as Current or Non-current 香港會計準則第1號的修訂，負債分類為流動或非流動	1 January 2023 二零二三年一月一日
HK Interpretation 5 (2020), Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause 香港詮釋第5號(二零二零年)，財務報表之呈列－借款人對載有按要求償還條文的定期貸款的分類	1 January 2023 二零二三年一月一日
Amendments to HKAS 1 and HKFRS Practice Statement 2, Disclosure of Accounting Policies 香港會計準則第1號及香港財務報告準則實務報告第2號的修訂，會計政策之披露	1 January 2023 二零二三年一月一日
Amendments to HKAS 8, Definition of Accounting Estimates 香港會計準則第8號的修訂，會計估計之定義	1 January 2023 二零二三年一月一日
Amendments to HKAS 12, Recognition of Deferred Tax Liabilities and Deferred Tax Assets 香港會計準則第12號的修訂，遞延稅項負債及遞延稅項資產的確認	1 January 2023 二零二三年一月一日
Amendments to HKAS 16, Proceeds before Intended Use 香港會計準則第16號的修訂，擬定用途前的所得款項	1 January 2022 二零二二年一月一日
Amendments to HKAS 37, Onerous Contracts – Cost of Fulfilling a Contract 香港會計準則第37號的修訂，虧損性合約－履行合約的成本	1 January 2022 二零二二年一月一日
Amendments to HKFRS 3, Reference to the Conceptual Framework 香港財務報告準則第3號的修訂，對概念框架的提述	Effective for business combinations for which the date of acquisition is on or after the beginning of the first annual period beginning on or after 1 January 2022. 適用於收購日期為二零二二年一月一日或之後開始的第一個年度期間開始之日或之後的企業合併。
Amendments to HKFRS 10 and HKAS 28, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture 香港財務報告準則第10號及香港會計準則第28號的修訂，投資者與其聯營公司或合營企業之間的資產出售或注資	The amendments shall be applied prospectively to the sale or contribution of assets occurring in annual periods beginning on or after a date to be determined. 該等修訂前瞻性應用於在待釐定日期當日或之後開始的年度期間所發生的銷售或注入資產。
Amendments to HKAS 39, HKFRS 4, HKFRS 7, HKFRS 9 and HKFRS 16, Interest Rate Benchmark Reform – Phase 2 香港會計準則第39號、香港財務報告準則第4號、香港財務報告準則第7號、香港財務報告準則第9號及香港財務報告準則第16號的修訂，利率基準改革－第二階段	1 January 2021 二零二一年一月一日
Annual Improvements to HKFRSs 2018-2020 香港財務報告準則年度改進項目(二零一八年至二零二零年週期)	1 January 2022 二零二二年一月一日

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

(b) New/revised HKFRSs that have been issued but are not yet effective (Continued)

2020 Amendment to HKFRS 16, COVID-19-Related Rent Concessions

HKFRS 16 was amended to provide a practical expedient to lessees in accounting for rent concessions arising as a result of the COVID-19 pandemic, by including an additional practical expedient in HKFRS 16 that permits entities to elect not to account for rent concessions as modifications. The practical expedient applies only to rent concessions occurring as a direct consequence of COVID-19 pandemic and only if all of the following criteria are satisfied:

- (a) the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- (b) the reduction in lease payments affects only payments originally due on or before 30 June 2021; and
- (c) there is no substantive change to other terms and conditions of the lease.

Rent concessions that satisfy these criteria may be accounted for in accordance with this practical expedient, which means the lessee does not need to assess whether the rent concession meets the definition of lease modification. Lessees shall apply other requirements of HKFRS 16 in accounting for the rent concession.

Accounting for rent concessions as lease modifications would have resulted in the Group remeasuring the lease liability to reflect the revised consideration using a revised discount rate, with the effect of the change in the lease liability recorded against the right-of-use asset. By applying the practical expedient, the Group is not required to determine a revised discount rate and the effect of the change in the lease liability is reflected in profit or loss in the period in which the event or condition that triggers the rent concession occurs.

The Group will elect to utilise the practical expedient for all rent concessions that meet the criteria. In accordance with the transitional provisions, the Group will apply the amendment retrospectively, and do not restate prior period figure.

The directors of the Company do not anticipate that the application of the amendments and revision in the future will have significant impact on the financial statements as no rent concession has occurred up to the date of approval of these financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港財務報告準則第16號的二零二零年修訂，與COVID-19相關的租金優惠

香港財務報告準則第16號已作出修訂，通過在香港財務報告準則第16號中加入一項額外的可行權宜方法，允許實體選擇不將租金優惠按修訂入賬，為承租人就因COVID-19疫情而產生的租金優惠入賬提供可行權宜方法。該可行權宜方法僅適用於因COVID-19疫情而直接產生的租金優惠，而且必須符合以下所有準則：

- (a) 租賃付款的變動導致經修訂租賃代價與緊接變動前的租賃代價基本相同或更低；
- (b) 租賃付款的減少僅影響原本於二零二一年六月三十日或之前到期的付款；及
- (c) 租賃的其他條款及條件並無重大變動。

符合上述標準的租金優惠可按照該可行權宜方法入賬，即承租人無需評估租金優惠是否符合租賃修訂的定義。承租人應運用香港財務報告準則第16號的其他規定對租金優惠進行會計處理。

倘將租金優惠列作租賃修訂入賬，將導致本集團使用經修訂貼現率重新計量租賃負債以反映經修訂代價，而租賃負債變動的影響將錄作使用權資產。通過應用可行權宜方法，本集團無需釐定經修訂貼現率，而租賃負債變動的影響在觸發租金優惠的事件或條件發生的期間於損益中反映。

本集團將選擇對所有符合標準的租金優惠使用可行權宜方法。根據過渡性條文，本集團將追溯應用修訂，且無重列過往期間的數字。

本公司董事預期，應用該等修訂本及修訂日後不會對財務報表產生重大影響，因為直至本集團財務報表獲准日期，概無產生任何租金優惠。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

(b) New/revised HKFRSs that have been issued but are not yet effective (Continued)

2021 Amendment to HKFRS 16, COVID-19 Related Rent Concessions beyond 30 June 2021

The 2021 Amendment to HKFRS 16 extends the availability of the practical expedient in paragraph 46A of HKFRS 16 so that it applies to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022, provided the other conditions for applying the practical expedient are met. The amendment is effective for annual periods beginning on or after 1 April 2021 with earlier application permitted and shall be applied retrospectively. The amendments did not have any impact on the financial position and performance of the Group as the Group does not expect to elect to apply the practical expedient.

The directors of the Company do not anticipate that the application of the amendments and revision in the future will have significant impact on the financial statements as no rent concession has occurred up to the date of approval of these financial statements.

Amendments to HKAS 1, Classification of Liabilities as Current or Non-current and HK Interpretation 5 (2020), Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause

The amendments clarify that the classification of liabilities as current or non-current is based on rights that are in existence at the end of the reporting period, specify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability and explain that rights are in existence if covenants are complied with at the end of the reporting period. The amendments also introduce a definition of 'settlement' to make clear that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services.

The directors of the Company do not anticipate that the application of the amendments and revision in the future will have significant impact on the Group's financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港財務報告準則第16號的二零二一年修訂，二零二一年六月三十日後與COVID-19相關的租金優惠

香港財務報告準則第16號的二零二一年修訂本擴大香港財務報告準則第16號第46A段的實際權宜適用範圍，以便其適用任何租賃付款減免僅影響原本於二零二二年六月三十日或之前支付款項的租金寬減，惟須符合其他應用實際權宜條件。該修訂於二零二一年四月一日或之後開始的年度期間有效，允許提早應用及將追溯採用。該等修訂對本集團的財務狀況及表現並無任何影響，因本集團預期將不會選擇應用可行權宜方法。

本公司董事預期，應用該等修訂本及修訂日後不會對財務報表產生重大影響，因為直至財務報表獲准日期，概無產生任何租金優惠。

香港會計準則第1號的修訂－負債分類為流動或非流動及香港詮釋第5號(二零二零年)，財務報表之呈列－借款人對載有按要求償還條文的定期貸款的分類

該等修訂澄清負債應基於報告期末存在之權利分類為流動或非流動負債，明確規定分類不受有關實體是否會行使其延遲清償債務權利之預期，並闡述，如於報告期末遵守契約，則存在該權利。該等修訂亦引入「結算」的定義，以明確表示結算乃指將現金、股權工具、其他資產或服務轉移至交易對手方。

本公司董事預期，應用該等修訂本及修訂日後不會對本集團財務報表產生重大影響。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

(b) New/revised HKFRSs that have been issued but are not yet effective (Continued)

Amendments to HKAS 1 and HKFRS Practice Statement 2, Disclosure of Accounting Policies

The key amendments to HKAS 1 include:

- Requiring companies to disclose their material accounting policies rather than their significant accounting policies;
- Clarifying that accounting policies related to immaterial transactions, other events or conditions are themselves immaterial and as such need not be disclosed; and
- Clarifying that not all accounting policies that relate to material transactions, other events or conditions are themselves material to a company's financial statements.

Amended HKFRS Practice Statement 2 includes guidance and two additional examples on the application of materiality to accounting policy disclosures.

The directors of the Company are currently assessing the impact that the application of the amendments will have on the Group's consolidated financial statements.

Amendments to HKAS 8, Definition of Accounting Estimates

The amendments introduce a new definition for accounting estimates: clarifying that they are monetary amounts in the financial statements that are subject to measurement uncertainty.

The amendments also clarify the relationship between accounting policies and accounting estimates by specifying that a company develops an accounting estimate to achieve the objective set out by an accounting policy.

The directors of the Company are currently assessing the impact that the application of the amendments will have on the Group's consolidated financial statements.

Amendments to HKAS 12, Scope of the recognition exemption

The amendments narrow the scope of the recognition exemption so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences.

The directors of the Company are currently assessing the impact that the application of the amendments will have on the Group's consolidated financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港會計準則第1號及香港財務報告準則實務報告第2號的修訂，會計政策之披露

對香港會計準則第1號的主要修訂包括：

- 要求企業披露重要會計政策，而非重大會計政策；
- 澄清與非重要交易、其他事項或情況相關的會計政策本身並不具有重要性，因此無需作出披露；及
- 澄清並非所有與重大交易、其他事項或情況相關的會計政策本身均對企業財務報表具有重要性。

經修訂的香港財務報告準則實務公告第2號就如何對會計政策披露應用重要性提供指引和兩個額外示例。

本公司董事目前正評估應用修訂將會對本集團綜合財務報表產生的影響。

香港會計準則第8號的修訂，會計估計之定義

本次修訂對會計估計作出新定義，訂明會計估計是指財務報表中具有計量不確定性的貨幣金額。

本次修訂還明確了會計政策與會計估計的關係，說明企業作出會計估計是為了實現會計政策制定的目標。

本公司董事目前正評估應用修訂將會對本集團綜合財務報表產生的影響。

香港會計準則第12號的修訂，確認豁免範圍

本次修訂縮小了確認豁免的適用範圍，使其不再適用於初次確認時產生相等應課稅及可扣減暫時性差額的交易。

本公司董事目前正評估應用修訂將會對本集團綜合財務報表產生的影響。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

(b) New/revised HKFRSs that have been issued but are not yet effective (Continued)

Amendments to HKAS 16, Proceeds before Intended Use

The amendments prohibit deducting from the cost of an item of property, plant and equipment any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, the proceeds from selling such items, and the cost of producing those items, is recognised in profit or loss.

The directors of the Company is currently assessing the impact of application of the amendments and anticipate it will not have material impact on the Group's financial statements as it is seldom for the Group to sell its property, plant and equipment before they are capable of intended use.

Amendments to HKAS 37, Onerous Contracts – Cost of Fulfilling a Contract

The amendments specify that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (e.g. direct labour and materials) or an allocation of other costs that relate directly to fulfilling contracts (e.g. the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

The directors of the Company is currently assessing the impact that the application of the amendments will have on the Group's financial statements.

Amendments to HKFRS 3, Reference to the Conceptual Framework

The amendments update HKFRS 3 so that it refers to the revised Conceptual Framework for Financial Reporting 2018 instead of the version issued in 2010. The amendments add to HKFRS 3 a requirement that, for obligations within the scope of HKAS 37, an acquirer applies HKAS 37 to determine whether at the acquisition date a present obligation exists as a result of past events. For a levy that would be within the scope of HK(IFRIC)-Int 21 Levies, the acquirer applies HK(IFRIC)-Int 21 to determine whether the obligating event that gives rise to a liability to pay the levy has occurred by the acquisition date. The amendments also add an explicit statement that an acquirer does not recognise contingent assets acquired in a business combination.

The directors of the Company do not anticipate that the application of the amendments in the future will have significant impact on the Group's financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港會計準則第16號的修訂，擬定用途前的所得款項

修訂禁止實體從物業、廠房及設備項目的成本中扣除出售任何使資產達到管理層擬定的營運方式所需的地點及狀況時產生的項目的所得款項。相反，實體必須於損益中確認出售該等項目的所得款項及生產該等項目的成本。

本公司董事目前正在評估應用該等修訂產生的影響，並預期其將不會對本集團的財務報表產生重大影響，因為本集團在能夠開展擬定用途之前很少會出售其物業、廠房及設備。

香港會計準則第37號的修訂，虧損性合約－履行合約的成本

該等修訂釐清「履行合約之成本」包括「與合約直接相關之成本」。與合約直接相關之成本為履行合約之增量成本(如直接勞工及材料)，或與履行合約直接相關之其他成本分配(如用於履行合約之物業、廠房及設備項目之折舊支出分配)。

本公司董事目前正在評估應用該等修訂對本集團的財務報表的影響。

香港財務報告準則第3號的修訂，對概念框架的提述

該等修訂更新香港財務報告準則第3號，致使其提述2018年財務報告之經修訂概念框架，而非2010年頒佈之版本。該等修訂對香港財務報告準則第3號增加一項規定，就香港會計準則第37號範圍內的責任而言，收購方應用香港會計準則第37號釐定於收購日期是否因過往事件而存在現有責任。就香港(國際財務報告詮釋委員會)－詮釋第21號徵稅範圍內的徵稅而言，收購方應用香港(國際財務報告詮釋委員會)－詮釋第21號釐定產生支付徵稅負債的責任事件是否已於收購日期前發生。該等修訂亦增加一項明確聲明，表明收購方並無確認於業務合併中收購的或然資產。

本公司董事預期，應用該等修訂日後不會對本集團財務報表產生重大影響。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

(b) New/revised HKFRSs that have been issued but are not yet effective (Continued)

Amendments to HKFRS 10 and HKAS 28, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The amendments clarify with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. When the transaction with an associate or joint venture that is accounted for using the equity method, any gains or losses resulting from the loss of control of a subsidiary that does not contain a business are recognised in the profit or loss only to the extent of the unrelated investors' interests in that associate or joint venture. Similarly, any gains or losses resulting from the remeasurement of retained interest in any former subsidiary (that has become an associate or a joint venture) to fair value are recognised in the profit or loss only to the extent of the unrelated investors' interests in the new associate or joint venture.

The directors of the Company anticipate that the application of these amendments may have an impact on the Group's financial statements in future periods should such transaction arise.

Amendments to HKAS 39, HKFRS 4, HKFRS 7, HKFRS 9 and HKFRS 16, Interest Rate Benchmark Reform – Phase 2

The amendments address issues that might affect financial reporting when a company replaces the old interest rate benchmark with an alternative benchmark rate as a result of the interest rate benchmark reform (the "Reform"). The amendments complement those issued in November 2019 and relate to (a) changes to contractual cash flows in which an entity will not have to derecognise or adjust the carrying amount of financial instruments for changes required by the Reform, but will instead update the effective interest rate to reflect the change to the alternative benchmark rate; (b) hedge accounting in which an entity will not have to discontinue its hedge accounting solely because it makes changes required by the Reform, if the hedge meets other hedge accounting criteria; and (c) disclosures in which an entity will be required to disclose information about new risks arising from the Reform and how it manages the transition to alternative benchmark rates.

The directors of the Company do not anticipate that the application of the amendments in the future will have significant impact on the Group's financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港財務報告準則第10號及香港會計準則第28號的修訂，投資者與其聯營公司或合營企業之間的資產出售或注資

該等修訂澄清投資者與其聯營公司或合營企業之間存在資產出售或出資的情況。倘與聯營公司或合營企業的交易採用權益法入賬，則於損益確認因失去對並無包含業務的附屬公司的控制權而產生的任何收益或虧損，惟僅以非相關投資者於該聯營公司或合營企業的權益為限。同樣地，於損益內確認因重新計量任何前附屬公司(已成為聯營公司或合營企業)之保留權益至公允值而產生之任何收益或虧損，惟僅以非相關投資者於新聯營公司或合營企業之權益為限。

本公司董事預期，倘發生有關交易，應用該等修訂可能會對本集團未來的財務報表產生影響。

香港會計準則第39號、香港財務報告準則第4號、香港財務報告準則第7號、香港財務報告準則第9號及香港財務報告準則第16號的修訂，利率基準改革－第二階段

該等修訂解決因利率基準改革(「改革」)而導致公司以替代基準利率代替舊利率基準時可能影響財務報告之問題。該等修訂對於2019年11月頒佈之修訂進行補充，內容有關：(a)合約現金流量之變化，而實體毋須就改革要求之變動終止確認或調整金融工具之賬面值，而是更新實際利率以反映替代基準利率之變動；(b)對沖會計處理，倘對沖滿足其他對沖會計標準，則實體毋須僅因其作出改革所要求之變更而中止其對沖會計處理；及(c)披露，實體將被要求披露有關改革產生之新風險以及其如何管理過渡至替代基準利率之資料。

本公司董事預期，應用該等修訂日後不會對本集團財務報表產生重大影響。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS ("HKFRSs") (Continued)

(b) New/revised HKFRSs that have been issued but are not yet effective (Continued)

Annual Improvements to HKFRSs 2018-2020

The annual improvements amends a number of standards, including:

- HKFRS 9, Financial Instruments, which clarify the fees included in the '10 per cent' test in paragraph B3.3.6 of HKFRS 9 in assessing whether to derecognise a financial liability, explaining that only fees paid or received between the entity and the lender, including fees paid or received by either the entity or the lender on other's behalf are included.
- HKFRS 16, Leases, which amend Illustrative Example 13 to remove the illustration of reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives are illustrated in that example.

The directors of the Company do not anticipate that the application of the amendments in the future will have significant impact on the Group's financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港財務報告準則年度改進項目(二零一八年至二零二零年週期)

年度改進對多項準則進行了修訂，包括：

- 香港財務報告準則第9號金融工具，闡明香港財務報告準則第9號第B3.3.6段「10%」測試所包括的費用，以評估是否終止確認金融負債，並解釋僅實體與貸款人之間支付或收取的費用，包括實體或貸款人代表其他方支付或收取的費用。
- 香港財務報告準則第16號租賃，修訂第13項範例以刪除由出租人償還租賃裝修的說明，進而解決因該示例中租賃優惠的說明方式而可能產生的任何有關租賃優惠處理的潛在混淆。

本公司董事預期，於未來應用該等修訂不會對本集團之財務報表造成重大影響。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

3. BASIS OF PREPARATION

(a) Statement of compliance

The consolidated financial statements have been prepared in accordance with all applicable HKFRSs, Hong Kong Accounting Standards ("HKASs") and Interpretations (hereinafter collectively referred to as the "HKFRS") and the disclosure requirements of the Hong Kong Companies Ordinance. In addition, the consolidated financial statements include applicable disclosures required by the Rules Governing the Listing of Securities on the GEM ("GEM Listing Rules").

(b) Basis of measurement

The consolidated financial statements have been prepared under the historical cost convention, except for investment properties, which are carried at fair value, as explained in the accounting policies set out below.

(c) Functional and presentation currency

The individual financial statements of each group entity are presented in the currency of the primary economic environment in which the entity operates ("functional currency"). The consolidated financial statements are presented in Hong Kong dollars ("HK\$") which is the functional currency of the Company.

4. SIGNIFICANT ACCOUNTING POLICIES

(a) Business combination and basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries. Inter-company transactions and balances between group companies together with unrealised profits are eliminated in full in preparing the consolidated financial statements. Unrealised losses are also eliminated unless the transaction provides evidence of impairment on the asset transferred, in which case the loss is recognised in profit or loss.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of profit or loss from the effective dates of acquisition or up to the effective dates of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by other members of the Group.

3. 編製基準

(a) 遵例聲明

此等綜合財務報表乃按照所有香港財務報告準則、香港會計準則(「香港會計準則」)及詮釋(下文統稱「香港財務報告準則」)以及香港公司條例之披露規定而編製。此外，此等綜合財務報表包括GEM證券上市規則(「GEM上市規則」)之適用披露資料。

(b) 評估基準

此等綜合財務報表乃按歷史成本慣例編製，惟按公平值列賬之投資物業除外(如下文載列之會計政策所解釋)。

(c) 功能及呈列貨幣

每個集團實體之個別財務報表乃按該實體營運所在之主要經濟環境之貨幣(「功能貨幣」)呈列。綜合財務報表以港元(「港元」)呈列。港元乃本公司之功能貨幣。

4. 重要會計政策

(a) 業務合併及綜合基準

綜合財務報表包括本公司及其附屬公司之財務報表。集團內公司間之交易及結餘連同未變現溢利於綜合財務報表內完全抵銷。未變現虧損也同時會被抵銷，除非有證據顯示轉移資產出現減值，在此情形下，虧損將於損益內確認。

於年內收購或出售之附屬公司業績應由實際收購日期起或截至實際出售日期止(按適用情況而定)計入綜合損益表內。

如有需要，本集團會對附屬公司之財務報表作出調整，使其會計政策與本集團之其他成員公司所採用者保持一致。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(a) Business combination and basis of consolidation (Continued)

Acquisition of subsidiaries or businesses is accounted for using the acquisition method. The cost of an acquisition is measured at the aggregate of the acquisition-date fair value of assets transferred, liabilities incurred and equity interests issued by the Group, as the acquirer. The identifiable assets acquired and liabilities assumed are principally measured at acquisition-date fair value. The Group's previously held equity interest in the acquiree is re-measured at acquisition-date fair value and the resulting gains or losses are recognised in profit or loss. The Group may elect, on a transaction-by-transaction basis, to measure the non-controlling interest either at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition-related costs incurred are expensed.

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

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), 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.

Subsequent to acquisition, the carrying amount of non-controlling interest is the amount of those interests at initial recognition plus the non-controlling interest's share of subsequent changes in equity. Total comprehensive income is attributed to non-controlling interests even if this results in the non-controlling interest having a deficit balance.

4. 重要會計政策(續)

(a) 業務合併及綜合基準(續)

收購附屬公司或業務採用收購法入賬。收購成本乃按所轉讓資產、所產生負債及本集團(作為收購方)發行之股權於收購當日之公平值總額計量。所收購之可識別資產及所承擔負債則主要按收購當日之公平值計量。本集團先前所持被收購方之股權以收購當日公平值重新計量，而所產生之收益或虧損則於損益內確認。本集團可按每宗交易選擇按公平值或按應佔被收購方可識別資產淨值之比例計算非控股權益。所產生之收購相關成本列作開支。

本集團於附屬公司權益變動如不失去控制權，該變動以權益交易入賬。本集團權益及非控股權益之賬面值均予以調整，以反映其各自於附屬公司之權益之變動。經調整後非控股權益金額與所付或所收代價公平值之任何差額，直接於權益中確認，並歸屬於本公司擁有人。

當本集團失去附屬公司控制權時，出售所產生溢利或虧損為以下兩者之差額：(i)已收代價之公平值與任何保留權益之公平值之總額；及(ii)該附屬公司之資產(包括商譽)及負債與任何非控股權益之過往賬面值。以往於其他全面收益確認與附屬公司有關之金額，以相同方式入賬，猶如相關資產或負債已經出售。

收購後，非控股權益賬面值為按初步確認額，另加非控股權益其後應佔權益變動。即使全面收益總額歸屬於非控股權益後造成虧絀，仍如此入賬。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(b) Subsidiaries

A subsidiary is an investee over which the Company is able to exercise control. The Company controls an investee if all three of the following elements are present: power over the investee, exposure, or rights, to variable returns from the investee, and the ability to use its power to affect those variable returns. Control is reassessed whenever facts and circumstances indicate that there may be a change in any of these elements of control.

In the Company's statement of financial position, investments in subsidiaries are stated at cost less impairment loss. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

(c) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment loss.

Historical cost of an asset comprises its purchase price and any directly attributable costs of bringing the asset to its present working condition and location for its intended use. Expenditure incurred after the asset has been put into operation, such as repairs and maintenance and overhaul costs, is charged to the profit or loss in the period in which it is incurred. In situations where it is probable that future economic benefits of the expenditure will flow to the entity, and the cost of which can be measured reliably, the expenditure is capitalised as an additional cost of the asset or a separate asset.

Depreciation is charged so as to write off the cost of items of property, plant and equipment, over their estimated useful lives, using the straight-line method. The useful lives are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis. The principal annual rates are as follows:

Computer equipment	33%
Office equipment	14% – 33%
Furniture and fixtures	14% – 20%
Motor vehicles	20%
Properties leased for own use as right-of-use assets	over the shorter of the assets' useful life and lease term

The gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

4. 重要會計政策(續)

(b) 附屬公司

附屬公司指本公司能對其行使控制權之被投資公司。倘具備以下全部三項元素，本公司即對被投資公司擁有控制權：對被投資公司擁有權力、來自被投資方可變回報之風險或權利，及對其行使權力影響有關可變回報之能力。倘有事實及情況顯示任何該等控制權元素可能有變，將會重新評估有關控制權。

在本公司之財務狀況表中，於附屬公司之投資按成本扣除減值虧損入賬。附屬公司之業績由本公司按已收或應收股息基準入賬。

(c) 物業、廠房及設備

物業、廠房及設備乃按成本減累計折舊及任何累計減值虧損入賬。

資產之歷史成本包括購買價及資產達致現行運作狀況及地點作擬定用途之任何直接應佔成本。資產投入運作後產生之支出如維修保養費及日常開支於產生期間自損益內扣除。倘若實體可能獲得有關支出的未來經濟利益且支出的成本能可靠計算，則有關支出可撥充資本，作為該項資產之額外成本值或一項獨立資產。

折舊乃按物業、廠房及設備之估計可使用年期以直線法撇銷其成本。可使用年期於各報告期末進行審閱，而任何估計變動之影響按前瞻基準入賬。主要年率如下：

電腦設備	33%
辦公室設備	14% – 33%
傢俬及裝置	14% – 20%
汽車	20%
租賃自用物業為使用權資產	資產的可使用年期及租賃期(以較短者為準)

出售或報廢一項物業、廠房及設備產生之損益釐定為該資產之銷售所得款項與賬面值之差額，並於損益內確認。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(d) Investment properties

Investment property is property held either to earn rentals or for capital appreciation or for both, but not held for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognised in profit or loss.

Investment properties also include leased properties which are being recognised as right-of-use assets upon application of HKFRS 16 and sub-leased by the Group under operating leases.

(e) Government grant

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets (including property, plant and equipment) are recognised as deferred income in the statement of financial position and transferred to profit or loss on a systematic and rational basis over the useful lives of the related assets.

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 and the amounts are deducted from the related expense.

The benefit of a government loan at a below-market rate of interest is treated as a government grant, measured as the difference between proceeds received and the fair value of the loan based on prevailing market interest rates.

4. 重要會計政策(續)

(d) 投資物業

投資物業為持有作賺取租金或資本增值或兩者兼得之物業，惟不會於日常業務中持作出售、用作生產或供應貨品或服務或作為行政用途。投資物業於初步確認時按成本計量，其後按公平值於損益內確認任何變動。

投資物業亦包括於本集團根據經營租賃分租及應用香港財務報告準則第16號確認為使用權資產的租賃物業。

(e) 政府補助

政府補助於可合理確定本集團將會符合政府補助所附帶的條件及將會收取補助後方予以確認。

政府補助於本集團將該補助擬用於補償的相關成本確認為開支的期間內，有系統地於損益確認。具體而言，其初始條件是本集團應購買、建造或以其他方式購置非流動資產(包括物業、廠房及設備)的政府補助，在財務狀況表中應確認為遞延收益，並有系統地把相關資產按使用年期為合理依據轉移至損益中。

應收政府補助是作為已產生的開支或虧損的補償，或是旨在給與本集團即時且無未來相關成本的財務支援，於其應收期間在損益確認及從相關開支中扣除該等金額。

按低於市場利率計息的政府貸款利益視為政府補助，其按已收款項與按現行市場利率計算之貸款公平值間的差額計量。

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Leasing

All leases (irrespective of they are operating leases or finance leases) are required to be capitalised in the statement of financial position as right-of-use assets and lease liabilities, but accounting policy choices exist for an entity to choose not to capitalise (i) leases which are short-term leases. The Group has elected not to recognise right-of-use assets and lease liabilities for leases for which at the commencement date have a lease term no more than 12 months, if any. The lease payments associated with those leases are expensed on straight-line basis over the lease term.

Right-of-use asset

The right-of-use asset should be 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. Except for right-of-use asset that meets the definition of an investment property or a class of property, plant and equipment to which the Group applies the revaluation model, 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. Right-of-use assets are generally depreciated over the shorter of the assets' useful life and the lease term (including the extension option period as appropriate) on a straight-line basis. If the Group is reasonably certain to exercise a purchase option (if any), the right-of-use asset is depreciated over the underlying assets' useful life.

4. 重要會計政策(續)

(f) 租賃

所有租賃(不論為經營租賃或融資租賃)須於綜合財務狀況表資本化為使用權資產及租賃負債,惟為實體提供會計政策可選擇不將(i)屬短期租賃的租賃進行資本化。本集團已選擇不就於開始日期租賃期不超過12個月的租賃(如有)確認使用權資產及租賃負債。與該等租賃相關的租賃付款已於租賃期內按直線法支銷。

使用權資產

使用權資產應按成本確認並將包括:(i)初始計量租賃負債的金額(見下文有關租賃負債入賬的會計政策);(ii)於開始日期或之前作出的任何租賃付款減已收取的任何租賃優惠;(iii)承租人產生的任何初始直接成本及(iv)承租人根據租賃條款及條件規定的情況下分解及移除相關資產時將產生的估計成本,除非該等成本乃為生產存貨而產生則除外。除使用權資產符合投資物業定義或本集團對其應用重估模式之物業、廠房及設備類別外,本集團採用成本模式計量使用權資產。根據成本模式,本集團按成本減任何累計折舊及任何減值虧損計量使用權資產,並就租賃負債的任何重新計量作出調整。使用權資產一般按資產的可使用年期及租賃期(包括延長選項期限(如適用)的較短者)以直線法折舊。倘本集團合理確定行使購買權(如有),則使用權資產於相關資產的可使用年期內折舊。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Leasing (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 lessee'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 lease payments: (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, e.g., a change in future lease payments arising from change in an index or rate, a change in the lease term, a change in the in substance fixed lease payments or a change in assessment to purchase the underlying asset.

Sub-lease as lessor

When the Group is an intermediate lessor, it accounts for the head lease and the sub-lease as two separate contracts. The sub-lease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset.

4. 重要會計政策(續)

(f) 租賃(續)

租賃負債

租賃負債應按並非於租賃開始日期支付之租賃付款的現值確認。租賃付款將採用租賃隱含的利率貼現(倘該利率可輕易釐定)。倘該利率無法輕易釐定，本集團將採用本集團的增量借款利率。

下列並非於租賃開始日期支付的租賃期內就使用相關資產權利支付的款項視為租賃付款：(i)固定付款減任何應收租賃優惠；(ii)按開始日期之指數或利率初始計量的浮動租賃付款(取決於指數或利率)；(iii)承租人根據剩餘價值擔保預期將支付的款項；(iv)倘承租人合理確定行使購買選擇權，該選擇權的行使價及(v)倘租賃期反映承租人行使選擇權終止租賃，終止租賃的罰款付款。

於開始日期後，本集團將透過下列方式計量租賃負債：(i)增加賬面值以反映租賃負債的利息；(ii)減少賬面值以反映作出的租賃付款；及(iii)重新計量賬面值以反映任何重估或租賃修改，如指數或利率變動導致日後租賃付款變動、租賃期變動、實質固定租賃付款變動或購買相關資產的評估變動。

作為出租人分租

當本集團為中間出租人時，主租賃及分租分別於兩個單獨合約列賬。分租參考主租賃的使用權資產，而非參考相關資產，分類為金融或經營租賃。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) 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 measured at fair value through profit or loss, 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.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

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's debt instruments are classified as financial assets at amortised cost.

Financial assets including trade and other receivables, contract assets, lease receivables, deposits paid, time deposit with maturity over 3 months and bank balances and cash 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.

4. 重要會計政策(續)

(g) 金融工具

(i) 金融資產

金融資產(並無重大融資部份的應收款項除外)初步按公允值計量,而就並非按公允價計入損益計量的項目而言,則另加其收購或發行直接應佔的交易成本計量。無重大融資部份的貿易應收款項初步按交易價格計量。

以常規方式購買及出售的金融資產全部均按交易日期,即本集團承諾購買或出售相關資產的日期進行確認。以常規方式購買及出售是指要求在相關市場中的規則或慣例通常約定的時間內交付資產的金融資產買賣。

在釐定內含衍生金融工具的金融資產的現金流量是否屬純粹支付本金及利息時,將全盤考慮內含衍生金融工具的金融資產。

債務工具的期後計量取決於本集團管理資產的業務模式及資產的現金流量特徵。本集團的債務工具分為按攤銷成本計量的金融資產。

金融資產包括持作收取合約現金流量的貿易及其他應收款項、合約資產、應收租金、已付按金、到期日超過三個月之定期存款及銀行結存及現金,倘屬純粹支付本金及利息的現金流量,則按攤銷成本計量。按攤銷成本列賬的金融資產期後使用實際利率法計量。利息收入、外匯收益及虧損以及減值於損益確認。終止確認的任何收益於損益確認。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Financial instruments (Continued)

(ii) Impairment of financial assets

The Group recognises loss allowances for expected credit losses ("ECLs") on trade receivables, contract assets, lease receivables and other financial assets measured at amortised cost (including other receivables, deposits paid, time deposit with maturity over 3 months bank balances and cash). 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, contract assets and lease 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 origination, the allowance will be based on the lifetime ECLs.

4. 重要會計政策(續)

(g) 金融工具(續)

(ii) 金融資產減值

本集團就按攤銷成本計量的貿易應收款項、合約資產、應收租金及其他金融資產(包括其他應收款項、已付按金、到期日超過三個月之定期存款、銀行結存及現金)的預期信貸虧損確認虧損撥備。預期信貸虧損按以下其中一項基準計量：(1) 12個月的預期信貸虧損：其為於報告日期後12個月內發生的潛在違約事件導致的預期信貸虧損；及(2)全期的預期信貸虧損：其為於金融工具預計年內所有潛在違約事件導致的預期信貸虧損。在估計預期信貸虧損時考慮的最長期間為本集團面臨信貸風險的最長合約期間。

預期信貸虧損為信貸虧損的概率加權估計。信貸虧損乃按本集團根據合約應收的所有合約現金流量與本集團預期收取的所有現金流量之間的差額計量。該差額其後按貼近資產原有實際利率貼現。

本集團已選擇採用香港財務報告準則第9號的簡化法計量貿易應收款項、合約資產及應收租金的虧損撥備，並根據全期預期信貸虧損計算預期信貸虧損。本集團已建立根據本集團過往信貸虧損經驗計算的撥備矩陣，並按債務人特定的前瞻性因素及經濟環境作出調整。

就其他債務金融資產而言，預期信貸虧損按12個月的預期信貸虧損計算。然而，倘信貸虧損自產生以來顯著增加，則根據全期的預期信貸虧損計提撥備。

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Financial instruments (Continued)

(ii) Impairment of financial assets (Continued)

When determining whether the credit risk of an other debt financial asset has increased significantly since initial recognition and when estimating ECLs, 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 takes into account the following information when assessing whether credit risk has increased significantly since initial recognition and assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due irrespective of the outcome of the above assessment.

- failure to make payments of principal or interest on their contractually due dates;
- an actual or expected significant deterioration in a financial instrument's external or internal credit rating (if available);
- an actual or expected significant deterioration in the operating results of the debtor; and
- existing or forecast changes in the technological, market, economic or legal environment that have a significant adverse effect on the debtor's ability to meet its obligation to the Group.

4. 重要會計政策(續)

(g) 金融工具(續)

(ii) 金融資產減值(續)

當釐定另一項債務金融資產的信貸風險自初步確認以來有否顯著增加及於估計預期信貸虧損時，本集團考慮相關及毋須付出過多成本或精力即可獲得的合理及可靠資料。此包括根據本集團的過往經驗及已知信貸評估得出的定性及定量資料分析，並包括前瞻性資料。

本集團在評估信貸風險自初步確認當日以來是否顯著增加及假設，不論上述評估的結果如何金融資產在逾期超過30日的信貸風險會大幅增加時計及以下資料。

- 未能按合約到期日支付本金或利息；
- 金融工具外部或內部信貸評級的實際或預期顯著惡化(如有)；
- 債務人經營業績的實際或預期顯著惡化；及
- 目前或預期科技、市場、經濟或法律環境的變化，令債務人履行其對本集團責任的能力有重大不利影響。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Financial instruments (Continued)

(ii) Impairment of financial assets (Continued)

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

Depending on the nature of the financial assets, the assessment of a significant increase in credit risk is performed on either an individual basis or a collective basis. When the assessment is performed on a collective basis, the financial assets are grouped based on shared credit risk characteristics, such as past due status and credit risk ratings.

ECLs are remeasured at each reporting date to reflect changes in the financial assets' credit risk since initial recognition. Any change in the ECL amount is recognised as an impairment gain or loss in profit or loss. The Group recognises an impairment gain or loss for all financial assets measured at amortised cost with a corresponding adjustment to their carrying amount through a loss allowance account.

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.

4. 重要會計政策(續)

(g) 金融工具(續)

(ii) 金融資產減值(續)

儘管上文所述，倘債務工具釐定為於報告日期具有較低信貸風險，則本集團假設債務工具的信貸風險自初步確認以來並無顯著增加。倘出現以下情況，則債務工具被釐定為具有較低信貸風險：(i)具有低違約風險；(ii)借款人擁有雄厚實力，可於短期內履行其合約現金流量責任；及(iii)經濟及業務狀況的長期不利變動可能但未必會削弱借款人履行其合約現金流量責任的能力。根據國際通用釋義，倘債務工具的內部或外部信貸評級為「投資級別」，則本集團認為該債務工具存在較低信貸風險。

信貸風險顯著增加的評估根據金融資產的性質，乃按個別基準或共同基準進行。倘按共同基準評估，金融資產按共同的信貸風險特徵如逾期狀況及信貸風險評級分組。

預期信貸虧損於各報告日期重新計量，以反映金融資產自初步確認以來的信貸風險變動。預期信貸虧損金額的任何變動於損益確認為減值收益或虧損。本集團就所有按攤銷成本計量的金融資產確認減值收益或虧損，並通過虧損撥備賬相應調整其賬面值。

本集團認為金融資產於下列情況下為信貸減值：(1)借款人不大可能在本集團無追索權採取行動例如：變現抵押(如持有)的情況下向本集團悉數支付其信貸義務；或(2)該金融資產逾期超過90日。

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Financial instruments (Continued)

(ii) Impairment of financial assets (Continued)

Evidence that a financial asset is credit-impaired includes the following observable events:

- significant financial difficulty of the debtor;
- a breach of contract, such as a default or delinquency in interest or principal payments;
- it becoming probable that the debtor will enter bankruptcy or other financial reorganisation; and
- significant changes in the technological, market, economic or legal environment that have an adverse effect on the debtor.

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.

The gross carrying amount of a financial 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.

4. 重要會計政策(續)

(g) 金融工具(續)

(ii) 金融資產減值(續)

金融資產出現信貸減值的證據包括以下可觀察事件：

- 債務人出現重大財政困難；
- 違反合約，如拖欠利息或本金付款；
- 債務人很可能破產或進行財務重組；及
- 技術、市場、經濟或法律環境出現對債務人不利之重大逆轉。

信貸減值金融資產的利息收入按金融資產的攤銷成本(即總賬面值減虧損撥備)計算。非信貸減值資產的利息收入按總賬面值計算。

倘金融資產並無實際可收回機會，則(部分或悉數)撇銷其總賬面值。通常於本集團釐定債務人並無資產或收入來源可產生充足現金流量以償還款項時，則會撇銷有關款項。

隨後收回先前撇銷的資產於收回發生期間在損益內確認為減值撥回。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Financial instruments (Continued)

(iii) Financial liabilities

Financial liabilities at amortised cost including trade and other payables, deposits received and accruals, lease liabilities and amount due to a shareholder. They are initially measured at fair value, net of directly attributable transaction cost incurred. Subsequently, they are 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) 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.

(h) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

4. 重要會計政策(續)

(g) 金融工具(續)

(iii) 金融負債

按攤銷成本列賬的金融負債包括應付及其他應付款項、已收按金及應計費用、租賃負債及應付股東款項。其初步以公允值計量，扣除所產生的直接應佔交易成本後計算。其後則使用實際利率法按攤銷成本計量。有關利息開支於損益確認。

收益或虧損於終止確認負債時透過攤銷程序於損益確認。

(iv) 實際利息法

實際利息法為計算金融資產或金融負債攤銷成本及於有關期間內分配利息收入或利息開支之方法。實際利率為於金融資產或負債預計有效期間或於較短期間(如適用)內實際折現預計未來現金收入或付款之利率。

(v) 終止確認

倘本集團金融資產相關未來現金流之合約權利屆滿或倘金融資產已轉讓及轉讓根據香港財務報告準則第9號符合終止確認標準，則會終止確認金融資產。

(h) 現金及現金等值項目

現金及現金等值項目包括手頭現金及銀行活期存款及可隨時轉換為既定數額現金、沒有重大價值變動風險及原到期日不超過三個月之短期高流動性投資。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(i) Provisions and contingent liabilities

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made.

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(j) Impairment of other assets

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets 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 any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit ("CGU") to which the asset belongs. Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or CGU) 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 (or CGU) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

4. 重要會計政策(續)

(i) 撥備及或然負債

倘本集團因過往事件而須承擔現有責任(法定或推定責任)以及本集團能就可能須用於解決該責任之支取經濟利益作出可靠之估計時，須確認撥備。

倘支取經濟利益之可能性不大，或未能可靠地估計數額，則以或然負債形式予以披露，除非支取之可能性極微。僅可在日後一項或以上事件發生與否下確定是否須承擔之責任，亦作或然負債予以披露，除非支取經濟利益之可能性極微。

(j) 其他資產減值

在各報告期末，本集團會對有形和無形資產之賬面金額進行核查，以確定是否有跡象顯示這些資產已發生減值虧損或於過往所作之減值撥備是否不需再存在或應減少。如果存在這種跡象，則會對資產之可收回金額作出估計，以確定減值虧損之程度(如有)。如果無法估計個別資產之可收回金額，本集團會估計該資產所屬現金產生單位(「現金產生單位」)之可收回金額。資產之可收回金額為公平值即扣除銷售成本與使用價值兩者中之較高者。於評估使用價值時，按除稅前折讓率折讓至現值，以反映現時市場對貨幣時間價值及就估計日後現金流量未作調整之資產之特定風險的評估。

如果估計資產(或現金產生單位)之可收回金額低於其賬面金額，則將該資產(或現金產生單位)之賬面金額減至其可收回金額。減值虧損會立即於損益內確認。

如果減值虧損在以後轉回，該資產(或現金產生單位)之賬面金額會增加至其重新估計之可收回金額；但是，增加後之賬面金額不能超過該資產(或現金產生單位)以前年度未確認減值虧損時應確定之賬面金額。減值虧損之撥回即時於損益中確認。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Taxation

Taxation for the year comprises 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.

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 liabilities are recognised for all temporary differences. 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 expected to apply in the period when the liability is settled or the asset is realised based on tax rates that have been enacted or substantively enacted at the end of reporting period.

Deferred tax liabilities arising from initial recognition of assets and liabilities in a transaction which is not a business combination and at the time of the transaction affects neither accounting profit nor taxable profits are not recognised.

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 presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all the economic benefits embodied in the property over time, rather than through sale.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

4. 重要會計政策(續)

(k) 稅項

年內稅項包括當期稅項及遞延稅項。

當期稅項乃基於已就所得稅而言毋須課稅或不獲寬減項目作調整之日常業務之盈虧為基準，並按於報告期末已頒佈或實質上已頒佈之稅率計算。

就用作財務報表用途之資產及負債賬面值與用作稅項用途之相應金額之暫時性差異確認遞延稅項。遞延稅項負債乃按所有暫時性差異確認。倘有可動用以扣除暫時性差異之應課稅溢利，則會確認遞延稅項資產。遞延稅項以於報告期末已頒佈或實質上已頒佈之稅率為基準，按預期將於清償負債或變現資產之期間所採用之稅率計量。

初次確認非業務合併交易中的資產或負債而產生的遞延稅項負債，且於交易時不影響會計溢利和應課稅溢利時，則不予確認。

有關釐定計量遞延稅項金額所用適當稅率之一般規定有例外情況，即當投資物業為根據香港會計準則第40號「投資物業」按公平值列賬時。除非假設被推翻，否則該等投資物業之遞延稅項金額按各報告日按賬面值出售該等投資物業所適用之稅率計量。當投資物業可予折舊，並於旨在隨時間消耗物業所包含之絕大部分經濟利益而非透過出售之業務模式內持有時，有關假設會被推翻。

附屬公司之投資權益產生之應課稅暫時性差異會確認為遞延稅項負債，惟本集團能夠控制暫時性差異之撥回，而且暫時性差異在可預見之將來很可能不會轉回之情況除外。

遞延稅項資產及負債只有在有法律上可強制執行之權利以當期稅項負債抵銷當期稅項資產，以及當與該等資產與負債相關之所得稅是由同一稅務機構徵收，並且本集團擬以淨額基準結算其當期稅項資產及負債時才互相抵銷。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(l) Foreign currencies

In preparing the financial statements of the individual entities, foreign currency transactions are translated into individual entity's functional currency at the rates of exchange prevailing on the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at the end of reporting period. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are included in profit or loss.

For the purpose of presenting consolidated financial statements, the assets and liabilities of the Group's foreign operations (including comparatives) are expressed in Hong Kong dollars using exchange rates prevailing at the end of reporting period. Income and expenses items (including comparatives) are translated at the average exchange rates for the year, unless exchange rates fluctuate significantly during the year, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in translation reserve. Such translation differences, to the extent attributable to the owners of the Company, are recognised in profit or loss in the period when the foreign operations are disposed of.

(m) Employees' benefits

(i) 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.

(ii) Defined contribution retirement plans

The Group's contributions to the defined contribution retirement scheme are expensed as incurred when the services are rendered by the employees.

4. 重要會計政策(續)

(l) 外幣

就編製個別實體之財務報表而言，以外幣進行之交易乃按交易日之現行匯率換算為個別實體之功能貨幣。於各報告期末，以外幣列值之貨幣項目乃按報告期末之現行匯率重新換算。以外幣表示公平值之非貨幣項目按公平值釐定日期之現行匯率重新換算。以外幣歷史成本計量之非貨幣項目毋須重新換算。

因結算貨幣項目及重新換算貨幣項目而產生之匯兌差額包含於損益內。

就呈列綜合財務報表而言，本集團海外業務之資產與負債(包括比較數字)乃採用報告期末之現行匯率以港元定值。收入及費用項目(包括比較數字)按本年度平均匯率換算，除非匯率於年內大幅波動，於此情況下，乃使用交易日期之現行匯率。產生之匯兌差額(如有)於其他全面收益內確認並累計入匯兌儲備。本公司擁有人應佔之上述匯兌差額於海外業務出售當期於損益內確認。

(m) 僱員福利

(i) 短期僱員福利

短期僱員福利乃預計於僱員提供相關服務之年度報告期末後十二個月以前悉數結算之僱員福利(終止福利除外)。短期僱員福利於僱員提供相關服務之年度內確認。

(ii) 定額供款退休金計劃

本集團向定額供款退休金計劃作出之供款在僱員提供服務產生時列作開支。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Employees' benefits (Continued)

(iii) 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.

(n) Borrowing costs

Borrowing costs attributable directly to the acquisition, construction or production of qualifying assets which require a substantial period of time to be ready for their intended use or sale, are capitalised as part of the cost of those assets. Income earned on temporary investments of specific borrowings pending their expenditure on those assets is deducted from borrowing costs capitalised. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

(o) Related parties

- (a) A person or a close member of that person's family is related to the Group if that person:
- (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of key management personnel of the Group.
- (b) An entity is related to the Group if any of the following conditions apply:
- (i) The entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
 - (ii) One entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
 - (iii) Both entities are joint ventures of the same third party.
 - (iv) One entity is a joint venture of a third entity and the other entity is an associate of the third entity.
 - (v) The entity is a post-employment benefit plan for the benefit of the employees of the Group or an entity related to the Group.

4. 重要會計政策(續)

(m) 僱員福利(續)

(iii) 終止福利

終止福利於本集團不能撤回該等福利時以及本集團確認重組成本涉及支付終止福利時以較早日期為準確認。

(n) 借款成本

與收購事項、建築工程或需長時間生產方可作擬定用途或銷售之合資格資產直接相關之借款成本，均會撥作該等資產成本之一部分。將有待用於該等資產之特定借款作短期投資所賺取之收入會於撥作成本的借款成本扣除。所有其他借款成本會於產生時於損益表內確認。

(o) 有關連人士

- (a) 倘該名人士出現下列情況則該名人士或其近親被視為本集團有關連人士：
- (i) 對本集團有控制權或共同控制權；
 - (ii) 對本集團有重大影響力；或
 - (iii) 為本集團高級管理層職員之成員。
- (b) 倘出現下列情況則該實體被視為本集團有關連人士：
- (i) 該實體及本集團屬同一集團(即各母公司、附屬公司及同系附屬公司為互相關連)。
 - (ii) 一個實體是另一實體的聯營公司或合營企業(或集團之成員之聯營公司或合營企業，而該集團當中之另一實體為成員)。
 - (iii) 兩個實體皆為相同第三方之合營企業。
 - (iv) 一個實體為第三實體之合營企業及另一實體為該第三實體之聯營公司。
 - (v) 該實體為本集團或作為本集團有關連實體的僱員福利而設的離職後福利計劃。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(o) Related parties (Continued)

(b) (Continued)

- (vi) The entity is controlled or jointly controlled by a person identified in (a).
- (vii) A person identified in (a)(i) has significant influence over the entity or is a member of key management personnel of the entity (or of a parent of the entity).
- (viii) The entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the Group's parent.

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

- (i) that person's children and spouse or domestic partner;
- (ii) children of that person's spouse or domestic partner; and
- (iii) dependents of that person or that person's spouse or domestic partner.

(p) Revenue recognition

Revenue from contracts with customers is recognised when control of goods or services is transferred to the customers at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services, excluding those amounts collected on behalf of third parties. Revenue excludes value added tax or other sales taxes and is after deduction of any trade discounts.

Depending on the terms of the contract and the laws that apply to the contract, control of the goods or service may be transferred over time or at a point in time. Control of the goods or service is transferred over time if the Group's performance:

- provides all of the benefits received and consumed simultaneously by the customer;
- creates or enhances an asset that the customer controls as the Group performs; or
- does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

4. 重要會計政策(續)

(o) 有關連人士(續)

(b) (續)

- (vi) 該實體受(a)所識別之人士控制或共同控制。
- (vii) 於(a)(i)所識別對實體有重大影響之人士，或是實體(或實體之母公司)高級管理層職員之成員。
- (viii) 實體或作為集團任何成員公司其中一部分向本公司或本公司的母公司提供主要管理人員服務。

該名人士之近親為可能被預期於與實體進行交易時影響該名人士或受該名人士影響之該等家族成員並包括：

- (i) 該名人士之子女及配偶或家庭夥伴；
- (ii) 該名人士之配偶或家庭夥伴之子女；及
- (iii) 依賴該名人士或該名人士之配偶或家庭夥伴之人士。

(p) 收入確認

客戶合約收入於貨品或服務控制權轉讓至客戶時確認，有關金額反映本集團預期就交換該等貨品或服務而可獲得之代價，惟不包括代第三方收取的金額。收入不計及增值稅或其他銷售稅，且已扣除任何貿易折扣。

貨品或服務之控制權乃於一段時間內或某一時間點轉移，取決於合約的條款與適用於合約的法律規定。倘本集團符合下列條件，貨品或服務之控制權於一段時間內轉移：

- 提供全部利益，而客戶亦同步收到並消耗有關利益；
- 本集團履約時創建及優化由客戶控制的資產；或
- 並無產生本集團有替代用途的資產，且本集團有可執行權利就至今已完成的履約部分收取款項。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Revenue recognition (Continued)

If control of the goods or services transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the goods or service.

When the contract contains a financing component which provides the customer a significant benefit of financing the transfer of goods or services to the customer for more than one year, revenue is measured at the present value of the amounts receivable, discounted using the discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. Where the contract contains a financing component which provides a significant financing benefit to the Group, revenue recognised under that contract includes the interest expense accreted on the contract liability under the effective interest method. For contracts where the period between the payment and the transfer of the promised goods or services is one year or less, the transaction price is not adjusted for the effects of a significant financing component, using the practical expedient in HKFRS 15.

Contract liability

It represents the Group's obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer.

Contract asset

A contract asset represents the Group's right to consideration in exchange for goods and services that the Group has transferred to a customer that is not yet unconditional. It is assessed for impairment in accordance with HKFRS 9. In contrast, a receivable represents the Group's unconditional right to consideration, i.e. only the passage of time is required before payment of that consideration is due.

A contract asset and a contract liability relating to the same contract are accounted for and presented on a net basis.

4. 重要會計政策(續)

(p) 收入確認(續)

倘貨品或服務之控制權於一段時間內轉移，則收入於整個合約期間經參考完成履約責任的進度確認。否則，收入於客戶獲得貨品或服務控制權的時點確認。

倘合約中包含為客戶提供超過一年轉移貨品或服務的重大融資利益之融資成分，則收入按應收金額之現值計量，並使用訂立合約時本集團與客戶的單獨融資交易中反映之貼現率貼現。倘合約中包含為本集團提供重大融資利益之融資成分，則根據該合約確認的收入包括按實際利率法計算的合約負債所產生的利息開支。對於付款與承諾的貨品或服務轉移之間的期限為一年或以下的合約，交易價不會因重大融資成分之影響而調整，而是採用香港財務報告準則第15號可行的權宜之計。

合約負債

合約負債指本集團因已向客戶收取代價(或已到期收取代價)，而須向客戶轉讓貨品或服務之責任。

合約資產

合約資產指本集團就換取本集團已向客戶轉讓之貨品或服務而收取代價之權利(尚未成為有條件)，根據香港財務報告準則第9號評估減值。相反，應收款項指本集團收取代價之無條件權利，即代價到期付款前僅需時間推移。

與合約有關的合約資產及合約負債按淨基準列賬。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Revenue recognition (Continued)

Contracts with multiple performance obligations including allocation of transaction price

For contracts or more than one contract made with the same customer around the same time that contain more than one performance obligations, the Group allocates the transaction price to each performance obligation on a relative stand-alone selling price.

The stand-alone selling price of the distinct good or service underlying each performance obligation is determined at contract inception. It represents the price at which the Group would sell a promised good or service separately to a customer. If a stand-alone selling price is not directly observable, the Group estimates it using appropriate techniques such that the transaction price ultimately allocated to any performance obligation reflects the amount or consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customer.

Over time revenue recognition: measurement of progress towards complete satisfaction of a performance obligation

Generally, the Group's revenue from provision of services is recognised over time. The Group measures the progress towards complete satisfaction of a performance obligation based on input method, which is to recognise revenue on the basis of the Group's inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation, that best depict the Group's performance in transferring control of goods or services. If the relevant services are due for payments irrespective of the number of acts performed by the Group, the revenue is recognised over time on a straight-line basis during the terms of the relevant contracts.

In certain circumstances where the Group has a right to consideration from a customer in an amount that corresponds directly with the value to the customer of the Group's performance to date, the Group recognises revenue based on the amount the Group has a right to invoice.

4. 重要會計政策(續)

(p) 收入確認(續)

包含多項履約責任包括分配交易價格的合約

對於包含一條以上履約責任的合約或相同客戶於同一時間作出的超過一份合約，本集團按照相對獨立的售價基準重整交易價格。

分配至各履約責任與各履約責任相關的明確商品或服務之獨立售價於合約訂立之釐定時，乃為本集團分別向客戶出售允諾商品或服務的價格。倘獨立售價並不直接觀察可得，則本集團會使用合適的技巧估計價格，以最終將交易價分配至任何履約責任，以反映本集團。預期就轉移允諾商品或服務至該客戶而有權換取的代價金額。

隨時間推移的收入確認：計量完成履約義務的進度

一般而言，本集團提供服務的收入於一段時間內確認。本集團基於投入法計量完成相關履約義務的進度，即按本集團就完成履約義務的投入相對於完成履約義務的預期總投入確認收入，乃最能描述本集團於轉移貨品或服務控制權時的表現。倘相關服務到期付款，而不論本集團進行的行動數量或工作程度，於相關合約期限內，收入於一段時間內按直線法確認。

在若干情況下，倘本集團擁有可收取來自客戶的代價之權利，而代價之金額與本集團迄今為止完成之履約為客戶產生之價值直接相關，則本集團可按有權開具發票的金額確認收入。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Revenue recognition (Continued)

Warranty and right of return

The Group's contracts with customers for sales and development of customised software/applications generally do not provide customers a right of return (a right to exchange another product or right to refund in cash). In addition, return of defective products rarely occurs as products sold to customers generally meet the objective specifications required by customers or the customers have accepted the products when they have taken possession of the products and made payments. Any necessary costs incurred in rectification of products sold such as bug-fixing during the warranty period are insignificant to the consolidated financial statements.

No warranty is provided by the Group for sales of goods to customers arising from its trading business to customers.

Recognition of major source of revenue from contracts with customers

The Group's revenue is principally derived from contracts for development of software or applications and provision of related services in relation to Fintech, Linux-based systems and others. In addition, the Group also has revenue from sales of goods. A number of the Group's contracts or contracts made with the same customer around the same time included multiple deliverables relating to one or more of its goods and services.

4. 重要會計政策(續)

(p) 收入確認(續)

保修及退貨權

本集團與客戶關於銷售及開發定制軟件／應用程式的合約一般並不提供客戶退貨權(交換其他產品或權利以退還現金的權利)。此外，幾乎不會發生缺陷產品退貨，原因為售予客戶的產品一般符合客戶要求的目標規格或客戶於接管產品及付款時接受產品。就已售產品修正例如修復漏洞而產生的任何必要費用(倘合約提供保證服務)對綜合財務報表而言屬甚微。

本集團並無就其貿易業務產生的向客戶銷售貨品提供保修。

確認客戶合約收益的主要來源

本集團的客戶合約收入主要來自開發定制軟件或應用程式及提供有關金融科技、Linux系統及其他的相關服務。此外，本集團亦有銷售貨品收益。本集團若干合約或相同客戶於同一時間作出的多份合約包括與一項或多項貨品或服務相關的多重交付。

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Revenue recognition (Continued)

Recognition of major source of revenue from contracts with customers (Continued)

(i) Software development

Software development mainly involved the services rendered by the Group in customisation of the Group's existing core software for use by the customers. The core software cannot be used by the customers until they have been customised by the Group and delivered to the customers.

Therefore, the core software are highly interdependent and interrelated with the customisation services and are considered as one performance obligation. Although the in-progress customised software have no alternative use to the Group, the terms of the contracts do not provide the Group with an enforceable right to payment that at all times throughout the duration of the contracts, the Group is entitled to an amount that at least compensates the Group for performance completed to date (if the contracts are terminated by the customers or another party for reasons other than the Group's failure to perform as promised). Accordingly, revenue from sales and development of customised software is recognised at the point in time when the customised software are delivered to the customers and the Group has considered they have met the objective specifications required by the customers. i.e. the customers have obtained the control of the customised software.

4. 重要會計政策(續)

(p) 收入確認(續)

確認客戶合約收益的主要來源(續)

(i) 軟件開發

軟件開發主要涉及本集團提供定制服務為本集團現有核心軟件以供客戶使用。於本集團定制及交付至客戶前，客戶不能使用該等核心軟件。

因此，核心軟件與定制服務高度相互獨立及息息相關並被視為一項履約責任。儘管進行中的定制軟件對本集團而言並無替代用途，合約的條款並無規定本集團於整個合約期限內一直對付款擁有強制執行權利，本集團享有至少補償本集團迄今完成的義務的金額（倘合約獲客戶或另一方因本集團未能如約履行責任以外的原因終止）。因此，銷售及開發定制軟件的收益於定制軟件交付至客戶及本集團已認為其符合客戶規定的目標規格的時間點（即客戶已取得定制軟件的控制權）確認。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

4. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(p) Revenue recognition (Continued)

Recognition of major source of revenue from contracts with customers (Continued)

(ii) Provision of services relating to Fintech, Linux-based systems and others

These services include provision of post-contract support services (after sales of customised software to customers), technical support and other auxiliary services.

These services represent one single performance obligation and the customers simultaneously receive and consume the benefits provided by the Group's performance as the Group performs. Therefore, revenue from these services are recognised over time.

In certain circumstances where the customer could only obtain the substantial benefits when the Group has completed its services, revenue is recognised at a point in time.

(iii) Sales of goods

Revenue from sales of goods is recognised when the customers have obtained control of the goods, being when the goods are delivered to the respective customers' specific locations and have been accepted by customers.

The Group's contracts with customers from the sale of goods generally do not provide customers a right of return (a right to exchange another product or right to refund in cash). In addition, return of defective products seldom occurs as goods sold to customers generally meet the objective specifications required by customers or the customers have accepted the goods when they have taken possession of the goods and made payments. Any necessary costs incurred in replacement or rectification of defective goods sold are insignificant to the consolidated financial statements. No warranty is provided by the Group for goods sold to customers.

4. 重要會計政策(續)

(p) 收入確認(續)

確認客戶合約收益的主要來源(續)

(ii) 提供有關金融科技、Linux系統及其他的服務

該等服務包括提供合約後支援服務(向客戶定制軟件的售後)、技術支援及其他配套服務。

該等服務為一項單一履約義務，在本集團履約時，客戶同時取得並耗用本集團履約所提供的利益。因此，該等服務的收入於一段時間內確認。

於客戶僅於本集團完成其服務時取得大部分利益時的若干情況下，收入於某一時間點確認。

(iii) 銷售貨品

銷售貨品收入於客戶取得貨物控制權時確認，即當貨物交付至各客戶的指定地點並獲客戶接納時。

本集團與銷售貨品的客戶合約一般不會為客戶提供退貨權(更換其他產品的權利或以現金退款的權利)。此外，由於出售予客戶的貨物一般符合客戶。要求的客觀規格或客戶在接管貨物並付款後已接收貨物，因此很少會退回有瑕疵的產品更換或糾正已售出的有瑕疵貨物所產生的任何必要成本對綜合財務報表而言並不重大。本集團並無就出售予客戶的貨品提供保養期。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

5. REVENUE, OTHER REVENUE AND GAINS

5. 收入、其他收入及收益

An analysis of the Group's revenue, other revenue and gains is as follows:

本集團收入、其他收入及收益之分析如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue from contracts with customers:	客戶合約收入：		
Software development	軟件開發		
– Sales of customised software/ applications	– 銷售定制軟件／應用程式	12,812	5,113
– Provision of services and others	– 提供相關服務及其他	7,298	4,874
		20,110	9,987
Sales of goods	銷售貨品	1,558	186
		Note (i) 附註(i)	
		21,668	10,173
Revenue from other source	其他收入來源		
Rental income	租金收入	Note (ii) 附註(ii)	
		6,874	7,562
Total revenue	總收入	28,542	17,735
Other revenue and (losses)/gains, net:	其他收入及(虧損)/收益， 淨額：		
Fair value loss on investment properties (Note 15)	投資物業公平值虧損 (附註15)	(7,792)	(445)
Interest income	利息收入	72	68
Compensation in respect of the termination of acquisition of a target company	終止收購目標公司的補償	–	1,200
Sundry income	雜項收入	508	48
		(7,212)	871
Revenue, other revenue and (losses)/gains, net	收入、其他收入及 (虧損)/收益淨額	21,330	18,606

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

5. REVENUE, OTHER REVENUE AND GAINS
(Continued)

Notes:

- (i) Timing of recognition of revenue from contracts with customers

Over time	一段時間內
At a point in time	某一個時間點上

Revenue from sales of customised software/applications and sales of goods is recognised at a point in time. Revenue from provision of services is generally recognised over time. Further information about the accounting policies on revenue recognition is set out in note 4 (p).

The information about trade receivables, contract assets and contract liabilities from contracts with customers as at 31 March 2021 and 31 March 2020 is set out in notes 17, 16 and 20 respectively.

- (ii) Rental income for the year ended 31 March 2021 included income amounting to HK\$5,230,000 (2020: HK\$6,088,000) from sub-lease of certain properties under operating leases of which the Group is the intermediate lessor.

5. 收入、其他收入及收益(續)

附註：

- (i) 確認客戶合約收入的時間

2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
7,298	4,874
14,370	5,299
21,668	10,173

銷售定制軟件／應用程式及銷售貨品的收入於一個時間點上確認。提供服務的收入通常於一段時間內確認。有關收入確認會計政策的進一步資料載於附註4(p)。

有關於二零二一年三月三十一日及二零二零年三月三十一日客戶合約產生的應收賬項、合約資產及合約負債之資料分別載於附註17、16及20。

- (ii) 截至二零二一年三月三十一日止年度租金收入包括根據經營租賃(其中本集團為中介出租人)轉租若干物業所得收益達5,230,000港元(二零二零年：6,088,000港元)。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

6. SEGMENT REPORTING

The Group determines its operating segments based on the reports reviewed by the chief operating decision-maker that are used to make strategic decisions and to assess the performance.

The Group has three (2020: three) reportable segments. Each of the Group's reportable segments represents a strategic business unit that offers products and services which are subject to risks and returns that are different from those of other business segments. Details of the business segments are summarised as follows:

- (a) the trading business segment that engages in the trading of computer accessories and household goods and arrangement of supply of office-related decoration materials;
- (b) software development segment which comprises (i) development of Fintech related customised software/applications and provision of related services and (ii) provision of technical support and other auxiliary services relating to Linux-based systems and others; and
- (c) the property leasing segment that engages in property leasing in the People's Republic of China (the "PRC").

Segment assets exclude cash and cash equivalents and other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude amount due to a shareholder, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

Central revenue and expenses including other revenue and gains/losses (except for fair value gain/loss on investment properties) and finance costs are not allocated to the operating segments as they are not included in the measurement of the segments' profit/loss that is used by the chief operating decision-makers for assessment of segment performance.

6. 分部報告

本集團按主要營運決策者所審閱並賴以作出決策及評估表現之報告釐定其經營分部。

本集團擁有三個(二零二零年：三個)可呈報分部。本集團各可呈報分部指提供產品及服務之策略業務單位，並與其他業務之風險及回報不同。業務分部詳情概述如下：

- (a) 貿易業務分部，從事電腦配件及家居用品買賣及辦公相關裝飾材料供應安排；
- (b) 軟件開發分部包括(i)開發金融科技相關定制軟件／應用程式以及提供相關服務及(ii)提供Linux系統及其他系統的技術支援及其他配套服務；及
- (c) 物業租賃分部，從事於中華人民共和國(「中國」)之物業租賃。

分部資產不包括現金及現金等值項目及其他未分配總部及企業資產，原因為該等資產以綜合方法管理。

分部負債不包括應付股東款項、遞延稅項負債及其他未分配總部及企業負債，原因為該等負債以綜合方法管理。

中央收入及開支包括其他收入及收益／虧損(除投資物業之公平值收益／虧損外)及融資成本不分配至各經營分部，原因是主要營運決策者評估分部表現之分部溢利／虧損計算並無包括有關收入及開支在內。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

6. SEGMENT REPORTING (Continued)

6. 分部報告(續)

(a) Business segments

(a) 業務分部

		Trading business		Software development				Property leasing		Consolidated	
		貿易業務		軟件開發				物業租賃		綜合	
				Fintech related		Linux-based and others					
				金融科技相關		Linux系統及其他系統					
		2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
		二零二一年	二零二零年	二零二一年	二零二零年	二零二一年	二零二零年	二零二一年	二零二零年	二零二一年	二零二零年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
Revenue from external customers	來自外界客戶之收入	1,558	186	13,472	7,726	6,638	2,261	7,127	7,809	28,795	17,982
Inter-segment revenue	分部間收入	-	-	-	-	-	-	(253)	(247)	(253)	(247)
Reportable segment revenue	可呈報分部收入	1,558	186	13,472	7,726	6,638	2,261	6,874	7,562	28,542	17,735
Reportable segment profit/(loss)	可呈報分部溢利/(虧損)	1,200	(170)	3,888	1,958	5,519	1,626	(2,183)	7,127	8,424	10,541
Reportable segment assets	可呈報分部資產	1,231	724	6,852	2,359	51	-	70,202	71,201	78,336	74,284
Reportable segment liabilities	可呈報分部負債	(1,329)	(5)	(1,140)	(1,512)	-	(720)	(14,007)	(16,399)	(16,476)	(18,636)
Other segment information:	其他分部資料：										
Fair value loss on investment properties	投資物業之公平值虧損	-	-	-	-	-	-	(7,792)	(445)	(7,792)	(445)
Depreciation	折舊	-	-	67	56	-	-	-	-	67	56
Unallocated depreciation	未分配折舊									345	345
Total depreciation	折舊總額									412	401
Additions to non-current assets	添加至非流動資產	-	-	-	79	-	-	-	5,447	-	5,526
Unallocated additions to non-current assets	未分配添加至非流動資產									-	-
Total additions to non-current assets	添加至非流動資產總額									-	5,526

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

6. SEGMENT REPORTING (Continued)

6. 分部報告(續)

(b) Reconciliation of reportable segment profit, assets and liabilities:

(b) 可呈報分部之溢利、資產及負債之對賬

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Profit before taxation	除稅前溢利		
Reportable segment profit	可呈報分部溢利	8,424	10,541
Other revenue and other gains	其他收入及其他收益	580	1,316
Corporate and other unallocated expenses	企業及其他未分配開支	(3,432)	(6,656)
Finance costs	融資成本	(1,303)	(1,471)
Consolidated profit before taxation	除稅前綜合溢利	4,269	3,730
Assets	資產		
Reportable segment assets	可呈報分部資產	78,336	74,284
Current tax recoverable	可收回當期稅項	884	338
Time deposit with maturity over 3 months	到期日超過三個月之定期存款	1,455	1,422
Cash and cash equivalents	現金及現金等值項目	27,722	24,874
Unallocated corporate assets	未分配企業資產	34	837
Consolidated total assets	綜合資產總額	108,431	101,755
Liabilities	負債		
Reportable segment liabilities	可呈報分部負債	(16,476)	(18,636)
Current tax liabilities	當期稅項負債	(1,392)	(209)
Deferred tax liabilities	遞延稅項負債	(6,207)	(6,335)
Unallocated corporate liabilities	未分配企業負債		
– Amount due to a shareholder	– 應付股東款項	–	(486)
– Others	– 其他	(2,717)	(3,595)
Consolidated total liabilities	綜合負債總額	(26,792)	(29,261)



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

6. SEGMENT REPORTING (Continued)

(c) Geographic information

During both reporting periods, the Group's operations and non-current assets other than financial instruments (specified non-current assets) are located in Hong Kong, Taiwan and the PRC. The specified non-current assets information below is based on the location of assets.

Segment information of the Group by geographical locations of customer is presented as below:

	Hong Kong 香港		Taiwan 台灣		PRC 中國		Consolidated 綜合	
	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Revenue from external customers 來自外界客戶之收入	4,597	2,597	8,047	1,206	15,898	13,932	28,542	17,735
Specified non-current assets 特定非流動資產	1	4	56	81	71,164	71,990	71,221	72,075

(d) Information about major customers

Revenue from the Group's major customers which contributed 10% or more of the Group's revenue are set out below:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Software development:	軟件開發：		
Customer A	客戶A	N/A*	2,597
Customer B	客戶B	3,800	N/A*
Customer C	客戶C	N/A*	3,443
Customer D	客戶D	3,148	N/A*
		6,948	6,040

* Revenue from Customer A and Customer C during the year ended 31 March 2021 contributed less than 10% of the total revenue of the Group. Revenue from Customer B, Customer D during the year ended 31 March 2020 contributed less than 10% of the total revenue of the Group.

6. 分部報告(續)

(c) 地域分部資料

於兩個報告期內，本集團之業務及除金融工具(特定非流動資產)外之非流動資產皆位於香港、台灣及中國。以下特定非流動資產資料乃以資產所在地劃分。

按客戶所在地劃分本集團之分部資料如下：

(d) 主要客戶之資料

本集團來自佔本集團收入10%或以上的主要客戶之總收入載列如下：

* 截至二零二一年三月三十一日止年度來自客戶A及客戶C的收入佔本集團總收益少於10%。截至二零二零年三月三十一日止年度，來自客戶B及客戶D的收益佔本集團總收益少於10%。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

7. FINANCE COSTS

7. 融資成本

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Interest on lease liabilities	租賃負債利息	1,303	1,471
		1,303	1,471

8. PROFIT BEFORE TAXATION

8. 除稅前溢利

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Profit before taxation is arrived at after charging/(crediting):	除稅前溢利經扣除／(計入)下列各項：		
Cost of sales and services (Note below)	銷售及服務成本(下文附註)	7,139	3,649
Depreciation	折舊	412	401
Short-term lease payment	短期租賃付款	274	267
Auditor's remuneration	核數師酬金		
– Audit fee	– 審核費	924	809
– non-audit fees	– 非審核費	50	500
		974	1,309
Impairment losses/(reversal of impairment loss) on financial assets at amortised cost	按攤銷成本計量的金融資產減值虧損／(減值虧損撥回)		
– Trade receivables (Note 31 (a))	– 應收賬項(附註31(a))	114	4
– Contract assets (Note 31 (a))	– 合約資產(附註31(a))	(3)	(2)
– Lease receivables (Note 31 (a))	– 應收租金(附註31(a))	77	(2)
		188	–
Staff costs (Note below) (including directors' emoluments):	員工成本(下文附註)(包括董事酬金)：		
Salaries and other benefits	薪金及其他福利	6,140	6,934
Pension scheme contributions	退休金計劃供款	1,267	1,229
		7,407	8,163

Note:

Staff costs of HK\$3,755,000 (2020: HK\$3,698,000) are also included in "Cost of sales and services".

附註：

員工成本3,755,000港元(二零二零年：3,698,000港元)亦計入「銷售及服務成本」。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

8. PROFIT BEFORE TAXATION (Continued)

Included in profit or loss is HK\$293,000 (2020: Nil) of government grants obtained from Employment Support Scheme ("ESS") under the Anti-epidemic Fund launched by the Hong Kong SAR Government supporting the payroll of the Group's employees. Under the ESS, the Group had to commit to spend these grants on payroll expenses, and not reduce employee head count below prescribed levels for a specified period of time. The Group does not have other unfulfilled obligations relating to this program. The grants are deducted from payroll expenses recorded in general and administrative expenses.

9. DIRECTORS' AND SENIOR EXECUTIVES' EMOLUMENTS

(a) Directors' emoluments disclosed pursuant to the GEM Listing Rules in relation to the disclosure under 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) are as follows:

8. 除稅前溢利(續)

計入損益乃香港特區政府推出防疫抗疫基金下「保就業」計劃(「保就業計劃」)之政府補助，以協助發放本集團員工薪酬，金額為293,000港元(二零二零年：無)。根據保就業計劃，本集團必須承諾將該等補助用於支付工資開支，且不得於指定期間削減僱員人數至低於指定水平。本集團並無其他與該計劃有關的未履行責任。補助於一般及行政開支中記錄之工資支出中扣除。

9. 董事及高級行政人員之酬金

(a) 根據GEM上市規則有關香港公司條例(第622章)第383條(「該條例」)及公司規則(第622G章)(有關董事福利之資料披露)(「該規則」)披露之董事酬金如下：

		Directors' fees	Salaries, allowances and other benefits	Pension scheme contributions	Total
		薪金、津貼及其他福利	退休金計劃供款		
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元
2021	二零二一年				
Executive Directors:	執行董事：				
Wong Hoi Wong	王凱煌	-	1,048	18	1,066
Yang Hui Ling	楊惠綾	48	-	-	48
Non-executive Directors:	非執行董事：				
Hsieh Yi Chen	謝宜堯(於二零二零年七月一日辭任)	12	-	-	12
Wu Chiao Ru	巫巧如(於二零二零年七月一日辭任)	12	-	-	12
Hsieh Ju Lin	謝如玲(於二零二零年十一月一日辭任)	28	-	-	28
Independent Non-executive Directors:	獨立非執行董事：				
Chan Mei Sze	陳美詩	48	-	-	48
Chu Meng Chi	朱孟祺	48	-	-	48
Chen Yun Jung	陳韻蓉	48	-	-	48
		244	1,048	18	1,310

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

9. DIRECTORS' AND SENIOR EXECUTIVES' EMOLUMENTS (Continued)

(a) (Continued)

9. 董事及高級行政人員之酬金(續)

(a) (續)

		Directors' fees	Salaries, allowances and other benefits	Pension scheme contributions	Total
		董事袍金	薪金、津貼及其他福利	退休金計劃供款	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元
2020	二零二零年				
Executive Directors:	執行董事：				
Wong Hoi Wong	王凱煌	–	1,030	18	1,048
Yang Hui Ling	楊惠綾	48	–	–	48
Non-executive Directors:	非執行董事：				
Hsieh Yi Chen	謝宜堯	48	–	–	48
Wu Chiao Ru	巫巧如	48	–	–	48
Hsieh Ju Lin	謝如玲	48	–	–	48
Independent Non-executive Directors:	獨立非執行董事：				
Chan Mei Sze	陳美詩	48	–	–	48
Chu Meng Chi	朱孟祺	48	–	–	48
Chen Yun Jung	陳韻蓉(於二零一九年				
(appointed on 22 October 2019)	十月二十二日獲委任)	21			21
Lin Yan Jenny	林焱(於二零一九年				
(resigned on 25 July 2019)	七月二十五日辭任)	12	–	–	12
		321	1,030	18	1,369

There were no arrangements under which a director waived or agreed to waive any emoluments, and neither incentive payment nor compensation for loss of office was paid to any director during the current and prior year.

於本年度及過往年度，既無任何董事放棄或同意放棄任何酬金之安排，以及既無任何獎勵付款或失去職位之補償支付予任何董事。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



9. DIRECTORS' AND SENIOR EXECUTIVES' EMOLUMENTS (Continued)

- (b) Details of emoluments paid to the five highest paid individuals during the year included one director (2020: one director) whose emoluments are set out above. Details of remuneration of the remaining four (2020: four) highest paid employees of the Group during the year are as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Salaries, allowances and other benefits	薪金、津貼及其他福利	1,558	1,740
Pension scheme contributions	退休金計劃供款	87	79
		1,645	1,819

The aggregate emoluments of each of the highest paid employees were less than HK\$1,000,000 for the current and prior years.

The aggregate emoluments of each of the members of senior management were within the following bands:

		2021 二零二一年 Number of individuals 人數	2020 二零二零年 Number of individuals 人數
Nil to HK\$1,000,000	零至1,000,000港元	7	8
HK\$1,000,001 to HK\$1,500,000	1,000,001港元至1,500,000港元	1	1

9. 董事及高級行政人員之酬金(續)

- (b) 於年內向五名最高薪人士包括一名董事(二零二零年：一名董事)支付酬金之詳情載列如上。於年內，本集團之餘下四名(二零二零年：四名)最高薪僱員之酬金之詳情載列如下：

於本年度及過往年度，每名最高薪僱員的酬金總額不超過1,000,000港元。

高級管理層各成員之酬金總額在下列薪酬範圍內：

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

10. PENSION SCHEMES

The Group operates a defined contribution Mandatory Provident Fund retirement benefits scheme (the "MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance, for all of those employees of the Group in Hong Kong who are eligible to participate in the scheme. The MPF Scheme has operated since 1 December 2000. Contributions are made based on a percentage of the employees' basic salaries and are charged to profit or loss as they become payable in accordance with the rules of 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. A retirement contribution scheme similar to that of the MPF Scheme is also operated for the employees in Taiwan.

The employees of the Company's subsidiaries which operate in the PRC are required to participate in a central pension scheme operated by the local municipal government. The PRC subsidiaries are required to contribute a percentage of its payroll costs to the central pension scheme. The central pension scheme is responsible for the entire pension obligations payable to all retired employees and the Group has no further obligations for the pension payments on post-retirement benefits beyond the annual contributions.

The Group's contributions to pension schemes for the year ended 31 March 2021 amounted to HK\$1,267,000 (2020: HK\$1,229,000).

11. TAXATION

(a) Taxation for the year

Current tax	當期稅項
– Hong Kong	– 香港
– PRC	– 中國
– Taiwan	– 台灣
Deferred tax (Note 11(b))	遞延稅項(附註11(b))
Taxation for the year	本年度稅項

10. 退休金計劃

根據強制性公積金計劃條例，為本集團於香港的所有合資格參與計劃之僱員提供定額強制性公積金退休福利計劃(「強積金計劃」)。強積金計劃自二零零零年十二月一日起開始運作。本集團按僱員基本薪金某一百分比作出供款，於須根據強積金計劃規則作出供款時在損益內扣除。強積金計劃之資產存於獨立管理基金，與本集團之資產分開持有。本集團就強積金計劃作出之僱主供款全數歸僱員所有。本集團亦有為台灣僱員提供類似強積金計劃之退休供款計劃。

於中國經營之本公司附屬公司之僱員須參與由當地市政府運作之中央退休金計劃。該等中國附屬公司須按薪金某一百分比向中央退休金計劃作出供款。中央退休金計劃須支付全體已退休僱員之所有退休金，而本集團毋須就年度供款以外之退休後福利承擔其他退休金責任。

於截至二零二一年三月三十一日止年度，本集團作出退休金計劃供款1,267,000港元(二零二零年：1,229,000港元)。

11. 稅項

(a) 本年度稅項

2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
146	–
11	–
1,017	75
1,174	75
(644)	397
530	472

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

11. TAXATION (Continued)

(a) Taxation for the year (Continued)

Provision for Hong Kong profits tax for the year ended 31 March 2021 has been made at 16.5% of the estimated assessable profits. No provision for Hong Kong profits tax had been made in the year ended 31 March 2020 as the Group had no estimated assessable profit for that year.

Provision for Taiwan corporate income tax for the year ended 31 March 2021 and 2020 have been made at 20% of the estimated assessable profits.

Taxation for the year can be reconciled to profit before taxation per consolidated statement of profit or loss and other comprehensive income as follows:

11. 稅項(續)

(a) 本年度稅項(續)

截至二零二一年三月三十一日止年度，已按估計應課稅溢利16.5%計提香港利得稅撥備。由於本集團於截至二零二零年三月三十一日止年度並無估計應課稅溢利，故並無就香港利得稅作出撥備。

截至二零二一年及二零二零年三月三十一日止年度，已按應課稅溢利20%計提台灣企業所得稅撥備。

本年度稅項與按綜合損益及其他全面收益表計算之除稅前溢利之對賬如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Profit before taxation	除稅前溢利	4,269	3,730
Taxation charge calculated at Hong Kong Profits Tax rate of 16.5% (2020: 16.5%)	按16.5%(二零二零年：16.5%) 之香港利得稅稅率計算之稅項 支出	704	615
Effect on different tax rate of subsidiaries operating in the other jurisdictions	於其他司法權區經營之附屬公司 不同稅率之影響	(297)	(193)
Tax effect of non-deductible expenses	不可扣稅開支之稅務影響	1,150	940
Tax effect of non-taxable items	不可徵稅項目之稅務影響	(81)	(200)
Tax effect of unrecognised tax losses	未確認稅項虧損之稅務影響	69	49
Utilisation of unrecognised tax losses in previous years	動用以往年度未確認稅項虧損	(1,015)	(739)
Taxation for the year	本年度稅項	530	472

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

11. TAXATION (Continued)

(b) The components of recognised deferred tax liabilities are as follows:

		Accelerated depreciation allowance 加速稅項折舊 HK\$'000 港幣千元	Revaluation of investment properties 投資物業重估 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
At 1 April 2019	於二零一九年四月一日	2,002	4,357	6,359
Charge for the year	本年度扣除	344	53	397
Exchange realignment	匯兌調整	(138)	(283)	(421)
At 31 March 2020	於二零二零年三月三十一日	2,208	4,127	6,335
Charge/(credit) for the year	本年度扣除/(計入)	352	(996)	(644)
Exchange realignment	匯兌調整	199	317	516
At 31 March 2021	於二零二一年三月三十一日	2,759	3,448	6,207

11. 稅項(續)

(b) 已確認遞延稅項負債之組成部分如下：

(c) The components of unrecognised deductible temporary differences are as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Unutilised tax losses	未動用稅項虧損		
PRC subsidiaries	中國附屬公司	4,984	7,618
Companies operating in Hong Kong	於香港經營之公司	23,408	22,430
		28,392	30,048

Note:

Deferred tax assets in respect of the deductible temporary differences have not been recognised in the consolidated financial statements owing to the absence of objective evidence in respect of the availability of sufficient taxable profits that are expected to arise to offset against the deductible temporary differences.

The unutilised tax losses accumulated in the PRC subsidiaries would expire in five years from the respective year of loss sustained respectively. The unutilised tax losses accumulated in those group entities operating in Hong Kong can be carried forward indefinitely.

附註：

由於缺乏客觀憑證以證實預期產生之應課稅溢利足以抵銷可扣稅之暫時性差異，故此並無於綜合財務報表內就可扣稅暫時性差異確認遞延稅項資產。

中國附屬公司累計的未動用稅項虧損將分別於各持續虧損年度起計五年內屆滿。於香港營運的該等集團實體累計的未動用稅項虧損可無限期結轉。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

12. DIVIDEND

No dividend has been paid or declared by the Company during the year (2020: HK\$Nil).

13. EARNINGS PER SHARE

The calculation of basic earnings per share for the year ended 31 March 2021 is based on the profit attributable to owners of the Company of HK\$3,739,000 (2020: profit attributable to owners of the Company of HK\$3,258,000) and weighted average of 280,750,261 (2020: 280,750,261) ordinary shares in issue during the year.

The Company has no dilutive potential ordinary shares outstanding during the years ended 31 March 2021 and 2020. Accordingly, the basic and diluted earnings per share for the respective years ended 31 March 2021 and 2020 are the same.

12. 股息

本公司於年內未曾派發或宣派任何股息(二零二零年：零港元)。

13. 每股盈利

截至二零二一年三月三十一日止年度，每股基本盈利乃按本公司擁有人應佔盈利3,739,000港元(二零二零年：本公司擁有人應佔盈利3,258,000港元)及年內已發行加權平均普通股280,750,261股(二零二零年：280,750,261股)計算。

於截至二零二一年及二零二零年三月三十一日止年度，本公司並無尚未攤薄潛在普通股。因此，截至二零二一年及二零二零年三月三十一日止年度之每股基本及攤薄盈利相同。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

14. PROPERTY, PLANT AND EQUIPMENT

14. 物業、廠房及設備

		Computer equipment	Office equipment	Furniture and fixtures	Office premises leased for own use	Total
		電腦設備	辦公室設備	傢俬及裝置	寫字樓	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元	港幣千元
Cost:	成本：					
At 1 April 2019	於二零一九年四月一日	674	1,201	377	777	3,029
Additions	添置	75	4	–	–	79
Disposals	出售	(206)	(798)	(149)	–	(1,153)
Exchange adjustment	匯兌調整	(77)	(2)	(6)	–	(85)
At 31 March 2020	於二零二零年三月三十一日	466	405	222	777	1,870
Exchange adjustment	匯兌調整	19	14	10	–	43
At 31 March 2021	二零二一年三月三十一日	485	419	232	777	1,913
Accumulated depreciation:	累計折舊：					
At 1 April 2019	於二零一九年四月一日	566	1,116	374	–	2,056
Charge for the year	本年度支出	41	14	1	345	401
Eliminated on disposals	出售時抵銷	(206)	(798)	(149)	–	(1,153)
Exchange adjustment	匯兌調整	(11)	14	(6)	–	(3)
At 31 March 2020	於二零二零年三月三十一日	390	346	220	345	1,301
Charge for the year	本年度支出	37	29	1	345	412
Exchange adjustment	匯兌調整	15	12	10	–	37
At 31 March 2021	於二零二一年三月三十一日	442	387	231	690	1,750
Carrying amount:	賬面值：					
At 31 March 2021	於二零二一年三月三十一日	43	32	1	87	163
At 31 March 2020	於二零二零年三月三十一日	76	59	2	432	569



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

15. INVESTMENT PROPERTIES

15. 投資物業

		HK\$'000 千港元
Fair value:	公平值：	
At 1 April 2019	於二零一九年四月一日	71,241
Addition of right-of-use assets that meet the definition of investment properties	添置符合投資物業定義的使用權資產	5,447
Change in fair value included in other losses (Note 5)	列入其他虧損之公平值變動(附註5)	(445)
Exchange realignment	匯兌調整	(4,737)
At 31 March 2020 and 1 April 2020	於二零二零年三月三十一日及二零二零年四月一日	71,506
Change in fair value included in other losses (Note 5)	列入其他虧損之公平值變動(附註5)	(7,792)
Exchange realignment	匯兌調整	5,804
At 31 March 2021	於二零二一年三月三十一日	69,518

The rental income earned by the Group from its investment properties leased out under operating leases amounted to HK\$6,874,000 (2020: HK\$7,562,000) for the year. No direct operating expenses were incurred on the investment properties in both years.

本年度本集團來自根據經營租賃出租之投資物業所得的租金收入為6,874,000港元(二零二零年：7,562,000港元)。兩個年度概無因投資物業所產生的直接經營開支。

The fair value of the Group's investment properties at 31 March 2021 has been arrived at on market value basis carried out by RHL Appraisal Limited, an independent firm of professional valuer which holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment properties being valued.

於二零二一年三月三十一日本集團之投資物業之公平值乃由獨立專業估值師永利行評值顧問有限公司按市值基準估值而得出，永利行評值顧問有限公司持有獲認可及相關專業資格，對所估值的投資物業的位置及類別具備相關經驗。

The fair value of investment properties is a level 3 recurring fair value measurement. A reconciliation of the opening and closing fair value balance is set out in the above table.

投資物業的公平值為第3級經常性公平值計量。期初及期末公平值結餘的對賬載於上表。

Change in fair value for the year included in profit or loss for investment properties held at 31 March 2021 amounted to HK\$7,792,000 (2020: HK\$445,000).

於二零二一年三月三十一日就所持投資物業計入本年度資產損益之公平值變動為7,792,000港元(二零二零年：445,000港元)。

Right-of-use assets that meet the definition of investment properties are classified as investment properties. Their movements during the year ended 31 March 2021 are shown in Note 27(b).

符合投資物業定義的使用權資產分類為投資物業。截至二零二一年三月三十一日止年度，其變動載於附註27(b)。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

15. INVESTMENT PROPERTIES (Continued)

15. 投資物業(續)

The major inputs used in the fair value measurement of the Group's investment properties are set out below:

本集團投資物業公平值計量所用之主要輸入數據載於下文：

Investment properties	Fair value hierarchy	Valuation technique and key inputs	Significant unobservable inputs	Relationship of unobservable inputs to fair value
投資物業	公平值等級	估值技術及主要輸入數據	重大不可觀察輸入數據	不可觀察數據與公平值之關係
Commercial units owned by the Group 本集團持有之商業單位	Level 3 第3級	Comparison approach The key input is recent market asking price of comparables 比較法 主要輸入數據為近期可比較物業之市場問價	Recent market asking price of comparables, to be taken into account of the discount on asking price and size between the subject properties and the comparables, ranging from HK\$32,000 to HK\$41,000 (2020: HK\$31,000 to HK\$38,000) per square meter. 可比較物業之近期市場問價，經考慮問價折扣及目標物業與可比較物業之大小，範圍由每平方米32,000港元至41,000港元(二零二零年：31,000港元至38,000港元)。	The higher the asking price, the higher the fair value 問價較高，則公平值較高
Car park spacing located in the same building of the above commercial units 位於與上述商業單位相同大廈之泊車位	Level 3 第3級	Comparison approach The key input is recent market asking price of comparables 比較法 主要輸入數據為近期可比較泊車位之市場問價	Recent market asking price of comparables, to be taken into account of the discount on asking price and location between the subject properties and the comparables, ranging from HK\$240,000 to HK\$355,000(2020: HK\$218,000 to HK\$426,000) per car park spacing. 可比較泊車位之近期市場問價，經考慮問價折扣及目標物業與可比較泊車位之地點，範圍由每泊車位240,000港元至355,000港元(二零二零年：218,000港元至426,000港元)。	The higher the asking price, the higher the fair value 問價較高，則公平值較高
Car park spacing (Right-of-use assets that meet the definition of investment properties) 泊車位(符合投資物業定義之使用權資產)	Level 3 第3級	Income approach The key input is recent market rental 收入法 主要輸入數據為近期市場租金	Recent market rental of HK\$710 (2020: HK\$655), term yield of 3% (2020: 3%), revisionary yield of 3.5% (2020:3.5%) 近期市場每月租金為710港元(二零二零年：655港元)，年期收益3%(二零二零年：3%)，復歸回報率為3.5%(二零二零年：3.5%)	The higher the market rental, the higher of fair value, the higher term yield, the lower the fair value, the higher the revisionary yield, the lower of fair value 市場租金越高，公平值越高，年期收益越高，公平值越低，復歸回報率越高，公平值越低
Commercial units (Right-of-use assets that meet the definition of investment properties) 商業單位(符合投資物業定義之使用權資產)	Level 3 第3級	Income approach The key input is recent market rental 收入法 主要輸入數據為近期市場租金	Recent market rental ranging from HK\$5,500 to HK\$154,000 (2020: HK\$5,100 to HK\$150,000) per month, term yield of 3% (2020: 3%), revisionary yield of 3.5% (2020: 3.5%) 近期市場每月租金介乎5,500港元至154,000港元(二零二零年：5,100港元至150,000港元)，年期收益3%(二零二零年：3%)，復歸回報率為3.5%(二零二零年：3.5%)	The higher the market rental, the higher of fair value, the higher the term yield, the lower the fair value, the higher the revisionary yield, the lower of fair value 市場租金越高，公平值越高，年期收益越高，公平值越低，復歸回報率越高，公平值越低

The fair value measurement is based on the above properties' highest and best use, which does not differ from their actual use.

公平值計量乃根據上述物業最高及最佳用途，與其實際用途並無差別。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

16. CONTRACT ASSETS

The contract assets as at 31 March 2021 and 31 March 2020 relate to the Group's rights to consideration for work completed but not billable at the reporting date. The contract assets are transferred to trade receivables when the rights become unconditional. This usually occurs when the Group issues invoices to the customers in accordance with the terms of the contracts. The contract assets are expected to be settled within one year from the end of the reporting period. Reversal of impairment loss of HK\$3,000 (2020: reversal of impairment loss of HK\$2,000) on contract assets as at 31 March 2021 has been recognised. The details of impairment assessment is set out in note 31(a).

17. TRADE RECEIVABLES, OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

Trade receivables	應收賬項
Leases receivables	應收租金
Other receivables, deposits and prepayments, (net of allowance)	其他應收款項、按金及預付款項 (扣除撥備)

The average credit period granted to the Group's customers of Linux-based and others is 90 days (2020: 90 days). For customers of Fintech related, the payments are generally several days before or after the invoice date. Lease receivables are generally due for payments monthly or quarterly in advance. As at 31 March 2021, the ageing analysis of the Group's trade receivables net of allowance for doubtful debts, based on the invoice date was as follows:

0-30 days	0至30日
31-60 days	31至60日
61-90 days	61至90日

16. 合約資產

於二零二一年三月三十一日及二零二零年三月三十一日，合約資產與本集團就已完成工程獲取代價的權利有關，惟於報告日期尚未入賬。於權利成為無條件後，合約資產轉撥至應收款項。此情況一般於本集團向客戶開具發票時發生。合約資產預期於報告期末起一年內結清。於二零二一年三月三十一日，已確認合約資產減值虧損撥回3,000港元(二零二零年：轉回減值虧損2,000港元)。有關減值評估的詳情載於附註31(a)。

17. 應收賬項、其他應收款項、按金及預付款項

2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
6,786	1,320
598	42
1,164	1,395
8,548	2,757

本集團給予Linux系統及其他系統客戶之平均信貸期為90日(二零二零年：90日)。就金融科技相關之客戶而言，一般於發票日期前數日或發票日期後作出支付。應收租金通常按月或季度支付。於二零二一年三月三十一日，根據發票日期計算之本集團應收賬項(已扣除呆賬撥備)之賬齡分析如下：

2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
2,656	352
2,074	352
2,056	616
6,786	1,320

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

17. TRADE RECEIVABLES, OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (Continued)

The Group recognised impairment loss on trade receivables based on the accounting policy stated in note 4(g)(ii). Impairment loss of HK\$114,000 (2020: HK\$4,000) has been recognised for the year ended 31 March 2021.

Further details on the Group's credit policy and credit risk arising from trade receivables, lease receivables, other receivables and deposits paid are set out in note 31(a).

17. 應收賬項、其他應收款項、按金及預付款項(續)

本集團根據附註4(g)(ii)所載會計政策確認貿易應收款項的減值虧損。截至二零二一年三月三十一日止年度，已確認減值虧損114,000港元(二零二零年：4,000港元)。

有關本集團信貸政策及應收賬項、租賃應收款項、其他應收款項及已付按金產生的信貸風險之詳情載於附註31(a)。

18. BANK BALANCES AND CASH

18. 銀行結存及現金

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Bank balances and cash	銀行結存及現金	29,177	26,296
Less: Time deposit with maturity over 3 months	減：到期日超過三個月之定期存款	(1,455)	(1,422)
Cash and cash equivalents	現金及現金等值項目	27,722	24,874

As at 31 March 2021, included in the Group's bank balances and cash were amounts of approximately HK\$13,885,000 (2020: HK\$13,130,000) denominated in Renminbi ("RMB") and kept in the PRC. RMB is not freely convertible into other currencies. However, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

於二零二一年三月三十一日，本集團之銀行結存及現金中約13,885,000港元(二零二零年：13,130,000港元)以人民幣(「人民幣」)結算，並存放於中國。人民幣不可自由兌換其他貨幣。然而，根據中國大陸外匯管理規定及結匯、售匯及付匯管理規定，本集團可透過獲授權進行外匯業務之銀行兌換人民幣為其他貨幣。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

19. TRADE AND OTHER PAYABLES, DEPOSITS RECEIVED AND ACCRUALS

19. 應付及其他應付款項、已收按金及應計款項

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Trade payables (Note)	應付賬項(附註)	1,915	–
Rentals and other deposits received	已收租金及其他按金	712	801
Other payables and accruals	其他應付款項及應計費用	2,631	2,666
VAT payables	應付增值稅	43	25
		5,301	3,492

Notes:

The trade payables were due within one month from invoice date.

附註：

應付賬項於發票日期起一個月內到期。

20. CONTRACT LIABILITIES

20. 合約負債

The contract liabilities represent considerations received from customers before the Group has transferred goods or services to customers. The movements of the contract liabilities are set out below:

合約負債指本集團向客戶轉讓貨品或服務控制權前客戶已收的代價。合約負債之變動載列如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Movements in contract liabilities	合約負債變動		
Balance as at 1 April	於四月一日之結餘	2,048	2,663
Decrease in contract liabilities as a result of recognising revenue during the year that were included in the contract liabilities at the beginning of the year	年內確認收入(於年初計入合約負債)導致合約負債減少	(1,885)	(1,480)
Increase in contract liabilities as a result of receipts in advance from customers during the year	年內自客戶收取預收款項導致合約負債增加	61	948
Exchange adjustment	匯兌調整	76	(83)
Balance as at 31 March	於三月三十一日之結餘	300	2,048

Contract liabilities as at 31 March 2021 will be recognised as revenue in next financial year.

於二零二一年三月三十一日的合約負債預計於下一個財政年度確認為收入。

21. AMOUNT DUE TO A SHAREHOLDER

21. 應付股東款項

The amount is unsecured, interest free and repayable on demand.

該款項為無抵押、免息及須按要求償還。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

22. SHARE CAPITAL

22. 股本

		Number of shares of HK\$1 each 每股面值1港元的 股份數目	HK\$'000 港幣千元
Authorised:	法定：		
Ordinary shares	普通股		
At 1 April 2019, 31 March 2020 and 31 March 2021	於二零一九年四月一日、 二零二零年三月三十一日及 二零二一年三月三十一日	430,000,000	430,000
Issued and fully paid:	已發行及繳足：		
Ordinary shares	普通股		
At 1 April 2019, 31 March 2020 and 31 March 2021	於二零一九年四月一日、 二零二零年三月三十一日及 二零二一年三月三十一日	280,750,261	280,750

23. CONVERTIBLE PREFERENCE SHARES

23. 可換股優先股

		Number of shares of HK\$1 each 每股面值1港元的 股份數目	HK\$'000 港幣千元
Authorised:	法定：		
Non-voting convertible preference shares	無投票權可換股優先股		
At 1 April 2019, 31 March 2020 and 31 March 2021	於二零一九年四月一日、 二零二零年三月三十一日及 二零二一年三月三十一日	90,000,000	90,000

The Company had no issued convertible preference shares as at 31 March 2021 and 2020.

於二零二一年及二零二零年三月三十一日，本公司無已發行可換股優先股。

24. RESERVES

24. 儲備

(a) Capital redemption reserve

The reserve represents the amount equivalent to the nominal value of the Company's shares cancelled arising from repurchased shares in prior years.

(a) 資本贖回儲備

該儲備指相當於本公司於過往年度產生之註銷購回股份面值之金額。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

24. RESERVES (Continued)

(b) Special reserve

The reserve represents the difference between the nominal value of the shares of the Company and the nominal value of the shares of the subsidiaries acquired pursuant to the reorganisation to rationalise the structure of the Group in preparation for the listing of the Company's shares on the GEM.

(c) Translation reserve

The reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations. The reserve is dealt with in accordance with the accounting policies set out in note 4(l).

(d) Reserves of the Company

24. 儲備(續)

(b) 特別儲備

特別儲備指本公司股份面值與就籌備本公司股份於GEM上市根據重組整頓本集團架構所收購附屬公司股份面值之差額。

(c) 匯兌儲備

匯兌儲備包括所有因換算海外業務財務報表而產生之匯兌差額。該儲備按附註4(l)所載會計政策處理。

(d) 本公司之儲備

		Share premium 股份溢價 HK\$'000 港幣千元	Capital redemption Reserve 資本贖回儲備 HK\$'000 港幣千元 (Note 24(a)) (附註24(a))	Accumulated losses 累計虧損 HK\$'000 港幣千元	Total 總計 HK\$'000 港幣千元
Balance at 1 April 2019	於二零一九年四月一日之結餘	16,618	84	(249,238)	(232,536)
Loss and total comprehensive income for the year	虧損及本年度全面收益總額	—	—	(3,388)	(3,388)
Balance at 31 March 2020 and 1 April 2020	於二零二零年三月三十一日及 於二零二零年四月一日之結餘	16,618	84	(252,626)	(235,924)
Profit and total comprehensive income for the year	溢利及本年度全面收益總額	—	—	155	155
Balance at 31 March 2021	於二零二一年三月三十一日之 結餘	16,618	84	(252,471)	(235,769)

The Company had no distributable reserves at 31 March 2021 and 31 March 2020. Under the Companies Law (Cap. 22 Law 3 of 1961, as consolidated and revised) of the Cayman Islands, the share premium is distributable to the shareholders of the Company, provided that immediately following the date on which the dividends is proposed to be distributed, the Company will be in a position to pay off its debts as they fall due in the ordinary course of business.

本公司於二零二一年三月三十一日及二零二零年三月三十一日並無可分派儲備。根據開曼群島公司法(一九六一年第3號法例第22章,經綜合及修訂),緊隨建議分派股息日期後,本公司能夠償還日常業務中到期之債務,股份溢價可分派予本公司股東。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

25. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

25. 本公司財務狀況報表

			2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
	Notes 附註			
Non-current assets		非流動資產		
Interests in subsidiaries		所佔附屬公司之權益	46,128	46,128
Current assets		流動資產		
Bank balances and cash		銀行結存及現金	102	110
Prepayments		預付款項	18	—
			120	110
Current liabilities		流動負債		
Other payables and deposits received		其他應付款項及已收按金	1,247	1,392
Net current liabilities		流動負債淨值	(1,127)	(1,282)
Total assets less current liabilities		總資產減流動負債	45,001	44,846
Non-current liabilities		非流動負債		
Amounts due to subsidiaries		應付附屬公司款項	20	20
Net assets		資產淨值	44,981	44,826
EQUITY		權益		
Share capital	22	股本	280,750	280,750
Reserves	24(d)	儲備	(235,769)	(235,924)
Total equity		權益總額	44,981	44,826

Director
WONG HOI WONG
董事
王凱煌

Director
YANG HUI LING
董事
楊惠綾



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



26. INTERESTS IN SUBSIDIARIES

26. 所佔附屬公司之權益

The details of the principal subsidiaries as at 31 March 2021 and 2020 are as follows:

於二零二一年及二零二零年三月三十一日，附屬公司之詳情如下：

Name of company	Place of incorporation/ registration and operation	Issued ordinary shares/registered capital paid up 已發行普通股/ 繳足註冊資本	Percentage of equity attributable to the Company 本公司應佔 股權百分比	Principal activities
公司名稱	註冊成立／註冊及營業地點			主要業務
Subsidiary held directly				
直接持有之附屬公司				
Thiz Technology Group Holdings Limited	British Virgin Islands/Hong Kong 英屬處女群島／香港	US\$100 100美元	100	Investment holding 投資控股
Subsidiaries held indirectly				
間接持有之附屬公司				
Thizlinux Inc.	British Virgin Islands/Hong Kong 英屬處女群島／香港	US\$1 1美元	100	Investment holding 投資控股
Thizbiz Inc.	British Virgin Islands/Hong Kong 英屬處女群島／香港	US\$1 1美元	100	Investment holding 投資控股
Thiz.com Inc.	British Virgin Islands/Hong Kong 英屬處女群島／香港	US\$200,000 200,000美元	100	Investment holding 投資控股
Kingray International Inc	British Virgin Islands/Taiwan 英屬處女群島／台灣	US\$2,000,000 2,000,000美元	100	Investment holding 投資控股
Thiz.com (Hong Kong) Limited 即時利尼克斯(香港)有限公司	Hong Kong 香港	HK\$10,000 10,000港元	100	Investment holding and provision of software development services 投資控股及提供軟件開發 服務
英屬維京群島商即時利尼克斯有限公司 台灣分公司	Taiwan 台灣	NT\$1,700,000 1,700,000新台幣	100	Provision of software development service 提供軟件開發服務

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

26. INTERESTS IN SUBSIDIARIES (Continued)

26. 所佔附屬公司之權益(續)

Name of company	Place of incorporation/ registration and operation	Issued ordinary shares/registered capital paid up 已發行普通股/ 繳足註冊資本	Percentage of equity attributable to the Company 本公司應佔 股權百分比	Principal activities
公司名稱	註冊成立／註冊及營業地點			主要業務
Beijing Thiz Ying Jia International Trading Co., Limited ("Ying Jia") (Note) 北京即時盈嘉國際商貿有限公司 (「盈嘉」)(附註)	PRC, limited liability company 中國·有限責任公司	US\$1,950,000 1,950,000美元	100	Provision of software development service and sub-contracting of supply of office-related decoration materials 提供軟件開發服務及辦公相關裝飾材料供應分包服務
ThizLinux Software (Shenzhen) Company Limited (Note) 即時軟件(深圳)有限公司(附註)	PRC, limited liability company 中國·有限責任公司	US\$1,300,000 1,300,000美元	100	Provision of technical support to Linux based software and hardware products 提供Linux軟硬件產品之技術支援
精銳(上海)倉儲有限公司 ("Jing Rui") (「精銳」)(Note)(附註)	PRC, Limited Liability company 中國·有限責任公司	US\$340,000 340,000美元	100	Property investment 物業投資
上海即時利尼克斯軟件有限公司 (Note)(附註)	PRC, Limited Liability company 中國·有限責任公司	US\$1,050,000 1,050,000美元	100	Provision of software development service 提供軟件開發服務

Note:

The subsidiaries are registered as a wholly-foreign-owned enterprise under the PRC law.

In the opinion of the directors, the above subsidiaries principally affected the results of the Group for the year or formed a substantial portion of the net assets of the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

附註：

該等附屬公司乃根據中國法律註冊之外商獨資企業。

董事認為，上述附屬公司對本集團本年度業績有重大影響或構成資產淨值之主要部份。而倘提供其他附屬公司之詳情，董事則認為會使資料過於冗長。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



27. LEASES

Nature of leasing activities (in the capacity as lessee)

The Group leases certain properties in the jurisdictions from which it operates. All of the property leases' periodic rents are fixed or re-negotiated at an agreed interval over the lease term.

- (a) Future lease payments as at 31 March 2021 and 2020 are due as follows:

Not later than one year	不遲於一年
Later than one year and not later than two years	遲於一年但不遲於兩年
Later than two years and not later than five years	遲於兩年但不超過五年

27. 租賃

租賃活動之性質(作為承租人)

本集團於其經營所在之司法管轄區租賃若干物業。於租賃期內，所有物業租賃的定期租金乃於租期內按協定時間固定或重新磋商。

- (a) 截至二零二一年及二零二零三月三十一日之未來租賃付款如下：

Minimum lease payments 最低租賃付款	Interest 利息	Present value 現值
31 March 2021 二零二一年 三月三十一日 HK\$'000 港幣千元	31 March 2021 二零二一年 三月三十一日 HK\$'000 港幣千元	31 March 2021 二零二一年 三月三十一日 HK\$'000 港幣千元
5,357	(991)	4,366
5,265	(620)	4,645
4,660	(224)	4,436
15,282	(1,835)	13,447

Minimum lease payments 最低租賃付款	Interest 利息	Present value 現值
31 March 2020 二零二零年 三月三十一日 HK\$'000 港幣千元	31 March 2020 二零二零年 三月三十一日 HK\$'000 港幣千元	31 March 2020 二零二零年 三月三十一日 HK\$'000 港幣千元
5,221	(1,243)	3,978
4,945	(914)	4,031
9,150	(778)	8,372
19,316	(2,935)	16,381

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

27. LEASES (Continued)

Nature of leasing activities (in the capacity as lessee) (Continued)

(a) The present value of future lease payments are analysed as:

		31 March 2021 二零二一年 三月三十一日 HK\$'000 港幣千元	31 March 2020 二零二零年 三月三十一日 HK\$'000 港幣千元
Current liabilities	流動負債	4,366	3,978
Non-current liabilities	非流動負債	9,081	12,403
		13,447	16,381

(b) Measurements of amounts recognised in the consolidated statement of financial position and profit or loss during the year ended 31 March 2021:

27. 租賃(續)

租賃活動之性質(作為承租人)(續)

(a) 未來租賃付款的現值分析如下：

(b) 於截至二零二一年三月三十一日止年度綜合財務狀況表及損益表確認之金額計量：

		Right-of-use assets 使用權資產		
		Classified as investment properties (note) 分類為投資物業 (附註)	Held for own use (note) 持作自用(附註)	Lease liabilities 租賃負債
		HK\$'000 港幣千元	HK\$'000 港幣千元	HK\$'000 港幣千元
At 1 April 2019	於二零一九年四月一日	24,556	777	15,487
Inception of new leases	開始新租賃	5,447	—	5,447
Depreciation	折舊	—	(345)	—
Fair value loss	公平值虧損	(445)	—	—
Interest expense (Note 7)	利息開支(附註7)	—	—	1,471
Payments of lease liabilities (Note 30)	支付租賃負債(附註30)	—	—	(5,016)
Exchange adjustments	匯兌調整	(1,720)	—	(1,008)
As at 31 March 2020	於二零二零年三月三十一日	27,838	432	16,381
Depreciation	折舊	—	(345)	—
Fair value loss	公平值虧損	(6,646)	—	—
Interest expense (Note 7)	利息開支(附註7)	—	—	1,303
Payments of lease liabilities (Note 30)	支付租賃負債(附註30)	—	—	(5,461)
Exchange adjustments	匯兌調整	2,139	—	1,224
As at 31 March 2021	於二零二一年三月三十一日	23,331	87	13,447



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

27. LEASES (Continued)

Nature of leasing activities (in the capacity as lessee) (Continued)

- (b) Measurements of amounts recognised in the consolidated statement of financial position and profit or loss during the year ended 31 March 2021: (Continued)

Note:

As at 31 March 2021 and 31 March 2020, the right-of-use assets represented properties leased for own use carried at depreciated costs and for sub-leasing/ rental purposes carried at fair value and are included in the line items as property, plant and equipment and investment properties respectively.

As lessor

The minimum rent receivables under non-cancellable operating leases are as follows:

Not later than one year	不遲於一年
Later than one year and not later than two years	遲於一年但不遲於兩年
Later than two years and not later than three years	遲於兩年但不遲於三年
Later than three years and not later than four years	遲於三年但不遲於四年

27. 租賃(續)

租賃活動之性質(作為承租人)(續)

- (b) 於截至二零二一年三月三十一日止年度綜合財務狀況表及損益表確認之金額計量：(續)

附註：

於二零二一年三月三十一日及二零二零年三月三十一日，使用權資產指按折舊成本列賬作之租賃自用物業以及按公平值列賬的分租／租賃用途之物業，並分別計入物業、廠房及設備項目及投資物業。

作為出租人

不可撤銷經營租賃項下的最低租金應收款項如下：

	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Not later than one year	6,368	7,016
Later than one year and not later than two years	1,933	578
Later than two years and not later than three years	1,845	—
Later than three years and not later than four years	461	—
	10,607	7,594

28. RELATED PARTY TRANSACTIONS

Material related party transactions and balances are as follows:

(a) Balances with related parties

Details are disclosed in notes 21 to the consolidated financial statements.

28. 有關連人士交易

重大有關連人士交易及結餘如下：

(a) 有關連人士之結餘

詳情於綜合財務報表附註21內披露。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

28. RELATED PARTY TRANSACTIONS (Continued)

(b) Compensation of key management personnel

Details of directors' emoluments are shown in Note 9(a) to the consolidated financial statements.

The remuneration of other key management during the year was as follows:

Short term benefits	短期福利
Post-employment benefits	退休福利

The directors are of the opinion that the balances with related parties and related interest charged by related parties, if any, which also constitute connected transactions under the GEM Listing Rules were carried out in the normal course of business of the Group and conducted on terms no more favourable than normal commercial terms.

28. 有關連人士交易(續)

(b) 主要管理人員之酬勞

董事酬金之詳情載於綜合財務報表附註9(a)。

於年內，其他主要管理層之酬金如下：

2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
1,558	1,740
87	79
1,645	1,819

董事認為，倘欠有關連人士之結餘及相關有關連人士收取之有關利息(如有)亦構成GEM上市規則下之關連交易，乃於本集團一般業務過程中進行，且不優於一般商務條款。

29. CAPITAL RISK MANAGEMENT

The Group's capital management objectives are:

- (i) to ensure the Group's ability to continue as a going concern;
- (ii) to provide an adequate return to shareholders;
- (iii) to support the Group's sustainable growth; and
- (iv) to provide capital for the purpose of potential mergers and acquisitions.

There is no change in the Group's capital management objectives from prior years.

29. 資本風險管理

本集團資本管理目的如下：

- (i) 確保本集團有能力以持續經營基準存續；
- (ii) 為股東提供合理回報；
- (iii) 支持本集團持續發展；及
- (iv) 提供資本以進行可能合併及收購。

與以往年度相比，本集團之資本管理目標並無變動。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

29. CAPITAL RISK MANAGEMENT (Continued)

The Group monitors its capital structure on the basis of gearing ratio which is calculated as total debts divided by total equity. Total debts are calculated as total borrowings comprising amount due to a shareholder and lease liabilities (as shown in Notes 21 and 27). Total equity represents equity attributable to owners of the Company (comprising share capital and reserves) as shown in the consolidated statement of financial position. The Group's strategy is to keep the gearing ratio as low as it can without material adverse impact on its liquidity.

Total debts	總債務
Equity	權益
Total debts to equity ratio	總債務權益比率

The Group sets the amount of equity capital in proportion to its overall financing structure. The Group manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares, or sell assets to reduce debt.

The Group is not subject to externally imposed capital requirements.

29. 資本風險管理(續)

本集團根據按總債務除以總權益計算之資本負債比率監察資本架構。總債務乃按包括應付股東款項及租賃負債(分別如附註21及27所述)之借款總額。總權益即本公司擁有人應佔權益(包括股本及儲備)。本集團的策略是盡可能保持資本負債比率於低水平,因此將不會對流動資金產生重大不利影響。

2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
13,447	16,867
81,639	72,494
0.16	0.23

本集團就整體融資結構比例設定資本金額。本集團管理其資本結構,並因應經濟情況及其相關資產之風險特性作出相應調整。為了保持或調整其資本結構,本集團可調整派發予股東之股息金額,向股東發還股本,發行新股份或出售資產以減低負債。

本集團不受外部施加之資本規定限制。

30. NOTE SUPPORTING CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Cash and cash equivalents comprise:

Bank balances and cash	銀行結存及現金
------------------------	---------

30. 綜合現金流量表附註

(a) 現金及現金等價物包括:

2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
27,722	24,874

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

30. NOTE SUPPORTING CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

(b) Reconciliation of liabilities arising from financing activities during the year ended 31 March 2020 and 2021:

30. 綜合現金流量表附註(續)

(b) 於截至二零二零年及二零二一年三月三十一日止年度內，融資活動所產生的負債之對賬：

		Lease liabilities 租賃負債 HK\$'000 港幣千元
At 1 April 2019	於二零一九年四月一日	15,487
Changes from cash flows:	現金流量變動：	
– Repayment of principal	– 償還本金	(3,545)
– Repayment of interest	– 償還利息	(1,471)
Non-cash transactions:	非現金交易：	
– Inception of new lease (Note 27(b))	– 開始新租賃(附註27(b))	5,447
– Interest expense	– 利息開支	1,471
Total changes from financing	融資變動總額	1,902
Exchange adjustment	匯兌調整	(1,008)
At 1 April 2020	於二零二零年四月一日	16,381
Changes from cash flows:	現金流量變動：	
– Repayment of principal	– 償還本金分配	(4,158)
– Repayment of interest	– 償還利息	(1,303)
Non-cash transactions:	非現金交易：	
– Interest expense	– 利息開支	1,303
Total changes from financing	融資變動總額	(4,158)
Exchange adjustment	匯兌調整	1,224
At 31 March 2021	於二零二一年三月三十一日	13,447



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

31. FINANCIAL RISK MANAGEMENT

The main risks arising from the Group's financial instruments in the normal course of the Group's business are credit risk, liquidity risk, interest rate risk and currency risk.

(a) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Group. The Group's credit risk is primarily attributable to trade receivables, contract assets, lease receivables, other receivables, deposits paid, time deposit with maturity over 3 months and bank balances and cash. The Group's exposure to credit risk arising from time deposit with maturity over 3 months and bank balances and cash is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies for which the Group considers to have low credit risk.

Trade receivables, contract assets and lease receivables

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer rather than the industry or country in which the customers operate and therefore certain concentration of credit risk primarily arise when the Group has significant exposure to individual customers. The amount due from three (2020: two) of the Group's customers in relation to software development segment as at 31 March 2021 amounted to approximately HK\$5,969,000 (2020: HK\$1,257,000) which accounted for approximately 86% (2020: 78%) of the trade receivables and contract assets.

The amount due from the Group's one of the tenants (2020: one) in relation to property leasing segment as at 31 March 2021 amounted to approximately HK\$300,000 (2020: HK\$42,000) which accounted for approximately 50% (2020: 98%) of the lease receivables.

Individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. Trade receivables from sales of goods and software development are generally due within 30-90 days from the date of billing. For receivables from tenants, tenants are generally required to pay rentals monthly or quarterly in advance. Debtors with balances that are past due are usually requested to settle all outstanding balances before any further credit is granted. Normally, the Group does not obtain collateral from customers.

31. 財務風險管理

本集團金融工具於日常業務過程中產生之主要風險為信貸風險、流動資金風險、利率風險及貨幣風險。

(a) 信貸風險

信貸風險指交易對手未能履行其合約責任而使本集團產生財務虧損之風險。本集團之信貸風險主要來自應收賬款、合約資產、應收租金、其他應收款項、已付按金、到期日超過三個月之定期存款及銀行結存及現金。本集團因到期日超過三個月之定期存款及銀行結存及現金而面對的信貸風險有限，乃由於交易對手為本集團認為信貸風險較低的國際信貸評級機構所指定的高信貸評級銀行。

應收賬款、合約資產及應收租金

本集團面對的信貸風險主要受到各客戶的個別特性而非客戶營運所屬的行業或所在的國家所影響，因此若干信貸集中風險主要由於本集團與個別客戶往來時須承受重大風險所致。於二零二一年三月三十一日，就軟件開發分部應收本集團其中三名(二零二零年：兩名)客戶款項約為5,969,000港元(二零二零年：1,257,000港元)，佔應收賬款及合約資產約86%(二零二零年：78%)。

於二零二一年三月三十一日，就物業租賃分部應收本集團其中一名租戶款項(二零二零年：一名)約為300,000港元(二零二零年：42,000港元)，佔應收租金約50%(二零二零年：98%)。

所有需要超過若干金額的信貸之客戶均須進行個別信貸評估。該等評估集中於客戶過往到期作出付款的記錄及目前的支付能力，並計及客戶的特定資料以及有關客戶經營所在經濟環境的資料。銷售貨品及軟件開發的貿易應收款項一般於發票日期起計30至90日內到期。就應收租戶款項而言，租戶一般須按月或按季提前支付租金。結餘已逾期的債務人通常須於授出任何進一步信貸之前償付絕大部分結餘。一般而言，本集團不會自客戶取得抵押品。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

31. FINANCIAL RISK MANAGEMENT (Continued)

(a) Credit risk (Continued)

The Group measures loss allowances for trade receivables, contract assets and lease receivables at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables, contract assets and lease receivables as at 31 March 2021:

		Expected loss rate (%) 預期虧損率(%)	Gross carrying amount 總賬面值 HK\$'000 港幣千元	Loss allowance 虧損撥備 HK\$'000 港幣千元	Net carrying amount 賬面淨值 HK\$'000 港幣千元
Trade receivables	應收賬款				
Current (not past due)	流動(並無逾期)	2.0%	612	(12)	600
Less than 1 months past due	逾期少於1個月	2.0%	2,099	(43)	2,056
1 month – 2 months past due	逾期1個月至2個月	2.0%	2,117	(43)	2,074
2 months – 6 months past due	逾期2個月至6個月	2.0%	2,099	(43)	2,056
More than 6 months but not more than 12 months past due	逾期超過6個月 但不超過12個月	2.0%	–	–	–
Over 1 year	一年以上	100%	–	–	–
			6,927	(141)	6,786
Lease receivables	應收租金				
Less than 3 months past due	逾期少於3個月	2.3%	612	(14)	598
More than 3 months past due	逾期超過3個月	100%	64	(64)	–
			676	(78)	598
Contract assets	合約資產				
Current (not past due)	流動(並無逾期)	2.2%	144	(3)	141

31. 財務風險管理(續)

(a) 信貸風險(續)

本集團按等同於全期預期信貸虧損的金額計量應收賬款、合約資產及應收租金之虧損撥備，乃採用撥備矩陣進行計算。由於本集團過往的信貸虧損經驗並無顯示不同客戶分部的虧損模式有顯著區別，基於逾期狀態之虧損撥備會根據本集團不同客戶群作進一步區分。

下表載列有關本集團於二零二一年三月三十一日面對應收賬款、合約資產及應收租金之信貸風險及預期信貸虧損的資料：

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

31. FINANCIAL RISK MANAGEMENT (Continued)

(a) Credit risk (Continued)

The following table provides information about the Group's exposure to credit risk and ECLs for trade receivables, contract assets and lease receivables as at 31 March 2020:

		Expected loss rate (%) 預期虧損率(%)	Gross carrying amount 總賬面值 HK\$'000 港幣千元	Loss allowance 虧損撥備 HK\$'000 港幣千元	Net carrying amount 賬面淨值 HK\$'000 港幣千元
Trade receivables	應收賬款				
Current (not past due)	流動(並無逾期)	2.0%	—	—	—
Less than 1 months past due	逾期少於1個月	2.0%	359	(7)	352
1 month – 2 months past due	逾期1個月至2個月	2.0%	359	(7)	352
2 months – 6 months past due	逾期2個月至6個月	2.0%	629	(13)	616
More than 6 months but not more than 12 months past due	逾期超過6個月 但不超過12個月	2.0%	—	—	—
Over 1 year	一年以上	100%	—	—	—
			1,347	(27)	1,320
Lease receivables	應收租金				
Less than 3 months past due	逾期少於3個月	2.0%	43	(1)	42
Contract assets	合約資產				
Current (not past due)	流動(並無逾期)	2.0%	295	(6)	289

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

For contract assets, the expected loss rate are based on those of the trade receivables as the contract assets and the trade receivables are from the same customer bases. The expected loss rate of contract assets are based on days past due of trade receivables for groupings of various customer segments with similar loss patterns.

31. 財務風險管理(續)

(a) 信貸風險(續)

下表提供本集團於二零二零年三月三十一日之應收款項、合約資產及應收租金的信貸風險及預期信貸虧損之資料：

應收賬款及應收租金預期虧損率乃基於前一年的實際虧損經驗。該等虧損率會做出調整以反映收集相關歷史數據期間的經濟狀況、當前狀況與本集團對應收款項預期年內經濟狀況的觀點的差別。

就合約資產而言，預期虧損率乃基於該等應收賬款，原因為合約資產及應收賬款來自相同的客戶群。合約資產的預期虧損率乃基於具有類似虧損模式的多個客戶分部組別的應收貿易賬款逾期日數釐定。

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

31. FINANCIAL RISK MANAGEMENT (Continued)

(a) Credit risk (Continued)

Movement in the loss allowance account in respect of trade receivables, lease receivables and contract assets during the year is as follows:

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Balance at 1 April	於四月一日之結餘	34	34
Net impairment losses recognised during the year	年內確認之減值虧損淨額	188	–
Balance at 31 March	於三月三十一日之結餘	222	34

Other financial assets at amortised cost

As at 31 March 2021, in addition to the time deposit with maturity over 3 months and bank balances and cash which are considered to have low credit risk, other financial assets at amortised cost of the Group mainly included deposits paid and other receivables of HK\$373,000 (2020: HK\$446,000).

In accordance with the accounting policies on impairment loss as set out in note 4(g)(ii), the Group has assessed that there was no significant increase in credit risk of other financial assets at amortised cost during the reporting period. Accordingly, the measurement of the expected credit loss is based on 12 months ECLs which was considered by the directors of the Company to be insignificant.

(b) Liquidity risk

Individual operating entities within the Group are responsible for their own cash management, including the short term investment of cash surpluses and the raising of loans to cover expected cash demands, subject to approval by the Company's board when the borrowings exceed certain predetermined levels of authority. The Group's policy is to regularly monitor its liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and adequate committed lines of funding from related parties and other parties to meet its liquidity requirements in the short and longer term.

31. 財務風險管理(續)

(a) 信貸風險(續)

年內應收賬款、應收租金及合約資產之虧損撥備賬變動如下：

	2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Balance at 1 April	34	34
Net impairment losses recognised during the year	188	–
Balance at 31 March	222	34

按攤銷成本計量之其他金融資產

於二零二一年三月三十一日，除被視為存在低信貸風險的到期日超過三個月之定期存款及銀行結存及現金外，本集團按攤銷成本計量之金融資產主要包括已付按金及其他應收款項373,000港元(二零二零年：446,000港元)。

根據附註4(g)(ii)所載有關減值虧損的會計政策，本集團已作出評估，認為按攤銷成本計量之金融資產於報告期內之信貸風險並無大幅增加。因此，預期信貸虧損乃按十二個月預期信貸虧損計量，而本集團董事認為該十二個月預期信貸虧損並不重大。

(b) 流動資金風險

本集團內的單獨營運實體負責各自的現金管理，包括就現金盈餘進行短期投資和貸款集資，以應付預期現金需求，但當借款金額超過預定的授權金額，則需經本公司董事會批准。本集團之政策是定期監察其流動資金需求及其遵守契約之情況，以確保維持充足的現金儲備以及向有關連人士及其他人士取得充足的承諾信貸額度，應付短期及長期流動資金的需求。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日



31. FINANCIAL RISK MANAGEMENT (Continued)

(b) Liquidity risk (Continued)

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

31. 財務風險管理(續)

(b) 流動資金風險(續)

下表列示本集團於報告期末按已訂約未貼現現金流計算金融負債(包括按合約利率或(如屬浮息)根據報告期末通行之利率計算之利息)之剩餘合約期限,以及本集團須償還有關款項之最早日期詳情。

		Carrying amount	Total contractual undiscounted cash flows	Within 1 year or on demand	Over 1 year but not more than 5 years
		賬面值	已訂約未貼現金金流總額	於一年內或按要求	一年以上但不超過五年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		港幣千元	港幣千元	港幣千元	港幣千元
2021	二零二一年				
Trade and other payables, deposits received and accruals	應付及其他應付款項、已收按金及應計款項	5,258	5,258	5,258	–
Lease liabilities	租賃負債	13,447	15,282	5,357	9,925
		18,705	20,539	10,614	9,925
2020	二零二零年				
Trade and other payables, deposits received and accruals	應付及其他應付款項、已收按金及應計款項	3,467	3,467	3,467	–
Amount due to a shareholder	應付股東款項	486	486	486	–
Lease liabilities	租賃負債	16,381	19,316	5,221	14,095
		20,334	23,269	9,174	14,095

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

31. FINANCIAL RISK MANAGEMENT (Continued)

(c) Interest rate risk

The Group's cash flow interest rate risk arises primarily from bank balances and borrowings with variable interest rates.

The following table details the interest rate profile of the Group's bank balance at the end of reporting period.

		2021		2020	
		二零二一年		二零二零年	
		Effective interest rate		Effective interest rate	
		實際利率		實際利率	
		%	HK\$'000	%	HK\$'000
			港幣千元		港幣千元
Bank balances and time deposit	銀行結存及定期存款	0.3%	29,177	0.3%	26,296

At 31 March 2021 and 2020, a reasonably possible increase/decrease in interest rate of 0.25% on bank deposits, with all other variable held constant, would have insignificant impact on the Group's financial performance and accumulated losses for both years ended 31 March 2021 and 2020.

The sensitivity analysis above has been determined assuming that the change in interest rates had occurred at the beginning of reporting period and had been applied to the exposure to interest rate risk for non-derivative financial instruments in existence at the end of the reporting period. The estimated basis points increase or decrease represents management's assessment of a reasonably possible change in interest rates over the period until the end of next reporting period.

(d) Currency risk

Currency risk to the Group is minimal as majority of the Group's transactions are carried out in the respective functional currencies of the group entities.

(e) Fair values estimation

All financial instruments are carried at amounts not materially different from their fair values as at the end of respective reporting periods.

31. 財務風險管理(續)

(c) 利率風險

本集團之利率風險主要是源自按浮動利率計息之銀行結存及借款。

以下列出本集團於報告期末之利率詳情。

於二零二一年及二零二零年三月三十一日，銀行存款及可變利率貸款的利率分別合理地可能上升／下降0.25%，所有其他變量保持不變，對本集團於二零二一年及二零二零年三月三十一日止年度的財務表現及累計虧損的影響不顯著。

以上的敏感度分析已假設利率變動已於報告期初發生而釐定，並已應用於報告期末所面對由非衍生金融工具之利率風險。上調或下調估計之基點指管理層對直至下一個年度報告期末期間之利率可能合理變動之評估。

(d) 貨幣風險

由於本集團之交易大部分以集團實體各自之功能貨幣進行，因此本集團所承擔之貨幣風險極低。

(e) 公平值估計

所有金融工具乃按相應報告期末有關金融工具之公平值相若之金額列賬。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

32. ACCOUNTING ESTIMATES AND JUDGEMENTS

The Group's financial position and financial performance are sensitive to accounting methods, assumptions and estimates that underlie the preparation of the consolidated financial statements. The Group bases the assumptions and estimates on historical experience and on various other assumptions that the Group believes to be reasonable and which form the basis for making judgements about matters that are not readily apparent from other sources. On an on-going basis, management evaluates its estimates. Actual results may differ from those estimates as facts, circumstances and conditions change.

The selection of significant accounting policies, the judgements and other uncertainties affecting application of those policies and the sensitivity of reported results to changes in conditions and assumptions are factors to be considered when reviewing the consolidated financial statements.

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal to the actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Recognition of revenue from software development

The Group has derived revenue from some contracts with customers in respect of software development which are fixed price contracts where management considered they comprise two elements i.e. sales of customised software/applications and provision of post contract support services. The Group recognises such revenue in accordance with the accounting policy as stated in note 4 (p). In application of this accounting policy, significant judgements and estimates are required to be made by management in determining whether contracts contain elements which should be separated for revenue recognition purposes, whether the transaction prices of the individual elements as stated in the contracts represent their respective stand-alone selling price, whether the revenue should be recognised at a point in time or over time during the respective reporting periods. A change in an estimate or judgement made in the revenue recognition could result in a significant change in the amount of revenue recognised in one or more reporting periods.

32. 會計估計及判斷

本集團之財務狀況及經營業績受編製綜合財務報表所用之會計方法、假設及估計所影響。本集團根據過往經驗，以及本集團認為合理及構成未能以其他資料來源判斷之事項之判斷基礎之多項其他假設，作出該等假設及估計。管理層持續評估其採用之會計估計。實際結果可能隨事實、環境及條件變化而有所不同。

當審閱綜合財務報表時，主要會計政策的選擇、影響應用該等政策之判斷及其他不確定因素，以及呈報業績對狀況及假設之變動之敏感度均成為考慮因素。

本集團作出有關未來之估計及假設。所得之會計估計一如其性質甚少與有關實際業績相符。具有重大風險引致於下一個財政年度對資產及負債之賬面值造成重大調整之估計及假設於下文有所討論。

確認軟件開發所產生的收入

本集團自有關軟件開發的若干固定價格客戶合約獲得收入，管理層認為其分為兩類，即銷售定制軟件／應用程式及提供售後支援服務。本集團根據附註4(p)所述的會計政策確認收入。在應用此會計政策時，管理層需作出重大判斷及估計以釐定合約是否載有為收入確認目的而分開呈列的部分，合約所示個別部分的訂約價格是否代表其各自獨立銷售價格，及收入應否在特定時間點或一段時間內確認交易完成的階段。在收入確認中作出的估計或判斷發生變化可能導致在一個或多個報告期內確認的收入金額出現重大變動。

32. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)**Impairment losses on financial assets at amortised cost (Continued)**

The assessment of impairment losses on financial assets measured at amortised cost including trade receivables, lease receivables and contract assets is performed based on expected credit losses model commencing as detailed in the accounting policies as stated in note 4(g)(ii). The Group uses judgements and estimates, and makes assumptions and selects inputs as considered appropriate in performing the impairment assessment. Any change in the estimates, assumptions and inputs adopted in the assessment would increase or decrease the impairment loss for the year and affect the Group's net asset value.

Fair value of investment properties

Investment properties included in the consolidated financial statements require measurement at fair value, as detailed in note 15. The fair value measurement of which 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 investment properties.

The fair value of the investment properties was based on a valuation on these properties conducted by an independent firm of professional valuer using property valuation techniques (which made use of those significant unobservable inputs as mentioned in note 15). A favourable or unfavourable change to these inputs would result in changes in the fair value of the Group's investment properties and the corresponding amount of fair value gain or loss recognised in profit or loss.

32. 會計估計及判斷(續)**按攤銷成本計量的金融資產減值虧損(續)**

誠如會計政策及附註4(g)(ii)所詳述，按攤銷成本計量包括應收賬項、應收租金及合約資產的金融資產的減值虧損評估按預期信貸虧損模式進行。本集團使用判斷及估計，並於進行減值評估時作出假設及選擇認為適當的輸入數據。就評估所用的估計、假設及輸入數據如有任何變動，將令年內減值虧損撥備增加或減少，從而影響本集團的資產淨值。

投資物業之公平值

計入綜合財務報表之投資物業須以公平值計量(於附註15內詳述)。公平值計量盡量使用市場可觀察輸入數據。釐定公平值計量所使用之輸入數據根據採用的估值技術中輸入數據之可觀察程度而分類為不同層級(「公平值層級」)：

第1級：	相同項目於活躍市場之報價(未經調整)；
第2級：	直接或間接可觀察輸入數據(不包括第1級輸入數據)；及
第3級：	不可觀察輸入數據(即並非源自市場數據)

將項目分類為上述層級乃基於對該投資物業項目公平值計量具有重大影響之最低層級輸入數據而釐定。

投資物業之公平值乃按獨立專業估值師採用物業估值法(使用附註15所提述之重大不可觀察數據)就投資物業所進行的估值。有關數據的變動可導致本集團投資物業公平值變動，以及於損益內確認的相關公平值收益或虧損。



Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

32. ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

Estimation of the incremental borrowing rate for leasing

The Group cannot readily determine the interest rate implicit in a lease, and therefore, it uses an incremental borrowing rate ("IBR") to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group "would have to pay", which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when it needs to be adjusted to reflect the terms and conditions of the lease. The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

33. SUMMARY OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES BY CATEGORY

The carrying amounts of the Group's financial assets and financial liabilities recognised at 31 March 2021 and 2020 may be categorised as follows:

32. 會計估計及判斷(續)

租賃增量借款利率的估計

本集團無法輕易釐定租賃內所隱含的利率，因此使用增量借款利率(「增量借款利率」)計量租賃負債。增量借款利率為本集團於類似經濟環境中為取得與使用權資產價值相近之資產，而以類似抵押品與類似期間借入所需資金應支付之利率。因此，增量借款利率反映了本集團「應支付」的利率，當無可觀察的利率時(如就並無訂立融資交易之附屬公司而言)或當須對利率進行調整以反映租賃之條款及條件時，則須作出利率估計。當可觀察輸入數據可用時，本集團使用可觀察輸入數據(例如市場利率)估算增量借款利率並須作出若干實體特定的估計(例如附屬公司的獨立信用評級)。

33. 金融資產及金融負債分類概要

本集團於二零二一年及二零二零年三月三十一日確認之金融資產及金融負債之賬面值分類如下：

		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元
Financial assets	金融資產		
Financial assets at amortised cost (including bank balances and cash)	按攤銷成本計量之金融資產 (包括銀行結存及現金)	36,937	28,397
Financial liabilities	金融負債		
Financial liabilities, at amortised cost (including lease liabilities)	按攤銷成本計量之金融負債 (包括租賃負債)	18,705	20,334

Notes to the Consolidated Financial Statements (Continued)

綜合財務報表附註(續)

31 March 2021 二零二一年三月三十一日

34. EVENTS SUBSEQUENT TO THE END OF THE REPORTING PERIOD

On 21 May 2021, the a wholly-owned subsidiary of the Company, Thiz Linux Software (Shenzhen) Company Limited and 3 lessors entered into the 3 tenancy agreements in respect of the leasing of the 3 premises for a term of 63 months commencing from 1 June 2021 and ending on 3 August 2026 (both dates inclusive), a term of 29 months commencing from 1 June 2021 and ending on 31 October 2023 (both dates inclusive) and a term of 26 months commencing from 1 June 2021 and ending on 6 August 2023 (both dates inclusive), respectively, for the use of sub-leasing management services business of the Group.

35. APPROVAL OF THE CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 28 June 2021.

34. 報告期末後事項

於二零二一年五月二十一日，即時軟件(深圳)有限公司(本公司全資附屬公司)與三名出租人就出租三個物業訂立三份租賃協議，租期分別為自二零二一年六月一日起至二零二六年八月三日(包括首尾兩日)止的63個月、自二零二一年六月一日起至二零二三年十月三十一日(包括首尾兩日)止的29個月及自二零二一年六月一日起至二零二三年八月六日(包括首尾兩日)止的26個月，供用於本集團的轉租管理服務業務。

35. 批准綜合財務報表

董事會於二零二一年六月二十八日批准並授權刊發綜合財務報表。

Financial Summary

財務摘要

The following is a summary of the consolidated results and assets and liabilities of the Group, prepared for the last five years, as extracted from the audited consolidated financial statements of the Group. This summary does not form part of the audited consolidated financial statements.

以下為本集團為過往五個年度而編製之綜合業績以及資產及負債之概要，乃摘錄自本集團之經審核綜合財務報表。本概要並非經審核綜合財務報表之組成部分。

RESULTS

業績

		Year ended 31 March 截至三月三十一日止年度				
		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元	2019 二零一九年 HK\$'000 港幣千元	2018 二零一八年 HK\$'000 港幣千元	2017 二零一七年 HK\$'000 港幣千元
Turnover	收入	28,542	17,735	17,112	15,184	1,891
Profit/(loss) from operations	經營溢利／(虧損)	5,572	5,201	(13,278)	21,166	(2,818)
Finance costs	融資成本	(1,303)	(1,471)	(30)	(968)	(961)
Profit/(loss) before taxation	除稅前溢利／(虧損)	4,269	3,730	(13,308)	20,198	(3,779)
Taxation	稅項	(530)	(472)	321	(2,813)	(790)
Profit/(loss) for the year	本年度溢利／(虧損)	3,739	3,258	(12,987)	17,385	(4,569)
Attributable to:	以下人士應佔：					
Owners of the Company	本公司擁有人	3,739	3,258	(12,960)	17,394	(4,559)
Non-controlling interests	非控股權益	—	—	(27)	(9)	(10)
		3,739	3,258	(12,987)	17,385	(4,569)

Financial Summary (Continued)

財務摘要(續)

ASSETS AND LIABILITIES

資產及負債

		At 31 March 於三月三十一日				
		2021 二零二一年 HK\$'000 港幣千元	2020 二零二零年 HK\$'000 港幣千元	2019 二零一九年 HK\$'000 港幣千元	2018 二零一八年 HK\$'000 港幣千元	2017 二零一七年 HK\$'000 港幣千元
Non-current assets	非流動資產	69,681	72,075	46,881	53,179	42,062
Current assets	流動資產	38,750	29,680	32,309	40,642	17,887
Deduct:	減：					
Current liabilities	流動負債	11,504	10,523	9,318	23,766	2,734
Net current assets	流動資產淨值	27,246	19,157	22,991	16,876	15,153
Total assets less current liabilities	總資產減流動負債	96,927	91,232	69,872	70,055	57,215
Deduct:	減：					
Non-current liabilities	非流動負債	15,288	18,738	3,898	7,181	40,757
Net assets	資產淨值	81,639	72,494	65,974	62,874	16,458



Particulars of Properties

物業詳情

Properties held for investment	持作投資物業	Type 類型	Lease term 租賃期
Rooms 1101, 1102, 1114 and 1115, Car Parking Space Nos. 168, 169, 199 and 200, No. 1999 Jingshaji Road and Rooms 701, 702, 703 and 704, Car Parking Space Nos. 129, 130, 131 and 132 No. 1989 Jingshaji Road, Putuo District, Shanghai, the PRC	中國上海普陀區金沙江路第1999號房間 第1101號、1102號、1114號及1115號 及泊車位第168號、169號、199號及200號 及金沙江路第1989號房間第701號、702號、 703號及704號及泊車位第129號、 130號、131號及132號。	Commercial 商業	Medium 中期

Thiz Technology Group Limited

即時科研集團有限公司

Unit 810, 8/F, Tower B, Hunghom Commercial Centre,
37 Ma Tau Wai Road, To Kwa Wan, Kowloon, Hong Kong
香港九龍土瓜灣馬頭圍道37號紅磡商業中心B座8樓810室

Tel 電話：(852) 2735 2725
Fax 傳真：(852) 2111 0702
Website 網址： www.thizgroup.com