



美亨實業控股有限公司

MILLION HOPE INDUSTRIES HOLDINGS LIMITED

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

(Stock Code 股份代號：1897)

INTERIM REPORT 2023/2024 中期報告

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In case of any inconsistency, the English text of this interim report shall prevail over the Chinese text.
本中期報告之中英文本如有任何歧義，概以英文本為準。

CORPORATE INFORMATION 公司資料

BOARD OF DIRECTORS

Mr. Wong Sue Toa, Stewart (*Chairman*)*
Mr. Lee Cheuk Hung (*Managing Director*)
Mr. Wong Kin
Mr. Cha Mou Daid, Johnson*
Mr. Chuk Kin Lun*
Mr. Chung Sam Tin Abraham*
Mr. Tai Sai Ho*
Mr. Chau On Ta Yuen#
Professor Ho Richard Yan Ki#
Mr. Poon Kan Young#
Mr. Yip Kai Yung#

* *Non-executive Director*

Independent Non-executive Director

AUDIT COMMITTEE

Mr. Yip Kai Yung (*Chairman*)
Mr. Chau On Ta Yuen
Professor Ho Richard Yan Ki
Mr. Poon Kan Young

NOMINATION COMMITTEE

Professor Ho Richard Yan Ki (*Chairman*)
Mr. Wong Sue Toa, Stewart
Mr. Tai Sai Ho
Mr. Chau On Ta Yuen
Mr. Poon Kan Young
Mr. Yip Kai Yung

REMUNERATION COMMITTEE

Mr. Poon Kan Young (*Chairman*)
Mr. Wong Sue Toa, Stewart
Mr. Tai Sai Ho
Mr. Chau On Ta Yuen
Professor Ho Richard Yan Ki
Mr. Yip Kai Yung

INVESTMENT COMMITTEE

Mr. Wong Sue Toa, Stewart (*Chairman*)
Mr. Tai Sai Ho
Mr. Lee Cheuk Hung

COMPANY SECRETARY

Mr. Kwok Wing Fai

董事會

王世濤先生 (*主席*)*
李卓雄先生 (*董事總經理*)
黃健先生
查懋德先生*
祝健麟先生*
鍾心田先生*
戴世豪先生*
周安達源先生#
何忻基教授#
潘根濃先生#
葉啓容先生#

* *非執行董事*

獨立非執行董事

審核委員會

葉啓容先生 (*主席*)
周安達源先生
何忻基教授
潘根濃先生

提名委員會

何忻基教授 (*主席*)
王世濤先生
戴世豪先生
周安達源先生
潘根濃先生
葉啓容先生

薪酬委員會

潘根濃先生 (*主席*)
王世濤先生
戴世豪先生
周安達源先生
何忻基教授
葉啓容先生

投資委員會

王世濤先生 (*主席*)
戴世豪先生
李卓雄先生

公司秘書

郭永輝先生

REGISTERED OFFICE

Maples Corporate Services Limited
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Grand Cayman
KY1-1104
Cayman Islands

PRINCIPAL PLACE OF BUSINESS

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New Territories
Hong Kong

AUDITOR

Deloitte Touche Tohmatsu
Certified Public Accountants
Registered Public Interest Entity Auditors

PRINCIPAL BANKERS

- Bank of China (Hong Kong) Limited
- The Bank of East Asia, Limited
- Hang Seng Bank Limited
- The Hongkong and Shanghai Banking Corporation Limited
- Standard Chartered Bank (Hong Kong) Limited

註冊辦事處

Maples Corporate Services Limited
P.O. Box 309
Ugland House
Grand Cayman
KY1-1104
Cayman Islands

主要營業地點

香港
新界
沙田石門
安群街3號
京瑞廣場一期
20樓A室

核數師

德勤•關黃陳方會計師行
執業會計師
註冊公眾利益實體核數師

主要往來銀行

- 中國銀行(香港)有限公司
- 東亞銀行有限公司
- 恒生銀行有限公司
- 香港上海滙豐銀行有限公司
- 渣打銀行(香港)有限公司

SHARE REGISTRARS

- *Hong Kong*
Computershare Hong Kong Investor Services Limited
Shops 1712-1716, 17th Floor
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Hong Kong
- *Cayman Islands*
Maples Fund Services (Cayman) Limited
P.O. Box 1093
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Grand Cayman
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Cayman Islands

LEGAL ADVISERS

- *Hong Kong Law*
Reed Smith Richards Butler
- *Cayman Islands Law*
Maples and Calder (Hong Kong) LLP

STOCK CODE

1897 (ordinary shares)

WEBSITE

www.millionhope.com.hk

股份過戶登記處

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香港中央證券登記有限公司
香港
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皇后大道東183號
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- *開曼群島*
Maples Fund Services (Cayman) Limited
P.O. Box 1093
Boundary Hall, Cricket Square
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KY1-1102
Cayman Islands

法律顧問

- *香港法律*
禮德齊伯禮律師行
- *開曼群島法律*
邁普達律師事務所(香港)
有限法律責任合夥

股份代號

1897 (普通股)

網址

www.millionhope.com.hk

MANAGEMENT DISCUSSION AND ANALYSIS 管理層討論及分析

The board of directors (the “Board”) of Million Hope Industries Holdings Limited (the “Company”) is pleased to present the interim report together with condensed consolidated financial statements of the Company and its subsidiaries (collectively the “Group”) for the six months ended 30 September 2023.

INTERIM RESULTS

The Group recorded unaudited consolidated revenue of HK\$325.1 million for the six months ended 30 September 2023, representing an increment of 6.9% as compared to the revenue of HK\$304.1 million for the six months ended 30 September 2022. The increment in unaudited consolidated revenue was mainly due to the normal progress in work programmes of several major projects undertaken during the current period as there was delay in work programmes in prior period due to the COVID-19 pandemic. Revenue for the current period was mainly contributed by residential development projects at N.K.I.L 6579 Lung Cheung Road, TMTL 483 Tuen Mun Siu Hong and TPTL 244 Pak Shek Kok.

The unaudited consolidated profit attributable to owners of the Company for the six months ended 30 September 2023 was HK\$4.5 million, representing an increase of 136.8% as compared to HK\$1.9 million for the last corresponding period, mainly attributable to the increase in revenue and gross profit margin which rose from 4.4% for the prior period to 9.7% for the current period. The lower gross profit margin in prior period was mainly due to the extra costs incurred by the Group to speed up the installation process in some construction sites whose work programme was delayed as a result of COVID-19 pandemic. The increase in unaudited consolidated profit for the current period was partially netted off by the increase in the share of loss of a joint venture, which increased by HK\$6.8 million in the current period due to the impairment loss recognised on the properties under development in such joint venture.

The basic earnings per share and diluted earnings per share for the six months ended 30 September 2023 were HK1.09 cents, representing increases of 118.0% as compared to HK0.5 cents for the corresponding period last year.

美亨實業控股有限公司（「本公司」）董事會（「董事會」）欣然提呈本公司及其附屬公司（統稱「本集團」）截至2023年9月30日止六個月之中期報告連同簡明綜合財務報表。

中期業績

截至2023年9月30日止六個月，本集團錄得未經審核綜合收益325,100,000港元，較截至2022年9月30日止六個月之收益304,100,000港元增加6.9%。未經審核綜合收益增加主要歸因於過往期間工作計劃因COVID-19疫情有所延遲，而本期間承接若干主要項目工作計劃進度正常。本期間收益主要由龍翔道新九龍內地段第6579號、屯門兆康屯門市地段第483號以及白石角大埔市地段第244號之住宅發展項目貢獻。

截至2023年9月30日止六個月，本公司擁有人應佔未經審核綜合溢利為4,500,000港元，較去年同期的1,900,000港元增加136.8%，主要由於收益增加及毛利率自過往期間的4.4%上升至本期間的9.7%。過往期間的毛利率較低乃主要由於本集團加快部分建築地盤（其工作計劃因COVID-19疫情而延誤）安裝程序產生額外成本。本期未經審核綜合溢利增加部分被應佔合營企業虧損增加所抵銷，因該合營企業發展中物業確認減損虧損，本期增加6,800,000港元。

截至2023年9月30日止六個月之每股基本盈利及每股攤薄盈利為1.09港仙，較去年同期的0.5港仙增加118.0%。

DIVIDEND

The Board has resolved to pay a first interim dividend of HK0.8 cents per share for the six months ended 30 September 2023 (for the six months ended 30 September 2022: HK0.8 cents per share) to the shareholders of the Company (the "Shareholders") whose names appear on the register of members of the Company on 27 November 2023. The dividend is expected to be paid to the Shareholders on 8 December 2023.

OPERATIONS REVIEW

Major Project Completed During the Six Months Ended 30 September 2023

- (1) Residential development at Lot No. 1068 in Survey District, No. 3 Off Anderson Road, Kwun Tong, Kowloon – Design, supply and installation of aluminium window and glass wall

Major Projects Undertaken During the Six Months Ended 30 September 2023

- (1) Residential development at TMTL 483, Siu Hong, Tuen Mun, New Territories – Design, supply and installation of curtain wall system
- (2) Residential development at TPTL 230, Tai Po Road, Tai Po Kau, New Territories – Design, supply and installation of curtain wall, canopies, windows, doors, claddings, louvres and glass balustrades
- (3) Residential development at N.K.I.L. 6579, Lung Cheung Road, Kowloon – Design, supply and installation of curtain wall system, aluminium window/louvre, glass and metal works
- (4) Composite development at No. 11 Ngau Tau Kok Road, Kowloon – Design, supply and installation of curtain wall, glass wall, aluminium metal grille, glass balustrade and metal railing

股息

董事會決議向於2023年11月27日名列本公司股東名冊之本公司股東（「股東」）派付截至2023年9月30日止六個月之第一次中期股息每股0.8港仙（截至2022年9月30日止六個月：每股0.8港仙）。股息預期將於2023年12月8日派付予股東。

業務回顧

截至2023年9月30日止六個月已完成的主要工程

- (1) 九龍觀塘安達臣道對出的測量約份第3約地段第1068號之住宅發展項目－設計、供應及安裝鋁窗及玻璃牆

截至2023年9月30日止六個月承接的主要工程

- (1) 新界屯門兆康屯門市地段第483號之住宅發展項目－設計、供應及安裝幕牆系統
- (2) 新界大埔滘大埔公路大埔市地段第230號之住宅發展項目－設計、供應及安裝幕牆、天幕、窗、門、保護層、百葉窗及玻璃欄杆
- (3) 九龍龍翔道新九龍內地段第6579號之住宅發展項目－設計、供應及安裝幕牆系統、鋁窗／百葉窗、玻璃及金屬工程
- (4) 九龍牛頭角道11號之綜合發展項目－設計、供應及安裝幕牆、玻璃牆、鋁金屬護欄、玻璃欄杆及金屬欄杆

- | | |
|---|---|
| <p>(5) Residential development at Ho Man Tin Station Package One, K.I.L. 11264, Kowloon – Design, supply and installation of window and louvre</p> | <p>(5) 九龍內地段第11264號何文田站第一期住宅發展項目－設計、供應及安裝外牆工程窗及百葉窗</p> |
| <p>(6) Residential development at Ho Man Tin Station Package One, K.I.L. 11264, Kowloon – Design, supply and installation of external facade works</p> | <p>(6) 九龍內地段第11264號何文田站第一期住宅發展項目－設計、供應及安裝外牆工程</p> |
| <p>(7) Residential development at T6 & T8 for YLTL510, Yuen Long Station, New Territories – Design, supply and installation of acoustic panel</p> | <p>(7) 新界元朗站元朗市地段第510號T6及T8住宅發展項目－設計、供應及安裝隔音板</p> |
| <p>(8) Residential development at TPTL 244, Pak Shek Kok, Tai Po, New Territories – Design, supply and installation of curtain wall system, phase 2 (T1 to T9, T17A & T17B)</p> | <p>(8) 新界大埔白石角大埔市地段第244號之住宅發展項目－設計、供應及安裝幕牆系統第二期 (T1至T9、T17A及T17B)</p> |

Major Projects Awarded During the Six Months Ended 30 September 2023

- (1) Residential development at TMTL 496, So Kwun Wat, Tuen Mun, New Territories – Design, supply and installation of aluminium windows
- (2) Rectification of aluminium windows for T2 for Dynasty Court

The total amount of contracts on hand of the Group as at 30 September 2023 was HK\$673.1 million.

OUTLOOK

With the end of the pandemic and the launch of series of activities and measures by the Hong Kong government, Hong Kong's economy has begun to recover. In the first half of this year, Hong Kong's real GDP increased by 2.2% year-on-year, and the latest unemployment rate also fell to 2.8%. Hong Kong's overall economy is expected to resume a positive growth this year from a contraction of 3.5% recorded last year.

截至2023年9月30日止六個月獲授的主要工程

- (1) 新界屯門掃管笏屯門市地段第496號之住宅發展項目－設計、供應及安裝鋁窗
- (2) 帝景園T2鋁窗整改

於2023年9月30日，本集團的手頭合約價值總額為673,100,000港元。

展望

隨著疫情離去，加上香港政府推出多項活動及措施，本港經濟開始復甦，今年上半年實質本地生產總值按年增長2.2%，最新失業率亦跌至2.8%。預期香港整體經濟將由去年收縮3.5%於今年回復正增長。

Although Hong Kong's economy has already shown signs of recovery, the external environment remains challenging. The Israeli-Palestinian conflict, the Russia-Ukraine war, coupled with the persistent interest rate hikes within the US dollar zone and the euro zone have also caused Hong Kong interest rates to continue to rise. The one-month Hong Kong dollar interest settlement rates have risen from about 3% at the beginning of the year to the current level of about 5%, which have posed negative impacts on investment and asset markets.

According to the latest statistics on private housing supply in the primary market released by the Housing Bureau, the number of unsold units in completed projects of private housing is about 17,000 as of June 2023, which remains at a high level. High interest rates have also affected the demand for private housing, and it is expected that property developers will control construction costs and slow down the development pace of buildings under construction. The Group expects that competition will be fierce in the industry.

The Chief Executive pointed out in the latest policy address that interest rates have increased significantly, and the economic growth is slowing down in many regions outside Hong Kong. In addition to this, transaction volumes in Hong Kong property market have dropped, resulting in corrections of property prices. After taking into considerations of the continuing increase in future housing supply in Hong Kong, comprehensive measures to ease property taxes such as lowering stamp duty are being announced immediately. Apart from this, the Hong Kong Monetary Authority has also recently adjusted the maximum Loan-To-Value ratio for residential properties, which is expected to boost housing demand and bring support to the property market.

In this challenging environment that provides generous opportunities, the Group will adhere to its principles and continue to provide customers with high quality products and services to obtain support from different customers and establish long-term partnerships. As at the date of this report, the total amount of contracts on hand of the Group was HK\$673.1 million. Subsequent to the reporting date, it is expected that there will be two new contracts to be awarded in the amount of HK\$381.6 million, it is believed that the business operations of the Group will remain stable over the next 1 to 2 years. The Group is also committed to control its costs so as to bring return to the Shareholders.

雖然本港經濟已見復甦勢頭，但外圍環境充滿挑戰，以巴衝突、俄烏戰爭、美元區及歐元區持續加息亦令香港利率不斷上升，一個月港元結算利率由年初約3%已升至現時約5%水平，對投資及資產市場帶來負面影響。

根據房屋局最新一份私人住宅一手市場供應數字，至2023年6月止，已落成的私人樓宇但仍未出售的單位數目約為17,000個，數字維持在高水平。利率高企亦令私人樓宇需求下降，預期地產發展商會控制建築成本並減慢在建樓宇發展步伐，本集團預期行業間競爭會非常激烈。

行政長官在最新一份施政報告亦指出利率顯著上升，香港以外的多個地區經濟放緩，本地樓市交投減少，樓價亦出現調整，亦考慮香港未來房屋供應持續增加，所以已即時公佈不同印花稅調整的減辣措施。另外加上不久前金融管理局亦放寬住宅物業按揭成數，相信會刺激樓宇需求，為樓市帶來支持。

本集團在這個充滿挑戰及機遇的環境下，會秉持一貫原則，繼續為客戶提供優質的產品及服務，以此獲得到不同的客戶支持，並建立長期合作夥伴關係。於本結算日，美亨的手頭合約價值總額為673,100,000港元，而於結算日後，預期亦會獲得兩份新合約，總值約381,600,000港元，相信未來一至二年業務仍然可以維持穩定。本集團並會致力控制成本，為股東帶來回報。

GROUP LIQUIDITY AND FINANCIAL RESOURCES

The Group is prudent in managing its cash balance and maintains sound cash flow generating capability. The total cash and bank balances of the Group amounted to HK\$110.6 million as at 30 September 2023 (31 March 2023: HK\$77.6 million), which accounted for 25.8% of the current assets (31 March 2023: 18.2%).

The Group mainly financed its operations through internally generated cash flows and utilised the banking facilities for performance bonds for carrying out its projects during the six months ended 30 September 2023. The Group has access to facilities from banks with an aggregate amount of HK\$450.0 million, of which HK\$126.2 million has been utilised for performance bonds as at 30 September 2023. There was no bank loans drawn down by the Group as at 30 September 2023. The performance bonds under these banking facilities bear charges at prevailing market condition.

As at 30 September 2023, the Group was in a net cash position as there was no bank loans outstanding and the gearing ratio was not applicable. As at 30 September 2023, the Group's net current assets was HK\$356.0 million (31 March 2023: HK\$353.9 million) and the current ratio (current assets divided by current liabilities) was 5.9 times (31 March 2023: 5.8 times).

With its sufficient cash balances and banking facilities available, the Group's liquidity position will remain healthy in the coming year, with sufficient financial resources to meet its obligations, operation and future development requirements.

TREASURY POLICY

The Group's treasury policy aims to minimise its exposure to fluctuations in the exchange rate and not to engage in any highly leveraged or speculative derivative products. Foreign currency exposures of the Group arise mainly from the purchase of raw materials using Renminbi in the Mainland China. The Group currently does not have any hedging arrangements to control the risks related to fluctuations in exchange rates, and will determine if any hedging is required, depending upon the size and nature of the exposure, and the prevailing market circumstances.

集團流動資金及財務資源

本集團會審慎管理其現金結餘，並維持穩健現金流量產生能力。於2023年9月30日，本集團之現金及銀行結餘總額為110,600,000港元（2023年3月31日：77,600,000港元），佔流動資產25.8%（2023年3月31日：18.2%）。

截至2023年9月30日止六個月，本集團主要透過內部產生的現金流量撥付營運資金，及動用銀行融資支付履約保證金，藉以開展項目。於2023年9月30日，本集團可動用之銀行融資總額為450,000,000港元，其中126,200,000港元已用作履約保證金。於2023年9月30日，本集團並無提取銀行貸款。該等銀行融資下之履約保證金按現行市況計算利息。

於2023年9月30日，由於並無未償還銀行貸款，本集團為淨現金之狀況，故資產負債比率並不適用。本集團於2023年9月30日之流動資產淨值為356,000,000港元（2023年3月31日：353,900,000港元）及流動比率（流動資產除以流動負債）為5.9倍（2023年3月31日：5.8倍）。

憑藉充足的現金結餘及可供動用的銀行融資，本集團之流動資金狀況於來年將維持穩健，具備充裕財務資源以應付其承擔、營運及未來發展需要。

財資管理政策

本集團之財資管理政策旨在減低匯率波動之風險及不參與任何高槓桿比率或投機性衍生產品交易。本集團之外幣風險，主要因在中國內地使用人民幣購買原材料而起。本集團目前並無任何對沖安排以控制與匯率波動有關的風險，且在決定是否有對沖之需要時，本集團將視乎風險之大小及性質，以及當時市況而作決定。

The Group does not have significant exposure to gains or losses arising from the movement of foreign currency exchange rate against the Hong Kong dollar as most of the income, expenses, assets and liabilities of the Group are denominated in Hong Kong dollar.

CAPITAL STRUCTURE

The capital structure of the Group consists of equity, comprising share capital and reserves. Details of the share capital of the Company are set out in note 12 to the condensed consolidated financial statements. The Group had no bank loans as at 30 September 2023 (31 March 2023: nil).

INVESTMENT IN A JOINT VENTURE

The Group's investment in a joint venture as at 30 September 2023 represented its 50% interest in the redevelopment project at No. 55 Nga Tsin Wai Road, Kowloon, Hong Kong, including loan to a joint venture of HK\$76.4 million (31 March 2023: comprised interest in a joint venture of HK\$6.7 million and loan to a joint venture of HK\$72.7 million). The redevelopment project is in the construction stage and the shared loss of the joint venture during the six months ended 30 September 2023 amounted to HK\$6,822,000 (for the six months ended 30 September 2022: HK\$8,000).

MATERIAL ACQUISITIONS AND DISPOSALS

There was no material acquisitions and disposals that should be notified to the Shareholders during the six months ended 30 September 2023.

DETAILS OF CHARGES ON ASSETS

As at 30 September 2023, the Group did not pledge any assets to banks or other financial institutions (31 March 2023: nil).

PERFORMANCE BONDS AND CONTINGENT LIABILITIES

As at 30 September 2023, the Group had outstanding performance bonds in respect of construction contracts amounting to HK\$126.2 million (31 March 2023: HK\$145.6 million).

由於本集團大部份收入、開支、資產與負債均以港元計值，因此本集團於外幣兌港元之外匯兌換率變動所產生之損益不會有重大風險。

資本結構

本集團的資本結構由權益（包含股本及儲備）組成。有關本公司資本架構的詳情載於簡明綜合財務報表附註12。於2023年9月30日，本集團並無銀行貸款（2023年3月31日：無）。

於合營企業的投資

於2023年9月30日，本集團於合營企業的投資為其於香港九龍衙前圍道55號重建項目的50%權益，其中包括向合營企業作出之貸款76,400,000港元（2023年3月31日：包括於合營企業的權益6,700,000港元及向合營企業作出之貸款72,700,000港元）。重建項目正在建築階段，截至2023年9月30日止六個月的分佔合營企業虧損為6,822,000港元（截至2022年9月30日止六個月：8,000港元）。

重大收購及出售事項

於截至2023年9月30日止六個月，並無重大收購及出售事項須知會股東。

資產質押詳情

於2023年9月30日，本集團並未向銀行或其他金融機構抵押任何資產（2023年3月31日：無）。

履約保證金及或然負債

於2023年9月30日，本集團就建築合約持有之履約保證金達126,200,000港元（2023年3月31日：145,600,000港元）。

A subsidiary of the Company provided a corporate guarantee of proportionate share to a bank for securing a banking facility granted to a joint venture to finance the redevelopment project in No. 55 Nga Tsin Wai Road, Kowloon, Hong Kong. As at 30 September 2023, 50% proportionate share of the bank loan balance was HK\$63.3 million (31 March 2023: HK\$63.1 million).

Save as disclosed above, the Group did not have significant contingent liabilities as at 30 September 2023 (31 March 2023: nil).

COMMITMENT

The Group's share of the commitment made jointly with a joint venturer relating to a joint venture, but not recognised at the end of the reporting period is as follows:

		30.9.2023 2023年9月30日 HK\$'000 港幣千元	31.3.2023 2023年3月31日 HK\$'000 港幣千元
Commitment to provide loan	作出貸款之承擔	89,255	93,575

The Group will finance its portion of commitment from its internal resources and available blanking facilities.

Save as disclosed above, the Group had no material commitment as at 30 September 2023 (31 March 2023: nil).

FUTURE PLAN FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

Save as the commitment to provide shareholder's loan to a joint venture as disclosed above, as at the date of this interim report, the Group did not have any plan for material investments or capital assets in the coming year.

本公司一家附屬公司按股權比例就合營企業獲取之銀行融資向銀行提供公司擔保，以為香港九龍衙前圍道55號之重建項目提供資金。於2023年9月30日，股權比例50%之銀行貸款結餘為63,300,000港元（2023年3月31日：63,100,000港元）。

除上文披露者外，本集團於2023年9月30日並無任何重大或然負債（2023年3月31日：無）。

承擔

本集團與合營夥伴就合營企業共同作出但於報告期末尚未確認之承擔份額如下：

本集團將以內部資源及可用銀行融資撥付其承擔份額。

除上文披露者外，於2023年9月30日，本集團並無重大承擔（2023年3月31日：無）。

未來重大投資及資本資產計劃

除上文披露向合營企業提供股東貸款的承擔外，於本中期報告日期，本集團並無有關下一年度重大投資或資本資產的任何計劃。

OTHER INFORMATION 其他資料

DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 September 2023, the interests of the directors and chief executives in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under Section 352 of Part XV of the Securities and Futures Ordinance (“SFO”) or as otherwise notified to the Company and The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 to the Rules Governing the Listing of Securities on the Stock Exchange (the “Listing Rules”) were as follows:

(i) Long position in the shares of the Company

董事於股份、相關股份及債權證之權益與淡倉

於2023年9月30日，董事及最高行政人員於本公司之股份及相關股份中，擁有記錄於本公司根據證券及期貨條例（「證券及期貨條例」）第XV部第352條須存置之登記冊內，或根據香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄10所載之上市發行人董事進行證券交易的標準守則（「標準守則」）須知會本公司及聯交所之權益如下：

(i) 於本公司股份之好倉

Name	Capacity	Number of ordinary shares held	Total number of ordinary shares held	Approximate percentage of issued share capital (Note v) 佔已發行股本概約百分比 (附註v)
姓名	身份	所持普通股數目	所持普通股總數	
Wong Sue Toa, Stewart 王世濤	Beneficial owner 實益擁有人	16,313,054	23,346,637	5.66%
	Interest of controlled corporation 受控法團之權益	1,708,389 (Note i) (附註i)		
	Interest of spouse 配偶權益	5,325,194 (Note ii) (附註ii)		
Cha Mou Daid, Johnson 查懋德	Beneficial owner 實益擁有人	3,585,400	219,409,017	53.19%
	Beneficiary of discretionary trusts 酌情信託之受益人	215,823,617 (Note iii) (附註iii)		
Chung Sam Tin Abraham 鍾心田	Beneficial owner 實益擁有人	93,854	93,854	0.02%

OTHER INFORMATION 其他資料

Name	Capacity	Number of ordinary shares held	Total number of ordinary shares held	Approximate percentage of issued share capital (Note v) 佔已發行股本概約百分比 (附註v)
姓名	身份	所持普通股數目	所持普通股總數	
Tai Sai Ho 戴世豪	Beneficial owner 實益擁有人	8,590,288	8,590,288	2.08%
Chuk Kin Lun 祝健麟	Beneficial owner 實益擁有人 Interest of spouse 配偶權益	2,133,600 318,432 (Note iv) (附註iv)	2,452,032	0.59%
Lee Cheuk Hung 李卓雄	Beneficial owner 實益擁有人	560,000	560,000	0.13%
Wong Kin 黃健	Beneficial owner 實益擁有人	146,800	146,800	0.03%
Ho Richard Yan Ki 何斯基	Beneficial owner 實益擁有人	436,000	436,000	0.10%
Poon Kan Young 潘根濃	Beneficial owner 實益擁有人	436,000	436,000	0.10%
Yip Kai Yung 葉啓容	Beneficial owner 實益擁有人	436,000	436,000	0.10%

Notes:

附註：

- | | |
|---|--|
| (i) Mr. Wong Sue Toa, Stewart's corporate interests in the Company arise from the fact that he owns 50% of the share capital of Executive Plaza Limited, which holds 1,708,389 shares of the Company. | (i) 王世濤先生在本公司之公司權益是透過其擁有世濤投資有限公司50%股本而持有，該公司持有本公司1,708,389股股份。 |
| (ii) These shares are held by Ms. Wong Lui Kwok Wai, the wife of Mr. Wong Sue Toa, Stewart. | (ii) 該等股份由王世濤先生之配偶王雷國慧女士持有。 |
| (iii) These shares are held under certain but not identical discretionary trusts, of which Mr. Cha Mou Daid, Johnson is among the members of the classes of discretionary beneficiaries. | (iii) 該等股份由若干不同酌情信託所持有，查懋德先生為若干不同酌情信託之酌情受益人組別其中之成員。 |

OTHER INFORMATION 其他資料

- (iv) These shares are held by Ms. Siu Lai Ping, the wife of Mr. Chuk Kin Lun.
- (v) The percentage is calculated based on the total number of issued shares of the Company as at 30 September 2023 (i.e. 412,467,630 shares).

(ii) Share options

Director's interests in share options are set out in the section headed "Share Option Scheme" below.

Save as disclosed above, as at 30 September 2023, none of the directors and chief executives of the Company or their associates held any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code, or which were recorded in the register required to be kept by the Company under Section 352 of Part XV of the SFO.

Save as disclosed above, none of the directors and chief executives of the Company had been granted any right to subscribe for the shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) or had exercised any such right during the six months ended 30 September 2023.

SHARE OPTION SCHEME

Pursuant to the share option scheme of the Company (the "Scheme") adopted on 25 August 2020 (the "Adoption Date"), all directors (including independent non-executive directors), full-time employees of any member the Group and any advisers, consultants, distributors, contractors, suppliers, agents, customers, business partners, joint venture partners, promoters, service providers of any member of the Group who the Board considers, in its sole discretion, to have contributed or will contribute to the Group are eligible to participate in the Scheme.

- (iv) 該等股份由祝健麟先生的配偶蕭麗冰女士持有。
- (v) 百分比乃根據本公司於2023年9月30日已發行股份總數(即412,467,630股股份)計算。

(ii) 購股權

董事於購股權之權益載於下文「購股權計劃」一節。

除上文所披露者外，於2023年9月30日，本公司董事及最高行政人員或其聯繫人於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份及債權證中，概無擁有根據標準守則須知會本公司及聯交所或記錄於本公司根據證券及期貨條例第XV部第352條須存置之登記冊內之任何權益或淡倉。

除上文所披露者外，於截至2023年9月30日止六個月，本公司董事及最高行政人員概無獲授任何可認購本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份及債權證之權利，亦無行使任何該等權利。

購股權計劃

根據本公司於2020年8月25日(「採納日期」)採納的購股權計劃(「該計劃」)，董事會全權酌情認為已對或將對本集團作出貢獻的本集團任何成員公司的所有董事(包括獨立非執行董事)、全職職員及本集團任何成員公司的任何顧問、諮詢人、分銷商、承包商、供應商、代理、客戶、業務夥伴、合營企業業務夥伴、發起人、服務提供商合資格參與該計劃。

The purpose of the Scheme is to reward participants who have contributed or will contribute to the Group and to encourage participants to work towards enhancing the value of the Company for the benefit of the Company and the Shareholders as a whole, and to maintain or attract business relationships with participants whose contributions are or may be beneficial to the growth of the Group. The Scheme shall be valid and effective for a period of ten years commencing from the Adoption Date and will expire on 24 August 2030.

該計劃旨在為獎勵已對或將對本集團作出貢獻的參與者，以及鼓勵參與者為本公司及股東的整體利益，努力提升本公司的價值，並維持或吸引其貢獻或可能對本集團發展有利的參與者建立業務關係。該計劃將於採納日期起計10年期間有效及生效並將於2030年8月24日屆滿。

Details of the movement of share options granted under the Scheme during the six months ended 30 September 2023 were as follows:

截至2023年9月30日止六個月，該計劃項下授出之購股權之變動詳情如下：

Category or Name of participant 參與者類型或姓名	Date of grant 授出日期	Exercise price per share 每股行使價	Exercise period (Note i) 行使期間 (附註i)	Balance as at 1.4.2023 於2023年4月1日之結餘	Granted during the period 於期內授出	Exercised during the period 於期內行使	Cancelled during the period 於期內註銷	Lapsed during the period 於期內失效	Balance as at 30.9.2023 於2023年9月30日之結餘	Approximate percentage of issued share capital (Note ii) 佔已發行股本概約百分比 (附註ii)
Directors of the Company 本公司之董事										
Chuk Kin Lun 祝健麟	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	9.10.2020 to 8.10.2025 2020年10月9日至2025年10月8日	945,000	-	-	-	-	945,000	0.22%
Chung Sam Tin Abraham 鍾心田	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	9.10.2020 to 8.10.2025 2020年10月9日至2025年10月8日	327,000	-	-	-	-	327,000	0.07%
Lee Cheuk Hung 李卓雄	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	9.10.2020 to 8.10.2025 2020年10月9日至2025年10月8日	1,745,000	-	-	-	-	1,745,000	0.42%
Wong Kin 黃健	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	9.10.2020 to 8.10.2025 2020年10月9日至2025年10月8日	506,000	-	-	-	-	506,000	0.12%
Chau On Ta Yuen 周安達源	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	9.10.2020 to 8.10.2025 2020年10月9日至2025年10月8日	87,000	-	-	-	-	87,000	0.02%
				3,610,000	-	-	-	-	3,610,000	
Employees of the Group 本集團之僱員										
	9.10.2020 2020年10月9日	HK\$0.59 0.59港元	9.10.2020 to 8.10.2025 2020年10月9日至2025年10月8日	2,377,000	-	-	-	-	2,377,000	0.57%
				2,377,000	-	-	-	-	2,377,000	
Total 總計				5,987,000	-	-	-	-	5,987,000	

OTHER INFORMATION 其他資料

Notes:

- (i) The share options vested immediately on the date of grant.
- (ii) The percentage is calculated based on the total number of issued shares of the Company as at 30 September 2023 (i.e. 412,467,630 shares).

The maximum number of shares which may be issued upon exercise of all share options to be granted under the Scheme and any other schemes of the Company shall not exceed 10% of the number of the Company's shares in issue as at the date of approval of the Scheme, subject to renewal as approved by the Shareholders. Upon the refreshment of the Scheme mandate limit at the annual general meeting of the Company held on 24 August 2021, the number of share options available for grant under the Scheme mandate as at 1 April 2023 and 30 September 2023 was 42,394,763.

附註：

- (i) 購股權於授出日期即時歸屬。
- (ii) 百分比乃根據本公司於2023年9月30日已發行股份總數(即412,467,630股)計算。

根據該計劃及本公司任何其他計劃擬授出之全部購股權獲行使時可予發行之最高股份數目不得超過該計劃批准日期已發行本公司股份數目之10%，可經股東批准更新。於本公司在2021年8月24日舉行股東週年大會更新該計劃授權上限後，於2023年4月1日及2023年9月30日根據該計劃授權可供授予的購股權數目為42,394,763份。

INTERESTS OF SHAREHOLDERS DISCLOSEABLE UNDER THE SFO

So far as is known to the Company, as at 30 September 2023, in addition to those interests of the directors and chief executives of the Company as disclosed above, the interests of the Shareholders in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of Part XV of the SFO were as follows:

Long position in the shares of the Company

根據證券及期貨條例須予披露的股東權益

據本公司所知，於2023年9月30日，除上文所披露本公司董事及最高行政人員之該等權益外，股東於本公司股份及相關股份中，擁有記錄於本公司根據證券及期貨條例第XV部第336條須存置之登記冊之權益如下：

於本公司股份之好倉

Name	Capacity	Number of ordinary shares held	Approximate percentage of issued share capital (Note vii) 佔已發行股本概約百分比 (附註vii)
姓名／名稱	身份	所持普通股數目	
CCM Trust (Cayman) Limited ("CCM Trust")	Trustee 信託人	195,104,050 (Note i) (附註i)	47.30%
	Interest of controlled corporations 受控法團之權益		
Mingly Corporation ("Mingly") 名力集團控股有限公司 (「名力」)	Interest of controlled corporation 受控法團之權益	41,720,554 (Note ii) (附註ii)	10.11%
Mingly Asia Capital Limited ("Mingly Asia")	Beneficial owner 實益擁有人	41,720,554 (Note ii) (附註ii)	10.11%
LBJ Regents (PTC) Limited ("LBJ")	Trustee 信託人	27,131,828 (Note iii) (附註iii)	6.57%
	Interest of controlled corporation 受控法團之權益		
David Michael Webb	Beneficial owner 實益擁有人	29,030,399 (Note iv) (附註iv)	7.03%
	Interest of controlled corporation 受控法團之權益		

OTHER INFORMATION 其他資料

Name	Capacity	Number of ordinary shares held	Approximate percentage of issued share capital (Note vii) 佔已發行股本 概約百分比 (附註vii)
姓名／名稱	身份	所持普通股數目	
Wong Lui Kwok Wai 王雷國慧	Beneficial owner 實益擁有人	23,346,637 (Note v) (附註v)	5.66%
	Interest of controlled corporation 受控法團之權益		
	Interest of spouse 配偶權益		
Cha Mou Sing, Payson (Deceased) 查懋聲 (已故)	Beneficial owner 實益擁有人	18,881,768 (Note vi) (附註vi)	4.57%
	Interest of controlled corporation 受控法團之權益		

Notes:

- (i) These share interests comprise 153,383,496 shares directly held by CCM Trust and 41,720,554 shares held indirectly through a wholly-owned subsidiary of Mingly. CCM Trust is interested in 87.5% equity interest in Mingly. CCM Trust is holding the 153,383,496 shares as the trustee of certain but not identical discretionary trusts of which members of the Cha Family (comprising, inter alios, Mr. Cha Mou Daid, Johnson, being the director of the Company) are among the discretionary objects. Mr. Cha Mou Daid, Johnson is also a director of CCM Trust.
- (ii) These shares are held directly by Mingly Asia which is a direct wholly-owned subsidiary of Mingly. Mr. Cha Mou Daid, Johnson is also a non-executive director of Mingly.
- (iii) These share interests comprise 24,409,172 shares directly held by LBJ and 2,722,656 shares held indirectly through Bie Ju Enterprises Limited, its wholly-owned subsidiary. LBJ is holding the 24,409,172 shares as the trustee of certain but not identical discretionary trusts of which members of the Cha Family (comprising, inter alios, Mr. Cha Mou Daid, Johnson, being the director of the Company) are among the discretionary objects. Mr. Cha Mou Daid, Johnson is also a director of LBJ.

附註：

- (i) 該等股份權益包括由CCM Trust直接持有之153,383,496股股份及透過名力一間全資附屬公司間接持有之41,720,554股股份。CCM Trust擁有名力87.5%之權益。CCM Trust以信託人身份為若干不同酌情信託持有153,383,496股股份，該等信託之酌情受益人其中有查氏家族成員（當中包括本公司董事查懋德先生）。查懋德先生亦為CCM Trust董事。
- (ii) 該等股份由名力之直接全資附屬公司Mingly Asia直接持有。查懋德先生亦為名力之非執行董事。
- (iii) 該等股份權益包括由LBJ直接持有之24,409,172股股份及透過其全資附屬公司Bie Ju Enterprises Limited間接持有之2,722,656股股份。LBJ以信託人身份為若干不同酌情信託持有24,409,172股股份，該等信託之酌情受益人其中有查氏家族成員（當中包括本公司董事查懋德先生）。查懋德先生亦為LBJ董事。

- (iv) These share interests comprise 13,070,332 shares directly held by Mr. David Michael Webb and 15,960,067 shares held indirectly through Preferable Situation Assets Limited, which is a direct wholly-owned subsidiary of Mr. David Michael Webb.
- (v) Ms. Wong Lui Kwok Wai is the wife of Mr. Wong Sue Toa, Stewart and is deemed under the SFO to be interested in 16,313,054 shares beneficially owned by her spouse. Ms. Wong is personally interested in 5,325,194 shares and owns 50% equity interest in Executive Plaza Limited which is holding 1,708,389 shares of the Company.
- (vi) These share interests comprise 10,615,168 shares beneficially owned by the late Mr. Cha Mou Sing, Payson and 5,675,800 shares and 2,590,800 shares held indirectly through Accomplished Investments Limited and Kola Heights Limited, respectively. These two companies are directly wholly-owned by the late Mr. Cha.
- (vii) The percentage is calculated based on the total number of issued shares of the Company as at 30 September 2023 (i.e. 412,467,630 shares).
- (iv) 該等股份權益包括由David Michael Webb先生直接持有之13,070,332股股份及透過由David Michael Webb先生之直接全資附屬公司Preferable Situation Assets Limited間接持有之15,960,067股股份。
- (v) 王雷國慧女士為王世濤先生之配偶，根據證券及期貨條例，其被視為於由其配偶實益擁有之16,313,054股股份中擁有權益。王女士個人持有5,325,194股股份，並擁有世濤投資有限公司的50%股本，該公司持有本公司1,708,389股股份。
- (vi) 該等股份權益包括由已故查懋聲先生實益擁有之10,615,168股股份，以及分別透過Accomplished Investments Limited及Kola Heights Limited間接持有之5,675,800股股份及2,590,800股股份。該兩間公司由已故查先生直接全資擁有。
- (vii) 百分比乃根據本公司於2023年9月30日已發行股份總數（即412,467,630股股份）計算。

Save as disclosed above, as at 30 September 2023, the Company has not been notified by any persons (other than the directors and chief executives of the Company) who had any interests or short positions in the shares and underlying shares of the Company which were recorded in the register required to be kept by the Company under section 336 of the SFO.

除上文所披露者外，於2023年9月30日，本公司並不知悉任何人士（本公司董事及最高行政人員除外）於本公司股份及相關股份中擁有記錄於本公司根據證券及期貨條例第336條須存置之登記冊之任何權益或淡倉。

UPDATE ON DIRECTORS' INFORMATION PURSUANT TO RULE 13.51B(1) OF LISTING RULES

根據上市規則第13.51B(1)條更新董事資料

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in the information of the directors of the Company are set out below:

根據上市規則第13.51B(1)條，本公司董事資料變動載列如下：

- (i) Mr. Cha Mou Daid, Johnson's appointment as a co-opted external member to the Finance Committee of the Council of The Hong Kong University of Science and Technology has been renewed for a term up to 30 June 2024.
- (ii) Mr. Poon Kan Young was appointed as director by Northcroft Hong Kong Limited, a quantity surveying consultancy firm operating in Hong Kong, with effect from 1 September 2023.
- (i) 查懋德先生獲委任為香港科技大學校董會財務委員會增選外部委員的任命已獲重續至2024年6月30日為止。
- (ii) 潘根濃先生獲委任為羅富國測量師行有限公司董事，該公司為一間於香港營運的工料測量顧問公司，自2023年9月1日起生效。

OTHER INFORMATION 其他資料

Save as disclosed above, there is no other information required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

CORPORATE GOVERNANCE

The corporate governance principles of the Company emphasise a quality Board and transparency and accountability to all Shareholders.

Throughout the six months ended 30 September 2023, the Company has complied with all the Code Provisions of the Corporate Governance Code (the “CG Code”) as set out in Appendix 14 to the Listing Rules, except for the following deviation:

- Code Provision C.1.6 of the CG Code stipulates that independent non-executive directors and other non-executive directors shall attend general meetings and develop a balanced understanding of the views of the Shareholders. Mr. Cha Mou Daid, Johnson, the non-executive director of the Company, was unable to attend the Company’s 2023 annual general meeting due to other important engagement.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as set out in Appendix 10 to the Listing Rules as its own code of conduct regarding directors’ securities transactions.

Having made specific enquiry to all directors of the Company, all directors confirmed that they have complied with the required standard set out in the Model Code during the six months ended 30 September 2023.

除上文所披露者外，概無根據上市規則第13.51B(1)條須予披露的其他資料。

企業管治

本公司的企業管治原則強調董事會之高質素、高透明度及對全體股東負責。

於截至2023年9月30日止六個月內，本公司已遵守上市規則附錄14所載之《企業管治守則》（「企業管治守則」）的所有守則條文，惟下述偏離者除外：

- 企業管治守則之守則條文第C.1.6條規定，獨立非執行董事及其他非執行董事應出席股東大會，並對股東之意見作出公正了解。本公司非執行董事查懋德先生因需要處理其他重要事務而未能出席本公司2023年股東週年大會。

董事進行證券交易的標準守則

本公司已採納上市規則附錄10所載之標準守則作為其自身有關董事進行證券交易之行為守則。

經向本公司全體董事作出具體查詢後，全體董事確認，彼等於截至2023年9月30日止六個月內均已遵守標準守則所載之規定標準。

DISCLOSURE UNDER RULE 13.22 OF THE LISTING RULES

The financial assistance given to, committed capital injection to, and guarantees given for banking facilities granted to affiliated companies of the Company amounted to approximately HK\$172.4 million which represented approximately 26.3% of the total assets of the Company at 30 September 2023. Details of which are as follows:

根據上市規則第13.22條作出之披露

向本公司聯屬公司提供之財務資助及承諾向本公司聯屬公司作出之注資以及就授予本公司聯屬公司之銀行融資提供之擔保約172,400,000港元相當於本公司於2023年9月30日之資產總值約26.3%。其詳情如下：

Name of affiliated company	聯屬公司名稱	Company's equity interest in affiliated company	Total amount of financial assistance given to, committed capital injection to and guarantees given for facilities granted to, affiliated company as at 30 September 2023 於2023年9月30日向聯屬公司提供之財務資助、向聯屬公司作出之承諾注資以及就授予聯屬公司之融資提供之擔保總額 HK\$'000 港幣千元
Wealth King Ventures Limited ("Wealth King") and its subsidiaries	Wealth King Ventures Limited (「Wealth King」) 及其附屬公司	50%	172,400 (Note) (附註)
			172,400

OTHER INFORMATION 其他資料

Note: The total capital commitment shall be contributed by the Group in proportion to its equity interest in the joint venture in respect of any funding need arising from any payment obligation of Wealth King concerned.

附註：本集團就Wealth King相關之任何付款義務產生之任何資金需要按其於合營企業之股權比例將予出資之資本承擔總額。

The proforma combined statement of financial position of the above affiliated companies at 30 September 2023 is as follows:

上述聯屬公司2023年9月30日之備考合併財務狀況表如下：

		HK\$'000 港幣千元
Current assets	流動資產	68,262
Current liabilities	流動負債	(50,213)
Non-current assets	非流動資產	209,000
Non-current liabilities	非流動負債	(242,734)
Net liabilities	負債淨值	(15,685)

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

購買、出售或贖回本公司上市證券

During the six months ended 30 September 2023, the Company repurchased 3,930,000 shares of the Company on the market, of which 3,804,000 shares and 126,000 shares were repurchased pursuant to the general mandate granted by the then Shareholders at the annual general meetings held on 23 August 2022 and 22 August 2023 respectively. The aggregate consideration paid (excluding transaction costs) for this repurchase was approximately HK\$1,698,000. All these repurchased shares were cancelled during the period.

截至2023年9月30日止六個月，本公司於市場購回3,930,000股本公司股份，其中3,804,000股股份及126,000股股份乃分別根據於2022年8月23日及2023年8月22日舉行之股東週年大會上當時股東授予的一般授權購回。就該項購回已付的總代價（不包括交易成本）約為1,698,000港元。所有該等已購回股份已於期內註銷。

Month of repurchase 購回月份	Number of ordinary shares repurchased 已購回 普通股數目	Purchase price paid per share 已付每股股份購買價		Aggregate consideration paid (excluding transaction costs) 已付總代價 (不包括交易成本) HK\$'000 千港元
		Highest 最高 HK\$ 港元	Lowest 最低 HK\$ 港元	
April 2023 2023年4月	10,000	0.450	0.450	5
June 2023 2023年6月	396,000	0.410	0.380	161
July 2023 2023年7月	1,916,000	0.450	0.425	843
August 2023 2023年8月	1,608,000	0.430	0.425	689
	3,930,000			1,698

Save as disclosed above, during the six months ended 30 September 2023, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities.

除上文披露者外，於截至2023年9月30日止六個月內，本公司或其任何附屬公司並無購買、出售或贖回任何本公司之上市證券。

EMPLOYEES AND REMUNERATION POLICY

As at 30 September 2023, the Group had 260 full time employees (of which 114 employees were in Mainland China). The Group offers competitive remuneration packages, including discretionary bonus, share options and depending on the position, cash allowances, to its employees. The Group also provides retirement schemes, medical benefits, on-the-job training to its employees and sponsors its employees to attend various external training courses.

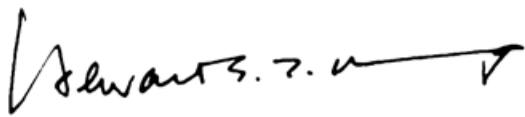
僱員及酬金政策

於2023年9月30日，本集團有260名全職僱員（其中114名僱員在中國內地）。本集團為僱員提供具競爭力的薪酬組合，包括酌情花紅、購股權及現金津貼（視乎職位而定）。本集團亦為僱員提供退休金計劃、醫療福利及在職培訓，以及資助僱員參加各種外部培訓課程。

REVIEW OF INTERIM RESULTS

The Company has engaged Messrs. Deloitte Touche Tohmatsu, the Group's auditor, to assist the audit committee of the Company (the "Audit Committee") to review the unaudited condensed consolidated financial statements of the Group for the six months ended 30 September 2023. The unaudited condensed consolidated financial statements for the six months ended 30 September 2023 has been reviewed by the Audit Committee.

On behalf of the Board



Wong Sue Toa, Stewart
Chairman

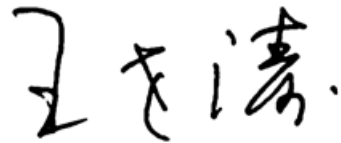
Hong Kong, 7 November 2023

In case of any inconsistency, the English text of this interim report shall prevail over the Chinese text.

中期業績審閱

本公司委託本集團核數師德勤•關黃陳方會計師行協助本公司審核委員會(「審核委員會」)審閱本集團截至2023年9月30日止六個月之未經審核簡明綜合財務報表。截至2023年9月30日止六個月之未經審核簡明綜合財務報表已經審核委員會審閱。

代表董事會



王世濤
主席

香港，2023年11月7日

本中期報告之中英文本如有任何歧義，概以英文本為準。

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

簡明綜合損益及其他全面收益表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023
截至2023年9月30日止六個月

For the six months ended
30 September
截至9月30日止六個月

		NOTES 附註	2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Revenue	收益	3	325,086	304,061
Cost of sales	銷售成本		(293,598)	(290,591)
Gross profit	毛利		31,488	13,470
Other income	其他收入		3,783	5,992
Other gains and losses	其他收益及虧損		853	(99)
Impairment loss under expected credit loss model, net	預期信貸虧損模式項下之減值虧損淨額		(7,919)	(1,202)
Administrative expenses	行政開支		(14,226)	(14,970)
Share of loss of a joint venture	應佔一間合營企業之虧損		(6,822)	(8)
Finance costs	財務費用		(1,189)	(1,103)
Profit before taxation	除稅前溢利	4	5,968	2,080
Taxation	稅項	5	(1,461)	(189)
Profit for the period	期內溢利		4,507	1,891
Other comprehensive expense: Item that may be subsequently reclassified to profit or loss: Exchange differences on translation of foreign operations	其他全面開支：其後可能重新分類至損益的項目：換算海外業務的匯兌差額		(4,566)	(8,485)
Total comprehensive expense for the period	期內全面開支總額		(59)	(6,594)
Earnings per share basic (HK cents)	每股盈利基本 (港仙)	7	1.09	0.5
diluted (HK cents)	攤薄 (港仙)	7	1.09	0.5

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

簡明綜合財務狀況表

AT 30 SEPTEMBER 2023
於2023年9月30日

		NOTES 附註	30.9.2023 2023年 9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.3.2023 2023年 3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Non-current assets	非流動資產			
Investment properties	投資物業	8	29,800	29,800
Property, plant and equipment	物業、廠房及設備	8	112,248	116,011
Right-of-use assets	使用權資產	8	4,558	4,961
Interest in a joint venture	合營企業權益	9	–	6,714
Loan to a joint venture	貸款予合營企業		76,386	72,715
Deferred tax assets	遞延稅項資產		2,808	1,724
			225,800	231,925
Current assets	流動資產			
Inventories	存貨		48,001	61,290
Debtors, deposits and prepayments	應收款項、按金及預付款項	10	133,675	155,564
Contract assets	合約資產		136,946	132,865
Bank balances and cash	銀行結餘及現金		110,580	77,564
			429,202	427,283
Current liabilities	流動負債			
Trade and other payables	應付賬款及其他應付款項	11	51,735	50,442
Provisions	撥備		12,316	15,751
Contract liabilities	合約負債		94	21
Tax payable	應付稅項		8,778	6,940
Lease liabilities	租賃負債		219	184
Deferred income	遞延收入		57	57
			73,199	73,395
Net current assets	流動資產淨值		356,003	353,888
Total assets less current liabilities	總資產減流動負債		581,803	585,813

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION 簡明綜合財務狀況表

AT 30 SEPTEMBER 2023

於2023年9月30日

		NOTES 附註	30.9.2023 2023年 9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.3.2023 2023年 3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Non-current liabilities	非流動負債			
Provisions	撥備		58,453	53,518
Lease liabilities	租賃負債		98	167
Deferred income	遞延收入		56	84
			58,607	53,769
			523,196	532,044
Capital and reserves	資本及儲備			
Share capital	股本	12	41,247	41,760
Reserves	儲備		481,949	490,284
			523,196	532,044

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

簡明綜合權益變動表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023
截至2023年9月30日止六個月

		Attributable to owners of the Company 本公司擁有人應佔							
		Share capital	Contributed reserves	Share-based compensation reserves 以股份為基礎的 補償儲備	Treasury shares reserves 庫存 股份儲備	Other reserves	Exchange reserve	Accumulated profits	Total
		股本 HK\$'000 港幣千元	實繳儲備 HK\$'000 港幣千元	補償儲備 HK\$'000 港幣千元	庫存 股份儲備 HK\$'000 港幣千元 (note i) (附註i)	其他儲備 HK\$'000 港幣千元 (note ii) (附註ii)	外匯儲備 HK\$'000 港幣千元	累計溢利 HK\$'000 港幣千元	總計 HK\$'000 港幣千元
At 1 April 2022	於2022年4月1日	41,869	7,900	1,076	(25)	265,565	2,875	220,073	539,333
Profit for the period	期內溢利	-	-	-	-	-	-	1,891	1,891
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額	-	-	-	-	-	(8,485)	-	(8,485)
Total comprehensive (expense) income for the period	期內全面(開支)收入總額	-	-	-	-	-	(8,485)	1,891	(6,594)
Dividend paid (note 6)	已付股息(附註6)	-	-	-	-	(8,792)	-	-	(8,792)
Cancellation of shares	註銷股份	(4)	-	-	25	(21)	-	-	-
Share option forfeited	已沒收購股權	-	-	(55)	-	-	-	55	-
At 30 September 2022 (unaudited)	於2022年9月30日(未經審核)	41,865	7,900	1,021	-	256,752	(5,610)	222,019	523,947
At 1 April 2023	於2023年4月1日	41,760	7,900	1,021	(545)	253,050	(3,376)	232,234	532,044
Profit for the period	期內溢利	-	-	-	-	-	-	4,507	4,507
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額	-	-	-	-	-	(4,566)	-	(4,566)
Total comprehensive (expense) income for the period	期內全面(開支)收入總額	-	-	-	-	-	(4,566)	4,507	(59)
Dividend paid (note 6)	已付股息(附註6)	-	-	-	-	(7,071)	-	-	(7,071)
Repurchase of shares	購回股份	-	-	-	(1,698)	-	-	-	(1,698)
Cancellation of shares	註銷股份	(513)	-	-	2,263	(1,750)	-	-	-
Transaction costs attributable to repurchase and cancellation of shares	購回及註銷股份應佔的交易成本	-	-	-	(20)	-	-	-	(20)
At 30 September 2023 (unaudited)	於2023年9月30日(未經審核)	41,247	7,900	1,021	-	244,229	(7,942)	236,741	523,196

Notes:

- (i) The treasury shares reserve represents the shares repurchased but not yet cancelled.
- (ii) Other reserves represent capital contribution from immediate holding company of the Company during the year ended 31 March 2019 of HK\$318,643,000 and the difference between the Group's investment cost of HK\$3,385,000 in Million Hope Industries Limited ("Million Hope Industries (HK)"), a subsidiary of the Company, and the entire share capital amounted to HK\$11,000,000 of Million Hope Industries (HK) arising from the group reorganisation, net of dividends paid and premium paid for repurchase of shares.

附註：

- (i) 庫存股份儲備指已購回但尚未註銷的股份。
- (ii) 其他儲備指截至2019年3月31日止年度來自本公司直接控股公司的注資318,643,000港元以及本集團於本公司附屬公司美亨實業有限公司(「美亨實業(香港)」)之投資成本3,385,000港元及集團重組產生之美亨實業(香港)之全部股本11,000,000港元之間的差額(扣除購回股份的已付股息及已付溢價)。

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

簡明綜合現金流量表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023
截至2023年9月30日止六個月

For the six months ended
30 September
截至9月30日止六個月

		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Net cash generated from (used in) operating activities	來自(用於)營運業務之 現金淨額	46,061	(43,547)
Investing activities	投資業務		
Interest received	已收利息	1,047	276
Purchase of property, plant and equipment	購置物業、廠房及設備	(221)	(423)
Loan to a joint venture	貸款予合營企業	(4,320)	(3,125)
Repayment from a joint venture	合營企業還款	-	75
Net cash used in investing activities	用於投資業務之 現金淨額	(3,494)	(3,197)
Financing activities	融資業務		
Dividends paid	已付股息	(7,071)	(8,792)
Payment on repurchase and cancellation of shares	購回及註銷股份之付款	(1,698)	-
Transaction cost attributable to repurchase and cancellation of shares	購回及註銷股份應佔的 交易成本	(20)	-
Repayments of lease liabilities	償還租賃負債	(117)	(98)
New bank loans raised	新增銀行貸款	-	10,000
Repayment of bank loans	償還銀行貸款	-	(10,000)
Net cash used in financing activities	用於融資業務之現金淨額	(8,906)	(8,890)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS 簡明綜合現金流量表

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023

截至2023年9月30日止六個月

For the six months ended
30 September
截至9月30日止六個月

		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Net decrease in cash and cash equivalents	現金及現金等值減少淨額	33,661	(55,634)
Cash and cash equivalents at the beginning of the period	期初現金及現金等值	77,564	86,563
Effect of foreign exchange rate changes	匯率變動之影響	(645)	(3,099)
Cash and cash equivalents at the end of the period, representing bank balances and cash	期末現金及現金等值， 即銀行結餘及現金	110,580	27,830

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

簡明綜合財務報表附註

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023
截至2023年9月30日止六個月

1. BASIS OF PREPARATION

The condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard (“HKAS 34”) “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) as well as with the applicable disclosure requirements of Appendix 16 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) (the “Listing Rules”).

2. PRINCIPAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except for investment properties, which are measured at fair value.

Other than additional accounting policies resulting from application of amendments to Hong Kong Financial Reporting Standards (“HKFRS”), the accounting policies and methods of computation used in the condensed consolidated financial statements for the six months ended 30 September 2023 are the same as those presented in the Group’s annual financial statements for the year ended 31 March 2023.

1. 編製基準

簡明綜合財務報表乃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（「香港會計準則第34號」）「中期財務報告」及香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄十六所載之適用披露規定所編製。

2. 主要會計政策

除投資物業乃以公平值計量外，簡明綜合財務報表乃按歷史成本基準編製。

除因應用香港財務報告準則（「香港財務報告準則」）的修訂本而產生的其他會計政策外，截至2023年9月30日止六個月之簡明綜合財務報表所使用之會計政策及計算方式與本集團截至2023年3月31日止年度之年度財務報表所呈列者一致。

2. PRINCIPAL ACCOUNTING POLICIES

(Continued)

Application of amendments to HKFRSs

In the current interim period, the Group has applied the following new and amendments to HKFRSs issued by the HKICPA, for the first time, which are mandatorily effective for the Group's annual period beginning on 1 April 2023 for the preparation of the Group's condensed consolidated financial statements:

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

Except as described below, the application of the new and amendments to HKFRSs in the current interim period has had no material impact on the Group's financial positions and performance for the current and prior periods and/or on the disclosures set out in these condensed consolidated financial statements.

2. 主要會計政策 (續)

應用經修訂香港財務報告準則

於本中期期間，本集團首次應用下列由香港會計師公會頒佈並於2023年4月1日開始之本集團年度期間強制生效之新及經修訂香港財務報告準則以編製本集團之簡明綜合財務報表：

香港財務報告準則第17號 (包括2020年10月及2022年2月之香港財務報告準則第17號 (修訂本))	保險合約
香港會計準則第1號及香港財務報告準則實務報告第2號 (修訂本)	會計政策披露
香港會計準則第8號 (修訂本)	會計估計之定義
香港會計準則第12號 (修訂本)	與單一交易產生之資產及負債相關之遞延稅項
香港會計準則第12號 (修訂本)	國際稅務改革— 支柱二示範規則

除下文所述外，於本中期期間應用新及經修訂香港財務報告準則並無對本集團於本期間及過往期間之財務狀況及表現及／或該等簡明綜合財務報表所載之披露資料造成重大影響。

2. PRINCIPAL ACCOUNTING POLICIES

(Continued)

Application of amendments to HKFRSs

(Continued)

Impacts on application of Amendments to HKAS 8 “Definition of Accounting Estimates”

The amendments define accounting estimates as “monetary amounts in financial statements that are subject to measurement uncertainty”. An accounting policy may require items in financial statements to be measured in a way that involves measurement uncertainty. In such a case, an entity develops an accounting estimate to achieve the objective set out by the accounting policy. The amendments to HKAS 8 clarify the distinction between changes in accounting estimates, and changes in accounting policies and the correction of errors.

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

3. REVENUE AND SEGMENT INFORMATION

Revenue represents the fair value of amounts received and receivable from the provision of design, supply and installation of aluminium windows and curtain walls services by the Group to external customers which is recognised over time as the Group’s contract work enhances an asset that the external customers control as the Group performs. The Group’s revenue is derived from long-term contracts in relation to provision of design, supply and installation of aluminium windows and curtain walls services in Hong Kong and Mainland China during both periods.

2. 主要會計政策 (續)

應用經修訂香港財務報告準則 (續)

香港會計準則第8號(修訂本)「會計估計的定義」之影響

該修訂定義會計估計為「存在計量不明朗因素之財務報表之貨幣金額」。會計政策可能規定對計量不明朗因素之財務報表項目進行計量。於此情況下，一間實體應編製會計估計，旨在達到會計政策載列之目標。香港會計準則第8號之修訂本澄清了會計估計變更與會計政策變更及更正錯誤之間的區別。

於本期間應用該等修訂本預期不會對簡明綜合財務報表造成重大影響。

3. 收益及分部資料

收益指本集團在一段時間內隨本集團合約工程提升一項資產(而該項資產於本集團履約時由外部客戶控制)向外部客戶提供設計、供應及安裝鋁窗及幕牆服務確認的已收及應收款項的公平值。於兩個期間，本集團的收益來自於與在香港及中國內地提供設計、供應及安裝鋁窗及幕牆服務有關的長期合約。

3. REVENUE AND SEGMENT INFORMATION (Continued)

Disaggregation of revenue

By contract type

		For the six months ended 30 September 截至9月30日止六個月	
		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Design, supply and installation for curtain walls, aluminium windows, doors and other products for new buildings (notes i and ii)	為新建築物設計、供應及安裝幕牆、鋁門窗及其他產品 (附註i及ii)	275,884	215,170
Design, supply and installation for aluminium windows, doors and other products for new buildings (note ii)	為新建築物設計、供應及安裝鋁門窗及其他產品 (附註ii)	29,522	79,842
Repairing, maintenance and others (note iii)	維修、保養及其他 (附註iii)	19,680	9,049
Total	總計	325,086	304,061

Notes:

- (i) The contract type involves aluminium windows, doors and other products in addition to curtain walls. The curtain walls are the principal products for the contract type and the principal revenue from this contract type is also from curtain walls.
- (ii) Other products represent balustrade, louvre, cladding, window wall, canopy and grille.
- (iii) Others mainly represent mock up and window testing.

附註：

- (i) 除幕牆外，該合約類別涉及鋁門窗及其他產品。幕牆為該合約類別的主要產品，該合約類別的主要收益亦來自幕牆。
- (ii) 其他產品指欄河、百葉、飾板、玻璃牆、簷篷及護柵。
- (iii) 其他主要指模型及試窗。

3. REVENUE AND SEGMENT INFORMATION (Continued)

Segment information

Information reported to the directors of the Company, being the chief operating decision maker, for the purposes of resource allocation and assessment focuses on revenue analysis by contract type. No other discrete financial information is provided other than the Group's results and financial position as a whole. Accordingly, only entity-wide disclosures, major customers and geographic information are presented.

Geographical information

Information about the Group's revenue from external customers is presented based on the geographical location of the projects:

3. 收益及分部資料 (續)

分部資料

向本公司董事（即主要經營決策者）報告之資料以按合約類型分類的收益分析為主，以作資源分配及績效評估。除本集團之整體業績及財務狀況外，概無提供其他獨立財務資料。因此，僅呈列整個實體的披露事項、主要客戶及地區資料。

地區資料

有關本集團來自外部客戶之收益資料按項目的地理位置呈列如下：

		For the six months ended 30 September 截至9月30日止六個月	
		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Hong Kong	香港	324,559	295,327
Mainland China	中國內地	527	8,734
		325,086	304,061

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS 簡明綜合財務報表附註

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023

截至2023年9月30日止六個月

4. PROFIT BEFORE TAXATION**4. 除稅前溢利**

		For the six months ended 30 September 截至9月30日止六個月	
		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Profit before taxation has been arrived at after charging (crediting):			
除稅前溢利已扣除 (計入) 下列各項後達致：			
Depreciation of right-of-use assets	使用權資產折舊	207	202
Depreciation of property, plant and equipment	物業、廠房及設備折舊	3,388	3,913
Less: Depreciation expenses included in the cost of inventories	減：計入存貨成本的折舊開支	(867)	(1,115)
		2,728	3,000
Government grants, included in other income (note)	計入其他收入的政府補助 (附註)	(28)	(3,860)

Note: During the six months ended 30 September 2022, the Group recognised government grants of HK\$3,824,000 (six months ended 30 September 2023: nil) in respect of COVID-19-related subsidies relates to Employment Support Scheme provided by the Hong Kong government.

附註：於截至2022年9月30日止六個月，本集團就COVID-19相關的補助確認政府補助3,824,000港元（截至2023年9月30日止六個月：無），與香港政府提供的保就業計劃有關。

5. TAXATION

5. 稅項

		For the six months ended 30 September 截至9月30日止六個月	
		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
The taxation charge (credit) comprises: 稅項支出 (抵免) 包括：			
Current taxation	即期稅項		
Hong Kong Profits Tax	香港利得稅	2,545	–
Deferred taxation	遞延稅項	(1,084)	189
		1,461	189

Hong Kong Profits Tax is calculated at 16.5% of the estimated assessable profits for the period, except for the group entity which is a qualifying corporation under the two-tiered profits tax rates regime. For this group entity, the first HK\$2 million of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%.

Under the Law of the People's Republic of China (the "PRC") on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of EIT Law, the tax rate of the PRC subsidiary was 25%. No provision for PRC Enterprise Income Tax was recognised for the periods ended 30 September 2023 and 2022 as there was no assessable profit for both periods.

香港利得稅均按該期間估計應課稅溢利之16.5%計算，惟屬於兩級利得稅稅率制度項下的合資格法團的集團實體除外。就該集團實體而言，首2,000,000港元應課稅溢利按稅率8.25%徵稅，而餘下應課稅溢利則按稅率16.5%徵稅。

根據中華人民共和國（「中國」）企業所得稅法（「企業所得稅法」）及企業所得稅法實施細則，中國附屬公司之稅率為25%。由於截至2023年及2022年9月30日止期間並無應課稅溢利，故兩個期間並無就中國企業所得稅確認撥備。

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS 簡明綜合財務報表附註

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023

截至2023年9月30日止六個月

6. DIVIDENDS

During the six months ended 30 September 2023, a second interim dividend of HK1.7 cents (six months ended 30 September 2022: HK2.1 cents) per share totalling HK\$7,071,000 (six months ended 30 September 2022: HK\$8,792,000) in respect of the year ended 31 March 2023 was paid to shareholders.

Subsequent to the end of the current interim period, the board of directors of the Company has resolved to declare a first interim dividend of HK0.8 cents per share amounting to HK\$3,300,000 in aggregate (six months ended 30 September 2022: a first interim dividend of HK0.8 cents per share amounting to HK\$3,349,000) which will be paid to shareholders whose names appear in the Register of Members on 27 November 2023.

7. EARNINGS PER SHARE

The calculation of the basic and diluted earnings per share attributable to owners of the Company for the period is based on the following data:

6. 股息

於截至2023年9月30日止六個月，本公司已向股東派發截至2023年3月31日止年度之第二次中期股息每股1.7港仙（截至2022年9月30日止六個月：2.1港仙），合共7,071,000港元（截至2022年9月30日止六個月：8,792,000港元）。

於本中期期末後，本公司董事會已決議將向於2023年11月27日名列股東名冊之股東宣派第一次中期股息每股0.8港仙，合共3,300,000港元（截至2022年9月30日止六個月：第一次中期股息0.8港仙，合共3,349,000港元）。

7. 每股盈利

期內本公司擁有人應佔每股基本及攤薄盈利乃根據以下數據計算：

		For the six months ended 30 September 截至9月30日止六個月	
		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Earnings:	盈利：		
Profit for the period attributable to owners of the Company for the purpose of basic and diluted earnings per share	用於計算每股基本及攤薄盈利之本公司擁有人應佔期內溢利	4,507	1,891

7. EARNINGS PER SHARE (Continued)

7. 每股盈利 (續)

		Number of shares 股份數目	
		2023 2023年 (Unaudited) (未經審核)	2022 2022年 (Unaudited) (未經審核)
Weighted average number of ordinary shares for the purpose of basic earnings per share	用於計算每股基本盈利之普通股加權平均數	414,959,007	418,651,630
Effect of dilutive potential ordinary shares:	潛在攤薄普通股的影響：		
Adjustment in relation to share options granted by the Company	就本公司授出的購股權作出調整	-	107,967
Weighted average number of ordinary shares for the purpose of diluted earnings per share	用於計算每股攤薄盈利之普通股加權平均數	414,959,007	418,759,597

The weighted average number of ordinary shares for the purpose of calculating basic and diluted earnings per share has been taken into account the ordinary shares repurchased from the market during the reporting period and subsequently cancelled after the respective reporting date.

The diluted earnings per share for the six months ended 30 September 2023 has not included the effect from the Company's share options because the exercise prices of the share options were higher than the average market price of the shares of the Company.

用於計算每股基本及攤薄盈利的普通股加權平均數已計入於報告期從市場上購回並隨後分別於各報告日期後註銷之普通股。

截至2023年9月30日止六個月的每股攤薄盈利並未計入本公司購股權的影響，是由於購股權的行使價格高於本公司股票的平均市價。

8. MOVEMENTS IN INVESTMENT PROPERTIES, PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

Investment properties

The fair values of the Group's investment properties at 30 September 2023 and 31 March 2023 have been arrived at on the basis of a valuation carried out on that date by Colliers International (Hong Kong) Limited, an independent property valuer not connected with the Group. Colliers International (Hong Kong) Limited has appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations.

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

As at 30 September 2023, the valuation of properties amounting to HK\$29,800,000 (31 March 2023: HK\$29,800,000) was arrived at by reference to the income capitalisation method which is based on the capitalisation of the net income potential by adopting an appropriate capitalisation rate, which is derived from analysis of sale transactions and interpretation of prevailing investor requirements or expectations.

Property, plant and equipment

During the six months ended 30 September 2023, the Group acquired property, plant and equipment of HK\$221,000 (six months ended 30 September 2022: HK\$423,000).

8. 投資物業、物業、廠房及設備及使用權資產變動

投資物業

本集團投資物業於2023年9月30日及2023年3月31日之公平值乃根據與本集團概無關連之獨立物業估值師高力國際物業顧問(香港)有限公司於該日之估值達成。高力國際物業顧問(香港)有限公司具有合適資格，且近期亦有在相關地區對同類物業進行估值之經驗。

於估計物業之公平值時，物業之最高及最佳用途為其目前用途。

於2023年9月30日，參考收入資本化法估值之物業價值為29,800,000港元(2023年3月31日：29,800,000港元)，此方法是根據採用適當資本化比率將潛在收入淨額予以資本化，而資本化比率乃通過分析銷售交易及對當時投資者之要求或期望之詮釋而得出。

物業、廠房及設備

於截至2023年9月30日止六個月，本集團收購物業、廠房及設備221,000港元(截至2022年9月30日止六個月：423,000港元)。

8. MOVEMENTS IN INVESTMENT PROPERTIES, PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Continued)

Right-of-use assets

During the six months ended 30 September 2023, the Group entered into a new lease agreement for a car parking space for a term of two years (six months ended 30 September 2022: one year). The Group recognised a right-of-use asset of HK\$80,000 (six months ended 30 September 2022: HK\$41,000) and a lease liability of HK\$80,000 (six months ended 30 September 2022: HK\$41,000).

9. INTEREST IN A JOINT VENTURE

Cost of unlisted joint venture 非上市合營企業成本
 Share of post-acquisition losses 分佔收購後虧損

The Group's investment in a joint venture as at 30 September 2023 represents its 50% interest in a redevelopment project in Hong Kong. During the six months ended 30 September 2023, the share of loss from a joint venture mainly represents an impairment loss recognised on properties under development for sales held by the joint venture.

8. 投資物業、物業、廠房及設備及使用權資產變動 (續)

使用權資產

於截至2023年9月30日止六個月，本集團就停車位訂立為期兩年之新租賃協議（截至2022年9月30日止六個月：1年）。本集團確認使用權資產80,000港元（截至2022年9月30日止六個月：41,000港元）及租賃負債80,000港元（截至2022年9月30日止六個月：41,000港元）。

9. 合營企業的權益

		30.09.2023 2023年9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.03.2023 2023年3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Cost of unlisted joint venture	非上市合營企業成本	6,917	6,809
Share of post-acquisition losses	分佔收購後虧損	(6,917)	(95)
		-	6,714

於2023年9月30日，本集團於合營企業的投資為其於香港一個重建項目的50%權益。截至2023年9月30止六個月，分佔合營企業虧損為該合營企業持有待售之開發中物業已確認減損虧損。

10. DEBTORS, DEPOSITS AND PREPAYMENTS

10. 應收款項、按金及預付款項

		30.09.2023 2023年9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.03.2023 2023年3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Trade debtors	應收賬款	126,303	136,164
Less: Allowance for credit losses	減：信貸虧損撥備	(10,467)	(3,698)
		115,836	132,466
Deposits and prepayments	按金及預付款項	15,359	20,529
Other receivables	其他應收款項	2,480	2,569
		133,675	155,564

The Group allows a credit period of 30 to 90 days to its customers.

本集團給予其客戶的除賬期為30至90日。

The following is an aged analysis of the trade debtors presented based on the right to consideration became unconditional/invoice date at the end of the reporting period:

以下為於報告期末按收取代價之權利成為無條件／發票日期呈列的應收賬款賬齡分析：

		30.09.2023 2023年9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.03.2023 2023年3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Within 30 days	30日內	58,191	58,847
31-60 days	31至60日	11,678	28,793
61-90 days	61至90日	8,079	6,958
Over 90 days	超過90日	37,888	37,868
		115,836	132,466

11. TRADE AND OTHER PAYABLES

11. 應付賬款及其他應付款項

		30.09.2023 2023年9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.03.2023 2023年3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Trade payables	應付賬款	6,427	6,971
Retention payables	應付保固金	29,370	26,714
Accrued costs for construction work	應計建設工程成本	993	1,252
Accrued operating costs and charges	應計營運成本及費用	1,841	1,518
Accrued staff costs	應計員工成本	12,933	13,816
Rental deposits received	已收租賃按金	171	171
		51,735	50,442

The following is an aged analysis of trade payables presented based on the invoice date at the end of each reporting period:

應付賬款之賬齡分析根據各報告期末之發票日期呈列如下：

		30.09.2023 2023年9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.03.2023 2023年3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Within 30 days	30日內	3,194	5,834
31-60 days	31至60日	1,885	115
61-90 days	61至90日	93	412
Over 90 days	超過90日	1,255	610
		6,427	6,971

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS 簡明綜合財務報表附註

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023

截至2023年9月30日止六個月

12. SHARE CAPITAL**12. 股本**

		Number of shares 股份數目	Share capital 股本 HK\$'000 港幣千元
Ordinary shares of HK\$0.1 each 每股面值0.1港元之 普通股			
Authorised:	法定：		
At 1 April 2022, 31 March 2023 and 30 September 2023	於2022年4月1日、 2023年3月31日及 2023年9月30日	5,000,000,000	500,000
Issued and fully paid:	已發行及繳足：		
At 1 April 2022	於2022年4月1日	418,681,630	41,869
Repurchased and cancelled (Note)	購回及註銷 (附註)	(1,080,000)	(109)
At 31 March 2023	於2023年3月31日	417,601,630	41,760
Repurchased and cancelled (Note)	購回及註銷 (附註)	(5,134,000)	(513)
At 30 September 2023	於2023年9月30日	412,467,630	41,247

Note: During the period ended 30 September 2023, the Company repurchased 3,930,000 shares for an aggregate consideration paid of approximately HK\$1,718,000, and all the shares repurchased were cancelled during the period ended 30 September 2023. The Company repurchased 2,254,000 shares on the market during the year ended 31 March 2023 for an aggregated consideration paid of approximately HK\$997,000, in which 1,050,000 shares were cancelled during the year ended 31 March 2023 and 1,204,000 shares were cancelled in April 2023.

附註：截至2023年9月30日止期間，本公司以支付總代價約1,718,000港元購回3,930,000股股份，並於截至2023年9月30日止期間註銷所有購回股份。於截至2023年3月31日止年度，本公司從市場上購回2,254,000股股份，已付代價合共為約997,000港元，其中1,050,000股股份已於截至2023年3月31日止年度註銷，1,204,000股股份已於2023年4月註銷。

13. PERFORMANCE BONDS

As at 30 September 2023, the Group had outstanding performance bonds in respect of construction contracts amounting to HK\$126,240,000 (31 March 2023: HK\$145,587,000).

14. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

15. SHARE OPTION SCHEME

Pursuant to the Company's share option scheme (the "Scheme") which was adopted and became effective on 25 August 2020, all directors (including independent non-executive directors), full-time employees of any member the Group and any advisers, consultants, distributors, contractors, suppliers, agents, customers, business partners, joint venture partners, promoters, service providers of any member of the Group who the board of directors considers, in its sole discretion, to have contributed or will contribute to the Group are eligible to participate in the Scheme.

The purpose of the Scheme is to award the participants who have contributed or will contribute to the Group and to encourage them to work towards enhancing the value of the Company and its shares for the benefit of the Company and its shareholders as a whole, and to maintain or attract business relationships with participants whose contributions are or may be beneficial to the growth of the Group.

13. 履約保證金

於2023年9月30日，本集團就建築合約持有之未償付履約保證金為126,240,000港元（2023年3月31日：145,587,000港元）。

14. 財務工具的公平值計量

本公司董事認為，按攤銷成本在簡明綜合財務報表入賬的財務資產及財務負債的賬面值與其公平值相若。

15. 購股權計劃

根據本公司於2020年8月25日採納並生效的購股權計劃（「該計劃」），董事會全權酌情認為已對或將對本集團作出貢獻的本集團任何成員公司的所有董事（包括獨立非執行董事）、全職職員及本集團任何成員公司的任何顧問、諮詢人、分銷商、承包商、供應商、代理、客戶、業務夥伴、合營企業業務夥伴、發起人、服務提供商合資格參與該計劃。

該計劃旨在獎勵已對或將對本集團作出貢獻的參與者，以及鼓勵彼等為本公司及其股東的整體利益，努力提升本公司及其股份的價值，並維持或吸引其貢獻會對或可能對本集團發展有利的參與者建立業務關係。

15. SHARE OPTION SCHEME (Continued)

(a) Maximum number of shares available for issuance

The maximum number of shares which may be issued upon exercise of all options to be granted under the Scheme shall not exceed 10% of the shares of the Company in issue as at the date of approval of the Scheme, subject to renewal as approved by the shareholders of the Company. Upon the refreshment of the Scheme mandate limit at the annual general meeting of the Company held on 24 August 2021, the maximum number of share options that can be granted under the Scheme was 42,394,763 (31 March 2023: 42,394,763).

(b) Maximum entitlement of each participant

(1) The total number of shares issued and to be issued upon exercise of the options granted to each participant (including both exercised and outstanding options) under the Scheme in any 12-month period must not exceed 1% of the number of Company's shares in issue unless otherwise approved by the shareholders of the Company.

15. 購股權計劃 (續)

(a) 可供發行之最高股份數目

因根據該計劃將予授出之所有購股權獲行使而可予發行之最高股份數目不得超過該計劃批准日期本公司已發行股份之10%，可經本公司股東批准更新。於本公司在2021年8月24日舉行股東週年大會更新該計劃授權上限後，該計劃項下可授出的購股權數目上限為42,394,763份（2023年3月31日：42,394,763份）。

(b) 各參與者之配額上限

(1) 除非經本公司股東另作批准，否則於任何12個月期間，因根據該計劃授予各參與者之購股權（包括已行使及尚未行使之購股權）獲行使而發行及將予發行之股份總數不得超過本公司已發行股份數目之1%。

15. SHARE OPTION SCHEME (Continued)

(b) Maximum entitlement of each participant (Continued)

- (2) Where any grant of options to a substantial shareholder or an independent non-executive director of the Company, or any of their respective associates (as defined in the Listing Rules), would result in the shares issued and to be issued upon exercise of all options already granted and to be granted to such person in any 12-month period up to and including the date of the grant:
- (i) representing in aggregate over 0.1% of the number of the Company's shares in issue; and
 - (ii) having an aggregate value, based on the closing price of the shares of the Company on the date of grant, in excess of HK\$5.0 million.

Such grant of options shall be subject to prior approval of the shareholders of the Company who are not connected persons of the Company as defined in the Listing Rules.

15. 購股權計劃 (續)

(b) 各參與者之配額上限 (續)

- (2) 倘向本公司之主要股東或獨立非執行董事或任何彼等各自之聯繫人(定義見上市規則)授出任何購股權,將會導致於直至授出日期止之任何12個月期間(包括授出之日)向該人士已授出及將予授出之所有購股權獲行使而已發行及將予發行之股份:
- (i) 合共佔本公司已發行股份數目之0.1%以上;及
 - (ii) 總值超過5,000,000港元(根據本公司股份於授出日期之收市價計算),

則授出該項購股權須預先取得本公司股東(並非本公司之關連人士(定義見上市規則))批准。

15. SHARE OPTION SCHEME (Continued)

(c) Period within which the shares must be taken up under an option

Within ten years from the date on which an option is granted or such shorter period as the board of directors or the relevant committee thereof may specify.

(d) Minimum period, if any, for which an option must be held before it can be exercised

At the time of granting an option, the board of directors or the relevant committee thereof must specify the minimum period(s) (if any) and achievement of performance target(s) (if any), for which an option must be held before it can be exercised in whole or in part.

(e) Period open for acceptance of an option

The offer of the grant of an option (of which the date of grant must be a business day of the Stock Exchange) must be accepted within 14 days after the date of grant.

(f) Amount payable upon acceptance of the option

A consideration of HK\$1 shall be paid upon the acceptance of the option.

15. 購股權計劃 (續)

(c) 根據購股權必須認購股份之期限

由授出購股權之日起十年期間或董事會或轄下有關委員會可能指定之較短期間。

(d) 購股權於可予行使前之最短持有期 (如有)

於授出購股權之時，董事會或轄下有關委員會必須指定購股權於可予行使 (全部或部分) 前之最短持有期 (如有) 及達成的表現目標 (如有)。

(e) 接納購股權之期限

授出購股權 (授出日期必須為聯交所之營業日) 的要約必須在授出日期後14日內獲接納。

(f) 於接納購股權時應付之款項

於接納購股權時須付1港元作為代價。

15. SHARE OPTION SCHEME (Continued)

(g) Basis of determining exercise price of the option

The exercise price of the option shall be no less than the highest of:

- (i) the closing price of the shares of the Company as stated in the daily quotations sheet issued by the Stock Exchange on the date of grant, which must be a business day;
- (ii) the average closing price of the shares of the Company as stated in the daily quotation sheets issued by the Stock Exchange for the five business days immediately preceding the date of grant; and
- (iii) the nominal value of the shares of the Company on the date of grant.

(h) Remaining life of the Scheme

The Scheme has a life of 10 years and will expire on 24 August 2030 unless otherwise terminated in accordance with the terms of the Scheme.

15. 購股權計劃 (續)

(g) 釐定購股權行使價之基準

購股權之行使價必須不低於下列三者之最高者：

- (i) 聯交所於授出日期（須為營業日）發出之日報表所述之本公司股份收市價；
- (ii) 聯交所於緊接授出日期前五個營業日發出之日報表所述之本公司股份平均收市價；及
- (iii) 本公司股份於授出日期之面值。

(h) 該計劃之餘下年限

除非根據該計劃條款予以終止，否則該計劃之有效年限為10年，並將於2030年8月24日屆滿。

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS 簡明綜合財務報表附註

FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2023

截至2023年9月30日止六個月

15. SHARE OPTION SCHEME (Continued)

At 30 September 2023, the number of shares in respect of which options had been granted and remained outstanding under the Scheme was 5,987,000 (31 March 2023: 5,987,000), representing approximately 1.45% (31 March 2023: 1.43%) of the shares of the Company issued at that date.

Details of the movements of the share option granted are as follows:

For the year ended 31 March 2023 (audited) and for the six months ended 30 September 2023 (unaudited)

15. 購股權計劃 (續)

於2023年9月30日，根據該計劃已授出惟尚未行使之購股權所涉及之股份數目為5,987,000股（2023年3月31日：5,987,000股），相當於該日本公司已發行股份之約1.45%（2023年3月31日：1.43%）。

授出的購股權的變動詳情如下：

截至2023年3月31日止年度（經審核）及截至2023年9月30日止六個月（未經審核）

Category of participants	Date of grant	Exercise period	Exercise price per share	Balance as at 1 April 2022	Granted during the year	Exercised during the year	Forfeited during the year	Balance as at 31 March 2023 (audited) and 30 September 2023 (unaudited)
參與者類型	授出日期	行使期間	每股行使價 HK\$ 港元	於2022年 4月1日之結餘	於年內授出	於年內行使	於年內沒收	於2023年 3月31日 (經審核) 及2023年 9月30日 (未經審核) 之結餘
Directors	9 October 2020	9 October 2020 to 8 October 2025	0.59	3,610,000	-	-	-	3,610,000
董事	2020年10月9日	2020年10月9日至 2025年10月8日						
Employees	9 October 2020	9 October 2020 to 8 October 2025	0.59	2,705,000	-	-	(328,000)	2,377,000
僱員	2020年10月9日	2020年10月9日至 2025年10月8日						
				6,315,000	-	-	(328,000)	5,987,000
Weight average exercise price				0.59	N/A	N/A	0.59	0.59
加權平均行使價					不適用	不適用		
Exercisable at the end of the year/period								5,987,000
於年/期末可行使								

16. COMMITMENT

The Group's share of the commitment made jointly with another joint venturer to the joint venture, but not recognised at the end of the reporting period is as follows:

		30.9.2023 2023年9月30日 HK\$'000 港幣千元 (Unaudited) (未經審核)	31.3.2023 2023年3月31日 HK\$'000 港幣千元 (Audited) (經審核)
Commitment to provide loan	作出貸款之承擔	89,255	93,575

16. 承擔

本集團與另一合營夥伴就合營企業共同作出但於報告期末尚未確認之承擔份額如下：

17. RELATED PARTY TRANSACTIONS

Other than as disclosed elsewhere in the condensed consolidated financial statements, the Group has following transactions with related parties during the period:

(a) Subsidiaries of Hanison Construction Holdings Limited ("Hanison") (note):

		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Design, supply and installation of aluminium windows and curtain walls service expenses	鋁窗及幕牆的設計、供應及安裝服務開支	282	651
Interest expenses on lease liabilities	租賃負債利息開支	-	2

Note: Hanison and its subsidiaries are regarded as related companies in which CCM Trust (Cayman) Limited, a substantial shareholder of the Company, and certain discretionary trusts have beneficial interests.

17. 關聯方交易

除簡明綜合財務報表其他部分披露者外，於期內本集團與關聯方的交易載列如下：

(a) 興勝創建控股有限公司（「興勝」）的附屬公司（附註）：

For the six months ended
30 September
截至9月30日止六個月

附註：興勝及其附屬公司被視為CCM Trust (Cayman) Limited (本公司之主要股東) 及若干全權信託於其中擁有實益權益的關聯公司。

17. RELATED PARTY TRANSACTIONS

(Continued)

(b) Compensation of key management personnel

The remuneration of directors and other members of key management during the period is as follows:

17. 關聯方交易 (續)

(b) 主要管理人員之薪酬

於期內董事及主要管理層其他成員的薪酬如下：

		For the six months ended 30 September 截至9月30日止六個月	
		2023 2023年 HK\$'000 港幣千元 (Unaudited) (未經審核)	2022 2022年 HK\$'000 港幣千元 (Unaudited) (未經審核)
Short-term employee benefits	短期僱員福利	2,561	2,486
Post-employment benefits	離職後福利	127	120
		2,688	2,606

REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS 簡明綜合財務報表審閱報告

Deloitte.

TO THE BOARD OF DIRECTORS OF MILLION HOPE
INDUSTRIES HOLDINGS LIMITED

(incorporated in the Cayman Islands with limited liability)

致美亨實業控股有限公司董事會

(於開曼群島註冊成立的有限公司)

INTRODUCTION

We have reviewed the condensed consolidated financial statements of Million Hope Industries Holdings Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”) set out on pages 25 to 52, which comprise the condensed consolidated statement of financial position as of 30 September 2023 and the related condensed consolidated statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the six-month period then ended, and certain explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and Hong Kong Accounting Standard 34 “Interim Financial Reporting” (“**HKAS 34**”) issued by Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of these condensed consolidated financial statements in accordance with HKAS 34. Our responsibility is to express a conclusion on these condensed consolidated financial statements based on our review, and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

引言

核數師已審閱列載於第25至52頁美亨實業控股有限公司（以下簡稱「**貴公司**」）及其附屬公司（統稱「**貴集團**」）的簡明綜合財務報表，此財務報表包括截至2023年9月30日的簡明綜合財務狀況表與截至該日止六個月期間的相關簡明綜合損益及其他全面收益表、權益變動表和現金流量表以及若干說明附註。香港聯合交易所有限公司證券上市規則規定，就中期財務資料編製的報告必須符合其有關條款及香港會計師公會頒佈的香港會計準則第34號「中期財務報告」（「**香港會計準則第34號**」）。貴公司董事須負責根據香港會計準則第34號編製及列報該等簡明綜合財務報表。我們的責任是根據我們的審閱對該等簡明綜合財務報表作出結論，並按照我們受聘之協定條款，僅向全體董事會報告，而此報告不可用作其他用途。我們概不就本報告的內容，對任何其他人士負責或承擔責任。

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 “Review of Interim Financial Information Performed by the Independent Auditor of the Entity” (“HKSRE 2410”) issued by the Hong Kong Institute of Certified Public Accountants. A review of these condensed consolidated financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated financial statements are not prepared, in all material respects, in accordance with HKAS 34.

Deloitte Touche Tohmatsu
Certified Public Accountants
Hong Kong
7 November 2023

審閱範圍

我們已根據香港會計師公會頒佈的香港審閱委聘準則第2410號(「香港審閱委聘準則第2410號」)「由實體獨立核數師審閱中期財務資料」進行審閱。該等簡明綜合財務報表審閱工作包括主要向負責財務及會計事務的人員作出查詢，並應用分析和其他審閱程序。由於審閱的範圍遠較按照香港審計準則進行審核的範圍為小，所以不能保證我們會知悉在審核中可能會被發現的所有重大事項。因此，我們不會發表審核意見。

結論

根據我們的審閱工作，我們並無察覺到任何事項，使我們相信此簡明綜合財務報表在所有重大方面並非按照香港會計準則第34號編製。

德勤•關黃陳方會計師行
執業會計師
香港
2023年11月7日

SUMMARY OF MAJOR PROPERTIES 主要物業摘要

A. INVESTMENT PROPERTIES HELD FOR RENTAL PURPOSES

A. 持有投資物業作為租金收入用途

Descriptions 概況	Area (sq.ft.) 面積 (平方呎)	Nature of property 物業性質	Attributable interest of the Group 本集團 應佔權益	Category of lease 租約類別
1. Offices F, G & H on 20/F, Kings Wing Plaza 1, 3 On Kwan Street, Shatin, New Territories, Hong Kong 香港新界沙田安群街3號 京瑞廣場一期 20樓之辦公室F、G及H	2,790 (Marketing gross floor area) 2,790 (可售建築 面積)	Commercial 商業	100% 100%	Medium-term lease 中期租約

B. PROPERTY UNDER DEVELOPMENT FOR SALE IN HONG KONG

B. 於香港之發展中之待售物業

Descriptions 概況	Site area (sq. ft.) 地盤面積 (平方呎)	Gross floor area (sq. ft.) 建築面積 (平方呎)	Stage of completion 完成階段	Expected completion date 預計 完工日期	Nature of property 物業性質	Attributable interest of the Group 本集團 應佔權益	Category of lease 租約類別
1. No. 55 Nga Tsin Wai Road, Kowloon, Hong Kong (New Kowloon Inland Lot No. 3771) 香港九龍 衙前圍道55號 (新九龍內地段 第3771號)	8,092	Not yet determined	Planning in progress	No definite plan	Residential	50%	Medium-term lease
	8,092	尚未確定	按計劃進行中	無具體計劃	住宅	50%	中期租約

C. PROPERTIES HELD FOR OWN USE IN HONG KONG

C. 於香港持有之自用物業

Descriptions 概況	Area (sq.ft.) 面積 (平方呎)	Nature of property 物業性質	Attributable interest of the Group 本集團 應佔權益	Category of lease 租約類別
1. Offices A, B, C, D, E, J, K, L, M, N & P on 20/F, and car parking space numbers P50 and P51 on Basement Floor, Kings Wing Plaza 1, 3 On Kwan Street, Shatin, New Territories, Hong Kong 香港新界沙田安群街3號京瑞廣場一期20樓之辦公室A、B、C、D、E、J、K、L、M、N及P及地庫第P50及P51號停車位	12,191 (Marketing gross floor area)	Commercial	100%	Medium-term lease
	12,191 (可售建築面積)	商業	100%	中期租約

D. PROPERTY HELD FOR OWN USE IN MAINLAND CHINA

D. 於中國內地持有之自用物業

Descriptions 概況	Area (sq.m.) 面積 (平方米)	Nature of property 物業性質	Attributable interest of the Group 本集團 應佔權益	Category of lease 租約類別
1. An industrial complex located at Huanzhen Road, Shangxia Development Zone, Shuikou, Huizhou, Guangdong Province, The PRC 位於中國廣東省惠州市水口鎮環鎮路上霞開發區的一棟工業綜合建築	12,645.8 (Gross floor area)	Industrial	100%	Medium-term lease
	12,645.8 (建築面積)	工業	100%	中期租約

