



FUTURE BRIGHT HOLDINGS LIMITED

佳景集團有限公司*

(Incorporated in Bermuda with limited liability)
(於百慕達註冊成立之有限公司)

(Stock code 股份代號：703)



2023
INTERIM REPORT
中期報告

* For identification purpose only 僅供識別

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Financial Highlights

財務摘要



For the six months ended 30 June
截至六月三十日止六個月

		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元	Change 變動 %
				百分比
Turnover	營業額	232,591	135,329	+71.9%
Gross margin	毛利	171,927	92,636	+85.6%
Gross operating profit/(loss)	經營毛利/(毛損)	64,615	(25,994)	N/A 不適用
EBITDA/(LBITDA)	EBITDA/(LBITDA)	61,593	(60,939)	N/A 不適用
Profit/(loss) attributable to owners of the Company	本公司擁有人應佔溢利/(虧損)	24,341	(104,652)	N/A 不適用
Net Ordinary Operating Profit/(Loss)	普通經營溢利/(虧損)淨額	24,341	(95,852)	N/A 不適用
Basic earnings/(loss) per share	每股基本盈利/(虧損)	HK3.50 cents 3.50港仙	HK(15.07) cents (15.07)港仙	N/A 不適用
		As at 30 June 2023 於二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	As at 31 December 2022 於二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元	Change 變動 %
				百分比
Total assets	資產總額	946,872	949,936	-0.3%
Net assets	資產淨額	324,069	295,503	+9.6%
Net assets per share	每股資產淨額	HK\$0.467 0.467港元	HK\$0.426 0.426港元	+9.6%
Gearing ratio	資產負債比率	182.9%	212.6%	-29.7%
Total assets/total liabilities ratio	總資產/總負債比率	1.52	1.45	+4.8%

Chairman's Statement

主席報告



The Directors are pleased to present to our Shareholders this interim report of the Group for the Period.

In the Period, the Group has recorded a substantial increase in turnover of some 71.9% from its businesses in Macau, Hong Kong and Mainland China due to significant increase in visitor arrivals to Macau and Hong Kong. Macau has relaxed its travel restrictions effective from early January 2023. The reopening measures are met with a significant increase in visitor arrivals and improvement in hotel occupancy rate in Macau. The Group recorded a profit attributable to owners of the Company of some HK\$24.3 million in the Period, as compared to a loss attributable to owners of the Company of HK\$104.7 million of the same period of last year.

The Group's profit attributable to the owners of the Company of some HK\$24.3 million in the Period has been mainly attributable to (i) a profit attributable to owners of the Group's food and catering business of some HK\$18.2 million, (ii) a profit attributable to owners of the Group's food souvenir business of some HK\$4.1 million and (iii) a profit attributable to owners of the Group's property investment business of some HK\$4.0 million.

The Group has also recorded for the Period:

- (i) an increase of some 71.9% in turnover as compared to that of the same period of 2022;
- (ii) an increase of some 42.2% in cost of sales (food costs), decrease of some 9.5% in direct operating expenses, of some 16.3% in administrative expenses, and increase of some 24.3% in finance costs, as compared to that of the same period of 2022;

董事欣然向各股東提呈本集團本期間之本中期報告。

於本期間，得益於澳門及香港訪客人數大幅增加，本集團於澳門、香港及中國大陸業務之營業額錄得大幅增長約71.9%。澳門自二零二三年一月初起放寬旅遊限制。重新開放措施實施後，澳門訪客人數大幅增加，酒店入住率顯著提升。於本期間，本集團錄得本公司擁有人應佔溢利約24,300,000港元，而去年同期則為本公司擁有人應佔虧損104,700,000港元。

於本期間，本集團錄得本公司擁有人應佔溢利約24,300,000港元，主要歸因於(i)本集團食物及餐飲業務錄得擁有人應佔溢利約18,200,000港元；(ii)本集團食品手信業務錄得擁有人應佔溢利約4,100,000港元；及(iii)本集團物業投資業務錄得擁有人應佔溢利約4,000,000港元。

本集團於本期間亦錄得：

- (i) 營業額較二零二二年同期上升約71.9%；
- (ii) 與二零二二年同期相比，銷售成本(食物成本)上升約42.2%、直接經營開支下降約9.5%、行政開支下降約16.3%及財務成本上升約24.3%；



- | | |
|--|--|
| (iii) 27.8% in gross operating profit ratio as compared to that gross operating loss ratio of 19.2% for the same period of 2022; | (iii) 經營毛利率為27.8%，而二零二二年同期經營毛損率則為19.2%； |
| (iv) a profit attributable to owners of the Company of some HK\$24.3 million as compared to a loss attributable to owners of the Company of some HK\$104.7 million for the same period of 2022; | (iv) 本公司擁有人應佔溢利約24,300,000港元，而二零二二年同期本公司擁有人應佔虧損則約為104,700,000港元； |
| (v) a gross margin ratio of some 73.9% with an EBITDA at some HK\$61.6 million as against a gross margin ratio of some 68.5% with a LBITDA at some HK\$60.9 million for the same period of 2022; | (v) 毛利率約73.9%，EBITDA約61,600,000港元，而二零二二年同期毛利率約為68.5%，LBITDA約為60,900,000港元； |
| (vi) an increase of some 110.8% in the same store performance of its restaurants and industrial catering business, and of some 579.2% in the same store performance of its food souvenir business, as compared to that of the same period of 2022; and | (vi) 與二零二二年同期相比，其餐廳及工業餐飲業務同店表現提升約110.8%，食品手信業務同店表現則提升約579.2%；及 |
| (vii) the Net Ordinary Operating Profit of some HK\$24.3 million, as against a Net Ordinary Operating Loss of some HK\$95.9 million for the same period of 2022. | (vii) 普通經營溢利淨額約為24,300,000港元，而二零二二年同期普通經營虧損淨額則約為95,900,000港元。 |

As at 30 June 2023, the Group has not recorded any fair value gain/loss in respect of the Key Investment Property which has been valued by an independent professional valuer at some HK\$556.0 million (31 December 2022: HK\$556.0 million).

於二零二三年六月三十日，本集團並無就主要投資物業錄得任何公允價值收益／虧損，該物業已由一名獨立專業估值師進行估值，估值約為556,000,000港元（二零二二年十二月三十一日：556,000,000港元）。

For the Period in respect of the exchange differences on translating foreign operations which relate mainly to the Group's subsidiary companies in Mainland China, the Group has recorded an overall other comprehensive income of some HK\$0.5 million, as compared to an overall other comprehensive income of some HK\$5.3 million for the same period of 2022. Details of financial analysis and breakdown of the Group's performance in the Period are set out in the section headed "Management Discussion and Analysis" on pages 8 to 37 of this interim report.

於本期間，就主要與本集團在中國大陸之附屬公司有關之海外業務換算匯兌差額而言，本集團錄得整體其他全面收入約500,000港元，而二零二二年同期則錄得整體其他全面收入約5,300,000港元。有關本集團於本期間表現之財務分析及明細之詳情載於本中期報告第8至37頁之「管理層論述及分析」一節。

In view of the huge accumulated losses incurred by the Group for the past three years, the Directors do not propose to declare and pay out any interim dividend in respect of the Period.

鑒於本集團過去三年蒙受巨額累計虧損，董事不建議就本期間宣派及派付任何中期股息。



The COVID-19 pandemic for the past three years has caused significant travel restrictions and lockdown measures around the world. Many people have been unable to travel for an extended period, the easing of travel restrictions have led to a pent-up demand to travel. Macau is a popular tourist destination with its diverse range of attractions, including large-scale world-class integrated resorts, iconic landmarks offering a unique blend of entertainment, gaming, cultural attractions and culinary experience to many tourists. The lifting of travel restrictions since early January 2023 has led to a surge in demand for Macau tourism. In addition, Macau is increasingly becoming a popular destination for international conferences, exhibitions and events, with a rebound in business and MICE industry, many events have gradually resumed and scheduled to take place in Macau. This recovery in corporate travel also contributes to the overall pent-up demand for Macau tourism.

Following the easing of travel restrictions to Macau since early 2023, the total visitor arrivals to Macau has significantly increased. In the Period, the Group's food and catering business and food souvenir business in Macau have performed much in line with the increase in visitor arrivals, where a total of 11,645,877 visitors to Macau have been recorded with a significant increase of 236.1%, as compared to 3,465,107 visitors in the same period of 2022.

During the Period, the Group opened 1 Chinese restaurant in Macau. It is currently planned to open 3 food court counters in the Macau International Airport and 3 food court counters in Lisboa Macau, and a food souvenir shop in Macau in the second half of 2023. As previously disclosed by the Group to open a new food court and a restaurant at the Grand Lisboa Palace, Macau, the Group has not taken possession of the premises and mutually agreed with the owner to early terminate the right to use of a shop agreement, as the Group intends to focus on its existing business. Details will be disclosed upon the signing of the termination agreement in due course. Detailed breakdown of the performance of the Group's different restaurants during the Period is set out in the section headed "Management Discussion and Analysis" on pages 8 to 37 of this interim report. Details of the list of the restaurants of this business are set out in the section headed "List of Restaurants/Food Court Counters/Stores" on pages 73 to 78 of this interim report.

In the Period, the Group's industrial catering business has improved. The Group's industrial catering business has recorded a total turnover of some HK\$10.6 million, representing an increase of some 21.8%, as compared to some HK\$8.7 million for the same period of 2022. In the Period, the Group's food wholesale business has declined and has recorded a total turnover of some HK\$5.9 million, representing a decrease of some 7.8% as compared to some HK\$6.4 million for the same period of 2022.

2019 新型冠狀病毒疫情於過去三年使世界各地實施嚴格之旅遊限制及封城措施。大眾長時間無法旅遊，故旅遊限制放寬帶動壓抑已久之旅遊需求。澳門是聞名旅遊勝地，大型世界級綜合度假村、著名地標等景點眾多，為旅客提供集合娛樂、博彩、文化及美食之獨特體驗。自二零二三年一月初解除旅遊限制以來，澳門旅遊業需求激增。此外，澳門日漸成為舉行國際會議、展覽及活動之熱門地點，加上商業及會展行業復甦，多項盛事已逐步復辦，並計劃於澳門舉行。商務旅遊復甦亦促進澳門旅遊業積壓之整體需求。

自二零二三年初放寬訪澳旅遊限制後，澳門訪客總人數大幅增加。於本期間，本集團之澳門食物及餐飲業務以及食品手信業務之表現大致與訪客人數增幅一致，澳門訪客總人數為 11,645,877 人次，較二零二二年同期之 3,465,107 人次大幅上升 236.1%。

於本期間，本集團於澳門開設 1 間中式餐廳。目前計劃於二零二三年下半年於澳門國際機場開設 3 個美食廣場櫃位、於澳門葡京人開設 3 個美食廣場櫃位及於澳門開設 1 間食品手信店。誠如本集團先前所披露，其欲在澳門上葡京綜合度假村開設一間新美食廣場及一間餐廳，惟因本集團計劃專注於現有業務，其尚未佔有有關物業，並已與業主共同協定提前終止一間店舖之使用權協議。有關詳情將於簽署終止協議後適時披露。有關本集團於本期間不同餐廳之表現明細詳情載於本中期報告第 8 至 37 頁之「管理層論述及分析」一節。有關該業務之餐廳一覽表詳情載於本中期報告第 73 至 78 頁之「餐廳／美食廣場櫃位／店舖一覽表」一節。

於本期間，本集團之工業餐飲業務有所改善。本集團之工業餐飲業務錄得總營業額約 10,600,000 港元，較二零二二年同期約 8,700,000 港元上升約 21.8%。於本期間，本集團之食品批發業務下滑，並錄得總營業額約 5,900,000 港元，較二零二二年同期約 6,400,000 港元下降約 7.8%。



The Group's food souvenir business has recorded a substantial increase in turnover (in terms of volume and geographical areas) and achieved a profit in the Period, which was mainly attributable to the significant increase in total visitor arrivals to Macau. The Group's food souvenir business has the following results:

於本期間，本集團食品手信業務之營業額於數量及地區方面錄得大幅上升，並錄得溢利，主要歸因於澳門訪客總人數大幅增加。本集團食品手信業務之業績如下：

		For the six months ended 30 June	
		截至六月三十日止六個月	
		2023	2022
		二零二三年	二零二二年
		HK\$'million	HK\$'million
		百萬港元	百萬港元
Macau	澳門	27.6	3.8
Mainland China	中國大陸	0.9	0.2
Hong Kong	香港	2.3	0.7
Other countries	其他國家	1.8	0.6
Total Turnover	總營業額	32.6	5.3
Cost of sales	銷售成本	(8.6)	(2.2)
Gross margin	毛利率	24.0	3.1
Direct operating expenses	直接經營開支	(15.2)	(9.4)
Gross operating profit/(loss)	經營毛利/(毛損)	8.8	(6.3)

Details of the financial analysis of this business are set out in the section headed "Management Discussion and Analysis" on pages 8 to 37 of this interim report. Details of the list of shops and kiosks of this business are set out in the section headed "List of Food Souvenir Shops/Kiosks" on pages 79 to 80 of this interim report.

有關該業務財務分析之詳情載於本中期報告第8至37頁之「管理層論述及分析」一節。有關該業務店舖及銷售亭一覽表之詳情載於本中期報告第79至80頁之「食品手信店／銷售亭一覽表」一節。

The Group has in the Period continued to receive steady rental income from its Key Investment Property with a total of rental income of some HK\$10.0 million.

本集團於本期間繼續從其主要投資物業收取穩定租金收入，租金收入總額約為10,000,000港元。



With the recovery in travel and tourism spending, there is an improvement in the retail and restaurants business in Macau and Hong Kong. The Group's business has been able to benefit from such recovery and there has been a substantial improvement in the performance of the Group's restaurants and food souvenir shops for the Period. With the increase in visitor arrivals and improvement in hotel occupancy rate in Macau, management is optimistic on the outlook of the operating environment of the Group. Although the Group faces challenges such as intense competition, rising operating costs, and changing consumer preferences in the food and catering industry, management is constantly reviewing the Group's operational performance. With the right strategies and a focus on delivering excellent dining experiences to customers, the Group can continue to thrive and capitalize on future business opportunities.

Management takes this opportunity to thank all of the staffs of the Group for their efforts contributed in keeping the Group moving forward.

CHAN SEE KIT, JOHNNY

Chairman

Hong Kong
28 August 2023

旅遊及旅遊消費復甦，澳門及香港之零售及餐廳業務亦有所改善。此復甦惠及本集團之業務，帶動本集團之餐廳及食品手信店於本期間表現大幅改善。隨著澳門訪客人數增加及酒店入住率上升，管理層對本集團之營商環境前景抱持樂觀態度。儘管本集團面臨食物及餐飲業競爭加劇、營運成本上漲及消費者喜好變化等種種挑戰，惟管理層不斷檢討本集團之營運表現。憑藉適當策略及專注於為顧客提供卓越的用餐體驗，本集團繼續蓬勃發展，並把握未來商機。

管理層藉此機會感謝本集團之全體員工所付出之努力，讓本集團砥礪前行。

主席

陳思杰

香港
二零二三年八月二十八日

Management Discussion and Analysis

管理層論述及分析



INTERIM DIVIDEND

In view of the huge accumulated losses incurred by the Group for the past three years, the Directors have decided that no interim dividend be declared or paid for the Period (For the six months ended 30 June 2022: nil).

No dividend was declared or paid for the last two interim periods.

FINANCIAL REVIEW

Turnover

The turnover of the Group for the Period was approximately HK\$232.6 million, representing an increase of approximately 71.9% as compared to the same period of 2022 of approximately HK\$135.3 million. The increase in turnover was mainly attributable to the increase of visitor arrivals in Macau and Hong Kong during the Period. The Group's restaurants, food industrial catering business and food souvenir business recorded an increase of approximately 136.1% in the same store performance in the Period as compared to the same period of 2022. The Group's restaurant chain business has performed in line with the increased level of visitor arrivals to Macau. Further details on the Group's business performance are set out below and in the section headed "Chairman's Statement" on pages 3 to 7 of this interim report.

Below is a table of comparison of the turnover of the first and second quarters of 2023 and 2022:

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %	2022 二零二二年 HK\$'million 百萬港元
TURNOVER	營業額			
First quarter	第一季度	109.9	+55.7%	70.6
Second quarter	第二季度	122.7	+89.6%	64.7
The Period	本期間	232.6	+71.9%	135.3

中期股息

鑒於本集團過去三年蒙受巨額累計虧損，董事已決定不就本期間宣派或派付中期股息(截至二零二二年六月三十日止六個月：無)。

過去兩個中期期間概無宣派或派付股息。

財務回顧

營業額

本集團於本期間之營業額約為232,600,000港元，較二零二二年同期約135,300,000港元增加約71.9%。營業額增加主要歸因於本期間澳門及香港的訪客人數增加。於本期間，本集團餐廳、食物工業餐飲業務及食品手信業務之同店表現較二零二二年同期提升約136.1%。本集團連鎖餐廳業務之表現與澳門訪客人數增幅一致。本集團業務表現之進一步詳情載列如下，並載於本中期報告第3至7頁之「主席報告」一節。

下表為二零二三年及二零二二年第一及第二季度之營業額比較：

**FINANCIAL REVIEW – Continued****Turnover – Continued**

Below is a table of comparison of turnover of the first quarter of 2023 and 2022:

財務回顧 – 續**營業額 – 續**

下表為二零二三年及二零二二年第一季度之營業額比較：

For the three months ended 31 March

截至三月三十一日止三個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %百分比	2022 二零二二年 HK\$'million 百萬港元
TURNOVER – First quarter	營業額 – 第一季度			
Restaurants:	餐廳：			
Japanese restaurants	日式餐廳	33.6	+45.4%	23.1
Chinese restaurants	中式餐廳	10.8	+14.9%	9.4
Western restaurants	西式餐廳	2.2	-48.8%	4.3
Food court counters	美食廣場櫃位	18.9	+136.3%	8.0
Franchise restaurants (note 1)	特許經營餐廳(附註1)	17.0	+77.1%	9.6
		82.5	+51.7%	54.4
Industrial catering (note 2)	工業餐飲(附註2)	5.1	+30.8%	3.9
Food wholesale	食品批發	2.7	-27.0%	3.7
Food and catering business	食物及餐飲業務	90.3	+45.6%	62.0
Food souvenir business	食品手信業務	14.6	+305.6%	3.6
Property investment business	物業投資業務	5.0	-	5.0
Total	總計	109.9	+55.7%	70.6

**FINANCIAL REVIEW – Continued****Turnover – Continued**

Below is a table of comparison of turnover of the second quarter of 2023 and 2022:

財務回顧 – 續**營業額 – 續**

下表為二零二三年及二零二二年第二季度之營業額比較：

For the three months ended 30 June

截至六月三十日止三個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
TURNOVER – Second quarter	營業額 – 第二季度			
Restaurants:	餐廳：			
Japanese restaurants	日式餐廳	33.9	+124.5%	15.1
Chinese restaurants	中式餐廳	11.9	+105.2%	5.8
Western restaurants	西式餐廳	1.8	-71.9%	6.4
Food court counters	美食廣場櫃位	26.2	+162.0%	10.0
Franchise restaurants (note 1)	特許經營餐廳(附註1)	17.2	+30.3%	13.2
		91.0	+80.2%	50.5
Industrial catering (note 2)	工業餐飲(附註2)	5.5	+14.6%	4.8
Food wholesale	食品批發	3.2	+18.5%	2.7
		99.7	+71.9%	58.0
Food and catering business	食物及餐飲業務	99.7	+71.9%	58.0
Food souvenir business	食品手信業務	18.0	+958.8%	1.7
Property investment business	物業投資業務	5.0	-	5.0
Total	總計	122.7	+89.6%	64.7



FINANCIAL REVIEW – Continued

Turnover – Continued

Below is a table of comparison of the Group's turnover for the six months ended 30 June 2023 and 2022:

財務回顧 – 續

營業額 – 續

下表為本集團於截至二零二三年及二零二二年六月三十日止六個月之營業額比較：

For the six months ended 30 June

截至六月三十日止六個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %	2022 二零二二年 HK\$'million 百萬港元
TURNOVER – The Period	營業額 – 本期間			
Restaurants:	餐廳：			
Japanese restaurants	日式餐廳	67.5	+76.7%	38.2
Chinese restaurants	中式餐廳	22.7	+49.3%	15.2
Western restaurants	西式餐廳	4.0	-62.6%	10.7
Food court counters	美食廣場櫃位	45.1	+150.6%	18.0
Franchise restaurants (note 1)	特許經營餐廳(附註1)	34.2	+50.0%	22.8
		173.5	+65.4%	104.9
Industrial catering (note 2)	工業餐飲(附註2)	10.6	+21.8%	8.7
Food wholesale	食品批發	5.9	-7.8%	6.4
Food and catering business	食物及餐飲業務	190.0	+58.3%	120.0
Food souvenir business	食品手信業務	32.6	+515.1%	5.3
Property investment business	物業投資業務	10.0	-	10.0
Total	總計	232.6	+71.9%	135.3

Note 1: The turnover of "Franchise restaurants" included turnover from the Group's Pacific Coffee shops, Pepper Lunch, Bari-Uma, Fu-Un-Marun and Mad for Garlic restaurants.

附註1：有關「特許經營餐廳」之營業額包括來自本集團太平洋咖啡店、胡椒廚房、広島霸嗎拉麵、風雲丸及Mad for Garlic餐廳之營業額。

Note 2: The turnover of "Industrial catering" included turnover from canteen at International School of Macau and lunch box catering service.

附註2：有關「工業餐飲」之營業額包括來自澳門國際學校飯堂及午膳服務之營業額。

**FINANCIAL REVIEW – Continued****Turnover – Continued**

Details of the Group's same store performance (note 3) of its restaurants, industrial catering business and food souvenir business in terms of turnover for the first and second quarters of 2023 and 2022 are as follows:

財務回顧 – 續**營業額 – 續**

本集團之餐廳、工業餐飲業務及食品手信業務於二零二三年及二零二二年第一及第二季度按營業額計之同店表現(附註3)詳情如下：

For the three months ended 31 March
截至三月三十一日止三個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
SAME STORE TURNOVER – First quarter				
Restaurants:	餐廳：			
Japanese restaurants	日式餐廳	33.6	+116.8%	15.5
Chinese restaurants	中式餐廳	8.3	+38.3%	6.0
Western restaurants	西式餐廳	2.2	+100.0%	1.1
Food court counters	美食廣場櫃位	18.9	+204.8%	6.2
Franchise restaurants	特許經營餐廳	17.0	+95.4%	8.7
Industrial catering		80.0	+113.3%	37.5
	工業餐飲	5.1	+30.8%	3.9
Restaurants and industrial catering business		85.1	+105.6%	41.4
Food souvenir business		14.6	+356.3%	3.2
		99.7	+123.5%	44.6

For the three months ended 30 June
截至六月三十日止三個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
SAME STORE TURNOVER – Second quarter				
Restaurants:	餐廳：			
Japanese restaurants	日式餐廳	33.9	+226.0%	10.4
Chinese restaurants	中式餐廳	5.1	+8.5%	4.7
Western restaurants	西式餐廳	1.8	–	1.8
Food court counters	美食廣場櫃位	26.2	+184.8%	9.2
Franchise restaurants	特許經營餐廳	17.2	+32.3%	13.0
Industrial catering		84.2	+115.3%	39.1
	工業餐飲	5.5	+14.6%	4.8
Restaurants and industrial catering business		89.7	+104.3%	43.9
Food souvenir business		18.0	+1,100.0%	1.5
		107.7	+137.2%	45.4

**FINANCIAL REVIEW – Continued****Turnover – Continued**

Details of the Group's same store performance (note 3) of its restaurants, industrial catering business and food souvenir business in terms of turnover for the six months ended 30 June of 2023 and 2022 are as follows:

財務回顧 – 續**營業額 – 續**

本集團餐廳、工業餐飲業務及食品手信業務於截至二零二三年及二零二二年六月三十日止六個月按營業額計之同店表現(附註3)詳情如下:

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
SAME STORE TURNOVER	同店營業額			
– The Period	– 本期間			
Restaurants:	餐廳:			
Japanese restaurants	日式餐廳	67.5	+172.2%	24.8
Chinese restaurants	中式餐廳	15.9	+51.4%	10.5
Western restaurants	西式餐廳	4.0	+37.9%	2.9
Food court counters	美食廣場櫃位	45.1	+189.1%	15.6
Franchise restaurants	特許經營餐廳	34.2	+58.3%	21.6
		166.7	+121.1%	75.4
Industrial catering	工業餐飲	10.6	+21.8%	8.7
Restaurants and industrial catering business	餐廳及工業餐飲業務	177.3	+110.8%	84.1
Food souvenir business	食品手信業務	32.6	+579.2%	4.8
		209.9	+136.1%	88.9

Note 3: Same store performance is compared on the basis of those restaurants/shops/outlets which were in place in the same periods of 2023 and 2022 only.

附註3: 同店表現僅按於二零二三年與二零二二年同期營業之該等餐廳/店舖/商舖之基準作比較。

Below is a table of comparison of the turnover of the Group by geographical locations of the first quarter of 2023 and 2022:

下表為本集團於二零二三年及二零二二年第一季度按地理位置劃分之營業額比較:

		For the three months ended 31 March 截至三月三十一日止三個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
TURNOVER – First quarter	營業額 – 第一季度			
Macau	澳門	81.2	+55.9%	52.1
Mainland China	中國大陸	7.3	-8.8%	8.0
Hong Kong	香港	21.4	+109.8%	10.2
Taiwan	台灣	–	-100.0%	0.3
Total	總計	109.9	+55.7%	70.6

**FINANCIAL REVIEW – Continued****Turnover – Continued**

Below is a table of comparison of the turnover of the Group by geographical locations of the second quarter of 2023 and 2022:

		For the three months ended 30 June		
		截至六月三十日止三個月		
		2023	Change	2022
		二零二三年	變動	二零二二年
		HK\$'million	%	HK\$'million
		百萬港元	百分比	百萬港元
TURNOVER – Second quarter	營業額 – 第二季度			
Macau	澳門	89.0	+132.4%	38.3
Mainland China	中國大陸	6.6	-9.6%	7.3
Hong Kong	香港	27.1	+41.9%	19.1
Total	總計	122.7	+89.6%	64.7

Below is a table of comparison of the turnover of the Group by geographical locations of the six months ended 30 June of 2023 and 2022:

財務回顧 – 續**營業額 – 續**

下表為本集團於二零二三年及二零二二年第二季度按地理位置劃分之營業額比較：

		For the six months ended 30 June		
		截至六月三十日止六個月		
		2023	Change	2022
		二零二三年	變動	二零二二年
		HK\$'million	%	HK\$'million
		百萬港元	百分比	百萬港元
TURNOVER – The Period	營業額 – 本期間			
Macau	澳門	170.2	+88.3%	90.4
Mainland China	中國大陸	13.9	-9.2%	15.3
Hong Kong	香港	48.5	+65.5%	29.3
Taiwan	台灣	-	-100.0%	0.3
Total	總計	232.6	+71.9%	135.3



FINANCIAL REVIEW – Continued

Gross Margin (the Group's Turnover less Cost of Sales)

The gross margin (being the turnover less cost of sales) of the Group for the Period was approximately HK\$171.9 million, representing an increase of approximately 85.6% as compared to the same period of 2022 of approximately HK\$92.6 million. The gross margin ratio for the Period was about 73.9%, with an increase of about 5.4% compared to the same period of 2022 of 68.5%. The increase in gross margin was mainly due to the increase in turnover and effective cost control measures for the Period.

Below is a table of comparison of the gross margins (as described above) of the Group for the first and second quarters of 2023 and 2022:

財務回顧 – 續

毛利(本集團營業額減銷售成本)

於本期間，本集團之毛利(即營業額減銷售成本)約為171,900,000港元，較二零二二年同期約92,600,000港元增加約85.6%。本期間毛利率約為73.9%，較二零二二年同期的68.5%上升約5.4%。毛利增加主要歸因於本期間營業額增加及有效之成本控制措施。

下表為本集團於二零二三年及二零二二年第一及第二季度之毛利(如上文所述)比較：

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
GROSS MARGIN	毛利			
First quarter	第一季度	80.9	+68.5%	48.0
Second quarter	第二季度	91.0	+104.0%	44.6
The Period	本期間	171.9	+85.6%	92.6
Gross margin ratio (Gross margin over turnover) for the Period (%)	本期間毛利率(毛利除以營業額)(%)	73.9%	+5.4%	68.5%



FINANCIAL REVIEW – Continued

Gross Operating Profit/(Loss) (the Group's Turnover less Cost of Sales and Direct Operating Costs)

The gross operating profit (being the turnover less cost of sales and direct operating costs) of the Group for the Period was approximately HK\$64.6 million as compared to the same period of 2022 of gross operating loss of approximately HK\$26.0 million. The gross operating profit ratio for the Period was about 27.8% as compared to the same period of a gross operating loss ratio of 2022 of 19.2%. The gross operating profit was mainly due to the increase in the Group's turnover and effective cost control measures for the Period.

Below is a table of comparison of the gross operating profit/(loss) (as described above) of the Group for the first and second quarters of 2023 and 2022:

財務回顧 – 續

經營毛利／(毛損) (本集團營業額減銷售成本及直接經營成本)

本集團於本期間經營毛利(即營業額減銷售成本及直接經營成本)約為64,600,000港元，而二零二二年同期經營毛損則約為26,000,000港元。本期間經營毛利率約為27.8%，而二零二二年同期經營毛損率則為19.2%。經營毛利主要歸因於本集團於本期間之營業額增加及有效之成本控制措施。

下表為本集團於二零二三年及二零二二年第一及第二季度之經營毛利／(毛損)(如上文所述)比較：

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
GROSS OPERATING PROFIT/(LOSS)	經營毛利／(毛損)			
First quarter	第一季度	30.2	N/A 不適用	(13.2)
Second quarter	第二季度	34.4	N/A 不適用	(12.8)
The Period	本期間	64.6	N/A 不適用	(26.0)
Gross operating profit/(loss) ratio (Gross operating profit/(loss) over turnover) for the Period (%)	本期間經營毛利／(毛損)率 (經營毛利／(毛損)除以營業額)(%)	27.8%	N/A 不適用	(19.2)%



FINANCIAL REVIEW – Continued

EBITDA/(LBITDA)

The Group's EBITDA for the Period was some HK\$61.6 million, as compared to the same period of 2022 of the LBITDA of approximately HK\$60.9 million. The EBITDA was mainly attributable to the increase in the Group's turnover and the Group's gross operating profit. The EBITDA/(LBITDA) and EBITDA/(LBITDA) ratios for the last two interim periods of the Group are as follows:

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
EBITDA/(LBITDA)	EBITDA/(LBITDA)	61.6	N/A 不適用	(60.9)
EBITDA/(LBITDA) against turnover ratio (%)	EBITDA/(LBITDA)相對 營業額比率(%)	26.5%	N/A 不適用	(45.0)%

Net Profit/(Loss)

The profit attributable to owners of the Company for the Period was approximately HK\$24.3 million, as compared to the same period of 2022 of a loss attributable to owners of the Company of approximately HK\$104.7 million. The profit for the Period was mainly attributable to (i) a profit attributable to owners of the Group's food and catering business of some HK\$18.2 million, (ii) a profit attributable to owners of the Group's food souvenir business of some HK\$4.1 million and (iii) the profit attributable to owners of the Group's property investment business of some HK\$4.0 million.

The profit/(loss) attributable to owners of the Company and profit/(loss) attributable to owners of the Company against turnover ratios for the last two interim periods of the Group are as follows:

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
Profit/(loss) attributable to owners of the Company	本公司擁有人應佔 溢利/(虧損)	24.3	N/A 不適用	(104.7)
Profit/(loss) attributable to owners of the Company against turnover ratio (%)	本公司擁有人應佔 溢利/(虧損) 相對營業額比率(%)	10.4%	N/A 不適用	(77.4)%

財務回顧 – 續

EBITDA/(LBITDA)

本集團於本期間之EBITDA約為61,600,000港元，而二零二二年同期之LBITDA則約為60,900,000港元。EBITDA主要歸因於本集團營業額增加及本集團經營毛利。本集團於過去兩個中期期間之EBITDA/(LBITDA)及EBITDA/(LBITDA)比率如下：

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
EBITDA/(LBITDA)	EBITDA/(LBITDA)	61.6	N/A 不適用	(60.9)
EBITDA/(LBITDA) against turnover ratio (%)	EBITDA/(LBITDA)相對 營業額比率(%)	26.5%	N/A 不適用	(45.0)%

溢利/(虧損)淨額

於本期間，本公司擁有人應佔溢利約為24,300,000港元，而二零二二年同期則為本公司擁有人應佔虧損約104,700,000港元。本期間溢利主要歸因於(i)本集團食物及餐飲業務錄得擁有人應佔溢利約18,200,000港元；(ii)本集團食品手信業務錄得擁有人應佔溢利約4,100,000港元；及(iii)本集團物業投資業務錄得擁有人應佔溢利約4,000,000港元。

本集團於過去兩個中期期間之本公司擁有人應佔溢利/(虧損)及本公司擁有人應佔溢利/(虧損)相對營業額比率如下：

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
Profit/(loss) attributable to owners of the Company	本公司擁有人應佔 溢利/(虧損)	24.3	N/A 不適用	(104.7)
Profit/(loss) attributable to owners of the Company against turnover ratio (%)	本公司擁有人應佔 溢利/(虧損) 相對營業額比率(%)	10.4%	N/A 不適用	(77.4)%



FINANCIAL REVIEW – Continued

Net Profit/(Loss) – Continued

The Net Ordinary Operating Profit/(Loss) (being the profit/(loss) attributable to owners of the Company before taking into account any change in net fair value of its investment properties) for the Period was at a profit of approximately HK\$24.3 million, as compared to the same period of 2022 of a loss of approximately HK\$95.9 million. Set out below are the Net Ordinary Operating Profit/(Loss) and Net Ordinary Operating Profit/(Loss) ratios (being Net Ordinary Operating Profit/(Loss) against turnover) for the last two interim periods:

財務回顧 – 續

溢利／(虧損)淨額 – 續

於本期間，普通經營溢利／(虧損)淨額(即未計及投資物業之任何公允價值淨額變動之本公司擁有人應佔溢利／(虧損))為溢利約24,300,000港元，而二零二二年同期則為虧損約95,900,000港元。於過去兩個中期期間之普通經營溢利／(虧損)淨額及普通經營溢利／(虧損)淨額比率(即普通經營溢利／(虧損)淨額相對營業額)載列如下：

For the six months ended 30 June

截至六月三十日止六個月

	2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
Net Ordinary Operating Profit/(Loss) 普通經營溢利／(虧損)淨額	24.3	N/A 不適用	(95.9)
Net Ordinary Operating Profit/(Loss) against turnover ratio (%) 普通經營溢利／(虧損)淨額相對營業額比率(%)	10.4%	N/A 不適用	(70.9)%

Below is a table of comparison of the results attributable to owners of the Company for the first and second quarters of 2023 and 2022:

下表比較二零二三年及二零二二年第一及第二季度之本公司擁有人應佔業績：

	2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY 本公司擁有人應佔溢利／(虧損)			
First quarter 第一季度	11.4	N/A 不適用	(34.9)
Second quarter 第二季度	12.9	N/A 不適用	(69.8)
The Period 本期間	24.3	N/A 不適用	(104.7)

**FINANCIAL REVIEW – Continued****Net Profit/(Loss) – Continued**

Details of the results attributable to owners of the Company for the first quarter of 2023 and 2022 are as follows:

財務回顧 – 續**溢利／(虧損)淨額 – 續**

二零二三年及二零二二年第一季度之本公司擁有人應佔業績詳情如下：

For the three months ended 31 March

截至三月三十一日止三個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – First quarter	本公司擁有人應佔溢利／(虧損) – 第一季度			
Food and catering business	食物及餐飲業務	8.9	N/A 不適用	(33.9)
Food souvenir business	食品手信業務	1.9	N/A 不適用	(2.0)
Property investment business	物業投資業務	2.1	-19.2%	2.6
Other revenue, corporate payroll and unallocated expenses	其他收益、公司薪金及未分配開支	(1.5)	-6.3%	(1.6)
Total	總計	11.4	N/A 不適用	(34.9)

Details of the results attributable to owners of the Company for the second quarter of 2023 and 2022 are as follows:

二零二三年及二零二二年第二季度之本公司擁有人應佔業績詳情如下：

For the three months ended 30 June

截至六月三十日止三個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – Second quarter	本公司擁有人應佔溢利／(虧損) – 第二季度			
Food and catering business	食物及餐飲業務	9.3	N/A 不適用	(54.0)
Food souvenir business	食品手信業務	2.2	N/A 不適用	(8.1)
Property investment business	物業投資業務	1.9	N/A 不適用	(6.7)
Other revenue, corporate payroll and unallocated expenses	其他收益、公司薪金及未分配開支	(0.5)	-50.0%	(1.0)
Total	總計	12.9	N/A 不適用	(69.8)

**FINANCIAL REVIEW – Continued****Net Profit/(Loss) – Continued**

Details of the results attributable to owners of the Company for the six months ended 30 June of 2023 and 2022 are as follows:

財務回顧 – 續**溢利／(虧損)淨額 – 續**

截至二零二三年及二零二二年六月三十日止六個月之本公司擁有人應佔業績詳情如下：

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %	2022 二零二二年 HK\$'million 百萬港元
PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – The Period	本公司擁有人應佔溢利／(虧損) – 本期間			
Food and catering business	食物及餐飲業務	18.2	N/A 不適用	(87.9)
Food souvenir business	食品手信業務	4.1	N/A 不適用	(10.1)
Property investment business	物業投資業務	4.0	N/A 不適用	(4.1)
Other revenue, corporate payroll and unallocated expenses	其他收益、公司薪金及未分配開支	(2.0)	–23.1%	(2.6)
Total	總計	24.3	N/A 不適用	(104.7)

Below is a table of comparison of the results attributable to owners of the Company by geographical locations for the first quarter of 2023 and 2022:

下表比較二零二三年及二零二二年第一季度按地理位置劃分之本公司擁有人應佔業績：

		For the three months ended 31 March 截至三月三十一日止三個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %	2022 二零二二年 HK\$'million 百萬港元
PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – First quarter	本公司擁有人應佔溢利／(虧損) – 第一季度			
Macau	澳門	12.1	N/A 不適用	(18.0)
Mainland China	中國大陸	(0.7)	–85.7%	(4.9)
Hong Kong	香港	–	–100.0%	(11.5)
Taiwan	台灣	–	N/A 不適用	(0.5)
Total	總計	11.4	N/A 不適用	(34.9)

**FINANCIAL REVIEW – Continued****Net Profit/(Loss) – Continued**

Below is a table of comparison of the results attributable to owners of the Company by geographical locations for the second quarter of 2023 and 2022:

財務回顧 – 續**溢利／(虧損)淨額 – 續**

下表比較二零二三年及二零二二年第二季度按地理位置劃分之本公司擁有人應佔業績：

		For the three months ended 30 June 截至六月三十日止三個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %	2022 二零二二年 HK\$'million 百萬港元
PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – Second quarter	本公司擁有人應佔溢利／(虧損) – 第二季度			
Macau	澳門	14.3	N/A 不適用	(57.9)
Mainland China	中國大陸	(0.8)	-93.4%	(12.1)
Hong Kong	香港	(0.6)	N/A 不適用	1.1
Taiwan	台灣	-	-100.0%	(0.9)
Total	總計	12.9	N/A 不適用	(69.8)

Below is a table of comparison of the results attributable to owners of the Company by geographical locations for the six months ended 30 June of 2023 and 2022:

下表比較截至二零二三年及二零二二年六月三十日止六個月按地理位置劃分之本公司擁有人應佔業績：

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %	2022 二零二二年 HK\$'million 百萬港元
PROFIT/(LOSS) ATTRIBUTABLE TO OWNERS OF THE COMPANY – The Period	本公司擁有人應佔溢利／(虧損) – 本期間			
Macau	澳門	26.4	N/A 不適用	(75.9)
Mainland China	中國大陸	(1.5)	-91.2%	(17.0)
Hong Kong	香港	(0.6)	-94.2%	(10.4)
Taiwan	台灣	-	-100.0%	(1.4)
Total	總計	24.3	N/A 不適用	(104.7)



FINANCIAL REVIEW – Continued

Earnings/(Loss) per Share

Based on the results attributable to owners of the Company and the number of 694,302,420 shares in issue during the Period, the basic earnings per share of the Company for the Period was some HK3.50 cents, as compared to the same period of 2022 of a basic loss per share of some HK15.07 cents. The Group's basic earnings/(loss) per share for the last two interim periods are as follows:

財務回顧 – 續

每股盈利／(虧損)

按於本期間之本公司擁有人應佔業績及已發行股份數目694,302,420股計算，本公司於本期間之每股基本盈利約為3.50港仙，而二零二二年同期則為每股基本虧損約15.07港仙。本集團於過去兩個中期期間之每股基本盈利／(虧損)如下：

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK cents 港仙	Change 變動 % 百分比	2022 二零二二年 HK cents 港仙
Earnings/(loss) per share – basic	每股盈利／(虧損) – 基本	3.50	N/A 不適用	(15.07)

The basic earnings per share of the Company based on the Net Ordinary Operating Profit for the Period was some HK3.50 cents, as compared to the same period of 2022 of Net Ordinary Operating Loss of some HK13.81 cents. Below are the basic earnings/(loss) per share based on the Net Ordinary Operating Profit/(Loss) over the last two interim periods:

於本期間，本公司按照普通經營溢利淨額計算之每股基本盈利約為3.50港仙，而二零二二年同期則為普通經營虧損淨額約13.81港仙。下表載列於過去兩個中期期間按照普通經營溢利／(虧損)淨額計算之每股基本盈利／(虧損)：

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK cents 港仙	Change 變動 % 百分比	2022 二零二二年 HK cents 港仙
Net Ordinary Operating Profit/(Loss) per share – basic	每股普通經營溢利／(虧損)淨額 – 基本	3.50	N/A 不適用	(13.81)



FINANCIAL REVIEW – Continued

Cash Flow

The cash inflow from operating activities of the Group for the Period was approximately HK\$56.5 million, as compared to the same period of 2022 of a cash outflow approximately HK\$37.2 million. Such cash inflow in the Period was mainly due to the Group's EBITDA. The Group's cash inflow/(outflow) from operating activities for the last two interim periods are as follows:

		For the six months ended 30 June 截至六月三十日止六個月		
		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
Cash inflow/(outflow) from operating activities	經營活動現金 流入/(流出)	56.5	N/A 不適用	(37.2)

Net Current Liabilities

As at 30 June 2023, the Group has recognized on its balance sheet a total right-of-use assets of approximately HK\$38.4 million, and a total lease liabilities of approximately HK\$42.0 million, in which lease liabilities payable within one year were approximately HK\$21.0 million that were recognized as current liabilities with considerable adverse impact on the Group's net current asset level as shown below. The net current liabilities of the Group as at 30 June 2023 were approximately HK\$136.8 million, details of which are set out as follows:

財務回顧 – 續

現金流量

本集團於本期間之經營活動現金流入約為56,500,000港元，而二零二二年同期之現金流出約為37,200,000港元。本期間之現金流入主要歸因於本集團之EBITDA。本集團於過去兩個中期期間之經營活動現金流入/(流出)如下：

流動負債淨額

於二零二三年六月三十日，本集團於其資產負債表確認使用權資產總額約為38,400,000港元及租賃負債總額約為42,000,000港元，其中，須於一年內償還之租賃負債約21,000,000港元已確認為流動負債，對本集團流動資產淨額水平之重大不利影響載於下文。於二零二三年六月三十日，本集團流動負債淨額約為136,800,000港元，詳情載列如下：

		As at 30 June 2023 於二零二三年 六月三十日 HK\$'million 百萬港元	Change 變動 % 百分比	As at 31 December 2022 於二零二二年 十二月三十一日 HK\$'million 百萬港元
Total current assets	流動資產總額	96.4	+14.1%	84.5
Total current liabilities without lease liabilities under HKFRS 16	根據香港財務報告準則第16號未計租賃負債之流動負債總額	(212.2)	-10.5%	(237.0)
Net current liabilities without lease liabilities under HKFRS 16	根據香港財務報告準則第16號未計租賃負債之流動負債淨額	(115.8)	-24.1%	(152.5)
Current portion of lease liabilities under HKFRS 16	根據香港財務報告準則第16號計算之租賃負債即期部分	(21.0)	-19.2%	(26.0)
Net current liabilities	流動負債淨額	(136.8)	-23.4%	(178.5)



FINANCIAL REVIEW – Continued **Net Current Liabilities – Continued**

The net current liabilities of the Group was partly attributable to a change of accounting standard under HKFRS 16 “Right-of-use assets” which has considerable impact on the Group’s balance sheet and on the disclosure requirements for the Group under the Listing Rules. HKFRS 16 “Right-of-use assets”, which superseded HKAS 17 “Leases” and related interpretations, has since 1 January 2019 introduced a single lessee accounting model and required a lessee to recognize assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. Specifically, under HKFRS 16, a lessee is required to recognize a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligation to make lease payments. Accordingly, a lessee should recognize depreciation of the right-of-use asset and interest on the lease liability, and also classifies cash repayments of the lease liability into a principal portion and an interest portion and presents them in the statement of cash flows. Also, the right-of-use asset and the lease liability are initially measured on a present value basis. This accounting treatment is significantly different from the lessee accounting for leases that used to be classified as operating leases under the predecessor standard, HKAS 17. The net current liabilities of the Group as at 30 June 2023 would be approximately HK\$115.8 million if the Group’s leases were classified as operating leases under the predecessor standard, HKAS 17.

In view of the net current liabilities as at 30 June 2023, the going concern assumption made in relation to the basis of preparation of the Group’s financial statements for the Period is stated in the note 2 to the Financial Statements of this interim report.

財務回顧 – 續 **流動負債淨額 – 續**

本集團之流動負債淨額部分歸因於香港財務報告準則第16號「使用權資產」項下之會計準則變動，其對本集團資產負債表及上市規則項下本集團披露規定有重大影響。自二零一九年一月一日起，香港財務報告準則第16號「使用權資產」取代香港會計準則第17號「租賃」及相關詮釋，引入單一承租人會計處理模式，並規定承租人就為期超過12個月之所有租賃確認資產及負債，除非相關資產為低價值資產。具體而言，根據香港財務報告準則第16號，承租人須確認使用權資產（表示其有權使用相關租賃資產）及租賃負債（表示其有責任支付租賃款項）。因此，承租人應確認使用權資產折舊及租賃負債利息，並將租賃負債之現金還款分類為本金部分及利息部分，在現金流量表中呈列。此外，使用權資產及租賃負債初步按現值基準計量。此會計處理方法與過往根據前訂準則香港會計準則第17號分類為經營租賃之租賃所用之承租人會計處理方法顯著不同。倘本集團租賃根據前訂準則香港會計準則第17號分類為經營租賃，則於二零二三年六月三十日，本集團之流動負債淨額約為115,800,000港元。

就二零二三年六月三十日之流動負債淨額而言，就本集團本期間財務報表編製基準所作出之持續經營假設載於本中期報告財務報表附註2。



FINANCIAL REVIEW – Continued

Net Assets

The net assets of the Group as at 30 June 2023 was approximately HK\$324.1 million, representing an increase of approximately 9.6% as compared to those of approximately HK\$295.5 million of 31 December 2022. The increase in net assets in the Period was mainly attributable to the profit attributable to owners of the Company of some HK\$24.3 million for the Period. The net assets of the Group as at 30 June 2023 and 31 December 2022 are as follows:

財務回顧 – 續

資產淨額

本集團於二零二三年六月三十日之資產淨額約為324,100,000港元，較二零二二年十二月三十一日約295,500,000港元增加約9.6%。本期間資產淨額增加乃主要歸因於本期間本公司擁有人應佔溢利約24,300,000港元。本集團於二零二三年六月三十日及二零二二年十二月三十一日之資產淨額如下：

		As at 30 June 2023 於二零二三年 六月三十日 HK\$'million 百萬港元	Change 變動 %百分比	As at 31 December 2022 於二零二二年 十二月三十一日 HK\$'million 百萬港元
Net assets	資產淨額	324.1	+9.6%	295.5
		HK\$ 港元	Change 變動 %百分比	HK\$ 港元
Net assets per Share – basic	每股資產淨額 – 基本	0.467	+9.6%	0.426



OPERATION REVIEW

Food and Catering Business

Restaurant Chain

The Group's operational financials of the Group's food and catering business for the six months ended 30 June of 2023 and 2022 are as follows:

營運回顧

食物及餐飲業務

連鎖餐廳

截至二零二三年及二零二二年六月三十日止六個月，本集團食物及餐飲業務之經營財務數據如下：

For the six months ended 30 June

截至六月三十日止六個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 %	2022 二零二二年 HK\$'million 百萬港元
Turnover	營業額	190.0	+58.3%	120.0
Cost of sales	銷售成本	(51.5)	+29.1%	(39.9)
Gross margin	毛利率	138.5	+72.9%	80.1
Direct operating expenses	直接經營開支	(92.2)	-15.6%	(109.3)
Gross operating profit/(loss)	經營毛利/(毛損)	46.3	N/A 不適用	(29.2)
Gross operating profit/(loss) margin (%)	經營毛利/(毛損)率(%)	24.4%	N/A 不適用	(24.3)%
Profit/(Loss) attributable to owners of the Company	本公司擁有人應佔溢利/(虧損)	18.2	N/A 不適用	(87.9)

During the Period, the Group's food and catering business contributed some HK\$190.0 million turnover representing about 81.7% of turnover of the Group. The increase in turnover for the Group's food and catering business was mainly attributable to the increase in turnover from the Group's Japanese restaurants, Chinese restaurants and food court counters. More details on this business are set out in the section headed "Chairman's Statement" on pages 3 to 7 of this interim report.

於本期間，本集團食物及餐飲業務貢獻營業額約190,000,000港元，佔本集團營業額約81.7%。本集團食物及餐飲業務營業額之增加乃主要歸因於本集團日式餐廳、中式餐廳及美食廣場櫃位之營業額有所增加。有關此業務之更多詳情載於本中期報告第3至7頁之「主席報告」一節。



OPERATION REVIEW – Continued

Food and Catering Business – Continued

Restaurant Chain – Continued

Analysis of the number of restaurants for the last two interim periods is listed as follows:

營運回顧 – 續

食物及餐飲業務 – 續

連鎖餐廳 – 續

過去兩個中期期間之餐廳數目分析載列如下：

		As at 30 June 於六月三十日	
		2023 二零二三年	2022 二零二二年
Number of restaurants	餐廳數目		
Japanese restaurants (note a)	日式餐廳(附註a)	4	7
Chinese restaurants (note b)	中式餐廳(附註b)	4	3
Western restaurants (note c)	西式餐廳(附註c)	1	3
Food court counters (note d)	美食廣場櫃位(附註d)	10	12
Franchise restaurants (note e)	特許經營餐廳(附註e)	10	10
		29	35
Industrial catering (note f)	工業餐飲(附註f)	1	1
		30	36
Total area of restaurants (sq.ft.)	餐廳總面積(平方呎)	51,977	67,186
Turnover per sq.ft. (HK\$)	每平方呎營業額(港元)	3,655	1,786

Note a: As at 30 June 2023, Japanese restaurants included 3 Edo Japanese Restaurants and 1 Musashi Japanese Restaurant.

附註a：於二零二三年六月三十日，日式餐廳包括3間江戶日本料理及1間武藏日式料理。

Note b: As at 30 June 2023, Chinese restaurants included 1 Turtle Essence and 3 Good Fortune Cantonese Kitchens.

附註b：於二零二三年六月三十日，中式餐廳包括1間龜盅補及3間百福小廚。

Note c: As at 30 June 2023, Western restaurant included 1 Azores Restaurant.

附註c：於二零二三年六月三十日，西式餐廳包括1間亞蘇爾餐廳。

Note d: As at 30 June 2023, food court counters included 2 Toei Delights Japanese food court counters, 1 Hundred Taste Kitchen Taiwanese food court counter, 1 Soul Jook food court counter, 1 Bari-Uma & Sinsaeat Kitchen food court counter and 5 Food Playground food court counters.

附註d：於二零二三年六月三十日，美食廣場櫃位包括2個十八番日式美食廣場櫃位、1個百味坊台式料理台灣美食廣場櫃位、1個Soul Jook美食廣場櫃位、1個広島霸嗎拉麵及Sinsaeat Kitchen美食廣場櫃位及5個Food Playground美食廣場櫃位。

Note e: As at 30 June 2023, franchise restaurants included 2 Pacific Coffee shops, 3 Pepper Lunch, 4 Bari-Uma and 1 Fu-Un-Maru restaurant.

附註e：於二零二三年六月三十日，特許經營餐廳包括2間太平洋咖啡店、3間胡椒廚房、4間広島霸嗎拉麵及1間風雲丸餐廳。

Note f: As at 30 June 2023, industrial catering included 1 student/staff canteen and lunch box catering service.

附註f：於二零二三年六月三十日，工業餐飲包括1間學生／職員飯堂及午膳服務。



OPERATION REVIEW – Continued

Food and Catering Business – Continued

Restaurant Chain – Continued

Analysis of the number of restaurants and food court counters by geographical locations for the last two interim periods are listed as follows:

營運回顧 – 續

食物及餐飲業務 – 續

連鎖餐廳 – 續

過去兩個中期期間按地理位置劃分之餐廳及美食廣場櫃位數目之分析載列如下：

		As at 30 June 於六月三十日	
		2023 二零二三年	2022 二零二二年
Number of restaurants	餐廳數目		
Macau	澳門	12	14
Mainland China	中國大陸	4	4
Hong Kong	香港	4	6
		20	24

		As at 30 June 於六月三十日	
		2023 二零二三年	2022 二零二二年
Number of food court counters	美食廣場櫃位數目		
Macau	澳門	3	5
Hong Kong	香港	7	7
		10	12

Details of the Group's restaurants opened and closed during the Period are set out in the section headed "List of Restaurants/Food Court Counters/Stores" on pages 73 to 78 of this interim report.

本集團於本期間之餐廳開設及結業詳情載於本中期報告第73至78頁之「餐廳／美食廣場櫃位／店舖一覽表」一節。

Industrial Catering

During the Period, the Group's industrial catering business was derived from its provision of canteen service and lunch box catering services for school with a turnover of some HK\$10.6 million, representing an increase of some 21.8% as compared to the same period of 2022 of some HK\$8.7 million. The increase in turnover of industrial catering business was mainly attributable to the increase in provision of lunch box services to various schools. More details on the Group's industrial catering business are set out in the section headed "Chairman's Statement" on pages 3 to 7 of this interim report.

工業餐飲

於本期間，本集團之工業餐飲業務來自其為學校提供之飯堂服務及午膳服務，錄得營業額約10,600,000港元，較二零二二年同期約8,700,000港元上升約21.8%。工業餐飲業務營業額之增幅乃主要歸因於為各學校提供午膳服務增加。有關本集團工業餐飲業務之更多詳情載於本中期報告第3至7頁之「主席報告」一節。



OPERATION REVIEW – Continued

Food and Catering Business – Continued

Food Wholesale

During the Period, the Group's wholesale business of Japanese food and materials has achieved a turnover of some HK\$5.9 million, representing a decrease of some 7.8% as compared to the same period of 2022 of some HK\$6.4 million. The decrease in turnover of food wholesale business was mainly attributable to an overall decrease of sales to customers in the Period. More details on the Group's food wholesale business are set out in the section headed "Chairman's Statement" on pages 3 to 7 of this interim report.

Food Souvenir Business

The operational financials of the Group's food souvenir business for the six months ended 30 June of 2023 and 2022 are as follows:

營運回顧 – 續

食物及餐飲業務 – 續

食品批發

於本期間，本集團之日本食物及食材批發業務錄得營業額約5,900,000港元，較二零二二年同期約6,400,000港元下跌約7.8%。食品批發業務營業額之跌幅主要由於本期間內對客戶進行之銷售整體減少。有關本集團食品批發業務之更多詳情載於本中期報告第3至7頁之「主席報告」一節。

食品手信業務

截至二零二三年及二零二二年六月三十日止六個月，本集團食品手信業務之經營財務數據如下：

For the six months ended 30 June

截至六月三十日止六個月

		2023 二零二三年 HK\$'million 百萬港元	Change 變動 % 百分比	2022 二零二二年 HK\$'million 百萬港元
Turnover	營業額	32.6	+515.1%	5.3
Cost of sales	銷售成本	(8.6)	+290.9%	(2.2)
Gross margin	毛利率	24.0	+674.2%	3.1
Direct operating expenses	直接經營開支	(15.2)	+61.7%	(9.4)
Gross operating profit/(loss)	經營毛利/(毛損)	8.8	N/A 不適用	(6.3)
Gross operating profit/(loss) margin (%)	經營毛利/(毛損)率(%)	27.0%	N/A 不適用	(118.9)%
Profit/(loss) attributable to owners of the Company	本公司擁有人應佔溢利/(虧損)	4.1	N/A 不適用	(10.1)



OPERATION REVIEW – Continued **Food Souvenir Business – Continued**

During the Period, the Group's food souvenir business has contributed some HK\$32.6 million turnover, representing about 14.0% of the Group's turnover. The increase in turnover of the food souvenir business was mainly due to the increase in retail business and visitor arrivals in Macau. Further details of the Group's food souvenir business are set out in the section headed "Chairman's Statement" on pages 3 to 7 of this interim report.

As at 30 June 2023, the Group had 6 (30 June 2022: 6) Yeng Kee bakery shops/kiosks with total area of 4,756 sq.ft. in Macau. Details of the Group's food souvenir shops are set out in the section headed "List of Food Souvenir Shops/Kiosks" on pages 79 to 80 of this interim report.

Property Investment Business

During the Period, the Key Investment Property has made steady rental income contribution and has recorded a turnover of some HK\$10.0 million (Six months ended 30 June 2022: HK\$10.0 million), representing about 4.3% of the Group's turnover. The profit attributable to the Group's property investment business was some HK\$4.0 million in the Period, as compared to the net loss for the same period of 2022 of some HK\$4.1 million. Such profit for the period was mainly attributable to rental income derived from the Key Investment Property.

The Group's Key Investment Property was valued at HK\$556.0 million as at 30 June 2023 (31 December 2022: HK\$556.0 million). During the six months ended 30 June 2023, no fair value gain/loss (Six months ended 30 June 2022: fair value loss of HK\$10.0 million) from the Key Investment Property was recognised in the consolidated statement of comprehensive income.

More details on this business are set out in the section headed "Chairman's Statement" on pages 3 to 7 of this interim report.

Logistic Support

The Group has a central kitchen in Hong Kong to cater for its restaurants and food court counters in Hong Kong to enhance the operation efficiency of the Group's restaurants in Hong Kong. The Group's central food and logistic processing centre in Macau is also caters for its restaurants and food court counters and food souvenir business. The Group will continue to actively enhance its logistic support including food sourcing and food processing facilities.

營運回顧 – 續 **食品手信業務 – 續**

於本期間，本集團之食品手信業務為營業額貢獻約32,600,000港元，佔本集團營業額約14.0%。食品手信業務營業額之增加乃主要由於澳門之零售業務及訪客人數有所增加。本集團食品手信業務之進一步詳情載於本中期報告第3至7頁之「主席報告」一節。

於二零二三年六月三十日，本集團於澳門有6間（二零二二年六月三十日：6間）英記餅家店舖／銷售亭，總面積達4,756平方呎。本集團食品手信店之詳情載於本中期報告第79至80頁之「食品手信店／銷售亭一覽表」一節。

物業投資業務

於本期間，主要投資物業為本集團作出穩定之租金收入貢獻及錄得營業額約10,000,000港元（截至二零二二年六月三十日止六個月：10,000,000港元），佔本集團營業額約4.3%。於本期間，本集團物業投資業務應佔溢利約為4,000,000港元，而二零二二年同期則為虧損淨額約4,100,000港元。期內溢利主要歸因於主要投資物業產生的租金收入。

於二零二三年六月三十日，本集團主要投資物業之估值為556,000,000港元（二零二二年十二月三十一日：556,000,000港元）。截至二零二三年六月三十日止六個月，概無主要投資物業之公允價值收益／虧損（截至二零二二年六月三十日止六個月：公允價值虧損10,000,000港元）已於綜合全面收益表內確認。

有關此業務之更多詳情載於本中期報告第3至7頁之「主席報告」一節。

物流支援

本集團於香港擁有一間中央廚房以配合其香港之餐廳及美食廣場櫃位，從而提高本集團於香港之餐廳之營運效率。本集團於澳門之中央食物及物流加工中心亦配合其餐廳及美食廣場櫃位以及食品手信業務。本集團將繼續積極加強其食物採購及食物加工設施之物流支援。



LIQUIDITY AND FINANCIAL RESOURCES

The Group generally finances its operations with internally generated resources and banking facilities provided by its bankers.

As at 30 June 2023, the Group had net current liabilities of some HK\$136.8 million (as at 31 December 2022: HK\$178.5 million). As at 30 June 2023, the Group had bank deposits, bank overdraft, cash and bank balances totaling of some HK\$28.8 million (as at 31 December 2022: HK\$12.9 million), while the Group's restricted bank deposits amounted to some HK\$1.9 million (as at 31 December 2022: HK\$1.2 million) has been pledged to a bank for guarantee given in lieu of paying rental deposit.

As at 30 June 2023, the Group had interest-bearing bank loans of some HK\$354.7 million (as at 31 December 2022: HK\$371.9 million) and interest-bearing advance from a related party of HK\$10.0 million (as at 31 December 2022: HK\$13.0 million). The Group's borrowings are made in Hong Kong dollars and Macau Patacas. Details of the borrowings are set out in note 19 of "Interest bearing borrowings" and note 18 "Amounts due to related parties" to the Financial Statements on pages 67 to 68 of this interim report.

The Group's gearing ratio represented by the Group's net debts (total liabilities less cash and cash equivalents) to the Group's total equity as at 30 June 2023 and 31 December 2022 are as follows:

	As at 30 June 2023 於二零二三年 六月三十日 %	Change 變動 %	As at 31 December 2022 於二零二二年 十二月三十一日 %
	百分比	百分比	百分比
Gearing ratio	資產負債比率 182.9	-29.7%	212.6

The decrease in the Group's gearing ratio as at 30 June 2023 was mainly due to the increase in the Group's total equity.

The Group's ratio of the total assets against the total liabilities of the Group as at 30 June 2023 was at 1.52 (31 December 2022: 1.45).

流動資金及財務資源

本集團一般以內部產生之資源及往來銀行提供之銀行融資為其業務撥資。

於二零二三年六月三十日，本集團之流動負債淨額約為136,800,000港元(於二零二二年十二月三十一日：178,500,000港元)。於二零二三年六月三十日，本集團有銀行存款、銀行透支、現金及銀行結餘共約28,800,000港元(於二零二二年十二月三十一日：12,900,000港元)，而本集團之受限制銀行存款約1,900,000港元(於二零二二年十二月三十一日：1,200,000港元)則已就代替支付租金按金所提供之擔保質押予銀行。

於二零二三年六月三十日，本集團有計息銀行貸款約354,700,000港元(於二零二二年十二月三十一日：371,900,000港元)及來自一名關連人士之計息墊款10,000,000港元(於二零二二年十二月三十一日：13,000,000港元)。本集團之借貸以港元及澳門元為單位。有關借貸之詳情載於本中期報告第67至68頁財務報表附註19「計息借貸」及附註18「應付關連人士款項」。

於二零二三年六月三十日及二零二二年十二月三十一日，本集團之資產負債比率(指本集團債務淨額(負債總額減現金及等同現金項目)對本集團權益總額之比率)如下：

於二零二三年六月三十日，本集團資產負債比率下降，主要由於本集團之權益總額增加。

於二零二三年六月三十日，本集團總資產對負債總額之比率為1.52(二零二二年十二月三十一日：1.45)。



MATERIAL LITIGATION

As at 30 June 2023, the Group was not involved in any material litigation or arbitration (31 December 2022: nil).

CONTINUING DISCLOSURE REQUIREMENT UNDER RULE 13.21 OF THE LISTING RULES

In accordance with the requirements of Rule 13.21 of the Listing Rules, the following loans and banking facilities (“Relevant Loan Agreements”), which were in existence during the Period and granted by various banks (“Lenders”) to certain wholly owned subsidiaries of the Company, have the following specific performance covenant of the controlling shareholder(s) of the Company:

- (i) Under each of the Relevant Loan Agreements, a specific performance covenant is imposed on Mr. Chan, being the controlling shareholder of the Company, and his associates to hold not less than 37%-40% equity interest in the Company during the term of each of the Relevant Loan Agreements.
- (ii) Failure to comply with the aforesaid covenant will constitute an event of default under each of the Relevant Loan Agreements and the Lenders shall have the right to cancel the relevant loan and/or declare all or part of outstanding amounts thereunder, together with accrued interest and all other sums payable, to be immediately due and payable.

The Relevant Loan Agreements are as follows:

- (i) A banking facility letter which became effective on 15 August 2018, provides a mortgage loan, with 3 tranches in an aggregate amount of approximately HK\$222.0 million, pursuant to which two formal loan agreements with the same terms have been entered into. This mortgage loan is repayable within 5-7 years after 3 months from the date of drawdown on the terms and conditions contained therein. Mr. Chan and his associates have to hold not less than 37% equity interest in the Company during the term of this banking facility letter. As at 30 June 2023, the outstanding loan amount was approximately HK\$122.9 million (as at 31 December 2022: HK\$123.7 million).

重大訴訟

於二零二三年六月三十日，本集團並無牽涉任何重大訴訟或仲裁（二零二二年十二月三十一日：無）。

上市規則第13.21條項下之持續披露規定

根據上市規則第13.21條之規定，於本期間，已存在且已獲多間銀行（「貸款人」）向本公司若干全資附屬公司授出之貸款及銀行融資（「有關貸款協議」）如下，當中包括下列本公司控股股東特定履約契諾：

- (i) 根據各有關貸款協議，已向本公司控股股東陳先生及其聯繫人士施加特定履約契諾，規定彼等於各有關貸款協議年期須持有不少於本公司37%至40%之股權。
- (ii) 根據各有關貸款協議，倘未能遵守上述契諾，則會構成違約事件，而貸款人將有權取消相關貸款及／或宣佈該貸款項下全部或部分未償還金額連同應計利息及所有其他應付款項將即時到期並須予償還。

有關貸款協議如下：

- (i) 一份銀行融資函件，其於二零一八年八月十五日生效，分三批提供總額約為222,000,000港元之按揭貸款，據此，已訂立兩份條款相同之正式貸款協議。該按揭貸款須自提取貸款當日起計三個月後於五至七年內根據其中所載條款及條件償還。於該銀行融資函件之年期內，陳先生及其聯繫人士須持有本公司不少於37%股權。於二零二三年六月三十日，未償還貸款金額約為122,900,000港元（於二零二二年十二月三十一日：123,700,000港元）。



CONTINUING DISCLOSURE REQUIREMENT UNDER RULE 13.21 OF THE LISTING RULES – *Continued*

(ii) A banking facility letter which became effective on 30 April 2021, provides a mortgage loan and a bank overdraft facility, with 3 tranches in an aggregate amount of MOP284.0 million (equivalent to approximately HK\$275.7 million), of which 2 tranches amounted MOP264.0 million (equivalent to approximately HK\$256.3 million) is repayable within 7 years from the date of the facility letter and the remaining 1 tranche amounted MOP20.0 million (equivalent to approximately HK\$19.4 million) is repayable on demand, and is made available on the terms and conditions therein. Mr. Chan and his associates have to hold not less than 40% equity interest in the Company during the term of this banking facility letter. As at 30 June 2023, the outstanding loan amount was approximately HK\$221.2 million (as at 31 December 2022: HK\$237.3 million).

As at 30 June 2023, the total outstanding bank loans with the abovementioned specific performance covenant were some HK\$344.1 million (as at 31 December 2022: HK\$361.0 million). If there is a breach of the abovementioned specific performance covenant by Mr. Chan and his associates, the Lenders will have the right to (i) declare all these loans due to the Lenders thereunder and any other loan documents containing a similar specific performance covenant on Mr. Chan and his associates (together with any sum and accrued interest payable) to become immediately due and payable; and (ii) cancel all other remaining bank facilities thereunder with the Lenders. As at 30 June 2023, Mr. Chan and his associates held 41.31% of the existing issued share capital of the Company. The Company shall continue to comply with its disclosure requirement and reporting obligations under the Listing Rules for so long as circumstances giving rise to such obligation continue to exist.

上市規則第13.21條項下之持續披露規定 – 續

(ii) 一份銀行融資函件，其於二零二一年四月三十日生效，分三批提供總額為284,000,000澳門元（相當於約275,700,000港元）之按揭貸款及銀行透支融資，其中兩批為264,000,000澳門元（相當於約256,300,000港元）須自融資函件日期起計七年內償還，而餘下一批20,000,000澳門元（相當於約19,400,000港元）之貸款應按要求並根據其中所載條款及條件償還。於該銀行融資函件之年期內，陳先生及其聯繫人士須持有本公司不少於40%股權。於二零二三年六月三十日，未償還貸款金額約為221,200,000港元（於二零二二年十二月三十一日：237,300,000港元）。

於二零二三年六月三十日，載有上述特定履約契諾之未償還銀行貸款總額約為344,100,000港元（於二零二二年十二月三十一日：361,000,000港元）。倘陳先生及其聯繫人士違反上述之特定履約契諾，則貸款人將有權(i)宣佈根據契諾及載有有關陳先生及其聯繫人士之類似特定履約契諾之任何其他貸款文件，應付貸款人之所有該等貸款連同任何應付款項及應計利息將即時到期並須予償還；及(ii)取消契諾項下與貸款人訂下之所有其他餘下銀行融資。於二零二三年六月三十日，陳先生及其聯繫人士持有本公司現有已發行股本之41.31%。只要引致披露規定及申報責任之情況持續出現，本公司須繼續根據上市規則遵守其披露規定及申報責任。



CHARGES ON GROUP ASSETS

As at 30 June 2023, the Group has pledged its investment properties in Macau to various banks in Macau to secure one (as at 31 December 2022: one) mortgage loans and one (as at 31 December 2022: one) bank overdraft facility. As at 30 June 2023 and 31 December 2022, the Group has also pledged two land and buildings in Macau to another bank in Macau to secure two mortgage loans. The Group has also as at that date pledged bank deposits to banks in respect of its bank guarantee given in lieu of paying rental deposit. Other than that, the Group did not have any charges on assets.

Details of the charges on assets are set out in note 19 of “Interest Bearing Borrowings” section to the Financial Statements on pages 67 to 68 of this interim report.

CONTINGENT LIABILITIES

As at 30 June 2023, the Group did not have any contingent liabilities (31 December 2022: nil).

CURRENCY EXPOSURE

As at 30 June 2023, the Group did not have any outstanding hedging instrument. The Group would continue to monitor closely its foreign currency exposure and requirements and to arrange for hedging facilities when necessary.

EMPLOYEES

As at 30 June 2023, the Group has employed a total of 645 full time staff (30 June 2022: 767), in which 444 (30 June 2022: 577) full time staff in Macau, 82 (30 June 2022: 73) full time staff in Mainland China, 119 (30 June 2022: 116) full time staff in Hong Kong and nil (30 June 2022: 1) full time staff in Taiwan. Remuneration packages including medical plan have been and are regularly reviewed with reference to market terms, individual qualifications, experience, duties and responsibilities. The remuneration policy of the employees of the Group is set up by the remuneration committee on the basis of their merit, qualifications and competence, while the detailed remuneration packages for the employees are determined by management based on their performance.

本集團資產抵押

於二零二三年六月三十日，本集團已質押其位於澳門之投資物業予多間澳門銀行，作為一項（於二零二二年十二月三十一日：一項）按揭貸款及一項（於二零二二年十二月三十一日：一項）銀行透支融資的擔保。於二零二三年六月三十日及二零二二年十二月三十一日，本集團亦已質押位於澳門之兩幅土地及樓宇予另一間澳門銀行，作為兩項按揭貸款的擔保。於該日，本集團亦已就代替支付租金按金所提供之銀行擔保將銀行存款質押予銀行。除此之外，本集團並無任何資產抵押。

有關資產抵押之詳情載於本中期報告第67至68頁財務報表附註19「計息借貸」一節。

或然負債

於二零二三年六月三十日，本集團並無任何或然負債（二零二二年十二月三十一日：無）。

貨幣風險

於二零二三年六月三十日，本集團並無任何尚未結算之對沖工具。本集團將繼續密切監察其外幣風險及需要，並會在必要時作出融資對沖安排。

僱員

於二零二三年六月三十日，本集團合共聘用645名（二零二二年六月三十日：767名）全職員工，當中在澳門、中國大陸、香港及台灣分別聘用444名（二零二二年六月三十日：577名）、82名（二零二二年六月三十日：73名）、119名（二零二二年六月三十日：116名）及零（二零二二年六月三十日：1名）全職員工。本公司一直且會定期參考市場條款、個別人士之資歷、經驗、職務及職責檢討包括醫療計劃在內之薪酬待遇。薪酬委員會按照本集團僱員之優點、資歷及能力制定本集團僱員薪酬政策，而管理層則按照該等僱員之表現釐定其具體薪酬待遇。



DIRECTORS' INTERESTS AND LONG/SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2023, the interests and long/short positions of the Directors and their associates in the shares and underlying shares of the Company and its associated corporations, as recorded in the register maintained by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies, were as follows:

Long positions

Ordinary shares of HK\$0.1 each of the Company

Name of director	Capacity	Number of ordinary shares held	Percentage of issued share capital of the Company
董事姓名	身份	所持普通股數目	佔本公司已發行股本百分比
Mr. Chan 陳先生	Beneficial owner	249,438,422	35.92%
	Interest of controlled corporation (Note a)	37,396,200	5.39%
Mr. Yu Kam Yuen, Lincoln 余錦遠先生	Beneficial owner	280,200	0.04%

Note a: These shares represented approximately 5.39% of the issued share capital of the Company as at 30 June 2023, of which 4.44% were held by Puregain Assets Limited, a company beneficially wholly-owned by Mr. Chan; and the balance of 0.95% was held by Cash Smart Enterprises Limited, a company which is 50% beneficially owned by Mr. Chan.

Save as disclosed herein, none of the Directors nor their associates had any interests or long/short positions in any shares or underlying shares of the Company or any of its associated corporations as at 30 June 2023.

董事於股份及相關股份之權益及好／淡倉

於二零二三年六月三十日，按本公司根據證券及期貨條例第352條存置之登記冊所記錄，董事及彼等之聯繫人士於本公司及其相聯法團之股份及相關股份擁有之權益及好／淡倉，或根據上市公司董事進行證券交易的標準守則已另行知會本公司及聯交所之權益及好／淡倉如下：

好倉

本公司每股面值0.1港元之普通股

附註a：於二零二三年六月三十日，該等股份佔本公司已發行股本約5.39%，其中4.44%由陳先生全資實益擁有之公司Puregain Assets Limited持有，其餘0.95%則由陳先生實益擁有50%權益之公司Cash Smart Enterprises Limited持有。

除本文所披露者外，於二零二三年六月三十日，概無董事或彼等之聯繫人士於本公司或其任何相聯法團之任何股份或相關股份中擁有任何權益或好／淡倉。



SUBSTANTIAL SHAREHOLDERS

As at 30 June 2023, the register of substantial shareholders maintained by the Company pursuant to Section 336 of the SFO showed that other than the interests disclosed above in respect of certain Directors, the Company has not been notified of any other relevant interests or short positions in the issued share capital of the Company as at 30 June 2023, were as follows:

Long positions

Ordinary shares of HK\$0.1 each of the Company

Name of shareholder	Capacity	Number of ordinary shares held	Percentage of issued share capital of the Company 佔本公司已發行股本百分比
股東姓名	身份	所持普通股數目	股本百分比
Ophorst Van Marwijk Kooy Vermogensbeheer N.V.	Investment manager 投資經理	97,272,000	14.01%

SHARE OPTIONS

The Company had an employee share option scheme, particulars of which are set out in note 41 to the financial statements of the 2022 annual report. Such scheme was expired on 8 June 2022.

As at 30 June 2023, the maximum number of the Company's shares which may be issued under the employee share option scheme was nil (31 December 2022: nil) shares, representing approximately 0.0% (31 December 2022: 0.0%) of issued shares of the Company. The Group did not enter into any share based payment transactions during the six months ended 30 June 2023.

SUBSEQUENT EVENTS

There has been no significant subsequent event after 30 June 2023.

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

During the Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

SUFFICIENCY OF PUBLIC FLOAT

The Company has maintained a sufficient public float throughout the six months ended 30 June 2023.

主要股東

於二零二三年六月三十日，按本公司根據證券及期貨條例第336條存置之主要股東名冊所示，除上文所披露若干董事之權益外，本公司並無獲知會本公司於二零二三年六月三十日已發行股本中有任何其他相關權益或淡倉，除卻如下：

好倉

本公司每股面值0.1港元之普通股

Number of ordinary shares held	Percentage of issued share capital of the Company 佔本公司已發行股本百分比
所持普通股數目	股本百分比
97,272,000	14.01%

購股權

本公司推行僱員購股權計劃，有關詳情載於二零二二年年報之財務報表附註41。該計劃已於二零二二年六月八日屆滿。

於二零二三年六月三十日，根據僱員購股權計劃可發行之本公司股份最高數目為零(二零二二年十二月三十一日：零)股，相當於本公司已發行股份約0.0%(二零二二年十二月三十一日：0.0%)。本集團於截至二零二三年六月三十日止六個月並無訂立任何股份支付款項交易。

結算日後事項

於二零二三年六月三十日後概無重大結算日後事項。

購買、出售或贖回本公司上市證券

於本期間，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

足夠公眾持股量

截至二零二三年六月三十日止六個月，本公司一直維持足夠公眾持股量。



AUDIT COMMITTEE

The audit committee of the Company consists of three independent non-executive directors, Mr. Vong Hou Piu (Chairman), Mr. Chek Kuong Fong and Mr. Yu Kam Yuen, Lincoln. The audit committee has reviewed with management the accounting principles as well as critical accounting estimates and assumptions. The condensed consolidated financial statements and the interim results announcement of the Group for the Period have been reviewed by the audit committee before submission to the Board for adoption.

RISK COMMITTEE

The risk committee of the Company consists of two independent non-executive directors, Mr. Vong Hou Piu (Chairman), Mr. Yu Kam Yuen, Lincoln and an executive Director, Mr. Chan See Kit, Johnny. The risk committee's role is to make recommendation to the Board on the risk management framework and internal control policies. The principal duties of the risk committee include reviewing and monitoring the Company's risks. The risk committee also reviews the effectiveness of the enterprise risk management function, including staffing level and qualification as well as risk reports and breaches of risk tolerances and policies from time to time.

CORPORATE GOVERNANCE

The Company has during the Period complied with the CG Code as set out in Appendix 14 of the Listing Rules, except the following deviation:

Under the code provision A.6.7 of the CG Code, independent non-executive directors should attend general meetings of the Company. Due to personal commitments, Mr. Yu Kam Yuen, Lincoln, an independent non-executive director, did not attend the 2023 AGM.

The Company has adopted a code of conduct regarding securities transactions by Directors on terms no less exacting than the required standard set out in the Model Code. Having made specific enquiry with them, all Directors have confirmed that they have complied with the standard set out in such Model Code and the code of conduct regarding securities transactions by Directors adopted by the Company.

In April 2023, the Environmental, Social and Corporate Governance report for 2022 was issued together with 2022 annual report and presented on the Company's website at www.fb.com.hk and the Stock Exchange's website at www.hkexnews.hk.

審核委員會

本公司審核委員會由三名獨立非執行董事黃浩彪先生(主席)、戚廣峰先生及余錦遠先生組成。審核委員會已與管理層審閱會計原則以及重大會計估計及假設。本集團於本期間之簡明綜合財務報表及中期業績公佈於呈交董事會採納前，已由審核委員會審閱。

風險委員會

本公司風險委員會由兩名獨立非執行董事黃浩彪先生(主席)、余錦遠先生以及執行董事陳思杰先生組成。風險委員會之職責為就風險管理架構及內部監控政策向董事會作出推薦意見。風險委員會之主要職責包括審議及監察本公司之風險。風險委員會亦會不時審閱企業風險管理職能之效力，包括員工編制及資歷，以及風險報告及違反風險容忍度及政策。

企業管治

除以下偏離情況外，本公司於本期間一直遵守上市規則附錄十四所載之企業管治守則：

根據企業管治守則之守則條文第A.6.7條，獨立非執行董事應出席本公司之股東大會。獨立非執行董事余錦遠先生因個人事務並無出席二零二三年股東週年大會。

本公司已採納有關董事進行證券交易的行為守則，其條款不比標準守則所載之規定標準寬鬆。經向全體董事作出具體查詢後，所有董事確認，彼等一直遵守標準守則及本公司就董事進行證券交易所採納的行為守則所載之標準。

二零二二年之環境、社會及企業管治報告已連同二零二二年年報於二零二三年四月在本公司網站(www.fb.com.hk)及聯交所網站(www.hkexnews.hk)刊發及呈列。

Condensed Consolidated Statement of Comprehensive Income

簡明綜合全面收益表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月



		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
		Notes 附註	
Turnover	營業額	6	232,591
Cost of sales	銷售成本		(60,664)
Gross margin	毛利		171,927
Direct operating expenses	直接經營開支		(107,312)
Gross operating profit/(loss)	經營毛利/(毛損)		64,615
Other revenue	其他收益		3,032
Other gains and losses	其他收益及虧損		2,497
Administrative expenses	行政開支		(33,385)
Finance costs	財務成本	9	(9,210)
Profit/(Loss) before income tax	除所得稅前溢利/(虧損)	8	27,549
Income tax credit	所得稅抵免	10	543
Profit/(Loss) for the period	期間溢利/(虧損)		28,092
Other comprehensive income, net of tax Item that may be reclassified subsequently to profit or loss:	其他全面收益，扣除稅項 其後或會重新分類至 損益之項目：		
Exchange differences on translating foreign operations	海外業務換算匯兌差額		496
Total comprehensive income/(loss) for the period	期間全面收益/(虧損)總額		28,588
Profit/(Loss) attributable to:	以下人士應佔溢利/(虧損)：		
Owners of the Company	本公司擁有人		24,341
Non-controlling interests	非控股權益		3,751
			28,092
Total comprehensive income/(loss) attributable to:	以下人士應佔全面收益/ (虧損)總額：		
Owners of the Company	本公司擁有人		24,837
Non-controlling interests	非控股權益		3,751
			28,588
Earnings/(Loss) per share	每股盈利/(虧損)		
- Basic and diluted (HK cents per share)	- 基本及攤薄(每股港仙)	12	3.50

Condensed Consolidated Statement of Financial Position

簡明綜合財務狀況表

As at 30 June 2023 於二零二三年六月三十日



			30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核)	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核)
		Notes 附註	HK\$'000 千港元	HK\$'000 千港元
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	13	167,156	175,480
Right-of-use assets	使用權資產	13	38,411	43,290
Investment properties	投資物業	14	556,000	556,000
Goodwill	商譽	13	56,000	56,000
Other intangible assets	其他無形資產	13	9,756	10,131
Prepayments and deposits	預付款項及按金	15	23,146	24,570
Total non-current assets	非流動資產總額		850,469	865,471
Current assets	流動資產			
Inventories	存貨		27,400	19,966
Trade and other receivables	貿易及其他應收款項	15	37,294	37,260
Financial assets at fair value through profit or loss	按公允價值計入損益之 金融資產	16	37	37
Restricted bank deposits	受限制銀行存款		1,868	1,170
Cash and cash equivalents	現金及等同現金項目		29,804	26,032
Total current assets	流動資產總額		96,403	84,465
Total assets	資產總額		946,872	949,936
Current liabilities	流動負債			
Trade and other payables	貿易及其他應付款項	17	82,870	81,668
Amounts due to related parties	應付關連人士款項	18	87,995	95,487
Lease liabilities	租賃負債		20,972	25,954
Current tax liabilities	本期稅項負債		13,315	13,315
Interest bearing borrowings	計息借貸	19	26,702	45,145
Non-interest bearing borrowings	無息借貸		1,388	1,388
Total current liabilities	流動負債總額		233,242	262,957
Net current liabilities	流動負債淨額		(136,839)	(178,492)
Total assets less current liabilities	資產總額減流動負債		713,630	686,979

Condensed Consolidated Statement of Financial Position 簡明綜合財務狀況表

As at 30 June 2023 於二零二三年六月三十日



			30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
		Notes 附註		
Non-current liabilities	非流動負債			
Lease liabilities	租賃負債		21,039	24,212
Interest bearing borrowings	計息借貸	19	328,032	326,774
Deferred tax liabilities	遞延稅項負債		35,061	35,061
Non-interest bearing borrowings	無息借貸		5,429	5,429
Total non-current liabilities	非流動負債總額		389,561	391,476
Total liabilities	負債總額		622,803	654,433
NET ASSETS	資產淨額		324,069	295,503
Capital and reserves attributable to owners of the Company	本公司擁有人應佔資本及儲備			
Share capital	股本	20	69,430	69,430
Reserves	儲備		279,849	255,034
Equity attributable to owners of the Company	本公司擁有人應佔權益		349,279	324,464
Non-controlling interests	非控股權益		(25,210)	(28,961)
TOTAL EQUITY	權益總額		324,069	295,503

Condensed Consolidated Statement of Changes in Equity

簡明綜合股權變動報表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月



		Share capital	Share premium	Special reserve	Capital reserve	Property revaluation reserve	Foreign exchange reserve	Retained profits/ losses	Equity attributable to owners of the Company	Non-controlling interests	Total
		股本	股份溢價	特殊儲備	資本儲備	物業重估儲備	外匯儲備	保留盈利/ (累計虧損)	本公司擁有人應佔權益	非控股權益	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2023 (audited)	於二零二三年一月一日(經審核)	69,430	376,715	34,800	32	7,191	(10,979)	(152,725)	324,464	(28,961)	295,503
Profit for the period	期間溢利	-	-	-	-	-	-	24,341	24,341	3,751	28,092
Exchange differences on translating foreign operations	海外業務換算匯兌差額	-	-	-	-	-	496	-	496	-	496
Total comprehensive income for the period	期間全面收益總額	-	-	-	-	-	496	24,341	24,837	3,751	28,588
Disposal of subsidiaries	出售附屬公司	-	-	-	-	-	204	(226)	(22)	-	(22)
At 30 June 2023 (unaudited)	於二零二三年六月三十日(未經審核)	69,430	376,715	34,800	32	7,191	(10,279)	(128,610)	349,279	(25,210)	324,069

		Share capital	Share premium	Special reserve	Capital reserve	Property revaluation reserve	Foreign exchange reserve	Accumulated losses	Equity attributable to owners of the Company	Non-controlling interests	Total
		股本	股份溢價	特殊儲備	資本儲備	物業重估儲備	外匯儲備	累計虧損	本公司擁有人應佔權益	非控股權益	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2022 (audited)	於二零二二年一月一日(經審核)	69,430	376,715	34,800	32	7,191	(29,504)	(27,113)	431,551	(26,716)	404,835
Loss for the period	期間虧損	-	-	-	-	-	-	(104,652)	(104,652)	(4,389)	(109,041)
Exchange differences on translating foreign operations	海外業務換算匯兌差額	-	-	-	-	-	5,268	-	5,268	-	5,268
Transfer to capital reserve	轉撥至資本儲備	-	-	-	12	-	-	(12)	-	-	-
Total comprehensive (loss)/income for the period	期間全面(虧損)/收益總額	-	-	-	12	-	5,268	(104,664)	(99,384)	(4,389)	(103,773)
At 30 June 2022 (unaudited)	於二零二二年六月三十日(未經審核)	69,430	376,715	34,800	44	7,191	(24,236)	(131,777)	332,167	(31,105)	301,062

Note a: The special reserve of the Group represents the difference between the nominal amount of the shares issued by the Company and the aggregate amount of the share capital and share premium of subsidiaries acquired pursuant to the group reorganisation in preparation for the listing of the Company's shares on The Stock Exchange of Hong Kong Limited in 2002.

附註a：本集團之特殊儲備指本公司所發行股份之面值與根據於二零二二年為籌備本公司股份在香港聯合交易所有限公司上市而進行集團重組所收購附屬公司之股本及股份溢價總和之差額。

Note b: The capital reserve represents the contribution by the owners.

附註b：資本儲備指擁有人注資。

Condensed Consolidated Statement of Cash Flows

簡明綜合現金流量表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月



		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
	Notes 附註		
Cash flows from operating activities	經營活動所得現金流量		
Profit/(Loss) before income tax	除所得稅前溢利/(虧損)	27,549	(110,240)
Adjustments for:	就以下項目作出調整：		
Depreciation of right-of-use assets	使用權資產折舊	13,081	28,739
Depreciation of property, plant and equipment	物業、廠房及設備折舊	11,390	12,770
Amortisation of other intangible assets	其他無形資產攤銷	363	361
Fair value loss on investment properties	投資物業之公允價值虧損	-	10,000
Impairment loss on goodwill	商譽減值虧損	-	25,775
Interest expense	利息開支	9,210	7,431
Interest income	利息收入	(80)	(103)
Gain on disposal of subsidiaries	出售附屬公司收益	(329)	-
Impairment loss on property, plant and equipment	物業、廠房及設備減值虧損	-	1,952
Impairment loss on other intangible assets	其他無形資產減值虧損	-	5,000
Loss on written off of property, plant and equipment	撤銷物業、廠房及設備之 虧損	159	6,516
Rent concessions	租金優惠	(9)	(6,874)
Gain on lease modification	租賃修改之收益	(1,117)	(4,896)
Operating profit/(loss) before working capital changes	未計營運資金變動前之 經營溢利/(虧損)	60,217	(23,569)
(Increase)/Decrease in inventories	存貨(增加)/減少	(7,434)	428
Decrease in trade and other receivables	貿易及其他應收款項減少	1,390	10,932
Increase/(Decrease) in trade and other payables	貿易及其他應付款項 增加/(減少)	1,857	(25,042)
Cash generated from/(used in) operations	經營所得/(所用)現金	56,030	(37,251)
Income tax refunded	已退所得稅	543	-
Net cash generated from/(used in) operating activities	經營活動所得/(所用) 現金淨額	56,573	(37,251)

Condensed Consolidated Statement of Cash Flows 簡明綜合現金流量表

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月



		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核)	2022 二零二二年 (Unaudited) (未經審核)
		HK\$'000 千港元	HK\$'000 千港元
	Notes 附註		
Cash flows from investing activities	投資活動所得現金流量		
(Increase)/Decrease in restricted bank deposits	受限制銀行存款(增加)/減少	(698)	205
Interest received	已收利息	80	103
Proceed from disposal of subsidiaries	出售附屬公司所得款項	735	-
Acquisition of property, plant and equipment	收購物業、廠房及設備	(3,685)	(5,871)
Net cash used in investing activities	投資活動所用現金淨額	(3,568)	(5,563)
Cash flows from financing activities	融資活動所得現金流量		
Proceeds from interest bearing borrowings	計息借貸所得款項	3,190	10,684
Repayments of interest bearing borrowings (Repayment of advance from)/	償還計息借貸 (償還來自關連人士之墊款)/	(20,375)	(11,348)
Advance from related parties	來自關連人士之墊款	(7,492)	69,651
Interest paid	已付利息	(9,210)	(7,431)
Repayment of principal portion of lease liabilities	償還租賃負債本金部分	(15,175)	(26,423)
Net cash (used in)/generated from financing activities	融資活動(所用)/所得現金淨額	(49,062)	35,133
Net increase/(decrease) in cash and cash equivalents	現金及等同現金項目增加/(減少)淨額	3,943	(7,681)
Cash and cash equivalents at beginning of the period	於期初之現金及等同現金項目	26,032	36,778
Effect of exchange rate changes on cash and cash equivalents	匯率變動對現金及等同現金項目之影響	(171)	(720)
Cash and cash equivalents at end of the period	於期末之現金及等同現金項目	29,804	28,377

Notes to the Condensed Consolidated Interim Financial Statements

簡明綜合中期財務報表附註

For the six months ended 30 June 2023 截至二零二三年六月三十日止六個月



1. GENERAL INFORMATION

Future Bright Holdings Limited is a public limited company incorporated in Bermuda. Its shares are listed on The Stock Exchange of Hong Kong Limited (“Stock Exchange”). The address of its registered office is Clarendon House, 2 Church Street, Hamilton HM11, Bermuda. Its head office and principal place of business are at Units 803 and 804 on the 8th Floor, Seaview Commercial Building, Nos. 21-24 Connaught Road West, Hong Kong. The Group, comprising the Company and its subsidiaries, is engaged in sales of food and catering, sales of food souvenir and property investment.

2. BASIS OF PREPARATION

The condensed consolidated interim financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 (“HKAS 34”), issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the applicable disclosure provisions of Main Board Listing Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. The condensed consolidated interim financial statements were authorised for issue on 28 August 2023.

The condensed consolidated interim financial statements have been prepared with the same accounting policies adopted in the 2022 annual financial statements.

1. 一般資料

佳景集團有限公司為於百慕達註冊成立之公眾有限公司，其股份於香港聯合交易所有限公司（「聯交所」）上市。其註冊辦事處地址為Clarendon House, 2 Church Street, Hamilton HM11, Bermuda。其總辦事處及主要營業地址為香港干諾道西21-24號海景商業大廈8樓803及804室。本集團（包括本公司及其附屬公司）從事食物及餐飲銷售、食品手信銷售以及物業投資之業務。

2. 編製基準

簡明綜合中期財務報表根據香港會計師公會（「香港會計師公會」）頒佈之香港會計準則第34號（「香港會計準則第34號」）及香港聯合交易所有限公司主板證券上市規則之適用披露規定編製。簡明綜合中期財務報表於二零二三年八月二十八日獲授權刊發。

簡明綜合中期財務報表已根據二零二二年年報財務報表所採納之相同會計政策編製。



2. BASIS OF PREPARATION – Continued

The preparation of the condensed consolidated interim financial statements in compliance with HKAS 34 requires the use of certain judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates. The areas where significant judgments and estimates have been made in preparing the financial statements and their effect are disclosed in note 4.

In preparing the Group's condensed consolidated financial statements, the Directors have given careful consideration to the future liquidity of the Group in light of the fact that the Group has recorded a profit of approximately Hong Kong Dollar ("HK\$") 28,092,000 and at the end of reporting period, its current liabilities exceeded its current assets by approximately HK\$136,839,000. However, the Group had cash and cash equivalents of approximately HK\$29,804,000 only as at 30 June 2023.

The Directors consider that the Group has various measures and will have adequate funds available to enable it to operate as a going concern, taking into account the past operating performance of the Group and the following:

- (i) The Group has been actively negotiating with banks for more favourable terms when renewing the banking facilities in order to secure necessary funds to meet the Group's working capital and financing requirements in the foreseeable future;
- (ii) Up to the date of this report, the Group had unused bank and credit facilities of a total amount of approximately HK\$74.1 million, including credit facilities for capital expenditures and working capital of amounts of approximately HK\$19.1 million and HK\$55.0 million respectively;
- (iii) Management has been endeavoring to improve the Group's operating results and cash flows through various cost control measures and will continue to slow down the opening of new restaurants or close underperforming restaurants in the future;
- (iv) The related parties undertook that they will not request the Company to repay the outstanding amounts of approximately HK\$88.0 million as at 30 June 2023 until the Company is in a position to repay; and

2. 編製基準 – 續

根據香港會計準則第34號編製簡明綜合中期財務報表需要使用若干判斷、估計及假設，而有關判斷、估計及假設會影響政策之應用以及按年初至今基準計算之資產及負債、收入及開支之呈報金額。實際結果可能與該等估計有所不同。於編製財務報表時已作出重大判斷及估計之範圍及其影響於附註4披露。

於編製本集團之簡明綜合財務報表時，鑒於本集團錄得約28,092,000港元（「港元」）之溢利，以及其於報告期終之流動負債超出其流動資產約136,839,000港元，董事已審慎考慮本集團未來之流動資金。然而，本集團於二零二三年六月三十日僅錄得現金及等同現金項目約29,804,000港元。

經計及本集團過往經營表現及以下各項，董事認為本集團已採取各項措施，並將擁有充足資金使其能夠持續經營：

- (i) 於重續銀行融資時，本集團就爭取更有利條款積極與銀行協商，以確保獲得必要的資金以滿足本集團於可預見未來的營運資金及融資需求；
- (ii) 截至本報告日期，本集團的未動用銀行及信貸融資總額約為74,100,000港元，包括分別用作資本開支及營運資金之信貸融資約19,100,000港元及55,000,000港元；
- (iii) 管理層通過各種成本控制措施致力改善本集團的經營業績及現金流量，日後亦將繼續放慢開設新餐廳的步伐或關閉表現不佳的餐廳；
- (iv) 關連人士承諾，於本公司有能力償還之前，彼等不會要求本公司償還於二零二三年六月三十日之未償還款項約88,000,000港元；及



2. BASIS OF PREPARATION – Continued

- (v) The Group will consider to realise the investment properties of the Group with a fair value of approximately HK\$556.0 million and certain land and buildings of the Group with a carrying amount of approximately HK\$127.6 million as at 30 June 2023 and using the proceeds of repay certain secured bank loans and strengthen the Group's liquidity, when necessary.

The Directors have reviewed the Group's cash flow forecast covering a period of twelve months from the end of the reporting period. They are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations and meet its financial obligations as and when they fall due in the foreseeable future. Accordingly, the directors of the Company believe it is appropriate to prepare the consolidated financial statements of the Group for the period ended 30 June 2023 on a going concern basis.

The condensed consolidated interim financial statements are presented in HK\$, unless otherwise stated. The condensed consolidated interim financial statements contain condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2022 annual financial statements. The condensed consolidated interim financial statements and notes do not include all of the information required for a complete set of financial statements prepared in accordance with Hong Kong Financial Reporting Standards (the "HKFRSs") and should be read in conjunction with the 2022 consolidated financial statements.

2. 編製基準 – 續

- (v) 本集團將考慮在必要時將於二零二三年六月三十日公允價值約556,000,000港元的本集團投資物業及賬面值約127,600,000港元的本集團若干土地及樓宇變現，並利用所得款項償還若干有抵押銀行貸款及鞏固本集團的流動資金。

董事已審閱本集團涵蓋自報告期終起計十二個月期間的現金流量預測。彼等認為，經考慮上述計劃及措施，本集團將有充足營運資金為其營運提供資金及應付於可預見未來到期的財務責任。因此，本公司董事相信，按持續經營基準編製本集團截至二零二三年六月三十日止期間的綜合財務報表乃屬恰當。

除另有說明外，簡明綜合中期財務報表以港元呈列。簡明綜合中期財務報表載有簡明綜合財務報表及選定之說明附註。該等附註包括自二零二二年度財務報表以來，對瞭解本集團財務狀況及表現之變動而言屬重大之事件及交易之說明。簡明綜合中期財務報表及附註並不包括根據香港財務報告準則（「香港財務報告準則」）編製整套財務報表所需之所有資料，並應與二零二二年綜合財務報表一併閱覽。



3. CHANGES IN HONG KONG FINANCIAL REPORTING STANDARDS

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

HKFRS 17	Insurance contracts
Amendments to HKAS 1	Presentation of financial statements and HKFRs Practice Statement 2, Making materiality judgements
Amendments to HKAS 8	Accounting policies, changes in accounting estimates and errors
Amendments to HKAS 12	Income taxes

The adoption of these new or amended HKFRSs did not have any material impact on the Group's accounting policies and the disclosures or on the amounts recognised in the Group's condensed consolidated interim financial statements.

3. 香港財務報告準則變動

香港會計師公會已頒佈多項於本集團本會計期間首次生效之新訂或經修訂香港財務報告準則：

香港財務報告準則第17號	保險合約
香港會計準則第1號修訂本	呈報財務報表及香港財務報告準則實務聲明第2號，作出重大性判斷
香港會計準則第8號修訂本	會計政策、會計估計變動及錯誤
香港會計準則第12號修訂本	所得稅

採納該等新訂或經修訂香港財務報告準則，對本集團會計政策及本集團簡明綜合中期財務報表所披露事項或所確認金額並無造成任何重大影響。



4. USE OF JUDGEMENTS AND ESTIMATES

In preparing this condensed consolidated interim financial statements, the significant judgements made by the management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to 2022 annual financial statements.

Assessment of the Group's ability to continue as a going concern. In the light of recovering performance, the Directors do not consider that there are material uncertainties that cast doubt on the Group's going concern status over the course of the next 12 months. This judgment was made with consideration of the Group's liquidity position, given the underlying strength of the consolidated statement of financial position and the maturity dates of existing borrowings, the availability of undrawn finance facilities in place, and based on the assumptions and potential scenarios modelled as described in note 2, alongside the Directors' proposed responses to each scenario. Under each scenario, mitigating actions are all within management control, can be initiated as they relate to discretionary spend, and do not impact on the ability to meet demand. No significant structural changes to the business are assumed to be required under each scenario. Under each scenario, after taking mitigating actions as needed, the forecasts indicate that it is appropriate for the going concern basis to be adopted in preparing the interim report and financial statements, and that there are no material uncertainties over the assumptions underpinning this judgment that are required to be disclosed.

4. 使用判斷及估計

於編製本簡明綜合中期財務報表時，管理層於應用本集團之會計政策時所作出之重大判斷及估計不明朗因素之主要來源與二零二二年年度財務報表所應用者相同。

評估本集團持續經營的能力。鑒於表現日漸恢復，董事認為，並無重大不確定因素對本集團於未來十二個月內持續經營之能力構成疑慮。有關判斷經考慮本集團之流動資金狀況及因應綜合財務狀況表之基礎實力、現有借貸之到期日、可動用之未提取融資額度，並基於附註2所述構建的假設及潛在場景以及董事於每種情況下擬作出之回應而作出。於每種情況下，緩解措施均受到管理層控制，於其與酌情支出相關時可予以啟動，且不影響其滿足需求之能力。每種情況均假定無需對業務進行重大結構變動。於每種情況下，經採取所需緩解措施後，預測顯示在編製中期報告及財務報表時採用持續經營基準屬適合，而支持該判斷之假設並無須予披露之重大不確定因素。



5. SEGMENT REPORTING

(a) Business segments

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

The Group has three reportable segments. These segments are managed separately as each business offers different products and services and requires different business strategies. The following summary describes the operations in each of the Group's reportable segments:

Food and catering – sales of food and catering in Macau, Mainland China, Hong Kong and Taiwan;

Food souvenir – sales of food souvenir, including festival food products; and

Property investment – leasing of property

Inter-segment transactions are priced with reference to prices charged to external parties for similar order. Central revenue and expenses are not allocated to the operating segments as they are not included in the measure of the segments' profit that is used by the chief operating decision-maker for assessment of segment performance.

5. 分部報告

(a) 業務分部

本集團根據經主要營運決策者審閱之報告(用以制定策略性決策)決定其經營分部。

本集團擁有三個可報告分部。由於每項業務提供不同產品及服務，且需要不同經營策略，故該等分部獨立管理。本集團各個可報告分部之營運情況概述如下：

食物及餐飲 – 在澳門、中國大陸、香港及台灣銷售食物及餐飲；

食品手信 – 銷售食品手信，包括節慶食品；及

物業投資 – 租賃物業

分部間交易之價格乃參考就類似訂單向外部人士收取之價格釐定。由於主要營運決策者評估分部表現時使用之分部溢利計量並未計入主要收益及開支，故並無分配有關收益及開支至各經營分部。



5. SEGMENT REPORTING – Continued

(a) Business segments – Continued

The segment revenue and results for the six months ended 30 June 2023 are as follows:

		Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元	Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元	Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元	Inter-segment elimination 分部間對銷 (Unaudited) (未經審核) HK\$'000 千港元	Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元
Revenue	收益					
Revenue from external customers	來自外來客戶之收益	189,952	32,644	9,995	-	232,591
Revenue from inter-segment	來自分部間之收益	-	-	88	(88)	-
Other revenue	其他收益	2,884	52	96	-	3,032
Reportable segment revenue	可報告分部收益	192,836	32,696	10,179	(88)	235,623
Results	業績					
Reportable segment results	可報告分部業績	19,408	6,141	4,095	-	29,644

As at 30 June 2023

於二零二三年六月三十日

		Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元	Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元	Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元	Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元
Assets	資產				
Reportable segment assets*	可報告分部資產*	319,677	48,848	576,785	945,310
Liabilities	負債				
Reportable segment liabilities	可報告分部負債	309,757	25,955	276,072	611,784
Reportable segment net assets	可報告分部資產淨額	9,920	22,893	300,713	333,526



5. SEGMENT REPORTING – Continued

(a) Business segments – Continued

Other information

5. 分部報告 – 續

(a) 業務分部 – 續

其他資料

		Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元	Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元	Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元	Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元
For the six months ended 30 June 2023	截至二零二三年 六月三十日止六個月				
Interest income	利息收入	76	–	4	80
Interest expense	利息開支	4,858	111	4,241	9,210
Capital expenditure on property, plant and equipment	物業、廠房及設備之 資本開支	3,023	662	–	3,685
Depreciation of property, plant and equipment	物業、廠房及設備折舊	9,914	1,061	415	11,390
Depreciation of right-of-use assets	使用權資產折舊	11,642	1,439	–	13,081
Amortisation of other intangible assets	其他無形資產攤銷	266	97	–	363
Loss on written off of property, plant and equipment	撤銷物業、廠房及設備之 虧損	159	–	–	159
Gain on disposal of subsidiaries	出售附屬公司收益	329	–	–	329
Gain on lease modification	租賃修改之收益	1,117	–	–	1,117
Rent concessions	租金優惠	9	–	–	9
Income tax credit	所得稅抵免	543	–	–	543



5. SEGMENT REPORTING – Continued

(a) Business segments – Continued

For the six months ended 30 June 2022 are as follows:

		Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元	Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元	Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元	Inter-segment elimination 分部間對銷 (Unaudited) (未經審核) HK\$'000 千港元	Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元
Revenue	收益					
Revenue from external customers	來自外來客戶之收益	120,034	5,299	9,996	-	135,329
Revenue from inter-segment	來自分部間之收益	-	-	87	(87)	-
Other revenue	其他收益	7,254	48	200	-	7,502
Reportable segment revenue	可報告分部收益	127,288	5,347	10,283	(87)	142,831
Results	業績					
Reportable segment results	可報告分部業績	(88,672)	(13,732)	(5,160)	-	(107,564)

As at 31 December 2022

於二零二二年十二月三十一日

		Food and catering 食物及餐飲 (Audited) (經審核) HK\$'000 千港元	Food souvenir 食品手信 (Audited) (經審核) HK\$'000 千港元	Property investment 物業投資 (Audited) (經審核) HK\$'000 千港元	Consolidated 綜合 (Audited) (經審核) HK\$'000 千港元
Assets	資產				
Reportable segment assets*	可報告分部資產*	330,934	41,323	576,887	949,144
Liabilities	負債				
Reportable segment liabilities	可報告分部負債	341,181	18,019	293,020	652,220
Reportable segment net (liabilities)/assets	可報告分部(負債)/資產淨額	(10,247)	23,304	283,867	296,924

* As at 30 June 2023, food and catering and food souvenir segment assets included cash and cash equivalents of approximately HK\$22,616,000 (31 December 2022: HK\$21,866,000) and HK\$3,747,000 (31 December 2022: HK\$2,096,000) respectively, while property investment segment assets included cash and cash equivalents of approximately HK\$1,971,000 (31 December 2022: HK\$1,990,000), and investment properties of approximately HK\$556,000,000 (31 December 2022: HK\$556,000,000).

* 於二零二三年六月三十日，食物及餐飲以及食品手信分部資產包括現金及等同現金項目分別約22,616,000港元(二零二二年十二月三十一日：21,866,000港元)及3,747,000港元(二零二二年十二月三十一日：2,096,000港元)，而物業投資分部資產包括現金及等同現金項目約1,971,000港元(二零二二年十二月三十一日：1,990,000港元)及投資物業約556,000,000港元(二零二二年十二月三十一日：556,000,000港元)。



5. SEGMENT REPORTING – Continued

(a) Business segments – Continued

Other information

		Food and catering 食物及餐飲 (Unaudited) (未經審核) HK\$'000 千港元	Food souvenir 食品手信 (Unaudited) (未經審核) HK\$'000 千港元	Property investment 物業投資 (Unaudited) (未經審核) HK\$'000 千港元	Consolidated 綜合 (Unaudited) (未經審核) HK\$'000 千港元
For the six months ended 30 June 2022	截至二零二二年 六月三十日止六個月				
Interest income	利息收入	103	–	–	103
Interest expense	利息開支	3,835	119	3,477	7,431
Capital expenditure on property, plant and equipment	物業、廠房及設備之 資本開支	3,439	2,432	–	5,871
Depreciation of property, plant and equipment	物業、廠房及設備折舊	10,672	1,730	368	12,770
Depreciation of right-of-use assets	使用權資產折舊	27,208	1,531	–	28,739
Amortisation of other intangible assets	其他無形資產攤銷	125	236	–	361
Impairment loss on other intangible assets	其他無形資產減值虧損	–	5,000	–	5,000
Fair value loss on investment properties	投資物業之公允價值虧損	–	–	10,000	10,000
Loss on written off of property, plant and equipment	撤銷物業、廠房及設備之 虧損	6,516	–	–	6,516
Impairment loss on property, plant and equipment	物業、廠房及設備 減值虧損	1,952	–	–	1,952
Impairment loss on goodwill	商譽減值虧損	25,775	–	–	25,775
Gain on lease modification	租賃修改之收益	4,896	–	–	4,896
Rent concessions	租金優惠	6,207	667	–	6,874
Income tax credit	所得稅抵免	–	–	1,200	1,200

5. 分部報告 – 續

(a) 業務分部 – 續

其他資料



5. SEGMENT REPORTING – Continued

- (b) Reconciliation of reportable segment revenue, other revenue and other gains and losses, profit and loss

5. 分部報告 – 續

- (b) 可報告分部收益、其他收益以及其他收益及虧損、損益之對賬

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Revenue	收益		
Reportable segment revenue	可報告分部收益	235,623	142,831
Less: Other revenue	減：其他收益	(3,032)	(7,502)
Consolidated revenue	綜合收益	232,591	135,329
Profit/(Loss) before income tax	除所得稅前溢利／(虧損)		
Reportable segment profit/(loss)	可報告分部溢利／(虧損)	29,644	(107,564)
Other revenue and other gains and losses	其他收益以及其他收益及虧損	781	485
Corporate payroll expenses	公司薪金開支	(1,640)	(1,756)
Unallocated expenses	未分配開支	(1,236)	(1,405)
Consolidated profit/(loss) before income tax	除所得稅前綜合溢利／(虧損)	27,549	(110,240)



5. SEGMENT REPORTING – Continued

(c) Geographical information

The Group's operations are located in Macau, Mainland China, Hong Kong and Taiwan, while Macau is the place of domicile of the Company. The following table provides an analysis of the Group's revenue from external customers and non-current assets (other than financial assets).

5. 分部報告 – 續

(c) 地區資料

本集團之業務位於澳門、中國大陸、香港及台灣，而澳門為本公司之所在地。下表提供本集團來自外來客戶之收益及非流動資產（金融資產除外）之分析。

		Revenue from external customers 來自外來客戶之收益		Non-current assets (other than financial assets) 非流動資產(金融資產除外)	
		Six months ended 30 June 2023 截至二零二三年 六月三十日 止六個月 (Unaudited) (未經審核) HK\$'000 千港元	Six months ended 30 June 2022 截至二零二二年 六月三十日 止六個月 (Unaudited) (未經審核) HK\$'000 千港元	As at 30 June 2023 於 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	As at 31 December 2022 於 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
Macau	澳門	170,169	90,439	812,424	816,971
Mainland China	中國大陸	13,874	15,309	3,461	5,833
Hong Kong	香港	48,548	29,321	11,438	18,097
Taiwan	台灣	-	260	-	-
		232,591	135,329	827,323	840,901



6. TURNOVER

Turnover represented sales of food and catering, sales of food souvenir and gross rental income from investment properties. The amounts of each significant category of revenue recognised in turnover during the reporting period were disaggregated as follows:

6. 營業額

營業額指食物及餐飲之銷售額、食品手信之銷售額以及來自投資物業之總租金收入。於報告期內在營業額中確認之各重大類別收益金額分拆如下：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Revenue from contracts with customers under HKFRS 15	根據香港財務報告準則第15號之客戶合約收益		
Sales of food and catering	食物及餐飲之銷售額	189,952	120,034
Sales of food souvenir	食品手信之銷售額	32,644	5,299
		222,596	125,333
Revenue from other source	其他來源之收益		
Rental income from investment properties	投資物業之租金收入	9,995	9,996
		232,591	135,329
By timing of revenue recognition under HKFRS 15	根據香港財務報告準則第15號按確認收益之時間		
At a point in time	於某一時間點	222,596	125,333

The Group did not have any contract asset and contract liability as at 31 December 2022 and 30 June 2023.

本集團於二零二二年十二月三十一日及二零二三年六月三十日概無任何合約資產及合約負債。



7. DEPRECIATION AND AMORTISATION

- (a) During the six months ended 30 June 2023, depreciation charge of approximately HK\$11,390,000 (Six months ended 30 June 2022: HK\$12,770,000) was recognised in respect of the Group's property, plant and equipment.
- (b) During the six months ended 30 June 2023, depreciation charge of approximately HK\$13,081,000 (Six month ended 30 June 2022: HK\$28,739,000) was recognised in respect of the Group's right-of-use assets.
- (c) During the six months ended 30 June 2023, amortisation charge of approximately HK\$363,000 (Six month ended 30 June 2022: HK\$361,000) was recognised in respect of the Group's other intangible assets.

7. 折舊及攤銷

- (a) 截至二零二三年六月三十日止六個月，已就本集團之物業、廠房及設備確認折舊開支約11,390,000港元（截至二零二二年六月三十日止六個月：12,770,000港元）。
- (b) 截至二零二三年六月三十日止六個月，已就本集團之使用權資產確認折舊開支約13,081,000港元（截至二零二二年六月三十日止六個月：28,739,000港元）。
- (c) 截至二零二三年六月三十日止六個月，已就本集團之其他無形資產確認攤銷開支約363,000港元（截至二零二二年六月三十日止六個月：361,000港元）。



8. PROFIT/(LOSS) BEFORE INCOME TAX

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

8. 除所得稅前溢利／（虧損）

除所得稅前溢利／（虧損）已扣除／
（計入）下列各項：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Costs of inventories recognised as expenses	確認為開支之存貨成本	60,163	42,192
Direct operating expenses recognised from investment properties during the period	期內自投資物業確認之直接經營開支	501	501
Cost of sales	銷售成本	60,664	42,693
Employee costs	員工成本	64,187	79,659
Depreciation of property, plant and equipment	物業、廠房及設備折舊	11,390	12,770
Depreciation of right-of-use assets	使用權資產折舊	13,081	28,739
Fair value loss on investment properties	投資物業之公允價值虧損	-	10,000
Contingent rental expenses	或然租金開支	15,007	1,680
Amortisation of other intangible assets	其他無形資產攤銷	363	361
Auditor's remuneration	核數師薪酬	-	-
Gain on lease modification	租賃修改之收益	(1,117)	(4,896)
Interest income	利息收入	(80)	(103)
Loss on written off of property, plant and equipment	撇銷物業、廠房及設備之虧損	159	6,516
Impairment loss on other intangible assets	其他無形資產減值虧損	-	5,000
Impairment loss on property, plant and equipment	物業、廠房及設備之減值虧損	-	1,952
Impairment loss on goodwill	商譽減值虧損	-	25,775
Gain on disposal of subsidiaries	出售附屬公司收益	(329)	-
Rent concessions	租金優惠	(9)	(6,874)



9. FINANCE COSTS

9. 財務成本

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Interest on interest bearing borrowings:	計息借貸利息：		
– Repayable within five years	– 須於五年內償還	7,501	1,741
– Repayable over five years	– 須於五年後償還	–	3,047
		7,501	4,788
Interest on an amount due to a related party	應付一名關連人士款項之利息	423	–
Imputed interest expenses on lease liabilities	租賃負債之估算利息開支	1,286	2,643
		9,210	7,431

10. INCOME TAX CREDIT

The amount of income tax credit in the condensed consolidated statement of comprehensive income represents:

10. 所得稅抵免

簡明綜合全面收益表內所得稅抵免金額指：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Current tax: Macau Complementary Income Tax	本期稅項：澳門所得補充稅		
– Over-provision in respect of prior years	– 就過往年度之超額撥備	(543)	–
Deferred tax credit for the reporting period	報告期內遞延稅項抵免	–	(1,200)
Income tax credit	所得稅抵免	(543)	(1,200)



10. INCOME TAX CREDIT – *Continued*

Macau Complementary Income Tax is calculated at the progressive rate on the estimated assessable profits for the reporting period. The maximum tax rate was 12% for the six months ended 30 June 2023 and 2022. No provision for Macau Complementary Income Tax has been made during the reporting period as the Macau subsidiaries have adequate tax losses brought forward.

Mainland China Enterprise Income Tax (“EIT”) is calculated at rate of 25% (2022: 25%). No provision for EIT has been made during the reporting period as the Mainland China subsidiaries have had no assessable profits for EIT for the six months ended 30 June 2023 and 2022.

Hong Kong profits tax has been provided at the rate of 16.5% (2022: 16.5%) on the estimated assessable profits arising in Hong Kong during the period, except for the subsidiary of the Group which is qualifying entity under the two-tiered profits tax rates regime. The first HK\$2,000,000 (2022: HK\$2,000,000) of assessable profits of this subsidiary are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%. No provision for Hong Kong profits tax has been made during the reporting period as the Hong Kong subsidiaries have adequate tax losses brought forward.

10. 所得稅抵免 – 續

澳門所得補充稅乃根據報告期內估計應課稅溢利按累進稅率計算。截至二零二三年及二零二二年六月三十日止六個月之最高稅率為12%。由於澳門附屬公司已承前足夠稅項虧損，故於報告期內並無作出澳門所得補充稅撥備。

中國大陸企業所得稅(「企業所得稅」)按25%(二零二二年：25%)之稅率計算。於報告期內，由於中國大陸附屬公司於截至二零二三年及二零二二年六月三十日止六個月並無應課企業所得稅溢利，故並無作出企業所得稅撥備。

香港利得稅已按期內在在香港所產生估計應課稅溢利之16.5%(二零二二年：16.5%)稅率計提撥備，惟本集團旗下屬利得稅兩級制合資格實體之附屬公司除外。該附屬公司之首2,000,000港元(二零二二年：2,000,000港元)應課稅溢利按8.25%納稅，餘下應課稅溢利按16.5%納稅。由於香港附屬公司已承前足夠稅項虧損，故於報告期內並無作出香港利得稅撥備。



11. DIVIDENDS

The Directors decided not to declare any interim dividend during the six months ended 30 June 2023 and 2022.

12. EARNINGS/(LOSS) PER SHARE

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

(a) Basic earnings/(loss) per share

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Profit/(loss) for the reporting period attributable to owners of the Company	本公司擁有人應佔報告期內溢利/(虧損)	24,341	(104,652)
		Number of shares 股份數目	Number of shares 股份數目
Weighted average number of ordinary shares for the purpose of basic earnings/(loss) per share	計算每股基本盈利/(虧損)之普通股加權平均數	694,302,420	694,302,420
Basic earnings/(loss) per share (HK cents)	每股基本盈利/(虧損) (港仙)	3.50	(15.07)

(b) Diluted earnings/(loss) per share

The amounts of diluted earnings/(loss) per share for the six months ended 30 June 2023 and 2022 were the same as basic earnings/(loss) per share as there were no dilutive potential ordinary shares in existence during the six months ended 30 June 2023 and 2022.

11. 股息

董事決定不就截至二零二三年及二零二二年六月三十日止六個月宣派任何中期股息。

12. 每股盈利/(虧損)

本公司擁有人應佔每股基本及攤薄盈利/(虧損)根據以下數據計算：

(a) 每股基本盈利/(虧損)

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Profit/(loss) for the reporting period attributable to owners of the Company	本公司擁有人應佔報告期內溢利/(虧損)	24,341	(104,652)
		Number of shares 股份數目	Number of shares 股份數目
Weighted average number of ordinary shares for the purpose of basic earnings/(loss) per share	計算每股基本盈利/(虧損)之普通股加權平均數	694,302,420	694,302,420
Basic earnings/(loss) per share (HK cents)	每股基本盈利/(虧損) (港仙)	3.50	(15.07)

(b) 每股攤薄盈利/(虧損)

由於截至二零二三年及二零二二年六月三十日止六個月並無存在任何潛在攤薄普通股，故截至二零二三年及二零二二年六月三十日止六個月之每股攤薄盈利/(虧損)金額與每股基本盈利/(虧損)相同。



13. PROPERTY, PLANT AND EQUIPMENT, RIGHT-OF-USE ASSETS, GOODWILL AND OTHER INTANGIBLE ASSETS

- (i) During the six months ended 30 June 2023, the Group acquired items of property, plant and equipment at a total cost of approximately HK\$3,685,000 (Six months ended 30 June 2022: HK\$5,871,000).
- (ii) During the six months ended 30 June 2023, the Group wrote off items of property, plant and equipment at net book value of approximately HK\$159,000 (Six months ended 30 June 2022: HK\$6,516,000).
- (iii) During the six months ended 30 June 2023, management of the Group has not provided any impairment loss on property, plant and equipment (Six months ended 30 June 2022: HK\$1,952,000).
- (iv) During the six months ended 30 June 2023, management of the Group has not provided any impairment loss (Six months ended 30 June 2022: nil) and recognised additions due to lease modification of approximately HK\$8,414,000 (Six months ended 30 June 2022: reduction of HK\$1,377,000) on right-of-use assets. During the six months ended 30 June 2023, the Group has recognised a gain on lease modification of approximately HK\$1,117,000 (Six months ended 30 June 2022: HK\$4,896,000).
- (v) During the six months ended 30 June 2023, the Group has received rent concessions of approximately of HK\$9,000 (Six months ended 30 June 2022: HK\$6,874,000) in the form of a discount on fixed payments during the period of severe social distancing and travel restriction measures introduces to contain the spread of COVID-19 pandemic.

13. 物業、廠房及設備、使用權資產、商譽以及其他無形資產

- (i) 於截至二零二三年六月三十日止六個月，本集團所收購物業、廠房及設備項目之總成本約為3,685,000港元(截至二零二二年六月三十日止六個月：5,871,000港元)。
- (ii) 於截至二零二三年六月三十日止六個月，本集團所撇銷物業、廠房及設備項目之賬面淨值約為159,000港元(截至二零二二年六月三十日止六個月：6,516,000港元)。
- (iii) 於截至二零二三年六月三十日止六個月，本集團管理層尚未就物業、廠房及設備計提任何減值虧損(截至二零二二年六月三十日止六個月：1,952,000港元)。
- (iv) 於截至二零二三年六月三十日止六個月，本集團管理層尚未就使用權資產計提任何減值虧損(截至二零二二年六月三十日止六個月：無)，並就使用權資產確認因租賃修改而添置約8,414,000港元(截至二零二二年六月三十日止六個月：減少1,377,000港元)。於截至二零二三年六月三十日止六個月，本集團確認租賃修改之收益約1,117,000港元(截至二零二二年六月三十日止六個月：4,896,000港元)。
- (v) 於截至二零二三年六月三十日止六個月，在厲行社交距離及旅遊限制措施以阻止2019新型冠狀病毒疫情擴散期間，本集團以固定付款折扣形式獲得租金優惠約9,000港元(截至二零二二年六月三十日止六個月：6,874,000港元)。



13. PROPERTY, PLANT AND EQUIPMENT, RIGHT-OF-USE ASSETS, GOODWILL AND OTHER INTANGIBLE ASSETS – Continued

- (vi) During the six months ended 30 June 2023, management of the Group has not provided any impairment loss on goodwill (Six months ended 30 June 2022: HK\$25,775,000).
- (vii) During the six months ended 30 June 2023, management of the Group has not provided any impairment loss on other intangible assets (Six months ended 30 June 2022: HK\$5,000,000).

14. INVESTMENT PROPERTIES

Fair Value
At 1 January 2023 (audited)
Fair value gain/(loss) (unaudited)
At 30 June 2023 (Unaudited)

公允價值
於二零二三年一月一日(經審核)
公允價值收益/(虧損)(未經審核)
於二零二三年六月三十日(未經審核)

Investment properties
投資物業
HK\$'000
千港元
(Note)
(附註)

556,000
–
556,000

The fair values of the Group's investment properties at 30 June 2023 and 31 December 2022 have been arrived at on market value basis carried out by Jones Lang Lasalle Corporate Appraisal and Advisory Limited, an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment properties being valued.

Note: During the six months ended 30 June 2023, the investment properties were located in Macau and held under private properties (propriedade privada) on a permanent basis without tenure. There were no changes to the valuation techniques during the six months ended 30 June 2023. The investment properties are pledged to a bank to secure one mortgage loan and one bank overdraft facility (31 December 2022: one mortgage loan and one bank overdraft facility) granted to the Group with aggregate carrying amount of approximately HK\$221,129,000 as at 30 June 2023 (31 December 2022: HK\$237,314,000) (note 19).

13. 物業、廠房及設備、使用權資產、商譽以及其他無形資產 – 續

- (vi) 於截至二零二三年六月三十日止六個月，本集團管理層尚未就商譽計提任何減值虧損(截至二零二二年六月三十日止六個月：25,775,000港元)。
- (vii) 於截至二零二三年六月三十日止六個月，本集團管理層尚未就其他無形資產計提任何減值虧損(截至二零二二年六月三十日止六個月：5,000,000港元)。

14. 投資物業

本集團於二零二三年六月三十日及二零二二年十二月三十一日之投資物業公允價值是由獨立估值師仲量聯行企業評估及諮詢有限公司以市值計算得出。該估值師持有認可及相關專業資格，並對受估值投資物業之位置及類別擁有近期經驗。

附註：於截至二零二三年六月三十日止六個月，投資物業位於澳門境內及根據無租期永久私人物業持有。於截至二零二三年六月三十日止六個月，估值方法並無變動。投資物業已抵押予一間銀行，作為本集團獲授於二零二三年六月三十日之賬面總值約為221,129,000港元(二零二二年十二月三十一日：237,314,000港元)的一項按揭貸款及一項銀行透支融資(二零二二年十二月三十一日：一項按揭貸款及一項銀行透支融資)之擔保(附註19)。



15. DEPOSITS, TRADE AND OTHER RECEIVABLES

15. 按金、貿易及其他應收款項

		30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
Current portion	即期部分		
Trade receivables	貿易應收款項	25,537	23,759
Prepayments and deposits	預付款項及按金	11,227	12,370
Other receivables	其他應收款項	530	1,131
Total	總計	37,294	37,260
Non-current portion	非即期部分		
Prepayments and deposits	預付款項及按金	23,146	24,570

The Group's sales to customers are mainly on a cash and credit card settlement. Trade receivables mainly represent the revenue collected by the operators on the Group's behalf where the restaurants of the Group are located. The credit terms granted to these operators are generally 30 days from the sales made.

本集團對客戶進行之銷售主要以現金及信用卡結算。貿易應收款項主要指營運商於本集團餐廳所在地代表本集團收取之收益。此等營運商獲授之信貸期一般為自作出銷售起計30日。

The ageing analysis of trade receivables based on invoice date (net of impairment losses) is as follows:

貿易應收款項(扣除減值虧損)按發票日期之賬齡分析如下:

		30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
0 to 90 days	0至90日	25,405	22,253
91 days to 365 days	91日至365日	132	1,436
Over 365 days	超過365日	-	70
Total	總計	25,537	23,759



16. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

16. 按公允價值計入損益之金融資產

		30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
Financial assets at fair value through profit or loss:	按公允價值計入損益之金融資產：		
– Listed equity investments in Hong Kong	– 於香港之上市股本投資	37	37

The financial assets are traded on active liquid markets. The fair values are determined with reference to quoted market prices which are under level 1 (quoted prices (unadjusted) in active markets for identical assets or liabilities) of fair value hierarchy under HKFRS 13.

金融資產於活躍流通市場買賣。公允價值乃參考香港財務報告準則第13號下公允價值層級第一級(相同資產或負債於活躍市場之報價(未經調整))所報市價釐定。



17. TRADE AND OTHER PAYABLES

17. 貿易及其他應付款項

		30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
Trade payables	貿易應付款項	35,129	27,237
Accruals and provision	應計費用及撥備	30,652	32,207
Construction and other payables	應付工程款項及其他應付款項	17,089	22,224
Total	總計	82,870	81,668

Included in trade payables are trade creditors with the following ageing analysis, based on invoice dates as of the end of the reporting period:

貿易應付賬款已計入貿易應付款項，其截至報告期終按發票日期之賬齡分析如下：

		30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
Within 90 days	90日內	30,104	24,638
91 days to 180 days	91日至180日	3,676	1,514
181 days to 365 days	181日至365日	1,170	594
More than 365 days	超過365日	179	491
Total	總計	35,129	27,237



18. AMOUNTS DUE TO RELATED PARTIES

As at 30 June 2023, the Group had an amount due to Future Bright Restaurant Enterprises Limited, of which Mr. Chan is also a director and an equity holder, amounted to approximately HK\$77,995,000 (31 December 2022: HK\$82,487,000). This amount is interest-free, unsecured and repayable on demand.

As at 30 June 2023, the Group had an amount due to Mr. Chan, amounted to approximately HK\$10,000,000 (31 December 2022: HK\$13,000,000). This amount is unsecured and repayable on demand, and bears interest at 7.0% per annum.

19. INTEREST BEARING BORROWINGS

		30 June 2023 二零二三年 六月三十日 (Unaudited) (未經審核) HK\$'000 千港元	31 December 2022 二零二二年 十二月三十一日 (Audited) (經審核) HK\$'000 千港元
Secured bank overdraft (note a)	有抵押銀行透支(附註a)	2,866	14,300
Mortgage loans (notes b and c)	按揭貸款(附註b及c)	351,868	357,619
Total interest bearing borrowings	計息借貸總額	354,734	371,919
Carrying amount repayable:	須償還賬面值：		
On demand or within one year	按要求或一年內	26,702	45,145
More than one year, but not exceeding two years	超過一年但兩年內	33,533	38,581
More than two years, but not exceeding five years	超過兩年但五年內	294,499	204,460
More than five years	超過五年	-	83,733
		354,734	371,919
Amount due within one year included in current liabilities	已計入流動負債之一年內到期款項	(26,702)	(45,145)
		328,032	326,774

18. 應付關連人士款項

於二零二三年六月三十日，本集團應付佳景飲食企業有限公司款項約77,995,000港元(二零二二年十二月三十一日：82,487,000港元)，陳先生亦為該公司董事兼權益持有人。該款項為免息、無抵押及須按要求償還。

於二零二三年六月三十日，本集團應付陳先生款項約10,000,000港元(二零二二年十二月三十一日：13,000,000港元)。該款項為無抵押及須按要求償還，並按年息7.0厘計息。

19. 計息借貸



19. INTEREST BEARING BORROWINGS – Continued

Notes:

- (a) As at 30 June 2023, the Group had one (31 December 2022: one) secured bank overdraft of approximately HK\$2,866,000 (31 December 2022: HK\$14,300,000) with unutilised facility of approximately MOP17,048,000 (equivalent to approximately HK\$16,551,000) (31 December 2022: MOP5,271,000 (equivalent to HK\$5,118,000)) which is repayable on demand. It bears interest at the prime rate less 2.0% per annum and is secured by the investment properties. Such overdraft facility also carries a covenant which requires that Mr. Chan and his associates had to hold not less than 40% (31 December 2022: 40%) equity interest holding of the Company.
- (b) As at 30 June 2023, the Group had three (31 December 2022: three) mortgage loans of HK\$351,868,000 (31 December 2022: HK\$357,619,000), including:
- (i) a mortgage loan of approximately HK\$218,263,000 (31 December 2022: HK\$223,014,000) with unutilised facility of approximately HK\$19,135,000 (31 December 2022: HK\$22,325,000). This secured bank loan is repayable within 7 years from April 2021 and bears interest at the prime rate less 2.5% per annum. The mortgage loan is secured by the investment properties of the Group (note 14).
- (ii) a mortgage loan of approximately HK\$10,685,000 (31 December 2022: HK\$10,885,000) which was originally repayable within 5 years from 2017 and bore interest at HIBOR plus 2.0% per annum. The loan had been renewed during the year ended 31 December 2022. It is repayable within 3 years from 2022 and bears interest at HIBOR plus 2.25% per annum. It is secured by land and buildings of the Group; and
- (iii) a mortgage loan of approximately HK\$122,920,000 (31 December 2022: HK\$123,720,000) with unutilised facility of approximately HK\$55,000,000 (31 December 2022: HK\$55,000,000). This secured bank loan is repayable 7 years from 2019, bears annual interest rate at 1.8% per annum over HIBOR, and is secured by a land and building of the Group.
- (c) As at 30 June 2023, two (31 December 2022: two) mortgage loans (mentioned in notes b (i) and (iii)) totaling of approximately HK\$341,183,000 (31 December 2022: HK\$346,734,000) carried a covenant that Mr. Chan and his associates had to hold not less than 37%-40% (31 December 2022: 37%-40%) equity interest holding of the Company.

19. 計息借貸 – 續

附註：

- (a) 於二零二三年六月三十日，本集團有一項（二零二二年十二月三十一日：一項）有抵押銀行透支約2,866,000港元（二零二二年十二月三十一日：14,300,000港元）須按要求償還，而未動用融資金額則約為17,048,000澳門元（相當於約16,551,000港元）（二零二二年十二月三十一日：5,271,000澳門元（相當於5,118,000港元））。其按最優惠利率減年息2.0厘計息，並以投資物業作抵押。該項透支融資亦載有一份契諾，要求陳先生及其聯繫人士須持有本公司不少於40%（二零二二年十二月三十一日：40%）股權。
- (b) 於二零二三年六月三十日，本集團有三項（二零二二年十二月三十一日：三項）按揭貸款351,868,000港元（二零二二年十二月三十一日：357,619,000港元），包括：
- (i) 一項按揭貸款約218,263,000港元（二零二二年十二月三十一日：223,014,000港元），而未動用融資金額則約為19,135,000港元（二零二二年十二月三十一日：22,325,000港元）。該項有抵押銀行貸款須自二零二一年四月起計七年內償還，按最優惠利率減年息2.5厘計息。該項按揭貸款以本集團之投資物業作抵押（附註14）。
- (ii) 一項按揭貸款約10,685,000港元（二零二二年十二月三十一日：10,885,000港元），原本須自二零一七年起計五年內償還，按香港銀行同業拆息加年息2.0厘計息。該項貸款已於截至二零二二年十二月三十一日止年度重續，須自二零二二年起計三年內償還，按香港銀行同業拆息加年息2.25厘計息。該項貸款以本集團之土地及樓宇作抵押；及
- (iii) 一項按揭貸款約122,920,000港元（二零二二年十二月三十一日：123,720,000港元），而未動用融資金額則約為55,000,000港元（二零二二年十二月三十一日：55,000,000港元）。該項有抵押銀行貸款須自二零一九年起計七年內償還，按香港銀行同業拆息加年息1.8厘計息，並以本集團之一幅土地及一幢樓宇作抵押。
- (c) 於二零二三年六月三十日，兩項（二零二二年十二月三十一日：兩項）合共約341,183,000港元（二零二二年十二月三十一日：346,734,000港元）之按揭貸款（於附註b (i)及(iii)提及）載有一份契諾，表明陳先生及其聯繫人士須持有本公司不少於37%至40%（二零二二年十二月三十一日：37%至40%）股權。



20. SHARE CAPITAL

20. 股本

		Number of shares		Total value	
		股份數目		總價值	
		30 June	31 December	30 June	31 December
		2023	2022	2023	2022
		二零二三年	二零二二年	二零二三年	二零二二年
		六月三十日	十二月三十一日	六月三十日	十二月三十一日
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
		(未經審核)	(經審核)	(未經審核)	(經審核)
		'000	'000	HK\$'000	HK\$'000
		千股	千股	千港元	千港元
Authorised:	法定：				
At the beginning and at the end of period/year	於期／年初及期／年終				
Ordinary shares of HK\$0.1 each	每股面值0.1港元之普通股	1,000,000	1,000,000	100,000	100,000
Issued and fully paid:	已發行及繳足：				
At the beginning and at the end of period/year	於期／年初及期／年終				
Ordinary shares of HK\$0.1 each	每股面值0.1港元之普通股	694,302	694,302	69,430	69,430

During the reporting period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

於報告期內，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

21. SIGNIFICANT RELATED PARTY TRANSACTIONS

During the reporting period, save as disclosed elsewhere in the condensed consolidated interim financial statements, the Group had the following significant transactions with related parties:

- (a) During the six months ended 30 June 2023, the Group received management fee income of HK\$1,564,000 (Six months ended 30 June 2022: HK\$1,116,000) on a reimbursement of expense sharing basis from several companies in which a director of the Company is also a director and holds an ultimate non-controlling interest of such companies.

21. 重大關連人士交易

於報告期內，除簡明綜合中期財務報表其他章節所披露者外，本集團與關連人士進行之重大交易如下：

- (a) 截至二零二三年六月三十日止六個月，本集團已按償付分擔開支基準向數間公司（本公司一名董事亦為該等公司之董事兼持有該等公司之最終非控股權益）收取管理費收入1,564,000港元（截至二零二二年六月三十日止六個月：1,116,000港元）。



21. SIGNIFICANT RELATED PARTY TRANSACTIONS

– Continued

(b) During the six months ended 30 June 2023, the Group made lease payments of HK\$480,000 (Six months ended 30 June 2022: HK\$720,000) to Mr. Chan Chak Mo (“Mr. Chan”), to lease a shop premise located at a Em Macau, Patio da Ameaca No. 1-A, Res-do-Chao A com Sobreloja, Macau with a gross floor area of approximately 74 square meters, under the lease agreement dated 29 August 2014 and a series of supplementary agreements entered in 2015, 2017, 2018, 2019, 2020, 2021, 2022 and 2023 between Mr. Chan (as landlord) and Bright Elite Gourmet Company Limited, a subsidiary of the Company (as tenant), with the latest maturity date on 30 September 2023.

(c) During the six months ended 30 June 2023, the Group paid promotion expenses of approximately HK\$87,000 (Six months ended 30 June 2022: HK\$87,000) to Mr. Chan under the media advertising agreement (“LED Advertisement Agreement”) dated 23 August 2019 between Mr. Chan and FBG Group Enterprises Management Company Limited (“FBG”), a subsidiary of the Company where FBG had been provided an advertising services in Macau for a term of one year commencing from 1 September 2019 to 31 August 2020 at an annual consideration of MOP270,000. On 20 September 2020, Mr. Chan and FBG have renewed this LED Advertising Agreement for another one year from 1 October 2020 to 30 September 2021 for the same annual consideration of MOP270,000. On 29 September 2021, Mr. Chan and FBG have renewed this LED Advertising Agreement for another one year from 1 October 2021 to 30 September 2022 for the annual consideration of MOP180,000. On 30 September 2022, Mr. Chan and FBG have renewed this LED Advertising Agreement for another one year from 1 October 2022 to 30 September 2023 for the annual consideration of MOP180,000.

21. 重大關連人士交易 – 續

(b) 截至二零二三年六月三十日止六個月，根據陳澤武先生（「陳先生」，作為業主）與本公司附屬公司佳英食品有限公司（作為租戶）所訂立日期為二零一四年八月二十九日的租賃協議以及彼等於二零一五年、二零一七年、二零一八年、二零一九年、二零二零年、二零二一年、二零二二年及二零二三年訂立之一系列補充協議（最後到期日為二零二三年九月三十日），本集團向陳先生作出租賃付款480,000港元（截至二零二二年六月三十日止六個月：720,000港元），以租賃位於澳門葉家圍1-A號A座地下總建築面積約74平方米之店舖物業。

(c) 截至二零二三年六月三十日止六個月，根據陳先生與本公司附屬公司佳景集團企業管理有限公司（「佳景集團」）所訂立日期為二零一九年八月二十三日之媒體廣告協議（「LED廣告協議」），本集團向陳先生支付宣傳費約87,000港元（截至二零二二年六月三十日止六個月：87,000港元），佳景集團已於澳門獲提供廣告服務，自二零一九年九月一日起至二零二零年八月三十一日止為期一年，年度代價為270,000澳門元。於二零二零年九月二十日，陳先生與佳景集團續訂本LED廣告協議，自二零二零年十月一日起至二零二一年九月三十日止為期一年，年度代價仍為270,000澳門元。於二零二一年九月二十九日，陳先生與佳景集團續訂本LED廣告協議，自二零二一年十月一日起至二零二二年九月三十日止為期一年，年度代價為180,000澳門元。於二零二二年九月三十日，陳先生與佳景集團續訂本LED廣告協議，自二零二二年十月一日起至二零二三年九月三十日止為期再一年，年度代價為180,000澳門元。



21. SIGNIFICANT RELATED PARTY TRANSACTIONS – Continued

- (d) As at 30 June 2023, two (31 December 2022: two) mortgage loans totaling of approximately HK\$341,183,000 (31 December 2022: HK\$346,734,000) of the Group contained a covenant that Mr. Chan and his associates had to hold not less than 37%-40% (31 December 2022: 37%-40%) equity interest holding of the Company.

As at 30 June 2023, one (31 December 2022: one) bank overdraft facility of approximately HK\$2,866,000 (31 December 2022: HK\$14,300,000) with maximum facility of MOP20,000,000 (equivalent to HK\$19,417,000) (31 December 2022: MOP20,000,000 (equivalent to HK\$19,417,000)) of the Group contained a covenant that Mr. Chan and his associates had to hold not less than 40% (31 December 2022: 40%) equity interest holding of the Company.

- (e) As at 30 June 2023, the Group had an unsecured amount due to Mr. Chan of HK\$10,000,000 (as at 31 December 2022: HK\$13,000,000) at the rate of 7.0% per annum and is repayable on demand. The interest expense charged by Mr. Chan is approximately HK\$423,000 (six months ended 30 June 2022: nil) during the six months ended 30 June 2023.

21. 重大關連人士交易 – 續

- (d) 於二零二三年六月三十日，本集團的兩項(二零二二年十二月三十一日：兩項)按揭貸款合共約341,183,000港元(二零二二年十二月三十一日：346,734,000港元)，載有一份契諾，要求陳先生及其聯繫人士須持有本公司不少於37%至40%(二零二二年十二月三十一日：37%至40%)股權。

於二零二三年六月三十日，本集團的一項(二零二二年十二月三十一日：一項)銀行透支融資約為2,866,000港元(二零二二年十二月三十一日：14,300,000港元)，最高融資金額為20,000,000澳門元(相當於19,417,000港元)(二零二二年十二月三十一日：20,000,000澳門元(相當於19,417,000港元))，載有一份契諾，要求陳先生及其聯繫人士須持有本公司不少於40%(二零二二年十二月三十一日：40%)股權。

- (e) 於二零二三年六月三十日，本集團有應付陳先生之無抵押款項10,000,000港元(於二零二二年十二月三十一日：13,000,000港元)，年利率為7.0厘，須按要求償還。截至二零二三年六月三十日止六個月，陳先生收取之利息開支約為423,000港元(截至二零二二年六月三十日止六個月：無)。



21. SIGNIFICANT RELATED PARTY TRANSACTIONS – Continued

(f) Compensation of key management personnel

The remuneration of Directors and other members of key management personnel were as follows:

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Basic salaries and allowance	基本薪金及津貼	3,466	4,220
Retirement scheme contributions	退休金計劃供款	18	18
		3,484	4,238

22. CONTINGENT LIABILITIES

As at 30 June 2023, the Group did not have any significant contingent liabilities (2022: nil).

23. CAPITAL COMMITMENTS

As at 30 June 2023, the Group did not have any capital commitment (2022: nil).

24. EVENTS AFTER THE REPORTING PERIOD

There is no significant subsequent event after the six months ended 30 June 2023.

21. 重大關連人士交易 – 續

(f) 主要管理人員薪酬

董事及其他主要管理人員之薪酬如下：

		Six months ended 30 June 截至六月三十日止六個月	
		2023 二零二三年 (Unaudited) (未經審核) HK\$'000 千港元	2022 二零二二年 (Unaudited) (未經審核) HK\$'000 千港元
Basic salaries and allowance	基本薪金及津貼	3,466	4,220
Retirement scheme contributions	退休金計劃供款	18	18
		3,484	4,238

22. 或然負債

於二零二三年六月三十日，本集團並無任何重大或然負債(二零二二年：無)。

23. 資本承擔

於二零二三年六月三十日，本集團並無任何資本承擔(二零二二年：無)。

24. 報告期後事項

截至二零二三年六月三十日止六個月後概無重大期後事項。

List of Restaurants/Food Court Counters/Stores

餐廳／美食廣場櫃位／店舖一覽表



RESTAURANTS/FOOD COURT COUNTERS/STORES OPENED AS AT 30 JUNE 2023:

於二零二三年六月三十日已開設之 餐廳／美食廣場櫃位／店舖：

Location 地點	Branch 分店	Type of cuisine 餐飲類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
Macau: 澳門：				
Hotel Lisboa 葡京酒店	Edo Japanese Restaurant 江戸日本料理	Japanese restaurant 日式餐廳	Ground Floor, Hotel Lisboa, Old Wing, Macau 澳門葡京酒店舊翼地下	1,173
	Turtle Essence 龜盅補	Chinese tonic shop 中式補品店	Ground Floor, Hotel Lisboa, Old Wing, Macau 澳門葡京酒店舊翼地下	603
The Venetian 威尼斯人	Edo Japanese Restaurant 江戸日本料理	Japanese restaurant 日式餐廳	Shop No. 2311, The Grand Canal, The Venetian Macau 澳門威尼斯人度假村大運河 購物中心2311舖	4,036
	Toei Delights 十八番	Japanese food court counter 日式美食廣場櫃位	Shop No. 2522, The Grand Canal, The Venetian Macau 澳門威尼斯人度假村大運河 購物中心2522舖	1,297
City of Dreams 新濠天地	Edo Japanese Restaurant 江戸日本料理	Japanese restaurant 日式餐廳	Shop 1101, The Boulevard, City of Dreams, Estrada do Istmo, Cotai, Macau 澳門路氹連貫公路 新濠天地新濠大道1101舖	6,767
Galaxy Macau 澳門銀河	Pacific Coffee 太平洋咖啡	Franchise coffee shop 特許經營咖啡店	Shop KLG101, Galaxy Macau, Cotai, Macau 澳門路氹澳門銀河KLG101舖	450
Kiang Wu Hospital 鏡湖醫院	Pacific Coffee 太平洋咖啡	Franchise coffee shop 特許經營咖啡店	Ground Floor, Dr. Henry Y. T. Fok Specialist Medical Center, Kiang Wu Hospital, Macau 澳門鏡湖醫院霍英東博士 專科醫療大樓地下	467
International School of Macau 澳門國際學校	Student/staff canteen 學生／職員飯堂	Student/staff canteen 學生／職員飯堂	Block K, The International School of Macau, Avenida Wai Long, Taipa, Macau 澳門氹仔偉龍馬路 澳門國際學校K座	Not applicable 不適用


**RESTAURANTS/FOOD COURT COUNTERS/STORES
OPENED AS AT 30 JUNE 2023: - Continued**
**於二零二三年六月三十日已開設之
餐廳／美食廣場櫃位／店鋪：—續**

Location 地點	Branch 分店	Type of cuisine 餐飲類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
The Parisian 巴黎人	Pepper Lunch 胡椒廚房	Franchise Japanese hot teppan restaurant 特許經營日式鐵板餐廳	Loja 3553, nivel 5, Shoppes at Parisian Estrada do Istmo, Lote 3 da Parcela 1 Coloane Macau 澳門路氹連貫公路第一地塊第3地段 澳門巴黎人購物中心5樓3553號舖	660
	Hundred Taste Kitchen 百味坊台式料理	Taiwanese food court counter 台式美食廣場櫃位	Loja 3555, nivel 5, Shoppes at Parisian Estrada do Istmo, Lote 3 da Parcela 1 Coloane Macau 澳門路氹連貫公路第一地塊第3地段 澳門巴黎人購物中心5樓3555號舖	450
	Toei Delights 十八番	Japanese food court counter 日式美食廣場櫃位	Loja 3552, nivel 5, Shoppes at Parisian Estrada do Istmo, Lote 3 da Parcela 1 Coloane Macau 澳門路氹連貫公路第一地塊第3地段 澳門巴黎人購物中心5樓3552號舖	610
Rua do Campo 水坑尾街	Pepper Lunch 胡椒廚房	Franchise Japanese hot teppan restaurant 特許經營日式鐵板餐廳	EM Macau, Rua do Campo N°280, Kuan Kei, Res-do-Chao A, Macau 澳門水坑尾街280號 坤記大廈地下A座	2,367
Rue de Évora 埃武拉街	Good Fortune Kitchen 百福小廚 (To be closed in July 2023) (將於二零二三年七月結業)	Chinese restaurant 中式餐廳	Blocks C & D, Ground Floor, Flower City, No. 278-282 and 290 Rue de Evora, Cotai, Macau 澳門氹仔埃武拉街278-282號及290號 花城地下C及D座	2,186
The Praia 海擎天	Good Fortune Kitchen 百福小廚	Chinese restaurant 中式餐廳	The Praia, No. 407 R/C-E Avenida Marginal do Lam Mau, Macau 澳門林茂海邊大馬路407號 海擎天地下E座	2,120
Hong Cheong 雄昌花園	Good Fortune Kitchen 百福小廚	Chinese restaurant 中式餐廳	Na Taipa, Rua De Nam Keng NO 614-622, Hong Cheong (Blocos 1,2,3) Rés-do-chão M&N 氹仔南京街614-622號雄昌花園 (第一、二、三座)地下M座及N座	2,673


**RESTAURANTS/FOOD COURT COUNTERS/STORES
OPENED AS AT 30 JUNE 2023: - Continued**
**於二零二三年六月三十日已開設之
餐廳／美食廣場櫃位／店鋪：- 續**

Location 地點	Branch 分店	Type of cuisine 餐飲類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
Hong Kong: 香港：				
Kimberley Road 金巴利道	Bari-Uma 広島霸嗎拉麵	Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳	Lower Ground Floor, Kimberley 26, 26 Kimberley Road, Tsim Sha Tsui, Hong Kong 香港尖沙咀金巴利道26號地下低層	1,030
D'Aguilar Street Central 中環德己立街	Bari-Uma 広島霸嗎拉麵	Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳	Ground Floor, 22 D'Aguilar Street, Hong Kong 香港德己立街22號地下	700
Tuen Mun Town Plaza 屯門市廣場	Bari-Uma 広島霸嗎拉麵	Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳	Shop No. 3233, Third Floor, Tuen Mun Town Plaza, Phase I, Tuen Mun, Hong Kong 香港屯門屯門市廣場1期3樓3233舖	2,544
Mody Road 麼地道	Fu-Un-Maru 風雲丸	Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳	Ground Floor, Mody House, No. 30 Mody Road, Kowloon, Hong Kong 香港九龍麼地道30號Mody House地下	774
K11 Musea	Food Playground	Food court counters 美食廣場櫃位	Level Basement 2, K11 Musea, 18 Salisbury Road, Tsim Sha Tsui, Hong Kong 香港尖沙咀梳士巴利道18號 K11 Musea地庫2樓	3,777
Hong Kong International Airport 香港國際機場	Bari-Uma / SinsaEat Korean Kitchen 広島霸嗎拉麵／SinsaEat Korean Kitchen	Franchise Japanese ramen/ Korean food court counter 特許經營日式拉麵／ 韓式美食廣場櫃位	Unit No. 7E162, Airside, Terminal 1, Hong Kong International Airport, Hong Kong 香港香港國際機場一號客運大樓 禁區7E162號舖	1,361
West Kowloon Station 西九龍站	Soul Jook (Previously known as Canton Roast) (前稱粵墟)	Food court counter 美食廣場櫃位	Shop No. WEK B2-9, B2 Level Arrival Concourse, Hong Kong West Kowloon Station, 3 Austin Road West, Tsim Sha Tsui, Kowloon, Hong Kong 香港九龍尖沙咀柯士甸道西3號 香港西九龍站B2入境層 WEK B2-9號舖	786


**RESTAURANTS/FOOD COURT COUNTERS/STORES
OPENED AS AT 30 JUNE 2023: - Continued**
**於二零二三年六月三十日已開設之
餐廳／美食廣場櫃位／店鋪：－續**

Location 地點	Branch 分店	Type of cuisine 餐飲類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
Mainland China: 中國大陸：				
Uniwalk 壹方城	Azores Portuguese Restaurant 亞蘇爾葡國餐廳	Portuguese restaurant 葡式餐廳	Shop 13/13A, B2 Floor, Shopping Mall, Uniwalk, Shenzhen, Mainland China 中國大陸深圳壹方城購物中心 B2層13/13A號舖	3,524
	Musashi Japanese Restaurant 武藏日式料理	Japanese restaurant 日式餐廳	Shops 41&42, L4 Floor, Shopping Mall, Uniwalk, Shenzhen, Mainland China 中國大陸深圳壹方城購物中心 L4層41及42號舖	7,717
	Pepper Lunch 胡椒廚房 (To be closed in October 2023) (將於二零二三年十月結業)	Franchise Japanese hot teppan restaurant 特許經營日式鐵板餐廳	Shop 50, B2 Floor, Shopping Mall, Uniwalk, Shenzhen, Mainland China 中國大陸深圳壹方城購物中心 B2層50號舖	1,861
	Bari-Uma 広島霸嗎拉麵 (To be closed in October 2023) (將於二零二三年十月結業)	Franchise Japanese ramen restaurant 特許經營日式拉麵餐廳	Shop 25, B2 Floor, Shopping Mall, Uniwalk, Shenzhen, Mainland China 中國大陸深圳壹方城購物中心 B2樓25號舖	2,044
				51,977


**RESTAURANTS/FOOD COURT COUNTERS/STORES
CLOSED DURING SIX MONTHS ENDED 30 JUNE 2023:**
**截至二零二三年六月三十日止六個月
結業之餐廳／美食廣場櫃位／店鋪：**

Location 地點	Branch 分店	Type of cuisine 餐飲類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
Macau: 澳門：				
Galaxy Macau 澳門銀河	Senkizen Japanese Restaurant 千喜膳日本料理	Japanese restaurant 日式餐廳	Shop 1046, First Floor, Galaxy Macau, Cotai, Macau 澳門路氹澳門銀河一樓1046舖	2,158
Macau World Trade Center Business Executive Club 澳門世界貿易中心 商務行政會所	Shiki Hot Pot Restaurant 四季火鍋	Chinese hot pot restaurant 中式火鍋餐廳	17 Floor, No. 918 World Trade Center, Avenida da Amizade, Macau 澳門友誼大馬路918號 澳門世界貿易中心17樓	2,800


**RESTAURANTS/FOOD COURT COUNTERS/STORES
TO BE OPENED IN THE SECOND HALF OF 2023:**
**將於二零二三年下半年開設之餐廳／
美食廣場櫃位／店鋪：**

Location 地點	Branch 分店	Type of cuisine 餐飲類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
Macau: 澳門：				
Lisboeta Macau 澳門葡京人	Toei Delights/Good Fortune Kitchen/Pepper Lunch 十八番／百福小廚／ 胡椒廚房	Food court counters 美食廣場櫃位	Shops K01, K02 and K04 in the food court of Lisboeta Macau 澳門葡京人美食廣場K01、K02及 K04舖	1,009
Macau International Airport 澳門國際機場	Toei Delights/Good Fortune Kitchen/Pepper Lunch 十八番／百福小廚／ 胡椒廚房	Food court counters 美食廣場櫃位	AV. Wai Long, North Mezzanine Level, Airside Shop E of the MIA Passenger Terminal Building, Macau 澳門偉龍馬路澳門國際機場 客運大樓閣樓層北面禁區E舖	Not applicable 不適用

List of Food Souvenir Shops/Kiosks

食品手信店／銷售亭一覽表



FOOD SOUVENIR SHOPS/KIOSKS OPENED AS AT 30 JUNE 2023:

於二零二三年六月三十日已開設之食品 手信店／銷售亭：

Location 地點	Branch 分店	Type of shop 店舖類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
Macau: 澳門：				
Rua do Cunha 官也街	Yeng Kee Bakery Shop 英記餅家店舖	Store 分店	No. 17 Rua do Cunha, Taipa, Macau 澳門氹仔官也街17號	1,200
Patio da Ameaca 葉家圍	Yeng Kee Bakery Shop 英記餅家店舖	Store 分店	Em Macau, Patio da Ameaca, No. 1-A, Res-do-Chao A com Sobreloja, Macau 澳門葉家圍1-A號A座地下	796
Broadway of Galaxy Macau 澳門銀河百老匯	Yeng Kee Bakery Shop 英記餅家店舖	Store 分店	Shop E-G034A, Ground Floor, Broadway of Galaxy Macau, Cotai, Macau 澳門路氹澳門銀河百老匯地下 E-G034A舖	286
Macau Ferry Terminal 澳門客運碼頭	Yeng Kee Bakery Kiosk 英記餅家銷售亭	Kiosk 銷售亭	No. 3004, 3rd Floor, Macau Ferry Terminal, Macau 澳門客運碼頭三樓3004號	Not applicable 不適用
Macau International Airport 澳門國際機場	Yeng Kee Bakery Shop 英記餅家店舖	Store 分店	Avenida Wai Long, Airside Space No. 10-01-0048, MIA Passenger Terminal Building, Macau 澳門偉龍馬路澳門國際機場客運大樓 第10-01-0048號區域禁區	1,398
Grand Lisboa Palace 上葡京綜合度假村	Yeng Kee Bakery Shop 英記餅家店舖	Store 分店	Shop 1, Level B1, The Bazar, Grand Lisboa Palace, Macau 澳門上葡京綜合度假村 購物中心地下一層1號舖	1,076
				4,756



FOOD SOUVENIR SHOPS/KIOSKS TO BE OPENED IN THE SECOND HALF OF 2023:

將於二零二三年下半年開設之食品手信店／銷售亭：

Location 地點	Branch 分店	Type of shop 店舖類別	Address 地址	Total floor area 總樓面面積 (sq.ft.) (平方呎)
Macau: 澳門：				
Studio City 新濠影滙	Yeng Kee Bakery Shop 英記餅家店舖	Store 分店	Unit No. 1093, Studio City, Cotai, Macau 澳門路氹新濠影滙1093舖	810

Corporate Information

公司資料



BOARD OF DIRECTORS

Mr. Chan See Kit, Johnny (*Chairman*)
Mr. Chan Chak Mo (*Managing Director*)
Ms. Leong In lan
Mr. Yu Kam Yuen, Lincoln*
Mr. Chek Kuong Fong*
Mr. Vong Hou Piu*

* Independent non-executive Director

AUDIT COMMITTEE

Mr. Vong Hou Piu (*Chairman*)
Mr. Yu Kam Yuen, Lincoln
Mr. Chek Kuong Fong

REMUNERATION COMMITTEE

Mr. Vong Hou Piu (*Chairman*)
Mr. Chek Kuong Fong
Mr. Chan See Kit, Johnny

NOMINATION COMMITTEE

Mr. Chan See Kit, Johnny (*Chairman*)
Mr. Chek Kuong Fong
Mr. Vong Hou Piu

RISK COMMITTEE

Mr. Vong Hou Piu (*Chairman*)
Mr. Yu Kam Yuen, Lincoln
Mr. Chan See Kit, Johnny

COMPANY SECRETARY AND QUALIFIED ACCOUNTANT

Mr. Leung Hon Fai

REGISTERED OFFICE

Clarendon House
2 Church Street
Hamilton HM11
Bermuda

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Units 803-804, 8th Floor
Seaview Commercial Building
Nos. 21-24 Connaught Road West
Sheung Wan, Hong Kong

董事會

陳思杰先生(*主席*)
陳澤武先生(*董事總經理*)
梁衍茵女士
余錦遠先生*
戚廣峰先生*
黃浩彪先生*

* 獨立非執行董事

審核委員會

黃浩彪先生(*主席*)
余錦遠先生
戚廣峰先生

薪酬委員會

黃浩彪先生(*主席*)
戚廣峰先生
陳思杰先生

提名委員會

陳思杰先生(*主席*)
戚廣峰先生
黃浩彪先生

風險委員會

黃浩彪先生(*主席*)
余錦遠先生
陳思杰先生

公司秘書兼 合資格會計師

梁漢輝先生

註冊辦事處

Clarendon House
2 Church Street
Hamilton HM11
Bermuda

總辦事處兼 香港主要營業地點

香港上環
干諾道西21-24號
海景商業大廈
8樓803-804室



AUDITOR

BDO Limited
Certified Public Accountants
Hong Kong

PRINCIPAL BANKER

Bank of China
Hang Seng Bank Limited
Industrial and Commercial Bank of China (Macau) Limited
The Hongkong and Shanghai Banking Corporation Limited

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE IN HONG KONG

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

PRINCIPAL REGISTRAR AND AGENT IN BERMUDA

Conyers Corporate Services (Bermuda) Limited
Clarendon House
2 Church Street
Hamilton HM11
Bermuda

LEGAL ADVISER

as to Hong Kong Law:
lu, Lai & Li, Solicitors & Notaries

as to Bermuda Law:
Conyers Dill & Pearman

as to Mainland China Law:
Jingtian & Gongcheng

as to Macau Law:
Vong Hin Fai Lawyers & Private Notary

WEBSITE

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STOCK CODE

703 (ordinary shares)

INVESTOR RELATIONS

Contact person: Ms. Winifred Lam
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核數師

香港立信德豪會計師事務所有限公司
執業會計師
香港

主要往來銀行

中國銀行
恒生銀行有限公司
中國工商銀行(澳門)股份有限公司
香港上海滙豐銀行有限公司

香港股份 過戶登記分處

卓佳登捷時有限公司
香港夏慤道16號遠東金融中心17樓

百慕達主要股份過戶登記代理

Conyers Corporate Services (Bermuda) Limited
Clarendon House
2 Church Street
Hamilton HM11
Bermuda

法律顧問

香港法律：
姚黎李律師行

百慕達法律：
Conyers Dill & Pearman

中國大陸法律：
競天公誠律師事務所

澳門法律：
黃顯輝律師事務所暨私人公證員

網址

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股份編號

703(普通股)

投資者關係

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Definitions

釋義



In this interim report, the following expressions have the following meanings unless the context requires otherwise:

於本中期報告中，除文義另有所指外，以下詞彙具有以下涵義：

2023 AGM 二零二三年股東週年大會	The Company's annual general meeting held on 31 May 2023 本公司於二零二三年五月三十一日舉行之股東週年大會
Board 董事會	The Board of Directors 董事會
CG Code 企業管治守則	The Corporate Governance Code set out in Appendix 14 to the Listing Rules 上市規則附錄十四所載之企業管治守則
Company 本公司	Future Bright Holdings Limited 佳景集團有限公司
Director(s) 董事	Director(s) of the Company 本公司董事
EBITDA/(LBITDA) EBITDA/(LBITDA)	Profit/(Loss) before interests, tax expense, depreciation and amortisation 未計及利息、稅項開支、折舊及攤銷前溢利/(虧損)
Financial Statements 財務報表	The unaudited condensed consolidated interim financial statements of the Group for the Period 本集團之本期間未經審核簡明綜合中期財務報表
Group 本集團	The Company together with its subsidiaries 本公司及其附屬公司
HKAS(s) 香港會計準則	Hong Kong Accounting Standard(s) 香港會計準則
HKFRS(s) 香港財務報告準則	Hong Kong Financial Reporting Standard(s) 香港財務報告準則
HKICPA 香港會計師公會	Hong Kong Institute of Certified Public Accountants 香港會計師公會
HK\$ 港元	Hong Kong Dollars 港元
Hong Kong 香港	Hong Kong Special Administrative Region of Mainland China 中國大陸香港特別行政區



Key Investment Property	The Group's investment property which is a 6-storey commercial building located at the Centro Comercial E Turistico "S. Paulo", No. 2 Largo da Companhia de Jesus, Macau
主要投資物業	本集團位於澳門耶穌會紀念廣場2號牌坊廣場購物旅遊中心樓高六層之商業大廈之投資物業
Listing Rules 上市規則	The Rules Governing the Listing of Securities on The Stock Exchange 聯交所證券上市規則
Mainland China 中國大陸	People's Republic of China 中華人民共和國
Model Code 標準守則	The Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix 10 to the Listing Rules 上市規則附錄十所載之上市發行人董事進行證券交易的標準守則
MOP 澳門元	Macau Patacas 澳門元
Mr. Chan 陳先生	Mr. Chan Chak Mo, the managing director and controlling shareholder of the Company 陳澤武先生，本公司董事總經理及控股股東
Net Ordinary Operating Profit/(Loss) 普通經營溢利／(虧損)淨額	Profit/(Loss) attributable to owners of the Company before taking into account any net fair value gain/loss of the investment properties 未計及投資物業之任何公允價值收益／虧損淨額之本公司擁有人應佔溢利／(虧損)
Period 本期間	Six months ended 30 June 2023 截至二零二三年六月三十日止六個月
SFO 證券及期貨條例	Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) 香港法例第571章證券及期貨條例
Share(s) 股份	Ordinary share(s) of the Company 本公司普通股
Shareholder(s) 股東	Shareholder(s) of the Company 本公司股東
Stock Exchange 聯交所	The Stock Exchange of Hong Kong Limited 香港聯合交易所有限公司
Sq.ft. 平方呎	Square feet 平方呎

