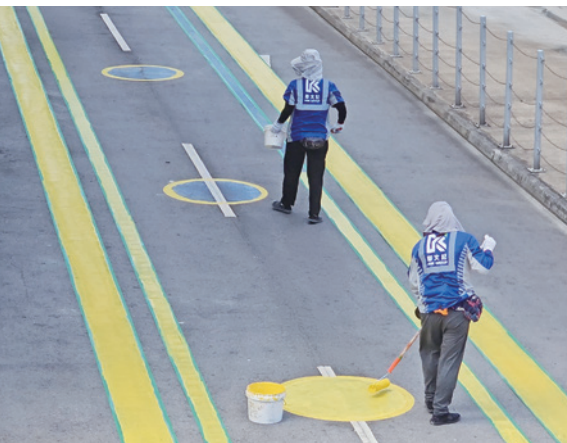


鄺文記集團有限公司 Kwong Man Kee Group Limited

(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 : 8023



2026
ANNUAL REPORT
年報

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

GEM has been positioned as a market designed to accommodate small and mid-sized companies to which a higher investment risk may be attached than other companies listed on the Stock Exchange. Prospective investors should be aware of the potential risks of investing in such companies and should make the decision to invest only after due and careful consideration.

Given that the companies listed on GEM are generally small and mid-sized companies, there is a risk that securities traded on GEM may be more susceptible to high market volatility than securities traded on the Main Board of the Stock Exchange and no assurance is given that there will be a liquid market in the securities traded on GEM.

This report, for which the directors (the “Directors”, and each, a “Director”) of Kwong Man Kee Group Limited (the “Company”, together with its subsidiaries, the “Group”) collectively and individually accept full responsibility, includes particulars given in compliance with the Rules Governing the Listing of Securities on GEM of the Stock Exchange (the “GEM Listing Rules”) for the purpose of giving information with regard to the Company. The Directors, having made all reasonable enquiries, confirm that to the best of their knowledge and belief the information contained in this report is accurate and complete in all material respects and not misleading or deceptive, and there are no other matters the omission of which would make any statement herein or this report misleading.

This report will remain on “Latest Listed Company Information” page of the website of the Stock Exchange at www.hkexnews.hk for at least 7 days from the date of its posting and the Company’s website at www.kmk.com.hk.

香港聯合交易所有限公司（「聯交所」）GEM之特色

GEM的定位，乃為中小型公司提供一個上市的市場，此等公司相比起其他在聯交所上市的公司帶有較高投資風險。有意投資的人士應了解投資於該等公司的潛在風險，並應經過審慎周詳的考慮後方作出投資決定。

由於GEM上市公司普遍為中小型公司，在GEM買賣的證券可能會較於聯交所主板買賣之證券承受較大的市場波動風險，同時無法保證在GEM買賣的證券會有高流通量的市場。

本報告乃遵照聯交所GEM證券上市規則（「GEM上市規則」）之規定而提供有關鄺文記集團有限公司（「本公司」，連同其附屬公司統稱「本集團」）之資料，本公司各董事（「董事」）願共同及個別對此負全責。董事經作出一切合理查詢後，確認就彼等所深知及確信，本報告所載資料在一切重要方面均屬準確及完整，並無誤導或欺詐成份，且本報告並無遺漏任何其他事實致使本報告所載任何聲明或本報告產生誤導。

本報告將登載於聯交所網站www.hkexnews.hk之「最新上市公司公告」頁內，自登載日期起計至少保留七天，並登載於本公司網站www.kmk.com.hk。

CONTENTS 目錄

Corporate Information 公司資料	3
Chairman's Statement 主席報告	5
Profile of Directors and Senior Management 董事及高級管理層簡歷	7
Management Discussion and Analysis 管理層討論及分析	10
Corporate Governance Report 企業管治報告	17
Directors' Report 董事會報告	37
Independent Auditor's Report 獨立核數師報告書	54
Consolidated Statement of Financial Position 綜合財務狀況表	62
Consolidated Statement of Comprehensive Income 綜合全面收益表	64
Consolidated Statement of Changes in Equity 綜合權益變動表	65
Consolidated Statement of Cash Flows 綜合現金流量表	67
Notes to the Consolidated Financial Statements 綜合財務報表附註	68
Five-year Financial Summary 五年財務概要	144

BOARD OF DIRECTORS

Executive Directors

Mr. Kwong Chi Man (*chairman*)
Mr. Yip Kong Lok

Independent Non-Executive Directors

Ms. Yu Wan Wah Amparo
Mr. Wat Danny Hiu Yan
Ms. To Yee Man

AUDIT COMMITTEE

Ms. To Yee Man (*chairlady*)
Ms. Yu Wan Wah Amparo
Mr. Wat Danny Hiu Yan

REMUNERATION COMMITTEE

Mr. Wat Danny Hiu Yan (*chairman*)
Mr. Kwong Chi Man
Ms. Yu Wan Wah Amparo

NOMINATION COMMITTEE

Mr. Kwong Chi Man (*chairman*)
Ms. Yu Wan Wah Amparo
Mr. Wat Danny Hiu Yan

LEGAL COMPLIANCE COMMITTEE

Ms. Yu Wan Wah Amparo (*chairlady*)
Mr. Wat Danny Hiu Yan
Ms. To Yee Man

COMPANY SECRETARY

Mr. Choi Wai Hung (*CPA*)

AUTHORISED REPRESENTATIVES

Mr. Kwong Chi Man
Mr. Choi Wai Hung

COMPLIANCE OFFICER

Mr. Kwong Chi Man

REGISTERED OFFICE

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

董事會

執行董事

鄭志文先生 (*主席*)
葉港樂先生

獨立非執行董事

余韻華女士
屈曉昕先生
杜依雯女士

審核委員會

杜依雯女士 (*主席*)
余韻華女士
屈曉昕先生

薪酬委員會

屈曉昕先生 (*主席*)
鄭志文先生
余韻華女士

提名委員會

鄭志文先生 (*主席*)
余韻華女士
屈曉昕先生

法律合規委員會

余韻華女士 (*主席*)
屈曉昕先生
杜依雯女士

公司秘書

蔡偉雄先生 (*註冊會計師*)

授權代表

鄭志文先生
蔡偉雄先生

合規主任

鄭志文先生

註冊辦事處

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

**HEADQUARTERS AND PRINCIPAL PLACE
OF BUSINESS IN HONG KONG**

21/F, The Bedford
91-93 Bedford Road
Kowloon
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Maples Fund Services (Cayman) Limited
P.O. Box 1093
Boundary Hall
Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

**HONG KONG BRANCH SHARE
REGISTRAR AND TRANSFER OFFICE**

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

LEGAL ADVISER AS TO HONG KONG LAW

CFN Lawyers LLP
Rooms 1710-1711,
17/F, New World Tower 1,
16-18 Queen's Road Central, Central
Hong Kong

AUDITOR

Baker Tilly Hong Kong Limited
Certified Public Accountants
Registered Public Interest Entity Auditor
Level 8, K11 ATELIER King's Road,
728 King's Road, Quarry Bay, Hong Kong

PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited
DBS Bank (Hong Kong) Limited
OCBC Wing Hang Bank Limited

COMPANY'S WEBSITE

<http://www.kmk.com.hk>

STOCK CODE

8023

香港總部及主要營業地點

香港
九龍
必發道91-93號
The Bedford 21樓

主要股份過戶登記處

Maples Fund Services (Cayman) Limited
P.O. Box 1093
Boundary Hall
Cricket Square
Grand Cayman, KY1-1102
Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

香港法律方面之法律顧問

陳馮吳律師事務所有限法律責任合夥
香港
中環皇后大道中16-18號
新世界大廈1期17樓
1710-1711室

核數師

天職香港會計師事務所有限公司
報業會計師
註冊公眾利益實體核數師
香港鰂魚涌英皇道728號
K11 ATELIER King's Road 8樓

主要往來銀行

中國銀行(香港)有限公司
星展銀行(香港)有限公司
華僑永亨銀行有限公司

公司網址

<http://www.kmk.com.hk>

股份代號

8023

Dear Shareholders,

On behalf of the Board of Directors (the “**Board**”) of the Company, I am pleased to present the annual report of the Company for the year ended 31 March 2026.

Review

As a leading contractor in the car park flooring industry in Hong Kong and Macau, we provide (i) flooring services, which involve the application of proprietary floor coating products for the purpose of providing a colourful, slip-resistant, hard-wearing surface that is resistant against water and petrochemicals; (ii) ancillary services, which include specialised texture painting and waterproofing works; and (iii) sales of flooring and waterproofing materials. Our target segment ranges from mid to high end projects in the relevant markets.

During the year ended 31 March 2026, the revenues from Hong Kong and other Asian regions were approximately HK\$161.9 million and approximately HK\$4.4 million (2025: approximately HK\$166.8 million and approximately HK\$122,000), respectively. The revenue from other Asian regions, namely Macau and Malaysia, were approximately HK\$3.0 million and approximately HK\$1.4 million (2025: Nil and approximately HK\$122,000), respectively.

During the past year, the Group faced various challenges including intense market competition, cost cutting initiative by the Group's customers, geopolitical tension and volatility and the slowdown of Hong Kong's economy growth momentum. Nonetheless, with the leadership of our management team and collaboration of all our employees, the Group remains focused on navigating the challenging business environment and overcoming difficulties.

Looking Forward

In spite of these challenges, the Group will continue to uphold a prudent approach in the coming year. We are actively implementing (i) diversification strategies to reduce business risks and enhance revenue by exploring investment opportunities globally, with a particular focus on emerging economies in Asia; (ii) comprehensive measures to manage operating costs and streamline administrative expenses; and (iii) business strategies for retention and/or expansion of the Group's market share in ancillary services to broaden revenue base of the Group. These initiatives are aimed at promoting healthy and sustainable growth of the Group, thereby enhancing the interests of the shareholders of the Company and ensure favourable returns on investments during periods of economic volatility.

尊敬的股東：

本人謹代表本公司董事會（「**董事會**」），欣然提呈本公司截至二零二六年三月三十一日止年度的年報。

回顧

作為一間於香港及澳門停車場地坪鋪設行業內的領先承建商，我們提供(i)地坪鋪設服務，涉及塗裝專利地坪鋪設塗層產品，以提供色彩豐富、防滑以及具防水及不易受石油化工產品破壞特性的耐磨表面；(ii)配套服務，包括專業紋理塗裝及防水工程；及(iii)銷售地坪鋪設及防水材料。我們的目標業務分部為相關市場之中高端項目。

截至二零二六年三月三十一日止年度，來自香港及其他亞洲地區市場的收益分別約為161,900,000港元及約4,400,000港元（二零二五年：約166,800,000港元及約122,000港元）。來自其他亞洲地區，即澳門及馬來西亞的收益分別約3,000,000港元及約1,400,000港元（二零二五年：無及約122,000港元）。

過去一年，本集團面臨多項挑戰，包括激烈的市場競爭、本集團客戶推行成本削減措施、地緣政治緊張局勢及波動，以及香港經濟增長動能放緩。儘管如此，在管理團隊的領導下，並憑藉全體員工的通力合作，本集團仍專注於應對充滿挑戰的營商環境，並克服各項困難。

前景

儘管面對該等挑戰，本集團將於來年秉持審慎的方針。我們正積極推行(i)多元化策略，透過在全球範圍內發掘投資機遇，特別是在亞洲新興經濟體的投資機遇，以減低業務風險及增加收益；(ii)以控制營運成本及精簡行政開支的全方位措施；及(iii)旨在維持及／或擴大本集團在配套服務領域的市場份額，以拓寬本集團收入基礎的業務策略。該等措施旨在推動本集團的健康與永續成長，從而提升本公司股東利益，並確保在經濟波動期內仍享有理想投資回報。

CHAIRMAN'S STATEMENT

主席報告

Also, it is expected that the property market will gradually recover with structural demand for quality housing and infrastructure and ongoing urban development initiative. The Group is therefore cautiously optimistic of the medium- to long-term prospects of the property market.

The Group is committed to upholding its competitive advantage and market leadership in the car park flooring and waterproofing sectors, which have consistently been the foundational elements contributing to the success of our business.

Appreciation

On behalf of the Group, I would like to express my gratitude and sincere appreciation to all customers, suppliers, subcontractors, business partners and professional parties for their support during these challenging times. I also take this opportunity to thank our management and employees for their contribution and commitment throughout the year.

Kwong Man Kee Group Limited

Kwong Chi Man

Chairman and Executive Director

Hong Kong, 25 June 2026

此外，隨著對優質住宅及基礎設施的結構性需求，以及持續進行的都市發展計劃，預期房地產市場將逐步復甦。因此，本集團對房地產市場的中長期前景持謹慎樂觀的態度。

本集團致力維持其在停車場地坪鋪設及防水領域的競爭優勢及市場主導地位，這兩個領域一直為我們業務的成功作出貢獻。

致謝

本人謹代表本集團，向全體客戶、供應商、分包商、業務夥伴及專業人士表示感謝及由衷致謝，感激大家在充滿挑戰的日子裡給予我們支持。本人亦藉此機會，感謝我們的管理層和員工全年的貢獻和付出。

鄺文記集團有限公司

主席兼執行董事

鄺志文

香港，二零二六年六月二十五日

PROFILE OF DIRECTORS AND SENIOR MANAGEMENT 董事及高級管理層簡歷

EXECUTIVE DIRECTORS

Mr. KWONG Chi Man (鄺志文), aged 70, is the chairman of the Group. Mr. Kwong is mainly responsible for the leadership and management of the Board and strategic planning of the Group. Mr. Kwong was appointed as an executive Director on 30 May 2016. He is a director of all subsidiaries of the Group.

Mr. Kwong has accumulated over 40 years of experience in the construction industry. Mr. Kwong entered into the construction industry as a sole proprietor with the business registration of Kwong Man Kee Engineering in 1982. Mr. Kwong started the car park flooring business in 2003 and in 2005 undertook projects from major property developers, architects, main contractors and government bodies. In 2008, Mr. Kwong became a shareholder and director of Kwong Man Kee Engineering Limited (“KMK”) and subsequently became the sole shareholder of KMK in 2013. Mr. Kwong has accumulated over 20 years of experience in the car park flooring industry.

Mr. Yip Kong Lok (葉港樂), aged 50, is an executive Director and chief executive officer of the Group and is principally responsible for the business development, overall management and business operations of the Group. Mr. Yip first joined the Group in November 2003 on a part time basis to promote the Group's business. In August 2015, Mr. Yip took up the position of manager of KMK on a full time basis. Mr. Yip has accumulated over 20 years of experience in the car park flooring industry. Mr. Yip is a director of all subsidiaries of the Group except Victor Ease Limited.

Mr. Yip graduated from The University of British Columbia in May 1997 with a bachelor's degree in civil engineering with distinction and subsequently obtained a master's degree in engineering from the same university in May 1998.

執行董事

鄺志文先生，70歲，為本集團主席，主要負責董事會的領導及管理以及本集團的策略規劃。鄺先生於二零一六年五月三十日獲委任為執行董事。彼為本集團全部附屬公司的董事。

鄺先生於建築業累積逾40年經驗。鄺先生於一九八二年以獨資經營者身份投身建築業，並以鄺文記工程公司作商業登記。鄺先生於二零零三年開展停車場地坪鋪設業務，並於二零零五年承辦大型地產發展商、建築師、總承建商及政府機構的項目。於二零零八年，鄺先生成為鄺文記工程有限公司（「鄺文記」）的股東及董事，其後於二零一三年成為鄺文記唯一股東。鄺先生於停車場地坪鋪設行業累積逾20年經驗。

葉港樂先生，50歲，為本集團執行董事兼行政總裁，主要負責本集團的業務發展、整體管理及業務營運。葉先生於二零零三年十一月以兼職形式首次加入本集團，以推廣本集團業務。於二零一五年八月，葉先生出任鄺文記的全職經理。葉先生於停車場地坪鋪設行業累積逾20年經驗。葉先生為本集團全部附屬公司（Victor Ease Limited除外）的董事。

葉先生於一九九七年五月畢業於英屬哥倫比亞大學，獲頒土木工程學士學位（成績優異），其後於一九九八年五月取得同一所大學的工程碩士學位。

INDEPENDENT NON-EXECUTIVE DIRECTORS

Ms. Yu Wan Wah Amparo (余韻華), aged 51, was appointed as an independent non-executive Director on 24 September 2016. Ms. Yu has accumulated experience in the civil and geotechnical engineering field when she was employed from 1998 to 2005 by Greg Wong & Associates Limited, a civil and structural engineering company in Hong Kong. In 2012, Ms. Yu commenced her legal career and she was admitted as a solicitor of the High Court of Hong Kong in April 2014.

Ms. Yu obtained a bachelor's degree in civil engineering from the University of British Columbia in May 1997 and a master's degree in engineering (civil) from Cornell University (USA) in May 1998. In November 2007, Ms. Yu further completed a master's degree in engineering (industrial engineering and logistics management) from the University of Hong Kong. In December 2010, Ms. Yu obtained her Juris Doctor degree and subsequently the Postgraduate Certificate in Laws (PCLL) in July 2011, both from the Chinese University of Hong Kong.

Mr. Wat Danny Hiu Yan (屈曉昕), aged 50, was appointed as an independent non-executive Director on 24 September 2016. Mr. Wat has accumulated more than 10 years of experience in the civil and geotechnical engineering field when he was employed from August 1998 to November 2009 by Mott MacDonald Hong Kong Limited, a global management, engineering and development consultancy firm. Mr. Wat is a director of Kin Wah Hong Paper Limited, a company with the principle business of paper agency and distributorship in Hong Kong.

Mr. Wat has been a member of the Hong Kong Institution of Engineers (Civil Discipline) since March 2003.

Mr. Wat graduated from the University of British Columbia in May 1997 with a bachelor's degree in civil engineering and subsequently obtained a master's degree of Engineering (Civil) from Cornell University (USA) in May 1998.

獨立非執行董事

余韻華女士，51歲，於二零一六年九月二十四日獲委任為獨立非執行董事。余女士於一九九八年至二零零五年受僱於香港一間土木及結構工程公司黃澤恩顧問工程師事務所，在土木及土力工程界累積經驗。於二零一二年，余女士開展其法律事業，並於二零一四年四月取得香港高等法院律師資格。

余女士於一九九七年五月獲得英屬哥倫比亞大學土木工程學士學位，並於一九九八年五月取得美國康奈爾大學(Cornell University)土木工程碩士學位。於二零零七年十一月，余女士進一步完成香港大學工程學(工業工程及物流管理)碩士學位。於二零一零年十二月，余女士取得法律博士學位，並於二零一一年七月取得法學專業證書，兩者均由香港中文大學頒發。

屈曉昕先生，50歲，於二零一六年九月二十四日獲委任為獨立非執行董事。屈先生於一九九八年八月至二零零九年十一月受僱於一間環球管理、工程與發展諮詢公司莫特麥克唐納香港有限公司，在土木及土力工程界已累積超過10年經驗。屈先生為一間在香港主要從事紙業代理及分銷的公司建華紙行有限公司的董事。

屈先生自二零零三年三月起為香港工程師學會(土木界別)會員。

屈先生於一九九七年五月畢業於英屬哥倫比亞大學，獲頒土木工程學士學位，其後於一九九八年五月取得美國康奈爾大學(Cornell University)土木工程碩士學位。

PROFILE OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層簡歷

Ms. To Yee Man (杜依雯), aged 42, was appointed as an independent non-executive Director on 5 February 2024. Ms. To has accumulated more than 19 years of experience in corporate governance, mergers and acquisitions, auditing and financial management. Ms. To began her working career at Ernst and Young, an international accounting firm. Ms. To previously served as the financial controller and company secretary of two Main Board listed companies, including China VAST Industrial Urban Development Company Limited (stock code 6166) and Central China New Life Limited (stock code 9983). She is currently the chief financial officer of a non-listed company primarily responsible for the financial and accounting matters and the company secretary of China Wan Tong Yuan Holdings Limited (stock code: 6966).

Ms. To graduated from The Hong Kong University of Science and Technology and obtained a bachelor's degree of Business Administration in Operations Management and Accounting in 2006. Ms. To is currently a member of The Hong Kong Institute of Certified Public Accountants.

SENIOR MANAGEMENT

Mr. Choi Wai Hung (蔡偉雄), aged 62, joined the Group as the financial controller and company secretary in December 2017. He is responsible for overall financial management and company secretarial matters of the Group. He also supports the management on strategic and financial planning and funding matters in relation to the business development of the Group.

Mr. Choi has over 30 years of experience in financial management, financial control, auditing, treasury, taxation as well as various projects regarding mergers and acquisitions and initial public offerings. During the course of his professional career, he had the opportunity to hold various senior accounting and finance positions in company listed on the Main Board of the Stock Exchange, international corporation and other well-established companies in various industries.

Mr. Choi obtained his diploma in accounting at Hong Kong Shue Yan College (now known as Hong Kong Shue Yan University) in 1990 and obtained his master's degree in management majored in accounting at Dongbei University of Finance and Economics, People's Republic of China in 2010. He has been a member of the Hong Kong Institute of Certified Public Accountants and a fellow member of the Association of Chartered Certified Accountants since 1999 and 2003, respectively.

杜依雯女士，42歲，於二零二四年二月五日獲委任為獨立非執行董事。杜女士於企業管治、併購、審計及財務管理方面已累積超過逾19年經驗。杜女士的工作生涯始於國際會計師行安永會計師事務所。杜女士過往於兩家主板上市公司任職財務總監及公司秘書，包括中國宏泰產業市鎮發展有限公司（股份代號：6166）及建業新生活有限公司（股份代號：9983）。杜女士目前為一家非上市公司的首席財務官，主要負責財務及會計事宜，以及中國萬桐園（控股）有限公司（股份代號：6966）的公司秘書。

杜女士於二零零六年畢業於香港科技大學並獲得經營管理及會計工商管理學士學位。杜女士現為香港會計師公會的會員。

高級管理層

蔡偉雄先生，62歲，於二零一七年十二月加入本集團擔任財務總監及公司秘書。彼負責本集團的整體財務管理及公司秘書事宜。彼亦在本集團業務發展方面的策略及財務規劃以及融資事宜上向管理層提供支援。

蔡先生在財務管理、財務監控、審計、庫務、稅務及多項併購及首次公開招股項目中累積超過30年經驗。在彼之職業生涯中，彼曾於聯交所主板上市公司、國際性機構及其他在不同行業深具規模的公司擔任高級會計和財務職位。

蔡先生於一九九零年獲得香港樹仁學院（現稱香港樹仁大學）會計文憑，以及於二零一零年獲得中華人民共和國東北財經大學管理學碩士學位（會計學學科（專業））。彼自一九九九年為香港會計師公會會員以及自二零零三年起為英國特許公認會計師公會資深會員。

BUSINESS AND FINANCIAL REVIEW

The Group is principally engaged in Hong Kong car park flooring industry. We provide (i) flooring services, which involve the application of proprietary floor coating products for the purpose of providing a colorful, slip-resistant, hard wearing surface that is resistant against water and petrochemicals; (ii) ancillary services, which include specialised texture painting and waterproofing works; and (iii) Sales of flooring and waterproofing materials. Our target segment ranges from mid to high end projects in the relevant markets.

During the year ended 31 March 2026, the revenues from Hong Kong and other Asian regions were approximately HK\$161.9 million and approximately HK\$4.4 million (2025: approximately HK\$166.8 million and approximately HK\$122,000), respectively. The revenue of the other Asian regions includes the revenue of approximately HK\$3.0 million and approximately HK\$1.4 million (2025: Nil and approximately HK\$122,000) from Macau and Malaysia, respectively.

For the year ended 31 March 2026, the Group recorded total revenue of approximately HK\$166.3 million as compared with the total revenue of approximately HK\$166.9 million for the corresponding period of the previous year, and the Group's profit attributable to owners of the Company increased from approximately HK\$8.2 million for the year ended 31 March 2025 to approximately HK\$13.8 million for the year ended 31 March 2026.

Revenue

The flooring services segment was the focus among our business segments for the year ended 31 March 2026. It involves the application of proprietary floor coating products for the purpose of providing a colorful, slip-resistant, hard wearing surface that is resistant against water and petrochemicals. During the year ended 31 March 2026, the revenue from the flooring services dropped by approximately 26.3% or approximately HK\$34.7 million to approximately HK\$97.3 million (2025: approximately HK\$132.1 million). The decrease in revenue of flooring services was principally caused by (i) the decrease in projects awarded and (ii) the decrease in number of projects with higher contract sum as compared with the year ended 31 March 2025.

The ancillary services segment includes specialised texture painting and waterproofing works. During the year ended 31 March 2026, the revenue from ancillary services increased by approximately 97.8% or approximately HK\$33.3 million to approximately HK\$67.3 million (2025: approximately HK\$34.0 million). The dramatic increase in revenue of ancillary services was principally attributed to the increase in projects awarded.

業務及財務回顧

本集團主要從事香港停車場地坪鋪設行業。我們提供(i)地坪鋪設服務，涉及塗裝專利地坪鋪設塗層產品，以提供色彩豐富、防滑以及具防水及不易受石油化工產品破壞特性的耐磨表面；(ii)配套服務，包括專業紋理塗裝及防水工程；及(iii)銷售地坪鋪設及防水材料。我們的目標業務分部為相關市場之中高端項目。

截至二零二六年三月三十一日止年度，來自香港及其他亞洲地區市場的收益分別約為161,900,000港元及約4,400,000港元（二零二五年：約166,800,000港元及約122,000港元）。來自其他亞洲地區的收益包括來自澳門及馬來西亞的收益，分別約3,000,000港元及約1,400,000港元（二零二五年：無及約122,000港元）。

截至二零二六年三月三十一日止年度，本集團錄得總收益約166,300,000港元，而去年同期總收益約為166,900,000港元，而本公司擁有人應佔的本集團溢利由截至二零二五年三月三十一日止年度約8,200,000港元增加至截至二零二六年三月三十一日止年度約13,800,000港元。

收益

截至二零二六年三月三十一日止年度，地坪鋪設服務分部為我們業務分部的重點。該分部涉及塗裝專利地坪鋪設塗層產品，以提供色彩豐富、防滑以及具防水及不易受石油化工產品破壞特性的耐磨表面。截至二零二六年三月三十一日止年度，地坪鋪設服務收益下跌約26.3%或約34,700,000港元至約97,300,000港元（二零二五年：約132,100,000港元）。地坪鋪設服務的收益減少，主要由於(i)獲批項目數量減少，及(ii)合約金額較高的項目數量較截至二零二五年三月三十一日止年度相比減少所致。

配套服務分部包括專業紋理塗裝及防水工程。截至二零二六年三月三十一日止年度，配套服務收益增加約97.8%或約33,300,000港元至約67,300,000港元（二零二五年：約34,000,000港元）。配套服務收益劇增主要歸因於獲授項目增加所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The sales of materials segment include the sales of flooring and waterproofing materials. During the year ended 31 March 2026, the revenue from the sales of materials increased by approximately HK\$769,000 to approximately HK\$1.6 million (2025: approximately HK\$852,000).

In total, the revenue decreased slightly from approximately HK\$166.9 million for year ended 31 March 2025 to approximately HK\$166.3 million for year ended 31 March 2026.

A breakdown of the revenue is listed below:

銷售材料分部包括銷售地坪鋪設及防水材料。截至二零二六年三月三十一日止年度，銷售材料收益增加約769,000港元至約1,600,000港元（二零二五年：約852,000港元）。

整體而言，收益由截至二零二五年三月三十一日止年度約166,900,000港元稍降約至截至二零二六年三月三十一日止年度約166,300,000港元。

收益明細如下：

HK\$	港元	Year ended 31 March 截至三月三十一日止年度	
		2026 二零二六年	2025 二零二五年
Flooring services	地坪鋪設服務	97,347,390	132,057,898
Ancillary services	配套服務	67,307,287	34,025,524
Sales of materials	銷售材料	1,621,103	851,727
		166,275,780	166,935,149

Gross profit and gross profit margin

The Group's gross profit increased by approximately HK\$2.4 million, or 4.6% from approximately HK\$51.7 million for the year ended 31 March 2025 to approximately HK\$54.1 million for the year ended 31 March 2026. The gross profit margin of the Group increased from approximately 31.0% for the year ended 31 March 2025 to approximately 32.5% for the year ended 31 March 2026. The increase in gross profit was mainly caused by the increase in number of projects with high profit margin as compared with the year ended 31 March 2025.

毛利及毛利率

本集團的毛利由截至二零二五年三月三十一日止年度約51,700,000港元增加約2,400,000港元或約4.6%至截至二零二六年三月三十一日止年度約54,100,000港元。本集團的毛利率由截至二零二五年三月三十一日止年度約31.0%增加至截至二零二六年三月三十一日止年度約32.5%。毛利增加主要是由於毛利率較高項目的數量較截至二零二五年三月三十一日止年度相比有所增加所致。

Other income and other gains or losses, net

For the year ended 31 March 2026, the Group incurred net losses of approximately HK\$2.3 million as compared with net losses of approximately HK\$2.1 million for the corresponding period of the previous last year. The net losses for the year ended 31 March 2026 were primarily due to the fair value losses of approximately HK\$2.5 million (2025: approximately HK\$1.6 million) on the financial assets with reference to the valuation performed by an independent professional valuer.

其他收入及其他收益或虧損淨額

截至二零二六年三月三十一日止年度，本集團產生虧損淨額約2,300,000港元，而去年同期則為虧損淨額約2,100,000港元。於截至二零二六年三月三十一日止年度產生虧損淨額主要是由於參考獨立專業估值師所進行的估值而產生的金融資產公平值虧損淨額約2,500,000港元（二零二五年：約1,600,000港元）。

Reversal of/(provision for) impairment loss on trade and retention receivables, contract assets and other receivables

For the year ended 31 March 2026, the impairment loss on trade and retention receivables and contract assets and other receivables of approximately HK\$68,000 was reversed (2025: provision for impairment loss of approximately HK\$4.5 million).

Impairment loss is calculated under expected credit loss model with reference to the expected credit loss rates, which were determined based on the Group's internal and historical credit loss data, the days past due (as is applicable) and the probability of default of customers, and also taking into account the forward-looking information. The details of the measurement are set out in Note 3.1(c) to the consolidated financial statements in this report.

General and administrative expenses

General and administrative expenses of the Group increased from approximately HK\$32.7 million for the year ended 31 March 2025 to approximately HK\$33.0 million for the year ended 31 March 2026. General and administrative expenses consist primarily of staff cost, depreciation, professional fee and other general administrative expenses.

Impairment loss of an associate

Impairment loss of an associate relates to the Group's 40% equity interest in an associate principally engaged in provision of a car-sharing platform and motor beauty in Hong Kong and China, respectively.

For the year ended 31 March 2026, the Group conducted an impairment review on its investment in the associate with reference to its recoverable and carry amounts. No impairment loss on the interest in the associate was provided or reversed in the profit and loss for the year ended 31 March 2026 (2025: impairment loss of approximately HK\$497,000).

An impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is determined as the higher of the asset's fair value less costs of disposal and its value in use.

Income tax expense

Income tax expense for the Group was approximately HK\$3.5 million for the year ended 31 March 2026 as compared with income tax expense of approximately HK\$3.2 million for the year ended 31 March 2025. The increase of income tax expense was mainly due to the increase in taxable profit for the year ended 31 March 2026.

應收貿易賬款及應收保留金、合約資產及其他應收賬款的減值虧損撥回／(撥備)

截至二零二六年三月三十一日止年度，應收貿易賬款及應收保留金及合約資產及其他應收賬款的減值虧損約68,000港元已予撥回（二零二五年：減值虧損撥備約4,500,000港元）。

減值虧損是根據預期信貸虧損模型及參照預期信貸虧損率計算，而預期信貸虧損率是根據本集團內部及過往信貸虧損數據、逾期日數（如適用）及客戶違約概率釐定，當中亦考慮前瞻性資料。有關計量的詳情載於本報告綜合財務報表附註3.1(c)。

一般及行政開支

本集團的一般及行政開支由截至二零二五年三月三十一日止年度約32,700,000港元增加至截至二零二六年三月三十一日止年度約33,000,000港元。一般及行政開支主要包括員工成本、折舊、專業費用及其他一般行政開支。

聯營公司之減值虧損

聯營公司之減值虧損與本集團所持有的一間主要從事於香港及中國分別提供汽車共享平台及汽車美容服務的聯營公司的40%股權有關。

截至二零二六年三月三十一日止年度，本集團參照其可收回金額及賬面值，對其於聯營公司的投資進行減值審查。於截至二零二六年三月三十一日止年度，概無於損益內計提或撥回聯營公司權益之減值虧損（二零二五年：減值虧損約497,000港元）。

當資產的賬面值超過其可收回金額時，會確認減值虧損。可收回金額按資產的公平值減出售成本與其使用價值兩者中的較高者釐定。

所得稅開支

本集團於截至二零二六年三月三十一日止年度的所得稅開支約為3,500,000港元，而截至二零二五年三月三十一日止年度的所得稅開支約為3,200,000港元。所得稅開支增加主要是由於應課稅溢利於截至二零二六年三月三十一日止年度增加所致。

Profit for the year attributable to owners of the Company

As a result of the foregoing, the profit attributable to owners of the Company increased from approximately HK\$8.2 million for the year ended 31 March 2025 to approximately HK\$13.8 million for the year ended 31 March 2026.

OUTLOOK

The Hong Kong property market has exhibited early signs of recovery, with overall transaction volumes rebounding and first-hand private residential registrations increasing in recent months. However, developers remain prudent in their development strategies in view of high unsold housing inventory, liquidity constraints, and continued volatility in property prices. Macroeconomic uncertainty and geopolitical tensions continue to weigh on near-term sentiment, contributing to a cautious outlook for the sector. Concurrently, the Company continues to face rising operating costs, including direct labour and material expenses, alongside keen competition in the market.

Looking ahead, the Group remains cautiously optimistic of the medium- to long-term prospects of the property markets in Hong Kong. Structural demand for quality housing and infrastructure, coupled with ongoing urban development initiatives, is expected to underpin market resilience over time. Against this backdrop, the Group will continue to sharpen its competitive edge through (i) pursuing diversification strategies to reduce business risks and exploring potential investment opportunities that broaden the Group's market presence; (ii) strengthening our foothold in ancillary services such as specialist texture painting and waterproofing works, where demand remains steady and offers avenues for growth; and (iii) implementing measures to manage operating costs and streamline administrative expenses, ensuring efficiency and agility in a competitive car park flooring market.

These initiatives are designed to reinforce the Group's market positioning, safeguard shareholder value, and ensure sustainable returns as the property sector gradually stabilizes and new opportunities emerge.

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 March 2026, the Group had cash and cash equivalents of approximately HK\$30.3 million (2025: approximately HK\$33.4 million). The Group's current ratio was approximately 2.6 times as at 31 March 2026 compared to approximately 2.8 times at 31 March 2025.

本公司擁有人應佔年度溢利

由於上文所述，本公司擁有人應佔年度溢利由截至二零二五年三月三十一日止年度約8,200,000港元增加至截至二零二六年三月三十一日止年度約13,800,000港元。

前景

香港物業市場已顯現復甦的初步跡象，近月整體成交量回升，一手私人住宅註冊量亦有所增加。然而，鑒於未售出房源庫存高企、流動性受限，以及物業價格持續波動，發展商在發展策略上仍保持審慎態度。宏觀經濟的不確定性及地緣政治緊張局勢，持續對短期市場情緒構成壓力，導致業界對前景持謹慎態度。與此同時，本公司持續面臨營運成本上升的壓力，包括直接勞工及材料開支，同時市場競爭亦日趨激烈。

展望未來，本集團對香港物業市場的中長期前景仍持審慎樂觀態度。對優質住宅及基建的結構性需求，加上持續進行的都市發展計劃，預期將長期支撐市場的韌性。在此背景下，本集團將繼續透過以下措施鞏固競爭優勢(i)推行多元化策略以降低業務風險，並探索能擴大本集團市場影響力的潛在投資機會；(ii)鞏固在專業紋理塗裝及防水工程及配套服務領域的立足點，該等領域需求持續穩定且具備增長空間；及(iii)實施措施以管控營運成本並精簡行政開支，確保在競爭激烈的停車場地坪市場中保持效率與靈活性。

此等舉措旨在鞏固本集團的市場定位、維護股東價值，並在房地產行業逐步趨穩及新機遇湧現之際，確保可持續的回報。

流動資金及財務資源

於二零二六年三月三十一日，本集團擁有現金及現金等價物約30,300,000港元（二零二五年：約33,400,000港元）。本集團於二零二六年三月三十一日的流動比率約為2.6倍，而於二零二五年三月三十一日則約為2.8倍。

The total interest-bearing borrowings (including bank borrowings and lease liabilities) of the Group as at 31 March 2026 were approximately HK\$15.5 million (2025: approximately HK\$9.1 million). Of the bank borrowings, approximately HK\$1.6 million (2025: approximately HK\$1.1 million) were short-term loans repayable within one year and approximately HK\$13.1 million (2025: approximately HK\$5.9 million) were long-term loans repayable after one year. Such borrowings were denominated in Hong Kong dollars. The borrowings were secured by the Group's certain assets with carrying amount of approximately HK\$49.8 million as at 31 March 2026 (2025: approximately HK\$32.5 million).

As at 31 March 2026, the Group had total assets of approximately HK\$195.9 million (2025: approximately HK\$179.9 million) which were financed by total liabilities and total equity of approximately HK\$54.2 million and approximately HK\$141.7 million (2025: approximately HK\$50.1 million and approximately HK\$129.8 million), respectively. The Board considers that the Group has sufficient financial resources to meet its funding requirements at all times.

CHARGES ON THE GROUP'S ASSETS

As at 31 March 2026, certain assets including property, plant and equipment and right-of-use assets with carrying amounts of approximately HK\$15.1 million and approximately HK\$33.3 million (2025: approximately HK\$8.9 million and approximately HK\$22.1 million), respectively, and investment in an insurance contract with a carrying amount of approximately HK\$1.5 million (2025: approximately HK\$1.4 million), were charged to secure banking facilities of approximately HK\$37.2 million (2025: approximately HK\$24.5 million). As at 31 March 2026, approximately HK\$22.5 million (2025: approximately HK\$17.5 million) of the banking facilities were unutilised.

GEARING RATIO

The gearing ratio of the Group as at 31 March 2026 was approximately 9.9% (2025: approximately 6.6%).

The gearing ratio is calculated based on the total interest-bearing borrowings divided by the total capital of approximately HK\$157.3 million as at 31 March 2026 (2025: approximately HK\$138.9 million). The total capital of the Group is calculated as total equity plus total borrowings.

CAPITAL STRUCTURE

The shares of the Company were listed on GEM of the Stock Exchange on 13 October 2016. The share capital of the Company only comprises of ordinary shares.

As at 31 March 2026 and 2025, the Company's issued share capital was HK\$5,974,440 and the number of its issued ordinary shares was 597,444,000 of HK\$0.01 each.

於二零二六年三月三十一日，本集團的計息借貸總額（包括銀行借貸及租賃負債）約為15,500,000港元（二零二五年：約9,100,000港元）。該等銀行借貸中，約1,600,000港元（二零二五年：約1,100,000港元）為須於一年內償還的短期借貸，約13,100,000港元（二零二五年：約5,900,000港元）為須於一年後償還的長期借貸。該等借貸以港元計值。該等借貸以本集團於二零二六年三月三十一日賬面值約49,800,000港元（二零二五年：約32,500,000港元）的若干資產作抵押。

於二零二六年三月三十一日，本集團的總資產約為195,900,000港元（二零二五年：約179,900,000港元），而總負債及總權益分別約為54,200,000港元及約141,700,000港元（二零二五年：約50,100,000港元及約129,800,000港元）。董事會認為，本集團擁有充裕財政資源，足以隨時滿足資金需求。

本集團資產抵押

於二零二六年三月三十一日，若干資產包括賬面金額分別約為15,100,000港元及約33,300,000港元（二零二五年：約8,900,000港元及約22,100,000港元）的物業、廠房及設備以及使用權資產，以及賬面金額約為1,500,000港元（二零二五年：約1,400,000港元）的保險合約之投資已予抵押，以獲得約37,200,000港元（二零二五年：約24,500,000港元）的銀行信貸。於二零二六年三月三十一日，約22,500,000港元（二零二五年：約17,500,000港元）的銀行貸款尚未使用。

資本負債比率

本集團於二零二六年三月三十一日的資本負債比率約為9.9%（二零二五年：約6.6%）。

於二零二六年三月三十一日，資本負債比率乃根據計息借貸總額除以總資本約157,300,000港元（二零二五年：約138,900,000港元）計算。本集團的總資本按總權益加總借貸計算。

資本架構

本公司股份於二零一六年十月十三日在聯交所GEM上市。本公司的股本僅包括普通股。

於二零二六年及二零二五年三月三十一日，本公司的已發行股本為5,974,440港元，而其已發行普通股數目為597,444,000股，每股面值0.01港元。

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

On 17 March 2025, KMK as Purchaser entered into a Preliminary Agreement for the acquisition of a Property situated at "Workshop A, G/F, On Shing Industrial Building, No. 2-16, Wo Liu Hang Road, Fo Tan, Sha Tin, New Territories" and including thereto all the fixture and fittings at a Consideration in the sum of HK\$18,300,000.

Completion took place on 2 June 2025. Upon Completion, the Property is held by the Company through its wholly-owned subsidiary. The Directors of the Company consider that it is in the interests of the Group to acquire the Property as a self-owned warehouse. The Acquisition shall secure storage space for the goods of the Group, save on rental, goods storage, and renovation expenses in the long run, and improve the efficiency of the Group's operations.

For further details in relation to the above Acquisition, please refer to the announcements of the Company dated 24 March 2025 (where the capitalised terms hereinabove shall have the same meaning as those defined in the announcement) and 2 June 2025.

Save as disclosed in this report, there was no significant investment held by the Group nor any material acquisition or disposal of subsidiary, associate and joint venture for the year ended 31 March 2026.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

Save as disclosed in this report, the Group did not have other plans for material investments or capital assets as of 31 March 2026.

RISK OF FOREIGN EXCHANGE FLUCTUATIONS

The group's assets, liabilities, revenues and expenses are mainly denominated in Hong Kong dollars ("HK\$"), Macau Pataca ("MOP") and Malaysian Ringgit ("MYR"). The exchange rates fluctuations of MOP and MYR against HK\$ are primarily arising from the operations of the Group's subsidiaries in Macau and Malaysia. In considering of their size of the operations, the Group considers the risk of foreign exchange fluctuations of MOP and MYR against HK\$ are insignificant to the Group.

The Group does not have foreign currency hedging arrangement but will closely monitor the exposure and take measures when necessary.

重大投資、重大收購及出售附屬公司、聯營公司和合營企業

於二零二五年三月十七日，鄭文記作為買方就購買位於「新界沙田火炭禾寮坑路2-16號安盛工業大廈地下A舖」的物業及包括在該物業的裝置及固定附著物訂立臨時協議，代價金額為18,300,000港元。

物業交付已於二零二五年六月二日完成。物業已由本公司透過其全資附屬公司持有。董事認為收購物業作為其自置貨倉符合本集團的利益。收購事項可保障本集團的貨物儲存空間，長遠而言可節省租金、貨物儲存及裝修開支，並提高本集團的營運效率。

有關上述收購事項的進一步詳情，請參閱本公司日期為二零二五年三月二十四日（其中上文所用詞彙與該公告所界定者具有相同涵義）及二零二五年六月二日的公告。

除本報告所披露者外，於截至二零二六年三月三十一日止年度，本集團並無持有任何重大投資，亦無進行有關附屬公司、聯營公司和合營企業的任何重大收購或出售。

重大投資或資本資產的未來計劃

除本報告披露者外，於二零二六年三月三十一日，本集團並無其他有關重大投資或資本資產的計劃。

外匯波動風險

本集團的資產、負債、收益和開支主要以港元（「港元」）、澳門元（「澳門元」）和馬來西亞令吉（「令吉」）計值。澳門元和令吉對港元的匯率波動主要來自本集團於澳門和馬來西亞的附屬公司的業務。考慮到其業務規模，本集團認為澳門元和令吉兌港元的匯率波動風險對本集團而言並不重大。

本集團並無外幣對沖安排，但將密切監察有關風險並於必要時採取措施。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

TREASURY POLICY

The Group adopted a prudent financial management approach towards its treasury policies and maintained a healthy liquidity position throughout the reporting year. To manage liquidity risk, the Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and commitments can meet its funding requirements from time to time.

EMPLOYEES AND REMUNERATION POLICIES

As at 31 March 2026, the Group had 70 employees in total (2025: 64 employees). The employee costs of the Group (including directors' emoluments and management, administrative and operational staff costs) for the year ended 31 March 2026 were approximately HK\$34.5 million (2025: approximately HK\$30.3 million).

As at 31 March 2026, the gender ratio for the Group's employees was approximately 83% male and approximately 17% female, compared to approximately 78% male and approximately 22% female in 2025. The decline in female representation reflects the challenges of attracting women into construction industry which are heavily manual-labor oriented. The Company emphasises a merit-based recruitment policy and is actively working toward a more balanced workforce. By promoting fair employment practices and encouraging diversity, the Group aims to gradually increase female participation. Further details relating to the Group's diversity approach can be found in the Company's 2026 ESG report.

The Group remunerates its employees based on their performance, working experience and with reference to the prevailing market conditions. On top of basic remuneration, discretionary bonus may be granted to senior management and staff members by reference to the Group's performance as well as individual's performance. Other staff benefits include medical benefits, mandatory provident fund and sponsorship of training courses. Share options may also be granted to eligible employees as incentives or rewards for their contribution to the Group.

CONTINGENT LIABILITY

As at 31 March 2026 and 2025, the Group did not have any significant contingent liabilities.

COMMITMENTS

Saved as disclosed in Note 31 to the consolidated financial statements, the Group has no other material commitment as at 31 March 2026 and 2025.

庫務政策

本集團在庫務政策上採納審慎的財務管理方針，並於報告年度內一直維持穩健的流動資金狀況。為管理流動資金風險，董事會密切監察本集團的流動資金狀況，以確保本集團的資產、負債及承擔的流動資金結構能符合其不時的資金需求。

僱員及薪酬政策

於二零二六年三月三十一日，本集團共有70名僱員（二零二五年：64名僱員）。本集團截至二零二六年三月三十一日止年度的員工成本（包括董事酬金以及管理層、行政及營運員工成本）約為34,500,000港元（二零二五年：約30,300,000港元）。

截至二零二六年三月三十一日，本集團員工的性別比例為男性約83%、女性約17%，相較之下，二零二五年的比例則為男性約78%、女性約22%。女性比例的下降，反映出在以重體力勞動為主的建築業中，吸引女性加入所面臨的挑戰。本公司強調以能力為本的招聘政策，並正積極致力於建立更均衡的勞動力結構。透過推廣公平的僱用做法並鼓勵多元化，本集團旨在逐步提高女性的參與比例。有關本集團多元化措施的進一步詳情，請參閱本公司的二零二六年環境、社會及管治報告。

本集團根據員工的表現、工作經驗並參考當時的市況制定員工薪酬。除基本薪酬外，亦可能參考本集團業績表現以及員工個人表現，向高級管理人員及職員發放酌情花紅。其他員工福利包括醫療福利、強制性公積金及培訓課程資助。合資格員工亦可能獲發購股權，作為激勵或報答其為本集團作出貢獻。

或然負債

本集團於二零二六年及二零二五年三月三十一日並無其他重大或然負債。

承擔

除綜合財務報表附註31所披露者外，本集團於二零二六年及二零二五年三月三十一日並無其他重大承擔。

INTRODUCTION

Pursuant to Rule 18.44(2) of the GEM Listing Rules, the Board is pleased to present the corporate governance report of the Company for the year ended 31 March 2026.

The Company has made continued efforts to incorporate the key elements of sound corporate governance in its management structures and internal control procedures. The Company is committed to maintaining a high standard of corporate governance, the principles of which serve to uphold a high standard of ethics, transparency, responsibility and integrity in all aspects of business, and to ensure that affairs are conducted in accordance with applicable laws and regulations.

The Board believes that good and effective corporate governance practices are keys to obtaining and retaining the trust of the shareholders of the Company (the “**Shareholders**”) and other stakeholders, and essential for encouraging accountability and transparency which are key to the continued success of the Group and to create long-term value for the Shareholders.

CORPORATE GOVERNANCE PRACTICE

The Board is responsible for performing the corporate governance duties set out in the Corporate Governance Code (the “**CG Code**”) as set out in Appendix C1 of the GEM Listing Rules, which includes developing and reviewing the Company's policies and practices on corporate governance, training and continuous professional development of Directors, and reviewing the Company's compliance with the code provision in the CG Code and disclosures in this report.

The Company has complied with the principles and applicable code provisions of the CG Code for the year ended 31 March 2026.

緒言

根據GEM上市規則第18.44(2)條，董事會欣然提呈本公司截至二零二六年三月三十一日止年度的企業管治報告。

本公司不斷努力將健全企業管治的關鍵要素納入其管理結構及內部監控程序。本公司致力維持高水平的企業管治，其原則在於維護業務各範疇的道德、透明度、問責精神及誠信均達致高水平，確保按照適用法律法規行事。

董事會相信，良好而有效的企業管治常規是獲得及維持本公司股東（「股東」）及其他持份者信任的關鍵，對於提倡問責精神及開誠布公至關重要，乃本集團持續成功的關鍵，並且為股東創造長遠價值。

企業管治常規

董事會負責履行GEM上市規則附錄C1企業管治守則（「企業管治守則」）所載的企業管治責任，其中包括制訂及檢討本公司的企業管治政策及常規、董事的培訓及持續專業發展，以及審視本公司遵守企業管治守則的守則條文的情況以及於本報告披露。

本公司於截至二零二六年三月三十一日止年度已遵守企業管治守則的原則及適用守則條文。

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted Rules 5.48 to 5.67 of the GEM Listing Rules as the code of conduct for securities transactions by the Directors in respect of the Shares (the “**Code of Conduct**”).

Having made specific enquiries to all Directors, each of them has confirmed that he/she has fully complied with the required standard of dealings set out in the Code of Conduct during the year ended 31 March 2026.

The Code of Conduct also applies to relevant employees, who are likely to be in possession of inside information in relation to the Company or its securities, in respect of their dealings in the securities of the Company. No incident of non-compliance of the Code of Conduct by such relevant employees during the year ended 31 March 2026 and up to the date of this report was noted by the Company.

BOARD OF DIRECTORS

The Board assumes responsibility for leadership and control of the Company, and is collectively responsible for directing and supervising the Company's affairs. The Board meets regularly for considering, reviewing and/or approving matters relating to, among others, the financial and operating performance, as well as, the overall strategies and policies of the Company. Additional meetings are held when significant events or important issues are required to be discussed and resolved.

董事的證券交易

本公司已採納GEM上市規則第5.48至5.67條作為董事就股份進行證券交易的操守守則（「**操守守則**」）。

對全體董事作出具體查詢後，各董事已確認本身於截至二零二六年三月三十一日止年度已全面遵守操守守則所載的必守交易準則。

操守守則亦適用於可能掌握有關本公司或其證券之內幕消息的相關僱員涉及本公司證券的交易。截至二零二六年三月三十一日止年度及截至本報告日期為止，本公司並未發現該等相關僱員有任何違反操守守則的情況。

董事會

董事會具有領導及控制本公司的責任，並共同承擔指導及監督本公司事務的責任。董事會定期舉行會議，以考慮、審議及／或批准有關（其中包括）財務及營運表現以及本公司整體策略及政策的事項。董事會亦於發生重大事項或有重大議題須作討論及議決時舉行額外會議。

Responsibilities of the Directors

The Directors' responsibilities include, inter alia:

- To attend regular Board meetings focusing on business strategy, operational issues and financial performance;
- To review annual budgets for the Group;
- To monitor the quality, timeliness, relevance and reliability of internal and external reporting;
- To consider and approve the consolidated financial statements in interim and annual reports, announcements and press releases of interim and annual results;
- To focus on matters affecting the Company's overall strategic policies, finances and interest of the Shareholders;
- To consider and approve disclosable transaction(s);
- To consider dividend policy and dividend amount; and
- To review and monitor the corporate governance policies and practices of the Group to ensure compliance with the legal and regulatory requirements.

The Company has taken out director and officer liability insurance to cover liabilities arising from legal action against the Directors.

董事的職責

董事職責包括(僅列數項):

- 出席常規董事會會議並以業務策略、營運議題及財務表現為重點;
- 審閱本集團的年度預算;
- 監測內部及外部報告的質素、是否適時、相關及可靠;
- 審議及批准中期及年度報告、公告, 以及中期及年度業績之新聞稿中的綜合財務報表;
- 集中處理影響本公司整體戰略政策、財務及股東權益的事宜;
- 考慮及批准須予披露交易;
- 考慮股息政策及股息金額; 及
- 審議及監察本集團的企業管治政策及常規, 以確保遵守法律法規的規定。

本公司已投購董事及高級人員責任保險, 以就針對董事的法律行動而產生的法律責任提供保障。

CHAIRMAN AND CHIEF EXECUTIVE OFFICER

Our Chairman, Mr. Kwong Chi Man is responsible for providing leadership to, and overseeing the functioning of, the Board to ensure that it acts in the best interests of the Group and determines, monitors and oversees our Group-wide strategies, policies, annual budgets, business plans and culture, evaluates the performance of the Company, and supervises the management of the Company. He is also responsible for ensuring Board meetings are planned and conducted effectively, including setting the agenda for each Board meeting, taking into account matters proposed by Directors and the Company Secretary, and active participation by our non-executive Director and all INEDs. He actively encourages all Directors to voice their opinion and be fully engaged in the Board's affairs to ensure the Board's effective functioning. The Board, under his leadership, has adopted good corporate governance practices and procedures and taken appropriate steps to promote effective communication and ongoing engagement with Shareholder. Working with our executive Directors and senior management of the Group, Mr. Kwong Chi Man presents annual budgets to the Board for consideration and approval, and ensures that the Board is fully supportive of the funding requirements of the Group. With the assistance of our senior management of the Group, our executive Directors ensure that the funding requirements of the businesses are met and monitor the operating and financial performance of the businesses against plans and budgets.

Our Chief Executive Officer, Mr. Yip Kong Lok is responsible for providing the daily operations of the Group and the implementation of business policies, objectives and plans as formulated and adopted by the Board, and is accountable to the Board for the overall operation of the Group.

Given the position of Chairman was held by Mr. Kwong Chi Man and the position of Chief Executive Officer was held by Mr. Yip Kong Lok, clear division between the Chairman and the Chief Executive Officer was in place to ensure a balance of power and authority. The Board believes that the extensive experience and knowledge of Mr. Kwong Chi Man and Mr. Yip Kong Lok, together with the support of the management, shall strengthen the solid and consistent leadership of the Group, which, the Board believes, is for the best interest of the Group and the Shareholders.

董事長及行政總裁

本集團董事長鄭志文先生負責領導及監督董事會的運作，以確保董事會能以本集團的最佳利益為依歸，並制定、監察及監督本集團的整體策略、政策、年度預算、業務計劃及企業文化，評估本公司的表現，以及監督本公司管理層的工作。他亦負責確保董事會會議能有效規劃及進行，包括在考慮董事及公司秘書所提事項的基礎上，制定每次董事會會議的議程，並確保我們的非執行董事及所有獨立非執行董事積極參與。他積極鼓勵所有董事表達意見，並全面參與董事會事務，以確保董事會有效運作。在他的領導下，董事會已採納良好的企業管治常規及程序，並採取適當措施以促進與股東之間的有效溝通及持續互動。鄭志文先生與本集團執行董事及高層管理人員通力合作，向董事會提交年度預算以供審議及批准，並確保董事會全力支持本集團的資金需求。在集團高級管理團隊的協助下，我們的執行董事確保各業務單位的資金需求得到滿足，並根據計劃及預算，監察各業務單位的營運及財務表現。

本集團行政總裁葉港樂先生負責統籌本集團的日常營運，並落實由董事會制定及採納的業務政策、目標及計劃，同時就本集團的整體營運向董事會負責。

鑑於主席一職由鄭志文先生擔任，而行政總裁一職則由葉港樂先生擔任，主席與行政總裁之間已確立明確的職權劃分，以確保權力與職權的平衡。董事會相信，鄭志文先生與葉港樂先生豐富的經驗與知識，加上管理層的支持，將鞏固本集團穩健而一貫的領導，董事會相信此舉符合本集團及股東的最佳利益。

Composition

The composition of the Board up to the date of this report is set out as follows:

Executive Directors

Mr. Kwong Chi Man (*Chairman*) (*re-elected on 23 August 2024*)

Mr. Yip Kong Lok (*Chief Executive Officer*) (*re-elected on 23 August 2024*)

Independent non-executive Directors

Ms. Yu Wan Wah Amparo (*re-elected on 29 August 2025*)

Mr. Wat Danny Hiu Yan (*re-elected on 29 August 2025*)

Ms. To Yee Man (*re-elected on 23 August 2024*)

There is no financial, business, family or other material/relevant relationship among members of the Board.

All Directors have distinguished themselves in their field of expertise, and have exhibited high standards of personal and professional ethics and integrity. The profiles of the Directors are set out in the section headed "Profile of Directors and Senior Management" on pages 7 to 9 of this report.

With the various experience of the executive Directors and the independent non-executive Directors (the "INEDs") and the nature of the Group's business, the Company recognises the benefits of having a Board with well-balanced experience and qualification to maintain a sustainable business development of the Group in long run. In recognition of the Company's commitment to a well-balanced Board, the nomination committee of the Company is entrusted to review the Company's human resources policy and recruitment process to ensure the effectiveness of the policy.

組成

截至本報告日期止，董事會成員組成如下：

執行董事

鄭志文先生(主席)

(於二零二四年八月二十三日獲重選)

葉港樂先生(行政總裁)

(於二零二四年八月二十三日獲重選)

獨立非執行董事

余韻華女士(於二零二五年八月二十九日獲重選)

屈曉昕先生(於二零二五年八月二十九日獲重選)

杜依雯女士(於二零二四年八月二十三日獲重選)

董事會成員之間並無財務、業務、家族或其他重大／相關關係。

各董事均為本身專業領域的精英，一直具備高水平的個人及專業道德操守及誠信。董事的簡歷載於本報告第7至9頁「董事及高級管理層簡歷」一節。

憑藉執行董事及獨立非執行董事(「獨立非執行董事」)的不同經驗以及考慮到本集團業務的性質，本公司深明董事會成員的經驗及資歷達致完善均衡對本集團維持業務長遠可持續發展的裨益。為協助本公司堅守對達致完善均衡的董事會的承諾，本公司提名委員會獲委託負責審視本公司人力資源政策與招募流程，確保政策行之有效。

INDEPENDENT NON-EXECUTIVE DIRECTORS

In compliance with rule 5.05A, 5.05(1) and (2) of the GEM Listing Rules, the Company has appointed three INEDs representing at least one-third of the Board and at least one of whom has appropriate professional qualifications, or accounting or related financial management expertise. As such, there is a strong element in the Board to provide independent judgment.

The Company has received an annual confirmation of independence from each of the INEDs pursuant to Rule 5.09 of the GEM Listing Rules. The Company considers the INEDs to be independent as at the date of this report.

In addition to regular Board meetings, pursuant to code provision C.2.7 of the CG Code, during the year ended 31 March 2026, a meeting among the chairman and the Independent non-executive Directors was held without the presence of other Directors.

TERMS OF APPOINTMENT AND RE-ELECTION OF DIRECTORS

Each executive Director has entered into a service agreement with the Company for a fixed term of three years and will continue thereafter until terminated by either party giving not less than three months' written notice to the other party.

The service agreements and/or letters of appointment of the Directors are subject to termination in accordance with their respective terms. They can be renewed in accordance with the articles of association of the Company ("**Articles**") and the applicable GEM Listing Rules.

As required under the Articles, all Directors are subject to election by the Shareholders of the Company at the first general meeting after their appointment. At every annual general meeting of the Company at least one-third of the Directors for the time being shall retire from office by rotation, provided that every Director (including those appointed for a specific term) shall be subject to retirement by rotation at least once every three years. A retiring Director shall be eligible for re-election thereat.

獨立非執行董事

根據GEM上市規則第5.05A、5.05(1)及(2)條，本公司已委任三名獨立非執行董事，獨立非執行董事現佔董事會成員人數至少三分之一以及其中至少一名獨立非執行董事具備適當的專業資格，或具備適當的會計或相關的財務管理專長。因此，董事會具備提供獨立判斷的強大元素。

本公司已收到各獨立非執行董事根據GEM上市規則第5.09條發出的年度獨立身份確認。本公司認為獨立非執行董事於本報告日期繼續為獨立人士。

除定期董事會會議外，根據企業管治守則條文C.2.7的規定，在截至二零二六年三月三十一日止的年度內，本公司曾舉行過一次由主席與獨立非執行董事出席、其他董事未在場的會議。

董事的委任及重選條款

各執行董事已經與本公司訂立服務協議，固定任期為三年，並將一直延續，直至任何一方對方向對方發出不少於三個月的書面通知而終止為止。

董事的服務協議及／或委任函可按照各自的條款終止並可根據本公司組織章程細則（「細則」）及適用GEM上市規則重續。

根據細則的規定，全體董事均須經本公司股東在獲委任後的首個股東大會上選舉。在本公司每屆股東週年大會上，當時至少三分之一董事須輪值告退，但各董事（包括以特定任期委任者）須至少每三年輪值退任一次。退任董事符合資格於會上膺選連任。

ANNUAL GENERAL MEETING AND DIRECTORS' ATTENDANCE

An annual general meeting was held on 29 August 2025 during the year ended 31 March 2026 with all Directors present throughout the meeting.

BOARD MEETINGS

Five Board meetings were respectively held on 27 June 2025, 29 August 2025, 27 November 2025, 3 March 2026 and 27 March 2026 during the year ended 31 March 2026. The individual attendance record of the Board meetings is set out as follows:

股東週年大會及董事出席情況

於截至二零二六年三月三十一日止年度舉行的股東週年大會已於二零二五年八月二十九日舉行，而全體董事均全程出席大會。

董事會會議

董事會於截至二零二六年三月三十一日止年度內分別於二零二五年六月二十七日、二零二五年八月二十九日、二零二五年十一月二十七日、二零二六年三月三日及二零二六年三月二十七日舉行了五次會議。董事會會議的個別董事出席記錄載列如下：

Name of Directors	董事姓名	Number of Board Meetings attended/eligible to attend
		已出席／合資格出席 董事會會議的數目
Mr. Kwong Chi Man	鄭志文先生	5/5
Mr. Yip Kong Lok	葉港樂先生	5/5
Ms. Yu Wan Wah Amparo	余韻華女士	5/5
Mr. Wat Danny Hiu Yan	屈曉昕先生	5/5
Ms. To Yee Man	杜依雯女士	5/5

The Company plans regular Board and Board committees meeting schedules for the year in advance and provides electronic means of communication, so as to facilitate attendance and active participation of Directors in the meetings. Notice of regular Board meetings are given to all Directors at least 14 days before the meeting, while reasonable notice is generally given for other Board meetings and Board committees meetings. Board members are provided with agenda and accompanying Board papers with adequate information for their review at least 3 days before the Board or Board committees meetings. All Directors and/or Board committees members are given opportunities to include matters in the agenda for Board meetings and/or Board committees meetings.

To facilitate the decision-making process, the Directors and the Committees members are free to have access to the management for enquiries and to obtain further information, when required. Also, each Director, upon reasonable request, may seek independent professional advice at the Company's expense to assist them in performing their duties to the Company.

本公司會預先規劃全年董事會及董事委員會的例行會議日程，並提供電子通訊方式，方便董事出席會議並積極參與。例行董事會會議的通知須於會議舉行前至少 14 天送達全體董事；至於其他董事會會議及董事委員會會議，則通常會給予合理通知期。董事會或董事委員會會議舉行前至少 3 天，將向董事提供議程及相關董事會文件，其中包含足夠的資訊供其審閱。所有董事及／或董事委員會成員均有機會將事項列入董事會會議及／或董事委員會會議的議程。

為促進決策過程，董事及委員會成員可於需要時自由聯繫管理層進行查詢及獲取進一步資訊。此外，每位董事在提出合理要求時，可尋求獨立專業意見（費用由本公司承擔），以協助其履行對本公司的職責。

The Board will convene a physical meeting to consider any matter in which a substantial shareholder or a Director has a conflict of interest which the Board has determined to be material. INEDs who, and whose close associates, have no material interest in the transaction should be present at that Board meeting. A Director shall abstain from voting and not be counted in the quorum at meetings for approving transactions in which such Director or any of their associates have a material interest.

After the Board or Board committees meeting, draft and final minutes which record the matters considered and decisions reached as well as the concern raised by Directors or dissenting views expressed are circulated to all Directors and Committees' members for comments and records. Minutes of Board meetings and meetings of Board Committees are kept by the company secretary of the Company and are available for inspection by the Directors at all times.

CORPORATE GOVERNANCE FUNCTIONS

The Board also responsible for the corporate governance functions under code provision A.2.1 of the CG Code which includes (i) to develop and review the Company's policies and practices on corporate governance; (ii) to review and monitor the training and continuous professional development of Directors and management; (iii) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements; (iv) to develop, review and monitor the code of conduct applicable to employees and Directors; and (v) to review the Company's compliance with the CG Code and disclosure in the Corporate Governance Report. For the year ended 31 March 2026, the Board has reviewed and discussed the corporate governance policies of the Group, the Group's compliance with the CG Code and disclosure in this Corporate Governance Report.

The Board is satisfied with the implementation and effectiveness of the corporate governance policies of the Group.

董事會將召開實體會議，以審議任何涉及大股東或董事存在利益衝突，且經董事會認定為重大的事項。獨立非執行董事及其密切相關人士若在該交易中並無重大利益，應出席該次董事會會議。董事在審議其本人或任何相關人士擁有重大利益之交易時，應放棄投票，且其投票數不計入會議法定人數。

董事會或董事委員會會議結束後，應將記錄所審議事項、所作決議，以及董事所提出之關切事項或表達之異議意見之會議記錄草稿及最終版本分發予全體董事及委員會成員，以供評論及存檔。董事會及董事委員會之會議記錄由本公司公司秘書保管，並隨時供董事查閱。

企業管治職能

董事會亦負責企業管治守則的守則條文A.2.1的企業管治職能，包括(i)制定及檢討本公司有關企業管治的政策及常規；(ii)檢討及監察董事及管理層的培訓及持續專業發展；(iii)檢討及監察本公司就遵守法律及監管規定所訂立的政策及常規；(iv)制定、檢討及監察適用於員工及董事的行為守則；以及(v)檢討本公司對企業管治守則的遵守情況，以及企業管治報告中的披露內容。截至二零二六年三月三十一日止年度，董事會已審閱及討論有關本集團的企業管治政策、本集團遵守企業管治守則的情況及本企業管治報告的披露情況。

董事會信納本集團企業管治政策的實施及成效。

FUNCTIONS OF THE BOARD AND MANAGEMENT

The Board supervises the management of the business and affairs of the Company and ensures that it is managed in the best interests of the Shareholders as a whole while taking into account the interest of other stakeholders. The Board is primarily responsible for formulating the business strategy, reviewing and monitoring the business performance of the Group, reviewing and approving the financial statements and annual budgets as well as directing and supervising the management of the Company. Execution of operational matters and the powers thereof are delegated to the management by the Board with clear directions. The Board is provided with periodic management reports to give a balanced and understandable assessment of the performance, position, recent development and prospect of the Group in sufficient details.

Independent non-executive Directors

The regular attendance and active participation of INEDs in Board meetings brings a diverse range of expertise, skills and independent judgment on issues relating to the Group's strategies, performance, resources, key appointments, conflicts of interests and management process to ensure that accountability, the interests of all Shareholders and standards of conduct have been duly considered. Each of the INEDs, has confirmed in writing his/her independence to the Company and the Board considers that all the INEDs are independent.

TRAINING OF DIRECTORS AND PROFESSIONAL DEVELOPMENT

To assist the Directors' continuing professional development, the Company recommends Directors to attend relevant seminars to develop and refresh their knowledge and skills. The Directors also participated in continuous professional development programmes such as external seminars and forums organised by qualified professionals, to develop and refresh their knowledge as to the industry and skills in relation to their contribution to the Board.

Each newly appointed Director receives comprehensive, formal and tailored induction on the first occasion of his/her appointment, so as to ensure that he/she has appropriate understanding of the Group structure, Board and Board Committees meetings procedures, business, management and operations of the Company, etc. and that he/she is fully aware of his/her responsibilities and obligations under the Listing Rules, inside information provision under Part XIV of the Securities and Futures Ordinance (Chapter 571, the Laws of Hong Kong) and relevant regulatory requirements in the Cayman Islands, Hong Kong and other jurisdictions the Group operates in.

董事會及管理層的職能

董事會監督本公司業務及事務的管理，並確保管理時以股東整體的最佳利益為依據，同時考慮其他持份者的利益。董事會主要負責制訂業務策略、審視及監督本集團的業務表現、審閱及批准財務報表及年度預算，以及指導及監督本公司的管理。營運事宜的執行及相關權力由董事會經清晰指示而授予管理層負責。董事會獲管理層定期提供報告，載列有關本集團的表現、狀況、最近發展及前景的公正易懂的詳細評估。

獨立非執行董事

獨立非執行董事定期出席並積極參與董事會會議，就本集團的策略、表現、資源、關鍵人事任命、利益衝突及管理流程等事宜，提供多元化的專業知識、技能及獨立判斷，以確保問責制、全體股東的利益及行為準則均已獲得充分考量。各獨立非執行董事均已向本公司以書面形式確認其獨立性，且董事會認為所有獨立非執行董事均具備獨立性。

董事的培訓及專業發展

為協助董事持續專業發展，本公司建議董事出席相關研討會以增進及重溫彼等的知識及技能。董事亦參與由合資格專業人士舉辦的外部研討會及論壇等持續專業發展計劃，以增進及重溫彼等的行業知識及技能，為董事會作出貢獻。

每位新委任的董事在首次獲委任時，均會接受全面、正式且量身訂製的入職培訓，以確保其對本集團的架構、董事會及董事委員會的會議程序，以及本公司的業務、管理及營運等有適當的了解並確保其充分了解根據《上市規則》、根據《證券及期貨條例》(香港法例第571章)第XIVA部有關提供內幕消息的規定，以及開曼群島、香港及本集團經營所在的其他司法管轄區的相關監管要求所承擔的責任與義務。

All Directors participate in continuous professional development to develop and refresh their knowledge and skill and are continually updated with legal and regulatory developments, and the business and market changes to facilitate the discharge of their responsibilities.

All the Directors understand the importance of continuous professional development and are committed to participate any suitable training to develop and refresh their knowledge and skills.

The Company has maintained the training record in respect of each Director. There are also arrangements in place for providing continuing briefing and professional development to Directors by the Company whenever necessary.

The Board regularly reviews the contribution from Directors to ensure that they have devoted sufficient time and attention to the affairs of the Group for the year. In addition, Directors shall disclose to the Company in a timely manner their other commitments, such as directorships in other public listed companies and major appointments as well as update the Company on any subsequent changes.

The individual training records of professional development received by the Directors for the year ended 31 March 2026 are summarised as follows:

所有董事均參與持續專業發展，以提升及更新其知識與技能，並持續掌握法律及監管動態，以及業務與市場的變化，藉此協助其履行職責。

全體董事明瞭持續專業發展的重要性，並承諾參與任何合適培訓以增進及重溫彼等的知識及技能。

本公司存置各董事的培訓記錄。另外亦設有安排讓本公司在必要時向董事提供持續的簡報及專業發展。

董事會會定期檢討董事的貢獻，以確保他們於本年度已為本集團事務投入足夠的時間及關注。此外，董事須及時向本公司披露其其他職務，例如在其他上市公司擔任的董事職位及主要職務，並就其後任何變動向本公司提供最新資訊。

董事於截至二零二六年三月三十一日止年度接受個人專業發展的培訓記錄概述如下：

Name of Directors		Types of training (note)
董事姓名		培訓種類(附註)
Mr. Kwong Chi Man	鄭志文先生	A, B
Mr. Yip Kong Lok	葉港樂先生	A, B
Ms. Yu Wan Wah Amparo	余韻華女士	A, B
Mr. Wat Danny Hiu Yan	屈曉昕先生	A, B
Ms. To Yee Man	杜依雯女士	A, B
Note:		附註：
Types of training		培訓種類
A:	Attending training sessions, such as seminars, conferences, forums and workshops	A：出席培訓課程，如講座、研討會、論壇及工作坊
B:	Reading news alerts, newspapers, articles, journals, magazines and publications relating to update on business operations, industry, cooperate governance matters and other regulatory requirements/developments	B：閱讀有關業務營運、行業、企業管治及其他監管規定／發展之最新消息的訊息提示、報章、報道、期刊、雜誌及出版物

BOARD COMMITTEES

The Board has established four Board committees, namely, the audit committee, the remuneration committee, the nomination committee, and the legal compliance committee, for overseeing particular aspects of the Company's affairs. All Board committees have been established with their respective written terms of reference. All the Board committees should report to the Board on their decisions and works. The practices, procedures and arrangements of conduct of committee meetings follow in line with, so far as practicable, those of the Board meetings and their respective terms of reference.

All Board committees are provided with sufficient resources to perform their duties and, upon reasonable request, are able to seek independent professional advice in appropriate circumstances, at the Company's expenses.

Audit Committee

The audit committee of the Company (the "Audit Committee") was established on 24 September 2016 with its written terms of reference in compliance with in compliance with Rule 5.28 of the GEM Listing Rules and code provision D.3.3 of the CG Code. The primary duties of the Audit Committee are to review and supervise the Company's financial reporting process and internal control system, nominate and monitor external auditors and to provide advice and comments to the Board on matters related to corporate governance.

The Audit Committee consists of three members, being Ms. To Yee Man, Ms. Yu Wan Wah Amparo, and Mr. Wat Danny Hiu Yan. Ms. To Yee Man currently serves as the chairlady of the Audit Committee.

Three Audit Committee meetings were respectively held on 27 June 2025, 27 November 2025 and 3 March 2026 during the year ended 31 March 2026. The individual attendance record of the meetings of the Audit Committee is set out as follows:

董事委員會

董事會已成立四個董事委員會，分別為審核委員會、薪酬委員會、提名委員會及法律合規委員會，以監察本公司特定範疇的事務。所有董事委員會均具有其各自的書面職權範圍。所有董事委員會須向董事會匯報其所作出的決定及工作。委員會會議的常規、程序及安排在實際可行情況下均與上文所載董事會會議的常規、程序及安排以及其各自的職權範圍貫徹一致。

所有董事委員會均獲提供充足資源以履行職務，並可應合理要求於適當情況徵詢獨立專業意見，費用由本公司支付。

審核委員會

本公司的審核委員會（「審核委員會」）於二零一六年九月二十四日成立，其書面職權範圍符合GEM上市規則第5.28條及企業管治守則的守則條文D.3.3。審核委員會的主要職務是檢討及監督本公司的財務報告程序及內部監控制度、提名及監督外聘核數師，並且就企業管治相關事宜向董事會提供意見及看法。

審核委員會由三名成員組成，分別為杜依雯女士、余韻華女士及屈曉昕先生。杜依雯女士現為審核委員會主席。

審核委員會於截至二零二六年三月三十一日止年度內分別於二零二五年六月二十七日、二零二五年十一月二十七日及二零二六年三月三日舉行了三次會議。審核委員會會議的個別成員出席記錄載列如下：

Name of Directors	董事姓名	Number of meetings of the Audit Committee attended/eligible to attend 已出席／合資格出席 審核委員會會議的數目
Ms. To Yee Man	杜依雯女士	3/3
Ms. Yu Wan Wah Amparo	余韻華女士	3/3
Mr. Wat Danny Hiu Yan	屈曉昕先生	3/3

In performing its responsibilities set out in the CG Code and its terms of reference, the Audit Committee has reviewed the Group's interim and annual results and draft financial statements, and results announcements, to ensure integrity, transparency, and consistency of the relevant financial disclosures.

In addition, the Audit Committee regularly considered matters regarding the Group's internal audit, internal control system, and the risk management system. This includes the review of resources adequacy, staff qualifications and experience, training programs and budget for internal audit, accounting and financial reporting functions.

Remuneration Committee

The remuneration committee of the Company (the "**Remuneration Committee**") was established on 24 September 2016 with its written terms of reference in compliance with Rule 5.34 of the GEM Listing Rules and code provision E.1.2 of the CG Code. The primary duties of the Remuneration Committee are to make recommendations to the Board on the remuneration policy and structure of the Directors and senior management of the Group, and determine, with delegated responsibilities from the Board, the remuneration packages of individual Directors and senior management of the Company.

The Remuneration Committee consists of three members, being Mr. Wat Danny Hiu Yan, Mr. Kwong Chi Man and Ms. Yu Wan Wah Amparo. Mr. Wat Danny Hiu Yan currently serves as the chairman of the Remuneration Committee.

One Remuneration Committee meeting was held on 3 March 2026 for the year ended 31 March 2026. The individual attendance record of the meeting of the Remuneration Committee is set out as follows:

於履行企業管治守則所載之職責及其職權範圍時，審核委員已審閱本集團的半年度及年度業績和財務報表草案，以及業績公告，以確保相關財務披露的完整性、透明度及一致性。

此計，審核委員會亦定期審議有關本集團內部審計、內部控制系統及風險管理系統之事項。審議內容應包括審查內部審計、會計及財務申報職能方面的資源、員工資歷及經驗、培訓課程及預算是否充足。

薪酬委員會

本公司的薪酬委員會（「**薪酬委員會**」）於二零一六年九月二十四日成立，其書面職權範圍符合GEM上市規則第5.34條及企業管治守則的守則條文E.1.2。薪酬委員會的主要職務是審閱購股權計劃並向董事會提出建議、批准任何購股權計劃之擬定條款、就董事及本集團高級管理人員的薪酬政策及架構向董事會提出推薦建議，按董事會所委派的責任釐定個別董事及本公司高級管理層的薪酬組合。

薪酬委員會由三名成員組成，分別為屈曉昕先生、鄭志文先生及余韻華女士。屈曉昕先生現為薪酬委員會主席。

薪酬委員會於截至二零二六年三月三十一日止年度內於二零二六年三月三日舉行了一次會議。薪酬委員會會議的個別成員出席記錄載列如下：

		Number of meetings of the Remuneration Committee attended/eligible to attend 已出席／合資格出席 薪酬委員會會議的數目
Name of Directors	董事姓名	
Mr. Wat Danny Hiu Yan	屈曉昕先生	1/1
Mr. Kwong Chi Man	鄭志文先生	1/1
Ms. Yu Wan Wah Amparo	余韻華女士	1/1

In relation to the Group's remuneration policy, the Directors and senior management of the Company receive compensation in the form of director fees, salaries, benefits in kind and/or discretionary bonuses with reference to those paid by comparable companies, time commitment and the performance of the Group. The Remuneration Committee regularly reviews and determines, with delegated responsibilities from the Board, the remuneration and compensation packages of individual Directors and senior management by reference to, among other things, market level of remuneration and compensation paid by comparable companies, the respective responsibilities of the Directors and the performance of the Group.

Details of the remuneration of the Directors and senior management by band are set out in Notes 23 and 28 to the consolidated financial statements in this report.

Nomination Committee

The nomination committee of the Company (the “**Nomination Committee**”) was established on 24 September 2016 with its written terms of reference in compliance with Rule 5.36A of the GEM Listing Rules and code provision B.3.1 of the CG Code. The terms of reference of the Nomination Committee was subsequently amended and approved by the Board on 27 June 2025. The primary duties of the Nomination Committee are to make recommendations to the Board regarding candidates to fill vacancies on the Board and/or in senior management of the Company. They further performs duties including (i) review the structure, size and composition (including the skills, knowledge and experience) of the Board at least annually and make recommendations on any proposed changes to the Board to complement the Company's corporate strategy; (ii) identify individuals suitably qualified to become board members and select or make recommendations to the Board on the selection of individuals nominated for directorship; (iii) assess the independence of independence non-executive directors; (iv) make recommendations to the Board on the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and chief executive; and (v) support the issuer's regular evaluation of the Board's performance.

在本集團的薪酬政策方面，董事及本公司高級管理層以董事袍金、薪金、實物福利及／或酌情花紅形式收取的報酬乃參照同類公司所付出的有關報酬、投入的時間及本集團的表現而釐定。按董事會所委派的責任，薪酬委員會參考（其中包括）市場薪金水平及同類公司所支付的報酬水平、董事各自的責任及本集團的表現，定期檢討及釐定個別董事及高級管理層的薪金及報酬待遇。

董事及高級管理層的薪酬範圍詳情載於本報告綜合財務報表附註23及28。

提名委員會

本公司的提名委員會（「**提名委員會**」）於二零一六年九月二十四日成立，其書面職權範圍符合GEM上市規則第5.36A條及企業管治守則的守則條文B.3.1。提名委員會之職權範圍已於其後於二零二五年六月二十七日獲董事會修訂及批准。提名委員會的主要職務是就填補董事會及／或本公司高級管理層空缺的候選人向董事會提供建議。委員會另履行以下職責，包括：(i)至少每年檢討董事會的架構、規模及組成（包括技能、知識及經驗），並就任何擬議變更向董事會提出建議，以配合本公司的企業策略；(ii)物色具備適當資格擔任董事會成員的人選，並遴選或就董事提名人選向董事會提出建議；(iii)評估獨立非執行董事的獨立性；(iv)就董事的委任或續任，以及董事（特別是主席及行政總裁）的繼任規劃向董事會提出建議；及(v)協助發行人定期評估董事會的表現。

The Nomination Committee should consider a number of factors in assessing, evaluating and selecting candidates for the directorships based on the Group's nomination policy. These factors include (i) character and integrity; (ii) qualifications and experience that are relevant to the Company's business and strategy; (iii) commitment to devote sufficient time to discharge the duties as a member of the Board and other directorship; (iv) diversity in all aspects in order to achieve the diversity of the Board; (v) independence requirement with reference to the independence guidelines set out in Rule 5.09 of the GEM Listing Rules when evaluating the suitability of the candidates to be INEDs; and (vi) such other factors which are appropriate to the Company's business and strategy.

The Nomination Committee consists of three members, being Mr. Kwong Chi Man, Ms. Yu Wan Wah Amparo and Mr. Wat Danny Hiu Yan. Mr. Kwong Chi Man currently serves as the chairman of the Nomination Committee.

One Nomination Committee meeting was held on 27 June 2025 during the year ended 31 March 2026. The individual attendance record of the meeting of the Nomination Committee is set out as follows:

提名委員會應根據本集團的提名政策，於評估、評價及甄選董事候選人時考慮若干因素。該等因素包括(i)品格及誠信；(ii)與本公司業務及策略相關的資格及經驗；(iii)承諾投入足夠時間履行董事會成員及其他董事職責；(iv)各方面的多元化，以實現董事會的多元化；(v)獨立性規定，在評估候選人是否適合擔任獨立非執行董事時，參照GEM上市規則第5.09條所載的獨立性指引；及(vi)適用於本公司業務及策略的其他有關因素。

提名委員會由三名成員組成，分別為鄭志文先生、余韻華女士及屈曉昕先生。鄭志文先生現為提名委員會主席。

提名委員會於截至二零二六年三月三十一日止年度內於二零二五年六月二十七日舉行了一次會議。提名委員會會議的個別成員出席記錄載列如下：

		Number of meetings of the Nomination Committee attended/eligible to attend 已出席／合資格出席 提名委員會會議的數目
Name of Directors	董事姓名	
Mr. Kwong Chi Man	鄭志文先生	1/1
Ms. Yu Wan Wah Amparo	余韻華女士	1/1
Mr. Wat Danny Hiu Yan	屈曉昕先生	1/1

Legal Compliance Committee

The legal compliance committee of the Company (the "Legal Compliance Committee") was established on 24 September 2016 with its written terms of reference by reference to the code provisions of the CG Code. The primary duties of the Legal Compliance Committee are to assist the Board in overseeing the Group's compliance with laws and regulations relevant to its business operations and to review the effectiveness of the Group's regulatory compliance procedures and system.

The Legal Compliance Committee consists of three members, being Ms. Yu Wan Wah Amparo, Mr. Wat Danny Hiu Yan and Ms. To Yee Man. Ms. Yu Wan Wah Amparo currently serves as the chairlady of the Legal Compliance Committee.

法律合規委員會

本公司的法律合規委員會（「法律合規委員會」）於二零一六年九月二十四日成立，其書面職權範圍參照企業管治守則的守則條文。法律合規委員會的主要職務是協助董事會監督本集團遵守與業務營運有關的法律法規，並檢討本集團合規程序及制度的成效。

法律合規委員會由三名成員組成，分別為余韻華女士、屈曉昕先生及杜依雯女士。余韻華女士現為法律合規委員會的主席。

One Legal Compliance Committee meeting was held on 27 November 2025 during the year ended 31 March 2026. The individual attendance record of the meeting of the Legal Compliance Committee is set out as follows:

法律合規委員會於截至二零二六年三月三十一日止年度內於二零二五年十一月二十七日舉行了一次會議。法律合規委員會會議的個別成員出席記錄載列如下：

Name of Directors	董事姓名	Number of meetings of the Legal Compliance Committee attended/eligible to attend 已出席／合資格出席 法律合規委員會會議的數目
Ms. Yu Wan Wah Amparo	余韻華女士	1/1
Mr. Wat Danny Hiu Yan	屈曉昕先生	1/1
Ms. To Yee Man	杜依雯女士	1/1

DIVERSITY OF THE BOARD

In order to ensure the balanced composition and effectiveness of the Board, the Company has accordingly adopted a Board diversity policy (the “**Board Diversity Policy**”), which sets out the approach to achieve diversity on the Board. The Company seeks to achieve Board diversity through the consideration of a number of factors, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skill, knowledge and length of service. The Board appointments will be based on the performance and competence of the candidates, and the merit and contribution to be brought to the Board by the selected candidates.

The Board will review such objectives from time to time to ensure their appropriateness and ascertain the progress made towards achieving those objectives. The Nomination Committee will review the Board Diversity Policy from time to time to ensure its continued effectiveness. The existing Board members are coming from a variety of business and professional background, the Company considers that the Board possesses a balance of skills, experience, expertise and diversity of perspectives appropriate to the requirements of the Company's business.

The Nomination Committee will report annually on the Board's composition under diversified perspectives in the Corporate Governance Report, and monitor the implementation of the diversity policy to ensure its effectiveness and compliance with the CG Code. The Nomination Committee will consider any revisions that may be required and propose recommendation to the Board for consideration and approval.

董事會成員多元化

為確保董事會的均衡組成及效率，本公司已因應採納一項董事會成員多元化政策（「**董事會成員多元化政策**」），當中載列實現多元化董事會的方式。本公司力求通過考慮多項因素，包括但不限於性別、年齡、文化和教育背景、種族、專業經驗、技能、知識及服務年期，實現董事會成員的多元化。董事會委任將基於候選人的表現及能力以及經甄選候選人將為董事會帶來的好處及貢獻。

董事會將不時檢討這些目標，以確保其適當性，並確定實現這些目標方面取得的進展。提名委員會將不時檢討董事會成員多元化政策，以確保其持續有效。所有現任董事會成員均來自不同業界及專業，故本公司認為董事會兼備多種切合本公司業務所需的技巧、經驗、專業及多元化觀點。

提名委員會將在企業管治報告中以多元化角度每年報告董事會的組成，並監察多元化政策的實施，以確保其有效性及遵守企業管治守則。提名委員會將考慮可能需要的任何修訂，並向董事會提出建議，以供審議及批准。

The Company will continue to maintain gender diversity on the Board. As of the date of this report, there were 2 female directors on the Board, thus having a female representation of 40%. The Board would like to maintain at least the current level of female membership. The Nomination Committee will actively consider increasing the proportion of female members when selecting suitable candidates for the Board and making recommendations. Through the Company's Board Diversity Policy and the annual review of the Board's structure by the Nomination Committee under the Board, the Company will establish a pipeline of potential director successors that can achieve gender diversity. The Company will also strive to achieve gender diversity when recruiting employees at all levels (including middle and senior levels).

INTERNAL CONTROLS AND RISK ASSESSMENT

The Board is responsible for the Group's internal control and has conducted an annual review of the effectiveness of the internal control of the Group, including financial, operational and compliance controls and risk management functions. In particular, the Board has reviewed matters including the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting, internal audit and financial reporting function, as well as those relating to the Group's environmental, social and governance performance and reporting, the nature and extent of significant risks (including environmental, social and governance risks), the Company's ability to respond to changes in its business and external environment, the significant control failings or weaknesses (if any), as well as the effectiveness of the Company's processes for financial reporting and GEM Listing Rules compliance. No material inadequacy of internal controls has been revealed in terms of risk management in the Group's decision-making process. The Board is of the opinion that the Company has fully complied with the code provisions regarding risk management and internal control in the CG Code. The risk management and internal control systems are effective and adequate.

A staff member in the finance department was assigned to perform the internal audit functions as part of her job and she reports the audit's findings to the Audit Committee. She mainly reviews and tests the control of the Group's major operational, financial, compliance and risk management based on the Group's policies. She communicates the findings, control deficiencies and remedial actions with the management and Audit Committee continuously.

本公司將繼續保持董事會性別多元化。截至本報告日期，董事會有兩名女性董事，故女性比例為40%。董事會希望至少維持目前女性成員的比例。提名委員會在為董事會挑選合適的候選人並提出建議時，將積極考慮增加女性成員的比例。透過本公司的董事會多元化政策及董事會下設的提名委員會對董事會結構的年度審閱，本公司將建立可實現性別多元化的潛在董事繼任者渠道。本公司於招聘各級員工（包括中高層員工）時，亦將努力實現性別多元化。

內部監控及風險評估

董事會負責本集團的內部監控，並已就本集團內部監控的成效進行年度審閱，包括財務、營運及合規監控以及風險管理職能。具體而言，董事會已審閱多項事宜，包括本公司會計、內部審計及財務報告職能的資源充足性、員工資歷與經驗、培訓計劃及預算，以及與本集團環境、社會及管治表現及報告相關的事宜、重大風險（包括環境、社會及管治風險）的性質與範圍、本公司應對業務及外部環境變化的能力、重大的內部控制失效或弱點（如有），以及本公司財務報告程序及遵守GEM上市規則的有效性。並無發現內部監控在本集團決策過程中的風險管理方面有任何重大不足之處。董事會認為本公司已全面遵守企業管治守則所載的風險管理和內部監控守則條文。風險管理及內部監控系統有效且充足。

董事會已委派一名財務部門的員工負責執行內部審計職能，彼須向審核委員會報告其審計結果。彼主要負責根據本集團的政策對本集團的主要營運、財務、合規及風險管理進行審查和測試。彼持續地向管理層及審核委員會傳達其審計結果、監控不足之處及糾正措施。

We have established a whistleblowing policy and a system for employees and those who deal with the Group (e.g. customers and suppliers) to raise concerns, in confidence and anonymity, to the Audit Committee about possible improprieties in any matter related to the Group. We have also established an anti-corruption policy, so as to ensure that Directors and employees comply with the Prevention of Bribery Ordinance (Chapter 201 of the Laws of Hong Kong) and a system to promote and support anti-corruption laws and regulations. The anti-corruption policy outlines the integrity and conduct requirements, along with the policies and controls that apply to all Directors and employees at every level, as well as external parties conducting business with the Group and those acting in an agency or fiduciary capacity on behalf of the Group (such as agents, consultants and contractors).

During the year ended 31 March 2026, the Group has reviewed and tested the internal control of the procedure of (i) sales and receivable cycle; (ii) procurement and payable cycle; (iii) information technology security measures; (iv) financial reporting and disclosure; and (v) inventory management. The internal audit staff reported that the Group consistently complied with relevant policies and procedures. Suggestions were made to the Audit Committee and the management has implemented certain follow-up measures based on the internal audit findings.

DIRECTORS' AND AUDITORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

All Directors acknowledge their responsibilities to prepare the Group's consolidated financial statements for the year ended 31 March 2026 to give a true and fair view of the state of affairs of the Group and of the results and cash flows for that year. The Directors continue to adopt the going concern approach in preparing the consolidated financial statements and are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

The responsibilities of the external auditors about their financial reporting are set out in the independent auditor's report attached to the Company's consolidated financial statements for the year ended 31 March 2026 in this report.

我們已制定一項舉報政策，讓員工及與本集團有往來的人士（例如客戶及供應商）能以保密及匿名方式，向審核委員會舉報任何與本集團相關事宜中可能出現的不當行為。我們亦已制定反貪腐政策，以確保董事及員工遵守《防止賄賂條例》（香港法例第201章），並建立一套制度以推廣及支持反貪腐的法律及法規。反貪腐政策概述了誠信與行為要求，以及適用於所有董事及各級員工、與本集團進行業務往來的外部人士，以及代表本集團以代理或受託人身份行事的人士（例如代理商、顧問及承包商）的政策與監控措施。

截至二零二六年三月三十一日止年度，本集團已審視及測試(i)銷售及應收賬款週期；(ii)採購及應付賬款週期；(iii)資訊科技安全措施；(iv)財務報告及披露；以及(v)庫存管理等程序的內部監控。內部審計人員報告稱，本集團持續遵循相關政策和程序。就此已向審核委員會作出建議，而管理層已根據內部審計結果採取若干跟進措施。

董事及核數師對綜合財務報表的責任

全體董事均確認其編製本集團截至二零二六年三月三十一日止年度之綜合財務報表的責任，以就本集團的事務情況及該年度的業績及現金流量提供真實而公允的了解。董事繼續採納持續經營基準編製綜合財務報表及並不知悉有任何關於事件或情況的重大不明朗因素為可能對本公司的持續經營能力構成重大疑問。

外聘核數師對財務報告的責任載於本報告內本公司截至二零二六年三月三十一日止年度的綜合財務報表隨附的獨立核數師報告書。

AUDITOR'S REMUNERATION

For the year ended 31 March 2026, the remuneration paid or payable to Baker Tilly Hong Kong Limited (as the auditors of the Company) and its affiliate companies in respect of audit and non-audit services were HK\$670,000 and HK\$85,500 respectively.

DIVIDEND POLICY

The Group has established its dividend policy in compliance with code provision F.1.1 of the CG Code, which aims to provide a transparency of the mechanism used for determination of the dividend amount and payment as well as to notify Shareholders and other persons concerned of the dividend policy of the Group. It broadly specifies the external and internal factors, including financial parameters, that shall be considered while declaring dividend and the circumstances under which the Shareholders of the Group may or may not expect dividend and how the retained earnings shall be utilized.

The Board will review and monitor the implementation of the Group's dividend policy from time to time.

COMPANY SECRETARY

Mr. Choi Wai Hung (**"Mr. Choi"**), an employee of the Company, was appointed by the Board as the secretary of the Company on 15 December 2017. The biographical details of Mr. Choi are set out under the section headed "Profile of Directors and Senior Management" in this report. Mr. Choi is principally responsible for supervision of the Group's financial reporting, financial planning, treasury, financial control and company secretarial matters and reports to the Chairman from time to time. All Directors have access to the advice and services of the company secretary to ensure that Board procedures, and all applicable laws, rules and regulations are followed and complied with.

Mr. Choi had confirmed that he had taken no less than 15 hours of relevant professional training in accordance with Rule 5.15 of the GEM Listing Rules during the year ended 31 March 2026.

核數師的酬金

截至二零二六年三月三十一日止年度，就提供的核數及非核數服務而已支付或應支付予本公司核數師天職香港會計師事務所有限公司及其聯屬公司的酬金分別為670,000港元及85,500港元。

股息政策

本集團已遵照企業管治守則的守則條文F.1.1制定其股息政策，旨在提供釐定股息金額及付款所用機制的透明度，並向股東及其他有關人士告知本集團的股息政策。其廣泛規定於宣派股息時應考慮的外部及內部因素（包括財務參數）及本集團股東可能會或可能不會預期股息的情況以及將如何使用保留盈利。

董事會將不時檢討及監察本集團的股息政策的實施情況。

公司秘書

本公司僱員蔡偉雄先生（「蔡先生」）於二零一七年十二月十五日獲董事會委任為本公司的秘書。蔡先生的簡歷載於本報告「董事及高級管理層簡歷」一節。蔡先生主要負責監督本集團的財務報告、財務規劃、庫務、財務監控及公司秘書事宜，並不時向主席匯報。所有董事均可獲得公司秘書的建議及服務，以確保遵循並遵守董事會程序，以及所有適用法律、規則及法規。

蔡先生確認，彼於截至二零二六年三月三十一日止年度已根據GEM上市規則第5.15條進行不少於15小時的相關專業培訓。

SHAREHOLDERS' RIGHT

Convening of Extraordinary General Meeting on Requisition by Shareholders

Pursuant to Article 12.3 of the Articles, the Board may, whenever it thinks fit, convene an extraordinary general meeting ("EGM"). EGMs shall also be convened on the requisition of two or more Shareholders holding, at the date of deposit of the requisition, not less than one-tenth of the paid-up capital of the Company having the right of voting at general meetings. Such requisition shall be made in writing to the Board or the company secretary of the Company for the purpose of requiring an EGM to be called by the Board for the transaction of any business specified in such requisition, and such meeting shall be held within 3 months after the deposit of such requisition. If, within 21 days of such deposit, the Board fails to proceed to convene such meeting within a further 21 days, the requisitionists themselves may convene a meeting in accordance with the Articles and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

Right to put enquiries to the Board

For putting forward any enquiries to the Board, Shareholders may send their written enquiries or requests in respect of their rights to the Company's principal place of business in Hong Kong.

Procedure for shareholders to put forward proposals at shareholders' meetings

There are no provisions allowing Shareholders to move new resolutions at the general meetings of the Company under the Companies Law (Revised) of Cayman Islands. However, pursuant to the Articles, Shareholders who wish to move a resolution may by means of requisition convene an EGM following the procedures set out above.

股東權利

應股東要求召開股東特別大會

根據細則第12.3條，董事會可酌情召開股東特別大會（「股東特別大會」）。股東特別大會亦須應兩名或以上於遞呈要求日期持有不少於本公司有權於股東大會上投票的實繳股本十分之一的股東要求而予以召開。該項要求須以書面向董事會或本公司的公司秘書提呈，以要求董事會召開股東特別大會處理任何要求中所列明的任何事項，且有關大會須於遞呈要求後三個月內舉行。倘董事會於要求遞呈後21日內未能於額外的21日內召開該大會，則提出請求人士可根據細則自行召開大會。而本公司則須向提出要求人士償付因董事會未能召開大會而產生的所有合理開支。

向董事會提出查詢的權利

股東向董事會提出任何查詢，可以書面形式將有關其權利的查詢或要求郵寄至本公司於香港的主要營業地點。

股東於股東大會上提呈建議的程序

開曼群島公司法（經修訂）並無條文准許股東於本公司股東大會上動議新決議案。然而，根據細則，有意動議決議案的股東可根據上述程序以要求書方式召開股東特別大會。

RELATIONS WITH SHAREHOLDERS AND INVESTORS

The Group uses several formal channels to ensure fair disclosure and comprehensive and transparent reporting of its performance and activities.

The Company's annual and interim reports and circulars are printed and sent to all Shareholders. Announcements, reports, circulars, publications and press releases of the Company are published on the Company's website at www.kmk.com.hk. The Company's website disseminates corporate information and other relevant financial and non-financial information electronically on a timely basis.

The Company acknowledges that general meetings are good communication channel with Shareholders. The Directors and the members of the Board committees are encouraged to attend and answer questions raised by Shareholders at the general meetings. The chairman of the meeting would explain the procedure of conducting a poll and answer any questions from the Shareholders regarding voting by poll at the general meetings.

The Company has adopted its shareholder communication policy in order to enable Shareholders to exercise their rights in an informed manner, and also to allow Shareholders and the investors to strengthen the communication with the Company. The Company is committed to promoting and maintaining effective communication with Shareholders and other stakeholders. The Board is committed to ensuring that the Shareholders are provided with ready, equal and timely access to balanced and understandable information about the Company.

The Group will continuously ensure the effectiveness and timeliness of information disclosure to Shareholders and investors.

CONSTITUTIONAL DOCUMENTS

During the year ended 31 March 2026, there has been no significant change in the Company's constitutional documents.

股東及投資者關係

本集團透過若干正式渠道，確保對其表現及業務作出公平的披露和全面而具透明度的報告。

本公司的年報及中期報告以及通函均印發予全體股東。本公司的公告、報告、通函、刊物及新聞稿均於本公司的網站www.kmk.com.hk內刊登。本公司網站以電子方式適時發放公司資訊及其他相關財務及非財務資料。

本公司認為股東大會乃公司與股東之間良好的溝通渠道。董事及董事委員會的成員應出席股東大會，並於會上解答股東的提問。大會主席將說明以書面投票方式進行表決的程序，並回答股東就股東大會中以書面投票方式表決所提出的任何問題。

本公司已採納股東溝通政策，其一方面使股東能夠在知情情況下行使其權利，另一方面亦讓股東及投資者能夠加強與本公司的溝通。本公司致力促進及維持與股東及其他持份者的有效溝通。董事會致力確保股東可隨時隨地並在平等機會下迅速取得全面及容易理解的本公司資料。

本集團將持續確保向股東及投資者進行資料披露的效率及即時性。

組織章程文件

於截至二零二六年三月三十一日止年度，本公司的組織章程文件並無進一步的重大變化。

The Board hereby presents the Directors' report and the consolidated financial statements for the year ended 31 March 2026.

PRINCIPAL ACTIVITIES

The Company is the investment holding company of the Group. The Group is principally engaged in car park flooring industry in Hong Kong and Macau. We provide (i) flooring services, which involve the application of proprietary floor coating products for the purpose of providing a colorful, slip-resistant, hard-wearing surface that is resistant against water and petrochemicals; (ii) ancillary services, which include specialised texture painting and waterproofing works; and (iii) sales of car park flooring and waterproofing materials.

For further particulars of the subsidiaries of the Group, details of which are set out in Note 32 to the consolidated financial statements in this report.

BUSINESS REVIEW

For the development, performance or position of the Group's business, details are set out in the section headed "Chairman's Statement" on pages 5 to 6 and the section headed "Management Discussion and Analysis" on pages 10 to 16 of this report.

For the principal financial risks and uncertainties facing the Company, details are set out in Note 3 to the consolidated financial statements in this report.

(A) Environmental policies and performance

The Board is aware that addressing environmental concerns is an important issue for contributing to the continuous development of society (along with the business activities of the Company).

The Group's operation is not subject to any environmental requirements in Hong Kong, except the Dangerous Goods Ordinance (Chapter 295 of the Laws of Hong Kong) (the "**Dangerous Goods Ordinance**"), and that some of the works conducted by the Group are subject to environmental compliance examination under the Hong Kong Green Building Council's "BEAM Plus" scheme. The Group has established effective environmental management system in conformity with the international standard requirements, for the provision of design, construction, installation and maintenance services to the customers.

董事會謹此提呈截至二零二六年三月三十一日止年度的董事會報告及綜合財務報表。

主要活動

本公司為本集團的投資控股公司。本集團主要從事香港及澳門停車場地坪鋪設行業。我們提供(i)地坪鋪設服務，涉及塗裝專利地坪鋪設塗層產品，以提供色彩豐富、防滑以及具防水及不易受石油化工產品破壞特性的耐磨表面；(ii)配套服務，包括專業紋理塗裝及防水工程；及(iii)銷售停車場地坪鋪設及防水材料。

有關本集團附屬公司的進一步詳情，詳情載於本報告綜合財務報表附註32。

業務審視

有關本集團業務的發展、業績或狀況，詳情載於本報告第5至6頁「主席報告」一節及第10至16頁「管理層討論及分析」一節。

有關本公司面對的主要財務風險及不明朗因素，詳情載於本報告綜合財務報表附註3。

(A) 環境政策及表現

董事會深明應對環境問題是促進社會持續發展（以及本公司業務活動）的重要議題。

除危險品條例（香港法例第295章）（「**危險品條例**」）外，本集團之經營不受香港任何環保規定所限，而本集團進行的部分工程須通過香港綠色建築議會「BEAM Plus」計劃的環境合規檢查。本集團已根據國際標準規定建立有效的環境管理體系，以為客戶提供設計、施工、安裝及保養服務。

An environmental policy and manual of procedures have been implemented upon listing of the shares of the Company on GEM, which demonstrate the Group's commitment to environmental protection. All staff, subcontractors and suppliers are required to diligently comply with the policy and the manual, which will be reviewed regularly in light of experience, feedback from staff, business development, current regulations and legislation.

(B) Compliance with laws and regulations with a significant impact on the Group

Apart from the licensing requirement under the Dangerous Goods Ordinance, the Group is not subject to any requirement to obtain particular approval or permit for carrying out the car park flooring business in Hong Kong. The Dangerous Goods Ordinance controls the usage, storage, manufacturing and conveyance of dangerous goods and sets out the relevant licensing requirements in relation to these activities.

The Group's operations are mainly carried out by its subsidiaries in Hong Kong and Macau with the Company itself incorporated in the Cayman Islands.

To the best knowledge and belief of the Directors, the Group's operations in Hong Kong and Macau have complied with the applicable laws and regulations in the above jurisdictions in all material respects during the year ended 31 March 2026, and up to the date of this report.

(C) Key relationships with employees, customers, suppliers and subcontractors

The Directors are of the view that the Company has maintained good relationships with its employees, customers, suppliers and subcontractors and has balanced the interests of its various stakeholders. During the year ended 31 March 2026, there was no material or significant dispute between the Group and its employees, customers, suppliers and subcontractors.

環境政策及程序手冊已於本公司股份於 GEM 上市時實施，體現本集團致力保護環境的承諾。全體員工、分包商及供應商必須認真遵守政策及手冊，而政策及手冊將在參考經驗、員工反饋意見、業務發展、現行條例及法例後定期審視。

(B) 遵守對本集團有重大影響的法律法規

除危險品條例項下之牌照規定外，本集團毋須遵守獲得特定批准或許可以於香港經營停車場地坪鋪設業務之規定。危險品條例管制危險品的使用、貯存、製造及運送，並列明該等活動有關的相關牌照規定。

本集團的營運主要由於其於香港及澳門的附屬公司進行而本公司本身於開曼群島註冊成立。

就董事所知及所信，本集團在香港及澳門的營運於截至二零二六年三月三十一日止年度及直至本報告日期為止在所有重大方面均符合上述司法權區的適用法律法規。

(C) 與僱員、客戶、供應商及分包商的主要關係

董事認為，本公司與僱員、客戶、供應商及分包商保持良好的關係，並平衡其各方持份者之間的利益。截至二零二六年三月三十一日止年度，本集團與僱員、客戶、供應商和分包商之間並無重大或重要糾紛。

RESULTS AND DIVIDENDS

The results of the Group for the year ended 31 March 2026 are presented in the consolidated statement of comprehensive income on page 64 of this report.

For the year ended 31 March 2025, a final dividend of HK0.5 cent per share of the Company (the “Share(s)”) was declared to the Shareholders of the Company.

The Board recommended the payment of a final dividend of HK0.9 cents per share of the Company for the year ended 31 March 2026, subject to the approval of the Shareholders at the forthcoming annual general meeting (the “AGM”).

ANNUAL GENERAL MEETING

The Company will hold the AGM on 28 August 2026. Notice of the AGM will be published and dispatched to the Shareholders in accordance with the articles of association of the Company and the GEM Listing Rules in due course.

CLOSURE OF REGISTER OF MEMBERS

For determining the entitlement to attend and vote at the AGM, the register of members of the Company will be closed from 25 August 2026 to 28 August 2026, both dates inclusive, during which period no transfer of Shares will be registered. In order to be eligible to attend and vote at the AGM, unregistered holders of shares of the Company should ensure that all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 pm on 24 August 2026.

For determining the entitlement to the proposed final dividend, the register of members of the Company will be closed from 8 September 2026 to 11 September 2026, both dates inclusive, during which period no transfer of Shares will be registered. Only Shareholders whose names appear on the register of members of the Company on 11 September 2026 are entitled to the proposed final dividend payable on or about 2 October 2026. In order to qualify for the entitlement to the proposed final dividend, unregistered holders of shares of the Company will ensure that all transfer documents accompanied by the relevant share certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 pm on 7 September 2026.

業績及股息

本集團截至二零二六年三月三十一日止年度的業績載列於本報告第64頁的綜合全面收益表。

截至二零二五年三月三十一日止年度，向本公司股東宣派的末期股息為每股本公司股份（「股份」）0.5港仙。

董事會建議截至二零二六年三月三十一日止年度派發本公司末期股息每股0.9港仙，惟須待股東於預定於應屆股東週年大會（「股東週年大會」）上批准，方可作實。

股東週年大會

本公司將於二零二六年八月二十八日舉行股東週年大會。股東週年大會通告將按照本公司組織章程細則及GEM上市規則於適當時候刊發並寄發予股東。

暫停辦理股東登記手續

為釐定出席股東週年大會及於會上投票的資格，本公司將於二零二六年八月二十五日起至二零二六年八月二十八日止（首尾兩日包括在內）暫停辦理股東登記手續，期間將不會接納任何股份過戶登記。為符合資格出席股東週年大會及於會上投票，本公司的未登記股東須確保所有過戶文件連同相關股票，必須不遲於二零二六年八月二十四日下午四時三十分遞交本公司的香港股份過戶登記分處卓佳證券登記有限公司以進行登記，地址為香港夏慤道16號遠東金融中心17樓。

為釐定收取建議末期股息的資格，本公司將於二零二六年九月八日起至二零二六年九月十一日止（首尾兩日包括在內）暫停辦理股東登記手續，期間將不會接納任何股份過戶登記。於二零二六年九月十一日名列本公司股東名冊的股東，方有權收取於二零二六年十月二日或前後應予派發的建議末期股息。為符合資格收取建議末期股息，本公司的未登記股東須確保所有過戶文件連同相關股票，必須不遲於二零二六年九月七日下午四時三十分遞交本公司的香港股份過戶登記分處卓佳證券登記有限公司以進行登記，地址為香港夏慤道16號遠東金融中心17樓。

SUMMARY FINANCIAL INFORMATION

A summary of the results and the assets and liabilities of the Group for the years ended 31 March 2022, 2023, 2024, 2025 and 2026 are set out on page 144 of this report. Such summary does not form part of the consolidated financial statements in this report.

RELATED PARTY TRANSACTIONS

Details of the significant related party transactions entered into by the Group during the year ended 31 March 2026 are set out in Note 30 to the consolidated financial statements in this report. These transactions did not constitute connected transactions or continuing connected transactions which were required to comply with the disclosure requirements in accordance with Chapter 20 of the GEM Listing Rules during the financial year.

SHARE CAPITAL

Details of the movements in the share capital of the Company during the year ended 31 March 2026 are set out in Note 16 to the consolidated financial statements in this report.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Articles of the Company or the laws of the Cayman Islands which would oblige the Company to offer new shares on a pro rata basis to its existing Shareholders.

財務資料概要

本集團截至二零二二年、二零二三年、二零二四年、二零二五年及二零二六年三月三十一日止年度的業績及資產負債概要載於本報告第144頁。該概要並不構成本報告內的綜合財務報表的一部份。

關聯方交易

本集團於截至二零二六年三月三十一日止年度進行的重大關聯方交易的詳情載於本報告綜合財務報表附註30。該等交易並不構成本財政年度內須遵守GEM上市規則第二十章的披露規定之關連交易或持續關連交易。

股本

本公司股本於截至二零二六年三月三十一日止年度的股本變動詳情載於本報告綜合財務報表附註16。

優先購股權

本公司的細則或開曼群島法律並無優先購股權規定而使本公司須按比例向現有股東提呈發售新股份。

SHARE OPTION SCHEME

The Company conditionally adopted a share option scheme (the “**Share Option Scheme**”) on 24 September 2016 (the “**Adoption Date**”). As the Share Option Scheme was adopted before the latest amendments to Chapter 23 of the GEM Listing Rules which took effect from 1 January 2023, the Company has complied with the new Chapter 23 to the extent required by the transitional arrangements for the Share Option Scheme. The following is a summary of the principal terms and conditions of the Share Option Scheme.

(i) Purpose of the Share Option Scheme

The purpose of the Share Option Scheme is to attract and retain the best available personnel, to provide additional incentive to employees (full-time and part-time), directors, consultants, advisers, distributors, contractors, suppliers, agents, customers, business partners and services providers of the Group and to promote the success of the business of the Group.

(ii) Who may join and basis of eligibility

The Board may, at its absolute discretion and on such terms as it may think fit, grant any employee (full-time or part-time), director, consultant or adviser of the Group, or any substantial shareholder of the Group, or any distributor, contractor, supplier, agent, customer, business partner or service provider of the Group, options to subscribe at a price calculated in accordance with paragraph (iii) below for such number of Shares as it may determine in accordance with the terms of the Share Option Scheme. The basis of eligibility of any participant to the grant of any option shall be determined by the Board (or as the case may be, the INEDs) from time to time on the basis of his contribution or potential contribution to the development and growth of the Group.

(iii) Price of Shares

The subscription price of a Share in respect of any particular option granted under the Share Option Scheme shall be a price solely determined by the Board and notified to a participant and shall be at least the highest of: (i) the closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of grant of the option, which must be a business day; (ii) the average of the closing prices of the Shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of grant of the option; and (iii) the nominal value of a Share on the date of grant of the option.

購股權計劃

本公司於二零一六年九月二十四日（「採納日期」）有條件採納一項購股權計劃（「購股權計劃」）。鑑於購股權計劃乃於二零二三年一月一日生效的GEM上市規則第二十三章最新修訂生效前採納，本公司已按照購股權計劃的過渡性安排所規定的範圍，遵守新增的第二十三章規定。以下為購股權計劃的主要條款及條件概要。

(i) 購股權計劃的目的

購股權計劃的目的在於吸引及留住最優秀的人員、向本集團僱員（全職及兼職）、董事、諮詢人、顧問、分銷商、承建商、供應商、代理、客戶、業務夥伴及服務提供商提供額外獎勵以及推動本集團業務創出佳績。

(ii) 參與者資格及條件

董事會可全權根據其認為適合的條款，向本集團任何僱員（全職或兼職）、董事、諮詢人或顧問、或本集團的任何主要股東、分銷商、承建商、供應商、代理、客戶、業務夥伴或服務提供商授出購股權，供其按下文第(iii)段所述方式計算的價格認購由董事會可能根據購股權計劃的條款釐定的有關股份數目。任何參與者獲授購股權的資格將由董事會（或獨立非執行董事，視乎情況而定）不時根據參與者對本集團的發展及增長所作出或可能作出的貢獻來決定。

(iii) 股份價格

與根據購股權計劃授出的任何一份購股權有關的股份的認購價將為由董事會全權釐定並通知參與者的價格，且不得低於下列各項中的最高者：(i)聯交所每日報價表所報股份於授出購股權當日（須為營業日）的收市價；(ii)聯交所每日報價表所報股份於緊接授出購股權之日前五個營業日的平均收市價；及(iii)股份於授出購股權當日的面值。

(iv) Grant of options and acceptance of offers

An offer for the grant of options must be accepted within seven days inclusive of the day on which such offer was made. The amount payable by the grantee of an option to the Company on acceptance of the offer for the grant of an option is HK\$1.00.

(v) Maximum number of Shares

1. Subject to sub-paragraphs (2) and (3) below, the maximum number of Shares issuable upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of the Company as from the Adoption Date (excluding, for this purpose, Shares issuable upon exercise of options which have been granted but which have lapsed in accordance with the terms of the Share Option Scheme or any other share option schemes of the Company) must not in aggregate exceed 10% of all the Shares in issue. Therefore, the Company may grant options in respect of up to 60,000,000 Shares (or such numbers of Shares as shall result from a sub-division or a consolidation of such 60,000,000 Shares from time to time) to the participants under the Share Option Scheme.
2. The 10% limit as mentioned above may be refreshed at any time by obtaining approval of the Shareholders in general meeting provided that the total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of the Company must not exceed 10% of the Shares in issue as at the date of approval of the refreshed limit. Options previously granted under the Share Option Scheme and any other share option schemes of the Company (including those outstanding, cancelled or lapsed in accordance with the terms of the Share Option Scheme or any other share option schemes of the Company) will not be counted for the purpose of calculating the refreshed 10% limit. A circular must be sent to the Shareholders containing the information as required under the GEM Listing Rules in this regard.

(iv) 授出購股權及接納要約

授出購股權的要約須於提出有關要約日期（包括當日）起七日內接納。購股權的承授人須於接納要約時就獲授的一份購股權向本公司支付1.00港元。

(v) 股份數目上限

1. 在下文第(2)及(3)分段的規限下，自採納日期起因根據購股權計劃及本公司任何其他購股權計劃授出的所有購股權獲行使而可發行的股份數目上限（就此而言，不包括因已授出但根據購股權計劃或本公司任何其他購股權計劃的條款已失效的購股權獲行使而可發行的股份），合共不得超出全部已發行股份的10%。因此，本公司根據購股權計劃可向參與者授出涉及及不超過60,000,000股股份（或因該60,000,000股股份不時拆細或合併所得出的股份數目）的購股權。
2. 上文所述的10%上限可隨時經股東在股東大會上批准更新，惟因根據購股權計劃及本公司任何其他購股權計劃授出的全部購股權獲行使而可發行的股份總數，不得超過批准更新上限當日已發行股份的10%。計算經更新的10%上限時，不會計及之前根據購股權計劃及本公司任何其他購股權計劃授出的購股權（包括根據購股權計劃或本公司任何其他購股權計劃的條款尚未行使、已註銷或已失效的購股權）。本公司須向股東寄發一份載有GEM上市規則就此方面所規定資料的通函。

3. The Company may seek separate approval of the Shareholders in general meeting for granting options beyond the 10% limit provided the options in excess of the 10% limit are granted only to grantees specifically identified by the Company before such approval is sought. In such event, the Company must send a circular to the Shareholders containing a generic description of such grantees, the number and terms of such options to be granted and the purpose of granting options to them with an explanation as to how the terms of the options will serve such purpose, such other information required under the GEM Listing Rules.
4. The aggregate number of Shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other share option schemes of the Company must not exceed 30% of the Shares in issue from time to time. No options may be granted under the Share Option Scheme or any other share option schemes of the Company if this will result in such 30% limit being exceeded.

(vi) Maximum entitlement of each participant

The total number of Shares issued and to be issued upon exercise of options granted to any participant (including both exercised and outstanding options) under the Share Option Scheme, in any 12-month period up to the date of grant shall not exceed 1% of the Shares in issue. Any further grant of options in excess of such limit must be separately approved by Shareholders in general meeting with such grantee and his close associates (or his associates if the grantee is a connected person) abstaining from voting. In such event, the Company must send a circular to the Shareholders containing the identity of the grantee, the number and terms of the options to be granted (and options previously granted to such grantee), and all other information required under the GEM Listing Rules. The number and terms (including the subscription price) of the options to be granted must be fixed before the approval of the Shareholders and the date of the Board meeting proposing such further grant should be taken as the date of grant for the purpose of calculating the subscription price.

3. 本公司可在股東大會上徵求股東另行批准，授出超過10%上限的購股權，惟超過10%上限的購股權僅可授予徵求上述批准前本公司所具體指定的承授人。在此情況下，本公司須向股東寄發通函，載述該等承授人的一般資料、將授出購股權的數目及條款、向該等人士授出購股權的目的及有關購股權條款將如何達到此目的的說明以及GEM上市規則規定的有關其他資料。
4. 因根據購股權計劃及本公司任何其他購股權計劃已授出但尚未行使的全部購股權獲行使而發行的股份總數，不得超過本公司不時已發行股份的30%。如根據購股權計劃或本公司任何其他購股權計劃授出購股權後會導致超過此30%上限，則不得授出購股權。

(vi) 每名參與者的配額上限

直至授出日期止任何12個月期間，因根據購股權計劃授予任何參與者的購股權（包括已行使及尚未行使的購股權）獲行使而已發行及將發行的股份總數不得超過已發行股份的1%。額外授出任何超過該上限的購股權須經股東於股東大會上另行批准，且該承授人及其緊密聯繫人（或倘該承授人為關連人士，則為其聯繫人）須放棄投票。在此情況下，本公司須向股東寄發通函，載述承授人的身份、將授出的購股權數目及條款（及之前已授予該承授人的購股權）及GEM上市規則所規定的所有其他資料。將授出的購股權數目及條款（包括認購價）須於股東批准前釐定，而計算認購價時，建議額外授出購股權的董事會會議日期應視為授出日期。

(vii) Time of vesting and exercise of option

The Share Option Scheme does not specify any minimum holding period or vesting period but the Board has the authority to determine the minimum period for which a share option must be held before it can be exercised. An option may be exercised in accordance with the terms of the Share Option Scheme at any time during a period as the Board may determine which shall not exceed ten years from the date of grant subject to the provisions of early termination thereof.

(viii) Period of the Share Option Scheme

The Share Option Scheme will remain in force for a period of ten years commencing on the date on the Adoption Date and shall expire at the close of business on the business day immediately preceding the tenth anniversary thereof unless terminated earlier by the Shareholders in general meeting.

(ix) Number of options and awards available for grant

The number of options available for grant under the Share Option Scheme was 60,000,000 Shares, and 60,000,000 Shares respectively at the beginning and the end of the financial year ended 31 March 2026. There is no applicable service provider submit at the beginning and the end of the financial year ended 31 March 2026.

During the year ended 31 March 2026, no share option has been granted, exercised, lapsed, canceled or forfeited under the Share Option Scheme. As at 1 April 2025 and 31 March 2026, no share option granted under the Share Option Scheme was outstanding.

PURCHASE, SALE OR REDEMPTION OF THE SHARES

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's shares during the year ended 31 March 2026.

DEBENTURE

No debenture was issued by the Company during the year ended 31 March 2026.

(vii) 購股權歸屬期及行使購股權的時限

購股權計劃並未訂明任何最低持有期或歸屬期，但董事會有權決定購股權在可予行使前必須持有的最短期間。承授人可於董事會可能釐定的期間，隨時根據購股權計劃的條款行使購股權，惟有關期間不得超過由授出日期起計十年，並受有關提前終止條文所規限。

(viii) 購股權計劃期限

購股權計劃將於採納日期當日起計十年內有效，除非在股東大會上遭股東提早終止，否則於緊接購股權計劃滿十週年前一個營業日的營業時間結束時屆滿。

(ix) 可供授出之購股權及獎勵數目

於截至二零二六年三月三十一日止財政年度開始及結束時，根據股份購股權計劃可供授出之購股權數目分別均為60,000,000股股份。於截至二零二六年三月三十一日止財政年度開始及結束時，並無適用的服務供應商分類上限。

截至二零二六年三月三十一日止年度內，並無任何根據購股權計劃授出、行使、失效、註銷或沒收之購股權。截至二零二五年四月一日及二零二六年三月三十一日，並無根據購股權計劃授出的未行使購股權。

購買、出售或贖回股份

截至二零二六年三月三十一日止年度，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股份。

債權證

本公司於截至二零二六年三月三十一日止年度並無發行債權證。

EQUITY-LINKED AGREEMENT

Save for the share option scheme as disclosed in the section headed "Share Option Scheme" in this Directors' report, no equity-linked agreement was entered into by the Company or subsisted during the year ended 31 March 2026 which (i) will or may result in the Company issuing shares; or (ii) requires the Company to enter into an agreement that will or may result in the Company issuing shares were entered into by the Company.

DONATION

The charitable donation made by the Group for the year ended 31 March 2026 amounted to approximately HK\$51,000.

PERMITTED INDEMNITY PROVISION

Pursuant to the Articles, each Director shall be indemnified and hold harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses or expenses which he/she incurred or sustained by or by reason of any act done, concurred in or omitted in or about the execution of his/her duty, or supposed duty, in his/her office provided that this indemnity shall not extend to any matter in respect of any fraud or dishonesty which may attach to any of them.

The Company has arranged appropriate insurance cover in respect of claims and legal actions against the Directors and its officers.

股本掛鈎協議

除本董事會報告內「購股權計劃」一段所披露的購股權計劃外，於截至二零二六年三月三十一日止年度內，本公司並無訂立股本掛鈎協議或有股本掛鈎協議存續而(i)將會或可能導致本公司發行股份；或(ii)要求本公司訂立協議而將會或可能導致本公司發行股份。

捐款

本集團於截至二零二六年三月三十一日止年度作出約51,000港元慈善捐款。

獲准許彌償條文

根據細則，各董事應由本公司之資產及利潤中獲得彌償，並豁免其因履行職務或推定職務時所為、同意或未為之任何行為，或因該等行為而引致或招致之所有訴訟、費用、開支、損失或支出；惟彌償責任不適用於任何涉及該等董事可能涉及之欺詐或不誠實行為之事宜。

本公司已就針對董事及其高級管理人員的申索及法律行動投購合適的保險。

DISCLOSURE OF INTERESTS

(A) Directors' and chief executives' interests and short positions in the Shares, underlying Shares and debenture of the Company or any associated corporation

As at 31 March 2026, the interests or short positions of the Directors or chief executive of the Company in the Shares, underlying Shares and debentures of the Company or any of the associated corporations (within the meaning of Part XV of the Securities & Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the "SFO")) which were notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests or short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to the Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by the Directors, to be notified to the Company and the Stock Exchange, were as follows:

Long Position in the Shares

Name of Director	Nature of interest	Number of shares held or interested 持有或擁有權益的股份數目	Approximate percentage of shareholding 概約股權百分比
董事姓名	權益性質		
Mr. Kwong Chi Man ("Mr. Kwong") 鄭志文先生(「鄭先生」)	Interest in controlled corporation (Note 1) 於受控制法團之權益(附註1)	392,886,000	65.76%

Note 1: Mr. Kwong beneficially owns 70% of the issued share capital of Sage City Investments Limited ("Sage City"), the beneficial owner holding 65.76% shareholding in the Company. Therefore, Mr. Kwong is deemed to be interested in all the Shares which are beneficially owned by Sage City for the purpose of the SFO. Mr. Kwong is the chairman and an executive Director of the Company, and also a director of Sage City.

權益披露

(A) 董事及最高行政人員於本公司或任何相聯法團的股份、相關股份及債權證中擁有的權益及淡倉

於二零二六年三月三十一日，本公司董事或最高行政人員於本公司或任何相聯法團（定義見香港法例第571章證券及期貨條例（「證券及期貨條例」）第XV部）的股份、相關股份及債權證中，擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所的權益或淡倉（包括根據證券及期貨條例有關條文彼等被當作或被視為擁有的任何權益或淡倉），或根據證券及期貨條例第352條須登記於該條所指的登記冊內的權益或淡倉，或根據GEM上市規則第5.46至5.67條有關董事進行證券交易而須知會本公司聯交所的權益及淡倉如下：

於股份的好倉

附註1：鄭先生實益擁有Sage City Investments Limited（「Sage City」）已發行股本的70%，而Sage City為持有本公司65.76%股權的實益擁有人。因此，就證券及期貨條例而言，鄭先生被視為於Sage City實益擁有的所有本公司股份中擁有權益。鄭先生為本公司主席兼執行董事以及Sage City的董事。

Long position in the shares of associated corporation

於相聯法團股份的好倉

Name of Director	Nature of interest	Number of shares held or interested in associated corporation 持有或擁有權益 的相聯法團股份數目	Percentage of shareholding
董事姓名	權益性質		股權百分比
Mr. Yip Kong Lok ("Mr. Yip")	Beneficial owner (Note 2)	3,000 shares in Sage City 於Sage City 的3,000股股份	30% in Sage City 於Sage City 的30%權益
葉港樂先生(「葉先生」)	實益擁有人(附註2)		

Note 2: Mr. Yip is an executive Director and chief executive officer of the Company.

附註2：葉先生為本公司的執行董事兼行政總裁。

Save as disclosed above, as at 31 March 2026, none of the Directors or chief executive of the Company had any interests and short positions in the Shares, underlying Shares or debentures of the Company or any of the associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including any interests or short positions which they were taken or deemed to have under such provisions of the SFO) or which were required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which were required, pursuant to the Rules 5.46 to 5.67 of the GEM Listing Rules relating to securities transactions by the Directors, to be notified to the Company and the Stock Exchange.

除上文披露者外，於二零二六年三月三十一日，概無本公司董事或最高行政人員於本公司或任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份或債權證中擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所的任何權益及淡倉（包括根據證券及期貨條例有關條文彼等被當作或被視為擁有的任何權益或淡倉），或根據證券及期貨條例第352條須登記於該條所指的登記冊內，或根據GEM上市規則第5.46至5.67條有關董事進行證券交易而須知會本公司及聯交所的權益及淡倉。

(B) Substantial Shareholders' and other persons' interests and short positions in the Shares, underlying Shares and debenture of the Company

So far as the Directors or the chief executive were aware, as at 31 March 2026, the following persons (other than the Directors or chief executive of the Company) had interests or short positions in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register of interests required to be kept under section 336 of the SFO:

Long Position in the Shares

Name	Nature of interest	Number of shares held or interested 持有或擁有權益的股份數目	Approximate percentage of shareholding 概約股權百分比
姓名／名稱	權益性質		
Sage City	Beneficial interest (Note 1) 實益權益(附註1)	392,886,000	65.76%
Ms. Li Chuen Chun 李存珍女士	Interest of spouse (Note 2) 配偶權益(附註2)	392,886,000	65.76%

Notes:

- Sage City is a company incorporated in the British Virgin Islands and is owned by Mr. Kwong and Mr. Yip as to 70% and 30%, respectively. Mr. Kwong is the chairman, an executive Director of the Company, and also a director of Sage City. Mr. Yip is an executive Director and chief executive officer of the Company.
- Ms. Li Chuen Chun is the spouse of Mr. Kwong and is deemed to be interested in all the Shares in which Mr. Kwong is interested for the purposes of the SFO.

Save as disclosed above, as at 31 March 2026, the Company has not been notified by any persons (other than the Directors or chief executive of the Company) who had interests or short positions in the Shares or underlying Shares of the Company which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were required to be recorded in the register of interests required to be kept by the Company under section 336 of the SFO.

(B) 主要股東及其他人士在本公司股份、相關股份及債權證中擁有的權益及淡倉

就董事及最高行政人員所知，於二零二六年三月三十一日，以下人士（並非本公司董事或最高行政人員）於股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露的權益及淡倉，或已登記於根據證券及期貨條例第336條須存置的權益登記冊內的權益或淡倉：

於股份的好倉

Number of shares held or interested 持有或擁有權益的股份數目	Approximate percentage of shareholding 概約股權百分比
392,886,000	65.76%
392,886,000	65.76%

附註：

- Sage City乃於英屬處女群島註冊成立的公司，並由鄭先生及葉先生分別擁有70%及30%權益。鄭先生為本公司主席兼執行董事以及Sage City的董事。葉先生為本公司的執行董事兼行政總裁。
- 李存珍女士是鄭先生的配偶，就證券及期貨條例而言，被視為於鄭先生所擁有的所有股份中擁有權益。

除上文披露者外，於二零二六年三月三十一日，本公司並無接獲任何人士（並非本公司董事或最高行政人員）通知，表示其於本公司股份或相關股份中擁有權益或淡倉為根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露，或須登記於根據證券及期貨條例第336條須於本公司存置的權益登記冊。

DIRECTORS AND THEIR SERVICE CONTRACTS

The composition of the Board up to the date of this report is set out as follows:

Executive Directors

Mr. Kwong Chi Man (*Chairman*)
(re-elected on 23 August 2024)
Mr. Yip Kong Lok (*Chief Executive Officer*)
(re-elected on 23 August 2024)

Independent non-executive Directors

Ms. Yu Wan Wah Amparo (re-elected on 29 August 2025)
Mr. Wat Danny Hiu Yan (re-elected on 29 August 2025)
Ms. To Yee Man (appointed on 5 February 2024
and re-elected on 29 August 2025)

Each Director has entered into a service agreement or letter of appointment with the Company for a fixed term of three years and will continue thereafter until terminated by either party giving not less than three months' written notice to the other party.

Biographical details of the Directors are set out in the section headed "Profile of Directors and Senior Management" on pages 7 to 9 of this report.

The Company has received an annual confirmation of independence from each of the INEDs pursuant to Rule 5.09 of the GEM Listing Rules. The Company considers the INEDs to be independent as at the date of this report.

None of the Directors has entered into any service agreement with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

EMOLUMENT OF THE DIRECTORS AND THE FIVE HIGHEST PAID INDIVIDUALS

Details of the emolument of the Directors and the five highest paid individuals of the Group are set out in Notes 28 and 23 to the consolidated financial statements in this report.

董事及其服務合約

下文載列直至本報告日期止的董事會成員組成：

執行董事

鄭志文先生(主席)
(於二零二四年八月二十三日獲重選)
葉港樂先生(行政總裁)
(於二零二四年八月二十三日獲重選)

獨立非執行董事

余韻華女士(於二零二五年八月二十九日獲重選)
屈曉昕先生(於二零二五年八月二十九日獲重選)
杜依雯女士(於二零二四年二月五日獲委任
並於二零二五年八月二十九日獲重選)

各董事已經與本公司訂立固定任期為三年的服務協議或委任函，並將一直延續，直至任何一方對對方發出不少於三個月的書面通知而終止為止。

董事履歷詳情載於本報告第7至9頁「董事及高級管理層簡歷」一節。

本公司已收到各獨立非執行董事根據GEM上市規則第5.09條發出的年度獨立身份確認。本公司認為獨立非執行董事於本報告日期為獨立人士。

概無董事與本公司或其附屬公司訂有本集團不可於一年內免付賠償(法定賠償除外)而終止的服務協議。

董事及五名最高薪酬人士的酬金

董事及本集團五名最高薪酬人士的酬金詳情載於本報告綜合財務報表附註28及23。

EMOLUMENT POLICY

The remuneration committee regularly reviews and determines, with delegated responsibilities from the Board, the remuneration and compensation packages of individual Directors and senior management by reference to, among other things, market level of remuneration and compensation paid by comparable companies, the respective responsibilities of the Directors and the performance of the Group.

Remuneration of employees is reviewed from time to time to maintain the Company's competitiveness in the market. The Group makes reference to macro factors such as industry practice and economic condition and also the employee's merit, qualifications, competence and experience.

DIRECTORS' MATERIAL INTERESTS IN TRANSACTION, ARRANGEMENT OR CONTRACT

Save as the transactions set out in Note 30 to the consolidated financial statements in this report, the Group has not entered into any transaction, arrangement or contract that is significant in relation to the Group's business to which any of member of the Group was a party and in which a Director or a connected entity of that Director had, directly or indirectly, a material interest.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year ended 31 March 2026 and up to the date of this report, other than members of the Group, none of the Directors or their respective close associates (as defined in the GEM Listing Rules) has interest in any business which competes or is likely to compete, directly or indirectly, with the business of the Group.

INTEREST OF CONTROLLING SHAREHOLDERS

Save as disclosed in this report, the Directors are not aware of any business or interest of the controlling shareholder of the Company nor any of their respective associates (as defined in the GEM Listing Rules) that compete or may compete with the business of the Group and any other conflicts of interest which any such person has or may have with the Group during the year ended 31 March 2026.

酬金政策

按董事會所委派之責任，薪酬委員會參考（其中包括）市場薪金水平及同類公司所支付的報酬水平、董事各自的責任及本集團的表現，定期檢討及釐定個別董事及高級管理層的薪金及報酬待遇。

本公司不時檢討員工薪酬，以維持本公司在市場上的競爭力。本集團在制定薪酬時，會參考行業慣例及經濟狀況等宏觀因素，同時亦會考慮員工的表現、資歷、能力及經驗。

董事於交易、安排或合約中的重大利益

除本報告綜合財務報表附註30所載的交易外，本集團並未訂立任何對本集團業務而言屬重要的交易、安排或合約（而本集團任何成員公司為上述交易、安排或合約其中一方，且董事或有關董事的關連實體於當中直接或間接擁有重大利益）。

董事於競爭業務中的利益

截至二零二六年三月三十一日止年度及直至本報告日期，除本集團成員公司外，概無董事或彼等各自的緊密聯繫人（定義見GEM上市規則）於直接或間接與本集團業務構成競爭或相當可能構成競爭的任何業務中擁有權益。

控股股東的利益

除本報告所披露者外，董事並不知悉於截至二零二六年三月三十一日止年度內本公司控股股東或彼等各自的任何聯繫人（定義見GEM上市規則）的任何業務或權益為與本集團的業務構成競爭或可能構成競爭以及任何該等人士與本集團存在或可能存在任何其他利益衝突。

NON-COMPETITION UNDERTAKING

Each of Mr. Kwong and Sage City (together the “**Covenantors**”) entered into a deed of non-competition in favour of the Group (the “**Deed of Non-competition**”) on 24 September 2016, details of which are set out in the section headed “Relationship with Our Controlling Shareholders – Deed of non-competition” in the Prospectus (the “**Non-competition Undertaking**”).

The Company received from each of the Covenantors an annual confirmation on their respective compliance of the Non-competition Undertaking. The independent non-executive Directors have reviewed the annual confirmation regarding the compliance of the Non-competition Undertaking and evaluated the effective implementation of the Deed of Non-competition, and they were satisfied with the Covenantors' compliance with the Non-competition Undertaking for the year ended 31 March 2026.

MANAGEMENT CONTRACT

During the year ended 31 March 2026, neither the Company nor its subsidiaries has entered into a contract by which (a) a person undertakes the management and administration of the whole or any substantial part of the business of the Company; and (b) the contract is not a contract of service with any Director or any person engaged in the full-time employment of the Company.

MAJOR CUSTOMERS

For the year ended 31 March 2026, the Group's five largest customers accounted for approximately 44% of the total revenue of the Group and the largest customer of the Group accounted for approximately 17% of the total revenue.

To the best of the knowledge of the Directors, none of the Directors or any of their respective close associates, or any shareholder (which to the knowledge of the Directors owns more than 5% of the Company's issued share capital) had any interest in the Group's five largest customers.

不競爭承諾

鄭先生及Sage City（統稱為「該等契諾人」）均已於二零一六年九月二十四日訂立以本集團為受益人的不競爭契據（「不競爭契據」），有關詳情載於招股章程內「與控股股東之關係－不競爭契據」一節（「不競爭承諾」）。

本公司已收到該等契諾人各自就本身遵守不競爭承諾發出的年度確認函。獨立非執行董事已審閱有關遵守不競爭承諾的年度確認函，並已評估不競爭契據的實際執行情況，而彼等信納該等契諾人於截至二零二六年三月三十一日止年度遵守不競爭承諾。

管理合約

於截至二零二六年三月三十一日止年度，本公司或其附屬公司並無訂立合約並於當中訂明(a)任何人士負責本公司全部或任何重大部分業務的管理及行政；及(b)合約不屬於與任何董事或本公司任何全職僱員訂立的服務合約。

主要客戶

於截至二零二六年三月三十一日止年度，本集團的五大客戶佔本集團總收益約44%，而本集團的最大客戶佔總收益約17%。

就董事所知，概無董事或彼等各自的任何緊密聯繫人或任何股東（就董事所知擁有本公司已發行股本5%以上）於本集團五大客戶中擁有任何權益。

MAJOR SUPPLIERS AND SUBCONTRACTORS

For the year ended 31 March 2026, the Group's five largest suppliers and subcontractors accounted for approximately 67% of the total direct costs of the Group and the largest supplier and subcontractor of the Group accounted for approximately 34% of the total direct costs.

To the best of the knowledge of the Directors, none of the Directors or any of their respective close associates, or any Shareholder (which to the knowledge of the Directors owns more than 5% of the Company's issued share capital) had any interest in the Group's five largest suppliers and subcontractors.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

The environmental, social and governance report of the Company for the year ended 31 March 2026 will be published in July 2026 based on the Group's ESG Code in compliance with the requirements of Rule 17.103 and Appendix C2 of the GEM Listing Rules.

The corporate governance report of the Company for the year ended 31 March 2026 is set out on pages 17 to 36 of this report.

SUFFICIENCY OF PUBLIC FLOAT

Based on information that is publicly available to the Company and within the knowledge of the Directors as at the date of this report, at least 25% of the Company's issued securities is held by the public and the Company has maintained a sufficient public float as required under the GEM Listing Rules as at the date of this report.

SUBSIDIARIES

Details of the Company's principal subsidiaries are set out in Note 32(a) to the consolidated financial statements.

DISTRIBUTABLE RESERVES

As at 31 March 2026, the Company's reserves available for distribution to the Shareholders, calculated in accordance with the Companies Law of the Cayman Islands, amounted to approximately HK\$71.9 million.

主要供應商及分包商

於截至二零二六年三月三十一日止年度，本集團五大供應商及分包商佔本集團總直接成本約67%，而本集團最大供應商及分包商佔總直接成本約34%。

就董事所知，概無董事或彼等各自的任何緊密聯繫人或任何股東（就董事所知擁有本公司已發行股本5%以上）於本集團五大供應商及分包商中擁有任何權益。

環境、社會及管治

本公司截至二零二六年三月三十一日止年度的環境、社會及管治報告將遵照GEM上市規則第17.103條及附錄C2之規定並根據本集團的環境、社會及管治守則於二零二六年七月刊發。

本公司截至二零二六年三月三十一日止年度的企業管治報告載於本報告第17至36頁。

足夠公眾持股量

根據本公司可公開獲得的資料及就董事所知，於本報告日期，本公司至少有25%的已發行證券由公眾持有，且於本報告日期，本公司已維持GEM上市規則所規定的充足公眾持股量。

附屬公司

本公司主要附屬公司的詳情載於綜合財務報表附註32(a)。

可供分派儲備

於二零二六年三月三十一日，本公司根據開曼群島公司法計算可分派予股東的儲備約為71,900,000港元。

AUDITOR

Baker Tilly Hong Kong Limited (“**Bakertilly**”) was appointed as the auditor of the Company with effect from 6 December 2024 and has been the Company's auditor ever since.

The consolidated financial statements for the year ended 31 March 2026 have been audited by Bakertilly. Bakertilly will retire, and being eligible, offer themselves for re-appointment at the AGM. A resolution for their re-appointment as the auditor of the Company will be proposed at the AGM.

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in Note 31 to the consolidated financial statements, the Board is not aware of any events after the reporting period that require disclosure.

By order of the Board

Kwong Man Kee Group Limited

Kwong Chi Man

Chairman and Executive Director

Hong Kong, 25 June 2026

核數師

天職香港會計師事務所有限公司(「天職」)自二零二四年十二月六日起獲委任為本公司核數師，並一直擔任本公司核數師至今。

截至二零二六年三月三十一日止年度的綜合財務報表已經由天職審核。天職將於股東週年大會上退任核數師，並符合資格且願意膺選連任。於股東週年大會上將提呈續聘天職為本公司核數師的決議案。

報告期後事項

除綜合財務報表附註31所披露者外，就董事會所知，報告期後並無發生任何事項為須予披露。

承董事會命

鄭文記集團有限公司

主席兼執行董事

鄭志文

香港，二零二六年六月二十五日



**Independent auditor's report to the shareholders of
Kwong Man Kee Group Limited**
(Incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Kwong Man Kee Group Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 62 to 143, which comprise the consolidated statement of financial position as at 31 March 2026, and consolidated statement of comprehensive income, the consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2026, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the "Code"), as applicable to audits of consolidated financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

致鄭文記集團有限公司股東的
獨立核數師報告書
(於開曼群島註冊成立的有限公司)

意見

鄭文記集團有限公司(「貴公司」)及其附屬公司(以下統稱「貴集團」)列載於第62至143頁的綜合財務報表，包括於二零二六年三月三十一日的綜合財務狀況表，及截至該日止年度的綜合全面收益表、綜合權益變動表、綜合現金流量表，以及綜合財務報表附註，包括重大會計政策資料。

我們認為，該等綜合財務報表已根據香港會計師公會頒佈的《香港財務報告準則》會計準則真實而中肯地反映了 貴集團於二零二六年三月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已根據香港公司條例的披露規定妥為編製。

意見的基礎

我們已根據香港會計師公會頒佈的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。根據香港會計師公會頒布適用於公眾利益實體綜合財務報表審核的《專業會計師道德守則》(以下簡稱「守則」)，我們獨立於 貴集團。我們亦已根據守則履行其他專業道德責任。我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

KEY AUDIT MATTERS

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

關鍵審計事項

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

Key audit matter

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理關鍵審計事項

Revenue recognition on contracts for flooring and ancillary services ("construction contracts")

地坪鋪設及配套服務合約（「建築合約」）的收益確認

Our procedures in relation to revenue recognition on construction contracts included:

我們有關建築合約的收益確認的程序包括：

Refer to Notes 4(a) and 5 to the consolidated financial statements for the related accounting policies, critical accounting judgements and key sources of estimation uncertainty.

有關相關會計政策、關鍵會計判斷及估計不確定性的主要來源的披露，請參閱綜合財務報表附註4(a)及5。

– Understanding and evaluating the key controls over the Group's process for estimating total contract costs, monitoring stage of completion and recognising revenue on construction contracts.

– 了解及評估於建築合約的預算合約成本過程、監測完工百分比及收認確認的關鍵控制。

Revenue from construction contracts for the year ended 31 March 2026 amounted to HK\$164,654,677, representing the most significant component of the Group's revenue.

截至二零二六年三月三十一日止年度，建築合約帶來的收益為164,654,677港元，佔本集團收益最重大部分。

– Performing retrospective review by comparing actual costs incurred against budget costs, on a sample basis for projects completed during the year, and enquiring management about any material variances to assess the historical reliability of the budgeting process.

– 進行追溯審閱，抽樣比較年內已完工項目的實際產生成本與預算成本，並就任何重大差異向管理層進行查詢，藉此評估預算編製過程的歷史可靠性。

Revenue from construction contracts is recognised over time by reference to the stage of completion of each of the Group's projects, measured using the input method based on the proportion of "total costs incurred to date" to "total estimated costs for each project". Based on the stage of completion, the Group recognises revenue as a percentage of the total contract amount at the end of the reporting period.

建築合約帶來的收益乃根據 貴集團各項目完工階段隨時間確認，並按「迄今已產生的成本總額」相對「各項目的估計成本總額」的比例使用投入法計量。根據完工階段， 貴集團於報告期末以收益佔總合約金額的百分比來確認收益。

– Enquiring and assessing management's assumptions on budget costs for a sample of projects, including subcontracting costs, material costs and labour costs, by comparing budget cost components to respective supporting documents, including subcontracting agreements, price quotation and rate of labour costs.

– 通過比較各項預算成本項目與對應的證明文件（包括分包協議、報價單及勞工成本收費），查詢及評估管理層對項目樣本的預算成本（包括分包成本、材料成本和勞工成本）所作的假設。

KEY AUDIT MATTERS (Continued)

關鍵審計事項(續)

Key audit matter

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理關鍵審計事項

Management judgement is involved in the estimation of total costs to complete, including assessment of future costs of materials, labour costs and subcontracting costs.

對完工所需的總成本進行估計，涉及運用管理層判斷，包括評估未來材料成本、勞工成本和分包成本。

We focused on this area as the determination of stage of completion for a project involves significant management judgement, which is subject to a high degree of subjectivity and in turn affects the recognition of revenue for the Group.

我們關注此範疇，是因為項目完工階段的釐定涉及高度主觀的重大管理層判斷，繼而影響貴集團的收益確認。

- Testing the total costs incurred up to the end of the reporting period, on a sample basis, by agreeing to the underlying documents supporting these costs (including invoices of material costs and subcontracting fees, and labour cost records).
- 通過將此等成本的相關證明文件(包括材料成本和分包費用的發票，以及勞工成本記錄)核對一致，抽樣測試直至報告期末已產生的成本總額。
- Understanding the status of projects under construction, on a sample basis, with management to determine whether there could be other factors affecting the calculation of stage of completion, for example potential claims, by understanding subsequent events and the financial information made available to us.
- 通過核對其後發生的事件及我們可獲得的財務資料，從管理層抽樣了解施工中項目的狀況，以釐定是否可能有其他因素(例如潛在申索)影響完工階段的計算。
- Testing mathematical accuracy of the calculations of contract revenue and costs.
- 測試各項合約收益及成本計算的數學準確性。

KEY AUDIT MATTERS (Continued)

關鍵審計事項 (續)

Key audit matter

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理關鍵審計事項

Impairment of trade and retention receivables and contract assets

應收貿易賬款及應收保留金以及合約資產的減值

Refer to Notes 3.1(c), 4(b), 12 and 14 to the consolidated financial statements for the disclosures of the related accounting policies, judgements and estimates.

有關相關會計政策、判斷及估計的披露，請參閱綜合財務報表附註3.1(c)、4(b)、12及14。

As at 31 March 2026, the Group had gross trade and retention receivables and contract assets of HK\$92,235,961 and HK\$5,086,020 respectively, and provision for impairment of HK\$10,150,024 and HK\$25,728 respectively.

於二零二六年三月三十一日，貴集團應收貿易賬款及應收保留金以及合約資產總額分別為92,235,961港元及5,086,020港元，而減值撥備分別為10,150,024港元及25,728港元。

Management performed the impairment assessment of trade and retention receivables and contract assets based on the information, which included the credit profile of different customers, the ageing profiles, their knowledge about the customers, market conditions and past settlement patterns. Management also considered forward-looking information that may impact the customers' ability to repay the outstanding balances in order to estimate the expected credit loss for the impairment assessment.

管理層根據各種資料（包括不同客戶的信貸狀況、賬齡情況、管理層對客戶的認識、市場狀況及過往結算模式等）對應收貿易賬款及應收保留金以及合約資產進行減值評估。管理層亦為了就減值評估估計預期信貸虧損，考慮各種可能影響客戶對未償還結餘的還款能力的前瞻性資料。

Our procedures in relation to impairment of trade and retention receivables and contract assets included:

我們有關應收貿易賬款及應收保留金以及合約資產減值的程序包括：

- Understanding and evaluating the design and implementation of the key controls over debt collection and the impairment assessment process, in particular those over the identification of impaired receivables and the calculation of the impairment provision.
- 了解及評估於收回債務及減值評估程序中的關鍵控制的設計及落實成效，特別是有關識別已減值應收款項及計算減值撥備的關鍵控制。
- Performing retrospective review to evaluate the provision of expected credit loss determined by management at the end of prior reporting period by comparing to the subsequent actual outcome to assess the effectiveness of their estimation process.
- 進行追溯審閱，透過將管理層於上一報告期末所釐定計提的預期信貸虧損撥備，與其後實際結果進行比對，以評估其估計流程的有效性。
- Challenging the reasonableness of segmentation based on shared risk characteristics determined by the management and testing by samples on their portfolio classification.
- 質疑基於管理層所確定的共同風險特徵所進行的分組之合理性，以及針對其組合分類所進行的抽樣測試。
- Testing the accuracy of the ageing of trade and retention receivables on a sample basis by tracing to the respective invoices.
- 通過追蹤相關發票，抽樣測試應收貿易賬款及應收保留金的賬齡的準確性。
- Verifying the subsequent settlements of trade receivables on a sample basis to the underlying bank pay-in slips.
- 抽樣驗證貿易應收賬款的後續結算是否與相關的銀行入賬單據相符。
- Assessing and challenging the appropriateness of the expected credit loss provision methodology.
- 評估及質疑預期信貸虧損撥備方法的合適性。

KEY AUDIT MATTERS (Continued)

關鍵審計事項(續)

Key audit matter

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理關鍵審計事項

We focused on this area because trade and retention receivables and contract assets represent approximately 63% of current assets and certain balances are long aged. The estimation of impairment under the expected credit loss model is also subject to a high degree of estimation uncertainty due to subjectivity of significant assumptions used and significant judgements involved in selecting data for the calculation.

我們關注此範疇，是因為應收貿易賬款及應收保留金以及合約資產佔流動資產約63%，且若干結餘的賬齡屬長期性。由於就計算所用的重大假設具有主觀性以及挑選有關數據時涉及重大判斷，故根據預期信貸虧損模型進行的減值估計亦存在高度估計不確定性。

- Enquiring and assessing the information and data used to determine the expected credit loss by considering the cash collection performance against historical trends, the level of credit loss changes over time and the reasonableness of forward-looking information.
- 通過考慮對比歷史趨勢下的現金收款情況、信貸虧損水平隨時間的變化、若干客戶的個別信貸評級及前瞻性資料的合理性，查詢及評估於釐定預期信貸虧損時所用的資料及數據。
- Understanding from management the recoverability of individually significant receivables, validating management explanations by verifying to the status of underlying projects, creditworthiness information about contracted parties and subsequent settlements, if any.
- 從管理層了解個別重要的應收款項的可收回成數，並通過驗證相關項目的狀況、訂約方的信用資料和其後結清（如有）情況，以核實管理層的解釋。
- Testing the mathematical accuracy of the expected credit loss model and assessing the adequacy of disclosures on trade and retention receivables and contract assets.
- 測試應收貿易賬款及應收保留金以及合約資產預期信貸虧損計算的數學準確性，並評估披露的充分性。

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises all the information included in the annual report other than the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

其他信息

貴公司董事須對其他信息負責。其他信息包括載於年報（但不包括綜合財務報表及我們就其出具的核數師報告）內的所有信息。

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

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

RESPONSIBILITIES OF DIRECTORS AND THE AUDIT COMMITTEE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with HKFRS Accounting Standards as issued by the HKICPA and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

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

The Audit Committee is responsible for overseeing the Group's financial reporting process.

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

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

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

董事及審核委員會就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒布的《香港財務報告準則》會計準則及香港《公司條例》的披露規定擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

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

審核委員會須負責監督 貴集團的財務報告過程。

核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。根據我們所協定的委聘條款，我們僅向 閣下（作為整體）報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。

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

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告書

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

As part of an audit in accordance with HKSA's, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

核數師就審計綜合財務報表承擔的責任(續)

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

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

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告書

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

As part of an audit in accordance with HKSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (Continued)

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

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

The engagement director on the audit resulting in this independent auditor's report is Chu, Johnny Chun Yin.

Baker Tilly Hong Kong Limited

Certified Public Accountants

Hong Kong, 25 June 2026

Chu, Johnny Chun Yin

Practising certificate number P08355

核數師就審計綜合財務報表承擔的責任(續)

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：(續)

- 策劃及執行集團審計，以就貴集團內實體或業務單位的財務信息獲取充足、適當的審計憑證，從而達致對綜合財務報表發表意見的基礎。我們負責策劃、監督及審閱為集團審計所進行的審計工作。我們為審計意見承擔全部責任。

除其他事項外，我們與審核委員會溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

我們還向審核委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及(如適用)為消除威脅而採取之行動或所應用之防範措施。

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

出具本獨立核數師報告書的審計項目合夥人是朱俊賢。

天職香港會計師事務所有限公司

執業會計師

香港，二零二六年六月二十五日

朱俊賢

執照號碼P08355

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 March 2026 於二零二六年三月三十一日

HK\$	港元	Notes 附註	2026 二零二六年	2025 二零二五年
ASSETS	資產			
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	6	18,649,701	11,735,974
Interest in an associate	於聯營公司之權益	7	—	—
Investment in an insurance contract	於保險合約之投資	8	1,495,103	1,421,298
Financial assets at fair value through profit or loss	以公平值計入損益之金融資產	9	2,775,918	5,254,459
Right-of-use assets	使用權資產	10	33,712,409	23,946,951
Deposits paid for acquisition of property, plant and equipment	購買物業、廠房及設備的已付按金	13	—	1,830,000
Deferred tax assets	遞延稅項資產	17	12,007	36,718
			56,645,138	44,225,400
Current assets	流動資產			
Inventories	存貨	11	15,468,174	17,028,661
Trade and retention receivables	應收貿易賬款及應收保留金	12	82,085,937	70,287,776
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項	13	6,279,080	6,512,747
Contract assets	合約資產	14	5,060,292	7,324,245
Current income tax recoverable	可收回即期所得稅		22,551	1,076,514
Cash and cash equivalents	現金及現金等價物	15	30,346,689	33,449,188
			139,262,723	135,679,131
Total assets	資產總值		195,907,861	179,904,531
EQUITY	權益			
Share capital	股本	16	5,974,440	5,974,440
Reserves	儲備		60,178,174	60,349,142
Retained earnings	保留盈利		71,858,105	61,025,165
			138,010,719	127,348,747
Non-controlling interests	非控股權益		3,715,157	2,468,309
Total equity	權益總額		141,725,876	129,817,056

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 March 2026 於二零二六年三月三十一日

HK\$	港元	Notes 附註	2026 二零二六年	2025 二零二五年
LIABILITIES	負債			
Non-current liabilities	非流動負債			
Deferred tax liabilities	遞延稅項負債	17	432,439	404,356
Lease liabilities	租賃負債	10	301,060	1,027,120
			733,499	1,431,476
Current liabilities	流動負債			
Trade payables	應付貿易賬款	18	26,380,757	29,055,687
Other payables and accruals	其他應付款項及應計費用	19	3,275,786	5,145,479
Contract liabilities	合約負債	14	7,435,254	5,631,597
Bank borrowings	銀行借貸	20	14,689,497	6,974,700
Lease liabilities	租賃負債	10	547,386	1,105,724
Current income tax liabilities	即期所得稅負債		1,119,806	742,812
			53,448,486	48,655,999
Total liabilities	負債總額		54,181,985	50,087,475
Total equity and liabilities	權益及負債總額		195,907,861	179,904,531

The consolidated financial statements on pages 62 to 143 were approved by the Board of Directors on 25 June 2026 and were signed on its behalf:

第62至143頁的綜合財務報表由董事會於二零二六年六月二十五日批准並由以下董事代表簽署：

Mr. Kwong Chi Man

鄺志文先生

Director

董事

Mr. Yip Kong Lok

葉港樂先生

Director

董事

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

上述綜合財務狀況表應與隨附附註一併閱讀。

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

綜合全面收益表

For the year ended 31 March 2026 截至二零二六年三月三十一日止年度

HK\$	港元	Notes 附註	2026 二零二六年	2025 二零二五年
Revenue	收益	5	166,275,780	166,935,149
Cost of sales	銷售成本		(112,183,245)	(115,210,920)
Gross profit	毛利		54,092,535	51,724,229
Other income and other gains or losses, net	其他收入及其他收益或虧損淨額	21	(2,331,887)	(2,064,054)
Reversal of/(provision for) impairment loss on trade and retention receivables, contract assets and other receivables	應收貿易賬款及應收保留金以及合約資產之及其他應收賬款減值虧損撥回／(撥備)	12, 13, 14	67,783	(4,474,511)
General and administrative expenses	一般及行政開支		(33,043,593)	(32,690,108)
Operating profit	經營溢利		18,784,838	12,495,556
Finance (costs)/income, net	財務(成本)／收入淨額	24	(193,848)	254,379
Impairment loss of an associate	聯營公司之減值虧損	7	–	(497,391)
Profit before income tax	除所得稅前溢利	22	18,590,990	12,252,544
Income tax expense	所得稅開支	25	(3,523,982)	(3,175,313)
Profit for the year	年度溢利		15,067,008	9,077,231
Profit for the year attributable to:	應佔年度溢利：			
– Owners of the Company	– 本公司擁有人		13,820,160	8,190,004
– Non-controlling interests	– 非控股權益		1,246,848	887,227
			15,067,008	9,077,231
Other comprehensive (loss)/income:	其他全面(虧損)／收益：			
Item that may be reclassified to profit or loss	可能重新分類至損益之項目			
– Exchange difference on translation of foreign operations	– 換算外國業務之匯兌差額		(170,968)	22,533
– Reclassification adjustment for a foreign operation deregistered during the year	– 就年內撤銷外國業務之註冊所作重新分類調整		–	27,070
Other comprehensive (loss)/income, net of tax	其他全面(虧損)／收益，扣除稅項		(170,968)	49,603
Total comprehensive income for the year	年度全面收益總額		14,896,040	9,126,834
Total comprehensive income attributable to:	應佔全面收益總額：			
– Owners of the Company	– 本公司擁有人		13,649,192	8,239,607
– Non-controlling interests	– 非控股權益		1,246,848	887,227
			14,896,040	9,126,834
Earnings per share attributable to owners of the Company	本公司擁有人應佔每股盈利			
– Basic and diluted (HK cents per share)	– 基本及攤薄(每股港仙)	27	2.31	1.37

The above consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.
上述綜合全面收益表應與隨附附註一併閱讀。

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 March 2026 截至二零二六年三月三十一日止年度

		Attributable to owners of the Company 本公司擁有人應佔						Non- controlling interests 非控股權益	Total 總計
		Share capital 股本 (Note 16(a)) (附註16(a))	Share premium 股份溢價 (Note 16(a)) (附註16(a))	Capital reserve 資本儲備 (Note 16(b)) (附註16(b))	Shareholder contribution 股東出資 (Note 16(c)) (附註16(c))	Translation reserve 換算儲備	Retained earnings 保留盈利	Sub-total 總計	
HK\$	港元								
Balance at 1 April 2024	於二零二四年四月一日的結餘	5,974,440	51,511,675	108	8,800,000	(12,244)	58,809,601	125,083,580	1,369,922 126,453,502
Profit for the year	年度溢利	-	-	-	-	-	8,190,004	8,190,004	887,227 9,077,231
Other comprehensive income for the year	年度其他全面收益								
Exchange differences on translation of foreign operations	換算外國業務之匯兌差額	-	-	-	-	22,533	-	22,533	- 22,533
Reclassification adjustment for a foreign operation deregistered during the year	就年內撤銷外國業務之 註冊所作重新分類調整	-	-	-	-	27,070	-	27,070	- 27,070
Total comprehensive income for the year	年度全面收益總額	-	-	-	-	49,603	8,190,004	8,239,607	887,227 9,126,834
Deregistration of a subsidiary	撤銷一間附屬公司的註冊	-	-	-	-	-	-	-	211,160 211,160
Dividends (Note 26)	股息(附註26)	-	-	-	-	-	(5,974,440)	(5,974,440)	- (5,974,440)
Balance at 31 March 2025	於二零二五年三月三十一日 的結餘	5,974,440	51,511,675	108	8,800,000	37,359	61,025,165	127,348,747	2,468,309 129,817,056

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the year ended 31 March 2026 截至二零二六年三月三十一日止年度

		Attributable to owners of the Company 本公司擁有人應佔						Non-controlling interests 非控股權益		Total 總計
		Share capital 股本 (Note 16(a)) (附註16(a))	Share premium 股份溢價 (Note 16(a)) (附註16(a))	Capital reserve 資本儲備 (Note 16(b)) (附註16(b))	Shareholder contribution 股東出資 (Note 16(c)) (附註16(c))	Translation reserve 換算儲備	Retained earnings 保留盈利	Sub-total 總計		
HK\$	港元									
Balance at 1 April 2025	於二零二五年四月一日的結餘	5,974,440	51,511,675	108	8,800,000	37,359	61,025,165	127,348,747	2,468,309	129,817,056
Profit for the year	年度溢利	-	-	-	-	-	13,820,160	13,820,160	1,246,848	15,067,008
Other comprehensive loss for the year	年度其他全面虧損									
Exchange differences on translation of foreign operations	換算外國業務之匯兌差額	-	-	-	-	(170,968)	-	(170,968)	-	(170,968)
Total comprehensive (loss)/income for the year	年度全面(虧損)/收益總額	-	-	-	-	(170,968)	13,820,160	13,649,192	1,246,848	14,896,040
Dividends (Note 26)	股息(附註26)	-	-	-	-	-	(2,987,220)	(2,987,220)	-	(2,987,220)
Balance at 31 March 2026	於二零二六年三月三十一日的結餘	5,974,440	51,511,675	108	8,800,000	(133,609)	71,858,105	138,010,719	3,715,157	141,725,876

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.
上述綜合權益變動表應與隨附附註一併閱讀。

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the year ended 31 March 2026 截至二零二六年三月三十一日止年度

HK\$	港元	Notes 附註	2026 二零二六年	2025 二零二五年
Cash flows from operating activities	經營活動所得現金流量			
Net cash generated from operations	經營所得淨現金	29(a)	14,651,755	4,420,746
Income taxes paid	已付所得稅		(2,040,231)	(3,245,051)
Net cash generated from operating activities	經營活動所得淨現金		12,611,524	1,175,695
Cash flows from investing activities	投資活動所得現金流量			
Purchases of property, plant and equipment	購買物業、廠房及設備		(4,590,863)	(880,822)
Purchases of right-of-use assets	購買使用權資產		(4,882,136)	–
Proceeds from sales of property, plant and equipment	出售物業、廠房及設備所得款項		13,000	2,000
Interest income received	已收利息收入		185,709	529,223
Net cash used in investing activities	投資活動所用淨現金		(9,274,290)	(349,599)
Cash flows from financing activities	融資活動所得現金流量			
Dividends paid	已付股息	26	(2,987,400)	(5,974,260)
Proceeds from bank borrowings	自銀行借貸所得款項	29(b)	10,000,000	7,000,000
Repayments of bank borrowings	償還銀行借貸	29(b)	(11,435,203)	(13,068,763)
Payments of lease liabilities	支付租賃負債	29(b)	(1,119,265)	(1,195,780)
Interest paid	已付利息		(674,249)	(439,295)
Net cash used in financing activities	融資活動所用淨現金		(6,216,117)	(13,678,098)
Net decrease in cash and cash equivalents	現金及現金等價物淨減少		(2,878,883)	(12,852,002)
Cash and cash equivalents at beginning of the year	年初的現金及現金等價物		33,449,188	46,243,124
Effect of foreign exchange rate changes	外幣匯率變動的影響		(223,616)	58,066
Cash and cash equivalents at end of the year	年終的現金及現金等價物		30,346,689	33,449,188

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.
上述綜合現金流量表應與隨附附註一併閱讀。

1 GENERAL INFORMATION

Kwong Man Kee Group Limited (the “Company”) was incorporated in the Cayman Islands on 30 May 2016 as an exempted company with limited liability under the Companies Law, Cap. 22 (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of the Company’s registered office is P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands and its principal place of business is 21/F, The Bedford, 91-93 Bedford Road, Kowloon, Hong Kong.

The Company is an investment holding company. The Company and its subsidiaries (together, the “Group”) are principally engaged in the provision of engineering services in flooring, screeding, anti-skid surfacing, specialised texture painting and waterproofing works. The controlling shareholder of the Company is Mr. Kwong Chi Man (“Mr. Kwong”) and the parent company of the Company is Sage City Investments Limited (“Sage City”).

The consolidated financial statements are presented in Hong Kong dollars (“HK\$”), unless otherwise stated.

The Company listed its shares on GEM of The Stock Exchange of Hong Kong Limited on 13 October 2016 (the “Listing”).

2 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES

2.1 Basis of preparation

The consolidated financial statements of the Company have been prepared in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and disclosure requirements of the Hong Kong Companies Ordinance (Cap. 622). The consolidated financial statements have been prepared under the historical cost convention, except for investment in an insurance contract and financial assets at fair value through profit or loss which are carried at cash surrender value and fair value, respectively.

The preparation of consolidated financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in Note 4.

1 一般資料

鄭文記集團有限公司(「本公司」)於二零一六年五月三十日根據開曼群島法律第22章公司法(一九六一年法例三，經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司之註冊辦事處地址為P.O. Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands，而其主要營業地點為香港九龍必發道91-93號The Bedford 21樓。

本公司為投資控股公司。本公司及其附屬公司(統稱「本集團」)主要從事提供地坪鋪設、地台批盪、鋪設防滑、專業紋理塗裝及防水工程方面的工程服務。本公司的控股股東為鄭志文先生(「鄭先生」)而本公司的母公司為Sage City Investments Limited(「Sage City」)。

除文義另有所指者外，綜合財務報表乃以港元(「港元」)呈列。

本公司股份於二零一六年十月十三日在香港聯合交易所有限公司GEM上市(「上市」)。

2 編製基準及會計政策變動

2.1 編製基準

本公司之綜合財務報表乃根據香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則會計準則及香港法例第622章香港公司條例的披露規定而編製。綜合財務報表乃以歷史成本法編製，惟於保險合約之投資及以公平值計入損益之金融資產分別以現金退保價值及公平值列賬除外。

編製符合香港財務報告準則會計準則之綜合財務報表需要使用若干關鍵會計估計。其亦要求管理層在應用本集團會計政策的過程中行使其判斷力。涉及較高判斷或複雜程度的範疇，或對綜合財務報表為重要的假設和估計的範疇乃於附註4披露。

2 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES (Continued)

2.1 Basis of preparation (Continued)

(a) *Amendments to an HKFRS Accounting Standard that are mandatorily effective for the current year*

In the current year, the Group has applied the following amendments to an HKFRS Accounting Standard as issued by the HKICPA for the first time, which are mandatorily effective for the Group's annual period beginning on 1 April 2025 for the preparation of the consolidated financial statements:

Amendments to HKAS 21 Lack of Exchangeability

The Group has applied the amendments for the first time in the current year.

The amendments specify how to assess whether a currency is exchangeable, and how to determine the exchange rate when it is not. The amendments add a new appendix as an integral part of HKAS 21.

According to the transitional provisions, the Group has applied the new accounting policy (as set out in note 33) at the date of initial application, i.e. 1 April 2025, without restating comparative information, as described below:

- when the Group reports foreign currency transactions in its functional currency and, at 1 April 2025, concluded that the functional currency of the Group is not exchangeable into the foreign currency or vice versa, the Group translated affected foreign currency monetary items and non-monetary items measured at fair value in a foreign currency, using the estimated spot exchange rate at that date; and recognised any effect of initially applying the amendments as an adjustment to the opening balance of retained profits.

2 編製基準及會計政策變動(續)

2.1 編製基準(續)

(a) *本年度強制生效的經修訂香港財務報告準則會計準則*

於本年度，本集團已就編製綜合財務報表首次應用下列由香港會計師公會頒佈的經修訂香港財務報告準則會計準則，有關修訂於二零二五年四月一日開始的本集團年度期間強制生效：

香港會計準則 缺乏可兌換性
第21號的修訂

本集團已於本年度首次應用該等修訂。

該等修訂闡明了如何評估某種貨幣是否可兌換，以及在不可兌換時如何釐定匯率。該等修訂新增了一個附錄，作為香港會計準則第21號不可分割的一部分。

根據過渡性條文，本集團已於首次應用日期(即二零二五年四月一日)採用新會計政策(詳見附註33)，且未重列比較資料，詳情如下：

- 當本集團以其功能貨幣呈報外幣交易，且於二零二五年四月一日認定本集團的功能貨幣無法兌換為該外幣或反之時，本集團採用該日之估計即期匯率，將受影響之外幣貨幣性項目及以外幣計量之公平值非貨幣性項目進行換算；並將首次應用該等修訂所產生之任何影響，確認為保留溢利期初餘額之調整。

2 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES (Continued)

2.1 Basis of preparation (Continued)

(a) Amendments to an HKFRS Accounting Standard that are mandatorily effective for the current year (Continued)

- when the Group uses a presentation currency other than its functional currency or translates the results and financial position of a foreign operation into its functional currency, and at 1 April 2025, concluded that the functional currency of the Group or the Group's foreign operation's functional currency is not exchangeable into the presentation currency or vice versa, the Group (i) translated affected assets and liabilities using the estimated spot exchange rate at that date; (ii) translated affected equity items using the estimated spot exchange rate at that date if the entity's functional currency is hyperinflationary; and (iii) recognised any effect of initially applying the amendments as an adjustment to the cumulative amount of translation differences – accumulated in translation reserve.

The application of the amendments to an HKFRS Accounting Standard in the current year has had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

In addition, the HKICPA has issued amendments to Illustrative Examples on HKFRS 7, HKFRS 18, HKAS 1, HKAS 8, HKAS 36 and HKAS 37 Disclosures about Uncertainties in the Financial Statements, which added illustrative examples in the corresponding HKFRS Accounting Standards. These examples reflect existing requirements in the corresponding HKFRS Accounting Standards to report the effects of uncertainties in the financial statements using climate-related examples. Therefore, the amendments do not have an effective date or transitional provisions. The Group has considered the guidance in these illustrative examples and there is no material impact on the Group's financial positions and performance for the current year and prior years and/or on the disclosures set out in these consolidated financial statements.

2 編製基準及會計政策變動(續)

2.1 編製基準(續)

(a) 本年度強制生效的經修訂香港財務報告準則會計準則(續)

- 當本集團使用其功能貨幣以外的呈列貨幣，或將海外營運單位的業績及財務狀況換算為其功能貨幣時，若於二零二五年四月一日認定本集團的功能貨幣或本集團海外營運單位的功能貨幣無法兌換為呈列貨幣，反之亦然，則本集團應(i)採用該日的估計即期匯率換算受影響的資產及負債；(ii)倘該實體的功能貨幣處於高通脹環境，則採用該日的估計即期匯率將受影響之權益項目換算；及(iii)將首次應用該等修訂所產生之任何影響，確認為換算差額累計金額之調整項目—計入換算儲備。

本年度應用香港財務報告準則的修訂，對本集團本年度及過往年度的財務狀況及表現，以及／或本綜合財務報表所載的披露資料，均無重大影響。

此外，香港會計師公會已就香港財務報告準則第7號、香港財務報告準則第18號、香港會計準則第1號、香港會計準則第8號、香港會計準則第36號及香港會計準則第37號—財務報表中關於不確定性的披露的說明性範例發布修訂，並在相應的香港財務報告準則中增列了說明性範例。該等範例透過與氣候相關的例子，反映了相應香港財務報告準則會計準則中關於在財務報表中呈報不確定性影響的現行規定。因此，該等修訂並無生效日期或過渡性條文。本集團已考慮該等範例中的指引，其對本集團本年度及過往年度的財務狀況及表現，以及／或本綜合財務報表所載的披露資料，均無重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜 合 財 務 報 表 附 註

2 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES (Continued)

2.1 Basis of preparation (Continued)

(b) *New and amendments to HKFRS Accounting Standards in issue but not yet effective*

The Group has not early applied the following new and amendments to HKFRS Accounting Standards that have been issued but are not yet effective:

HKFRS 18	Presentation and Disclosure in Financial Statements ³
Amendments to HKFRS 9 and HKFRS 7	Amendments to the Classification and Measurement of Financial Instruments ²
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity ²
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ¹
Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency ³
Amendments to HKFRS Accounting Standards	Annual Improvements to HKFRS Accounting Standards – Volume 11 ²

¹ Effective for annual periods beginning on or after a date to be determined.

² Effective for annual periods beginning on or after 1 January 2026.

³ Effective for annual periods beginning on or after 1 January 2027.

Except for the new and amendments to HKFRS Accounting Standards mentioned below, the directors of the Company anticipate that the application of all other new and amendments to HKFRS Accounting Standards will have no material impact on the consolidated financial statements in the foreseeable future.

2 編製基準及會計政策變動(續)

2.1 編製基準(續)

(b) *已頒佈但尚未生效的新訂及經修訂香港財務報告準則會計準則*

本集團尚未提早應用下列已頒佈但尚未生效的新訂及經修訂香港財務報告準則會計準則：

香港財務報告準則第18號	財務報表的呈列及披露 ³
香港財務報告準則第9號及香港財務報告準則第7號的修訂	金融工具分類及計量的修訂 ²
香港財務報告準則第9號及香港財務報告準則第7號的修訂	涉及依賴自然能源生產電力的合約 ²
香港財務報告準則第10號及香港會計準則第28號的修訂	投資者與其聯營公司或合營企業之間的資產出售或注資 ¹
香港會計準則第21號的修訂	換算至惡性通貨膨脹之呈列貨幣 ³
香港財務報告準則會計準則的修訂	香港財務報告準則會計準則的年度改進 – 第11冊 ²

¹ 於待定期或之後開始的年度期間生效。

² 於二零二六年一月一日或之後開始的年度期間生效。

³ 於二零二七年一月一日或之後開始的年度期間生效。

除下文所述新訂及經修訂香港財務報告準則會計準則外，董事預期應用所有其他新訂及經修訂香港財務報告準則會計準則後，將不會於可見未來對綜合財務報表造成重大影響。

2 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES (Continued)

2.1 Basis of preparation (Continued)

- (b) *New and amendments to HKFRS Accounting Standards in issue but not yet effective (Continued)*

Amendments to HKFRS 9 and HKFRS 7 Amendments to the Classification and Measurement of Financial Instruments

The amendments to HKFRS 9 clarify the recognition and derecognition for financial asset and financial liability and add an exception which permits an entity to deem a financial liability to be discharged before the settlement date if it is settled in cash using an electronic payment system if, and only if certain conditions are met. An entity that elects to apply the derecognition option would be required to apply it to all settlements made through the same electronic payment system.

The amendments also provide guidance on the assessment of whether the contractual cash flows of a financial asset are consistent with a basic lending arrangement. The amendments specify that an entity should focus on what an entity is being compensated for rather than the compensation amount. Contractual cash flows are inconsistent with a basic lending arrangement if they are indexed to a variable that is not a basic lending risk or cost. The amendments state that, in some cases, a contingent feature may give rise to contractual cash flows that are consistent with a basic lending arrangement both before and after the change in contractual cash flows, but the nature of the contingent event itself does not relate directly to changes in basic lending risks and costs. Furthermore, the description of the term “non-recourse” is enhanced and the characteristics of “contractually linked instruments” are clarified in the amendments.

2 編製基準及會計政策變動(續)

2.1 編製基準(續)

- (b) *已頒佈但尚未生效的新訂及經修訂香港財務報告準則會計準則(續)*

香港財務報告準則第9號及香港財務報告準則第7號之修訂：金融工具分類及計量的修訂

香港財務報告準則第9號的修訂闡明了金融資產及金融負債的確認與終止確認，並新增一項例外規定：若金融負債透過電子支付系統以現金結算，且僅在滿足特定條件的情況下，實體方可將該金融負債視為已在結算日之前清償。選擇適用該終止確認選項的實體，須將該選項適用於所有透過同一電子支付系統進行的結算。

該等修訂亦就評估金融資產的合約現金流量是否符合基本貸款安排提供了指引。修訂明確規定，實體應著重於其獲得補償的對象，而非補償金額。若合約現金流量與非基本貸款風險或成本的變數掛鉤，則該等現金流量即不符合基本貸款安排。修訂案指出，在某些情況下，或有條款可能導致在契約現金流量變動前後，所產生的契約現金流量均符合基本貸款安排，但該或有事件本身的性質並未直接與基本貸款風險及成本的變動相關。此外，修訂案亦強化了「無追索權」一詞的定義，並釐清了「契約連結工具」的特徵。

2 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES (Continued)

2.1 Basis of preparation (Continued)

- (b) *New and amendments to HKFRS Accounting Standards in issue but not yet effective (Continued)*

Amendments to HKFRS 9 and HKFRS 7 Amendments to the Classification and Measurement of Financial Instruments (Continued)

The disclosure requirements in HKFRS 7 Financial Instruments: Disclosures in respect of investments in equity instruments designated at fair value through other comprehensive income are amended. In particular, entities are required to disclose the fair value gain or loss presented in other comprehensive income during the period, showing separately those related to investments derecognised during the reporting period and those related to investments held at the end of the reporting period. An entity is also required to disclose any transfers of the cumulative gain or loss within equity related to the investments derecognised during the reporting period. In addition, the amendments introduce the requirements of qualitative and quantitative disclosure of contractual terms that could affect the contractual cash flow based on a contingent event not directly relating to basic lending risks and cost.

The amendments are effective for annual reporting periods beginning on or after 1 January 2026, with early application permitted. The amendments are required to be applied retrospectively, with specific exceptions. The application of the amendments is not expected to have significant impact on the financial position and performance of the Group.

2 編製基準及會計政策變動(續)

2.1 編製基準(續)

- (b) *已頒佈但尚未生效的新訂及經修訂香港財務報告準則會計準則(續)*

香港財務報告準則第9號及香港財務報告準則第7號之修訂：金融工具分類及計量的修訂(續)

香港財務報告準則第7號－金融工具：披露中有關指定為按公允價值計量且其變動計入其他全面收益的權益工具投資的披露要求已作出修訂。具體而言，實體須披露期內呈列於其他全面收益的公允價值損益，並分別列示與報告期間內終止確認的投資有關的損益，以及與報告期末持有的投資有關的損益。實體亦須披露與報告期間內已終止確認之投資相關、於權益內之累計損益轉移情況。此外，該等修訂引入了針對可能受與基本貸款風險及成本無直接關聯之或有事件所影響之合約條款，進行定性及定量披露之要求。

該等修訂適用於二零二六年一月一日或之後開始的年度報告期間，並允許提前採用。除特定例外情況外，該等修訂須追溯適用。預期該等修訂的應用不會對本集團的財務狀況及表現產生重大影響。

2 BASIS OF PREPARATION AND CHANGES IN ACCOUNTING POLICIES (Continued)

2.1 Basis of preparation (Continued)

- (b) *New and amendments to HKFRS Accounting Standards in issue but not yet effective (Continued)*

HKFRS 18 Presentation and Disclosure in Financial Statements

HKFRS 18 Presentation and Disclosure in Financial Statements, which sets out requirements on presentation and disclosures in financial statements, will replace HKAS 1 Presentation of Financial Statements. This new HKFRS Accounting Standard, while carrying forward many of the requirements in HKAS 1, introduces new requirements to present specified categories and defined subtotals in the statement of profit or loss; provide disclosures on management-defined performance measures (MPMs) in the notes to the financial statements and improve aggregation and disaggregation of information to be disclosed in the financial statements. In addition, some HKAS 1 paragraphs have been moved to HKAS 8 Accounting Policies, Changes in Accounting Estimates and Errors (the title of which will be changed to Basis of Preparation of Financial Statements upon effective of HKFRS 18) and HKFRS 7. Minor amendments to HKAS 7 Statement of Cash Flows and HKAS 33 Earnings per Share are also made.

HKFRS 18, and amendments to other standards, will be effective for annual periods beginning on or after 1 January 2027, with early application permitted. HKFRS 18 requires retrospective application with specific transition provisions. The application of the new standard is not expected to have significant impact on the financial performance and positions of the Group in terms of recognition and measurement. However, it is expected to affect the structure and presentation of the consolidated statement of profit or loss.

2 編製基準及會計政策變動(續)

2.1 編製基準(續)

- (b) *已頒佈但尚未生效的新訂及經修訂香港財務報告準則會計準則(續)*

香港財務報告準則第18號「財務報表的呈列及披露」

香港財務報告準則第18號「財務報表的呈列及披露」載列財務報表的呈列及披露規定，將取代香港會計準則第1號「財務報表呈報」。該新訂香港財務報告準則會計準則於延續香港會計準則第1號多項規定的同時引入新規定，要求於損益表呈列指定類別及經界定小計，於財務報表附註中提供管理層界定績效衡量的披露，並改進財務報表中披露的匯總及分類資料。此外，香港會計準則第1號若干段落已移至香港會計準則第8號「會計政策、會計估計的變動及錯誤」(該標題將於香港財務報告準則第18號生效後改為「財務報表的編製基準」)及香港財務報告準則第7號。香港會計準則第7號「現金流量表」及香港會計準則第33號「每股盈利」亦有輕微修訂。

香港財務報告準則第18號及其他準則的修訂本將於二零二七年一月一日或之後開始的年度期間生效，允許提前應用。香港財務報告準則第18號規定須追溯適用，並設有具體的過渡性條文。就確認及計量而言，預期應用該新準則不會對本集團的財務表現及財務狀況造成重大影響。然而，預期此舉將影響綜合損益表的結構及呈列方式。

3 FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: foreign exchange risk, interest rate risk, credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

Management regularly manages the financial risks of the Group. Because of the simplicity of the financial structure and the current operations of the Group, no hedging activities are undertaken by management.

(a) Foreign exchange risk

The Group mainly operates in Hong Kong and is exposed to immaterial exchange risk from various currency exposures.

As the assets and liabilities of each company within the Group are mainly denominated in the respective company's functional currency, the directors are of the opinion that the Group's volatility of its profits against changes in exchange rates of foreign currencies would not be significant.

(b) Interest rate risk

The Group's interest rate risk arises from bank deposits, bank borrowings and lease liabilities. Bank borrowings issued at variable rates expose the Group to cash flow interest rate risk which is partially offset by the bank deposits. Lease liabilities issued at fixed rates expose the Group to fair value interest rate risk. The interest rate profile of bank borrowings is disclosed in Note 20. The bank deposits generate interest at the prevailing market interest rates.

As at 31 March 2026, if interest rates had been 25 basis points higher/lower with all other variables held constant, the Group's profit for the year would have increased/decreased by approximately HK\$33,000 (2025: HK\$55,000), mainly as a result of higher/lower interest income over expense on floating rate bank deposits and bank borrowings.

3 財務風險管理

3.1 財務風險因素

本集團的業務面對不同財務風險：外匯風險、利率風險、信貸風險及流動資金風險。本集團的整體風險管理計劃集中處理金融市場的不可預測性，並尋求盡力減輕對本集團財務表現的潛在不利影響。

管理層定期管理本集團之財務風險。由於本集團的財務結構及目前營運較為簡單，故管理層並無進行任何對沖活動。

(a) 外匯風險

本集團主要在香港經營，並面臨各種貨幣所產生的外匯風險，有關風險並不重大。

由於本集團內各公司的資產及負債主要以各公司之功能貨幣計值，董事認為，本集團之溢利不會因外幣匯率變動而出現重大波動。

(b) 利率風險

本集團的利率風險來自銀行存款、銀行借貸以及租賃負債。以浮動利率計息的銀行借貸令本集團面對現金流量利率風險，而該風險部份獲銀行存款抵銷。以固定利率計息的租賃負債令本集團面對公平值利率風險。銀行借貸的利率概況於附註20披露。銀行存款按現行市場利率產生利息。

於二零二六年三月三十一日，倘利率上升／下降25個基點而所有其他變數維持不變，本集團年度溢利將增加／減少約33,000港元（二零二五年：55,000港元），主要由於浮動利率銀行存款和銀行借貸的利息收入高於／低於支出。

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Credit risk

Credit risk of the Group mainly arises from trade and retention receivables, contract assets, deposits, other receivables and cash and cash equivalents. The carrying amounts of these balances except cash on hand in the consolidated statement of financial position represent the Group's maximum exposure to credit risk in relation to its financial assets.

Cash and cash equivalents

The majority of the Group's bank balances are placed in financial institutions which are independently rated with high credit ratings. Management does not expect any losses from non-performance by these financial institutions as they have no default history in the past.

Other receivables

Other receivables is also subject to the impairment requirements under HKFRS 9. It is measured as either 12-month expected credit losses or lifetime expected credit loss, depending on whether there has been a significant increase in credit risk since initial recognition. If a significant increase in credit risk of a receivable has occurred since initial recognition, impairment is measured as lifetime expected credit losses. During the year ended 31 March 2026, the Group identified a significant increase in credit risk in respect of certain other receivables and has recognised an impairment loss of HK\$852,324 (2025: Nil).

Deposits

Deposits are mainly rental deposit and utilities and management fee deposits. The credit quality of deposits has been assessed with reference to historical information about the counterparties such as default rates and financial position of the counterparties. Given there is no history of defaults from these counterparties, the directors of the Company are of the opinion that the risk of default is not significant and does not expect any losses from non-performance by the counterparties. Therefore, expected credit loss for the deposits is assessed to be minimal.

3 財務風險管理(續)

3.1 財務風險因素(續)

(c) 信貸風險

本集團的信貸風險主要源於應收貿易賬款及應收保留金、合約資產、按金、其他應收款項以及現金及現金等價物。該等結餘(手頭現金除外)在綜合財務狀況表的賬面值代表本集團就其金融資產所承擔的最高信貸風險。

現金及現金等價物

本集團的大部分銀行結餘均存放在獲獨立評定為具有高信貸評級的財務機構內。由於該等財務機構過往並無違約記錄，故管理層預料不會發生因該等機構未能履約而造成的任何虧損。

其他應收款項

其他應收款項亦須遵守香港財務報告準則第9號的減值規定。減值按12個月預期信貸虧損或全期預期信貸虧損計量，視乎自初步確認以來信貸風險是否顯著增加。如應收款項的信貸風險自初步確認後顯著增加，則按全期預期信貸虧損計量減值。截至二零二六年三月三十一日止年度內，本集團發現若干其他應收款項的信貸風險顯著增加，並已確認減值虧損852,324港元(二零二五年：無)。

按金

按金主要為租金按金及公用設施及管理費按金。按金的信貸質素已參考交易對手的過往資料(如違約率及交易對手的財務狀況)進行評估。鑑於該等交易對手過往並無違約記錄，本公司董事認為違約風險不大，且預期交易對手不會因不履約而造成任何損失。因此，按金的預期信貸虧損被評估為最低。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Credit risk (Continued)

Trade and retention receivables and contract assets

For trade and retention receivables and contract assets, the Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected credit loss allowance for all trade and retention receivables and contract assets without financing components and not with known financial difficulties or significant doubt on collection of receivables.

Receivable relating to customers with known financial difficulties or significant doubt on collection of receivables are assessed individually for provision for impairment allowance. The following table presents the balances of gross carrying amounts and the loss allowance in respect of the individually assessed trade receivables by due date as at 31 March 2026 and 2025.

Individual assessment:

		Current	Past due within 30 days 逾期 30日內	Past due 31 to 60 days 逾期31至 60日	Past due 61 to 90 days 逾期61至 90日	Past due over 90 days 逾期 超過90日	Total 總計
HK\$	港元	即期					
As at 31 March 2026	於二零二六年 三月三十一日						
Gross carrying amount	賬面總值	451,929	–	–	–	2,491,431	2,943,360
Expected credit loss rates (Note)	預期信貸虧損率 (附註)	100%	–	–	–	100%	100%
Loss allowance	虧損撥備	(451,929)	–	–	–	(2,491,431)	(2,943,360)
Net carrying amount	賬面淨值	–	–	–	–	–	–

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(c) 信貸風險 (續)

應收貿易賬款及應收保留金以及合約資產

就應收貿易賬款及應收保留金以及合約資產而言，本集團應用香港財務報告準則第9號所訂明的簡化方法計量預期信貸虧損，該方法就所有無融資成分及並無已知財務困難且就應收款項之收回並無重大疑慮的應收貿易賬款及應收保留金以及合約資產使用全期預期信貸虧損撥備。

與已知有財政困難或對收回應收款項有重大疑問的客戶有關的應收款項，會就計提減值撥備予以個別評估。下表按到期日呈列於二零二六年及二零二五年三月三十一日經個別評估的應收賬款的賬面總值及虧損撥備結餘。

個別評估：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Credit risk (Continued)

Trade and retention receivables and contract assets (Continued)

Individual assessment: (Continued)

		Current	Past due within 30 days 逾期 30日內	Past due 31 to 60 days 逾期 31至60日	Past due 61 to 90 days 逾期 61至90日	Past due over 90 days 逾期 超過90日	Total 總計
HK\$	港元	即期					
As at 31 March 2025	於二零二五年 三月三十一日						
Gross carrying amount	賬面總值	603,743	339,661	885,851	–	815,012	2,644,267
Expected credit loss rates (Note)	預期信貸虧損率 (附註)	100%	100%	100%	–	100%	100%
Loss allowance	虧損撥備	(603,743)	(339,661)	(885,851)	–	(815,012)	(2,644,267)
Net carrying amount	賬面淨值	–	–	–	–	–	–

Other than those trade receivables which were assessed by individual basis, trade and retention receivables have been grouped based on the shared credit risk characteristics and the days past in order to measure the expected credit losses.

The Group divided trade and retention receivables and contract assets into two categories to measure the expected credit loss rates. Category 1 is for customers who have a relatively low credit risk and no default history. Category 2 is for customers who have a relatively higher credit risk. With different types of customers, the Group calculated the expected credit loss rates respectively.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(c) 信貸風險 (續)

應收貿易賬款及應收保留金以及 合約資產 (續)

個別評估：(續)

除按個別基準進行評估的應收貿易賬款外，應收貿易賬款及應收保留金已根據共有信貸風險特點及逾期天數進行分組，以計量預期信貸虧損。

本集團將應收貿易賬款及應收保留金以及合約資產分為兩個類別，以計量預期信貸虧損率。第1類適用於信貸風險相對較低且無違約記錄的客戶。第2類針對信貸風險相對較高的客戶。因應不同類型客戶，本集團分開計算預期信貸虧損率。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Credit risk (Continued)

Trade and retention receivables and contract assets (Continued)

For category 1, the Group considers that these customers have a good credit profile and no default history. Also, these customers are financially capable of settling the outstanding amount. The expected credit loss for these customers are assessed individually.

For category 2, the expected credit loss rates for the trade and retention receivables is determined according to a provision matrix where balances that are less than 18 months overdue are provided for at expected credit loss rates per below and trade and retention receivables more than 18 months overdue are 100% provided for.

On that basis, the loss allowance as at 31 March 2026 and 2025 was determined as follows for trade and retention receivables.

Category 1: Customers have a relatively low credit risk and no default history

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(c) 信貸風險 (續)

應收貿易賬款及應收保留金以及合約資產 (續)

就第1類而言，本集團認為這些客戶具有優良的信貸狀況且無違約記錄。此外，該等客戶在財務上有能力結清未付金額。該等客戶的預期信貸虧損乃獨立評估。

就第2類而言，應收貿易賬款及應收保留金的預期信貸虧損率乃根據撥備矩陣釐定，其中逾期少於18個月的結餘按下文所列的預期信貸虧損率撥備，而逾期超過18個月的應收貿易賬款及應收保留金則全數100%撥備。

按此基準，應收貿易賬款及應收保留金於二零二六年及二零二五年三月三十一日之虧損撥備釐定如下。

第1類：信貸風險相對較低且無違約記錄的客戶

		Trade and retention receivables 應收貿易賬款及應收保留金	
		2026 二零二六年	2025 二零二五年
HK\$	港元		
Gross carrying amount	賬面總值	59,816,242	46,862,710
Expected credit loss rates (Note)	預期信貸虧損率 (附註)	0.3%	0.3%
Loss allowance	虧損撥備	(151,036)	(123,061)
Net carrying amount	賬面淨值	59,665,206	46,739,649

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Credit risk (Continued)

Trade and retention receivables and contract assets (Continued)

Category 2: Customers have a relatively higher credit risk

		Trade and retention receivables 應收貿易賬款及應收保留金					Total 總計
		Current 即期	Past due within 30 days 逾期 30日內	Past due 31 to 60 days 逾期 31至60日	Past due 61 to 90 days 逾期 61至90日	Past due over 90 days 逾期 超過90日	
HK\$	港元						
As at 31 March 2026	於二零二六年三月三十一日						
Gross carrying amount	賬面總值	14,289,520	2,984,534	2,587,636	328,242	9,286,427	29,476,359
Expected credit loss rates (Note)	預期信貸虧損率 (附註)	0.9%	3.4%	7.6%	12.4%	70.9%	23.9%
Loss allowance	虧損撥備	(135,558)	(101,474)	(197,316)	(40,655)	(6,580,625)	(7,055,628)
Net carrying amount	賬面淨值	14,153,962	2,883,060	2,390,320	287,587	2,705,802	22,420,731

		Trade and retention receivables 應收貿易賬款及應收保留金					Total 總計
		Current 即期	Past due within 30 days 逾期 30日內	Past due 31 to 60 days 逾期 31至60日	Past due 61 to 90 days 逾期 61至90日	Past due over 90 days 逾期 超過90日	
HK\$	港元						
As at 31 March 2025	於二零二五年三月三十一日						
Gross carrying amount	賬面總值	15,050,699	3,646,345	1,943,156	924,280	10,672,099	32,236,579
Expected credit loss rates (Note)	預期信貸虧損率 (附註)	1.8%	7.6%	12.9%	20.7%	72.2%	27.0%
Loss allowance	虧損撥備	(265,521)	(275,859)	(251,605)	(191,352)	(7,704,115)	(8,688,452)
Net carrying amount	賬面淨值	14,785,178	3,370,486	1,691,551	732,928	2,967,984	23,548,127

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Credit risk (Continued)

Trade and retention receivables and contract assets (Continued)

The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the current trade receivables for the same types of contracts. The Group has therefore concluded that the expected credit loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets. On that basis, the loss allowance as at 31 March 2026 and 2025 was determined as follows for contract assets.

Contract assets

HK\$	港元	Category 1 第1類	Category 2 第2類	Total 總計
As at 31 March 2026	於二零二六年三月三十一日			
Gross carrying amount	賬面總值	3,238,206	1,847,814	5,086,020
Expected credit loss rates (Note)	預期信貸虧損率(附註)	0.3%	0.9%	0.5%
Loss allowance	虧損撥備	(8,177)	(17,551)	(25,728)
Net carrying amount	賬面淨值	3,230,029	1,830,263	5,060,292
HK\$	港元	Category 1 第1類	Category 2 第2類	Total 總計
As at 31 March 2025	於二零二五年三月三十一日			
Gross carrying amount	賬面總值	5,298,162	2,076,863	7,375,025
Expected credit loss rates (Note)	預期信貸虧損率(附註)	0.3%	1.8%	0.7%
Loss allowance	虧損撥備	(13,904)	(36,876)	(50,780)
Net carrying amount	賬面淨值	5,284,258	2,039,987	7,324,245

Note: Expected credit loss rates were determined based on the Group's internal and historical credit loss data, the days past due (as is applicable) and the probability of default of customers. The Group also takes into account forward-looking information of relevant factors to the expected credit loss.

3 財務風險管理(續)

3.1 財務風險因素(續)

(c) 信貸風險(續)

應收貿易賬款及應收保留金以及合約資產(續)

合約資產與未開發票的在建工程有關，與即期應收貿易賬款(就同類合約而言)之風險大致相同。因此，本集團的結論為應收貿易賬款的預期信貸虧損率乃合理近似於合約資產的虧損率。按此基準，合約資產於二零二六年及二零二五年三月三十一日的虧損撥備釐定如下：

合約資產

附註：預期信貸虧損率是根據本集團的內部及過往信貸虧損數據、逾期日數(如適用)及客戶違約概率而釐定。本集團亦計及預期信貸虧損有關之因素的前瞻性資料。

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(c) Credit risk (Continued)

Trade and retention receivables and contract assets (Continued)

Trade and retention receivables, contract assets and other receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include the failure of a debtor to engage in a repayment plan with the Group. Impairment losses on trade and retention receivables and contract assets are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

(d) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding from financiers.

The Group's primary cash requirements have been for payments for capital expenditures, loan repayment, trade payables, other payables, accrued liabilities and operating expenses. Accordingly, the directors are of the opinion that the Group does not have significant liquidity risk.

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the date of the consolidated statement of financial position to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Fair values of balances due on demand or less than 1 year approximate their carrying balances as the impact of discounting is not significant.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(c) 信貸風險 (續)

應收貿易賬款及應收保留金以及合約資產 (續)

應收貿易賬款及應收保留金、合約資產及其他應收款項在缺乏合理可收回期望的情況下予以撇銷。缺乏合理可收回期望的跡象包括債務人未能與本集團訂立還款計劃。應收貿易賬款及應收保留金以及合約資產之減值虧損於經營溢利中以減值虧損淨額呈列。倘於其後收回先前已撇銷的金額，其亦計入同一單線項目中。

(d) 流動資金風險

審慎的流動資金風險管理乃意味著具有維持充足的現金及自融資方籌資的能力。

本集團所持現金主要用作繳付資本開支、償還貸款、應付貿易賬款、其他應付款項、應計負債及經營開支。因此，董事認為本集團並無重大流動資金風險。

下表根據綜合財務狀況表日期至合約到期日的剩餘期間，按相關到期日組別分析本集團的金融負債。表中披露的金額為合約未貼現現金流量。由於貼現的影響並不重大，所以按要求或於一年內到期的結餘的公平值與賬面結餘相若。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(d) Liquidity risk (Continued)

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

		On demand or less than 1 year 按要求或 一年內	Between 1 and 2 years 一至兩年內	Between 2 and 5 years 兩至五年內	Total undiscounted cash flows 未貼現現金 流量總額	Carrying amount 賬面值
HK\$	港元					
As at 31 March 2026	於二零二六年 三月三十一日					
Trade payables	應付貿易賬款	26,380,757	–	–	26,380,757	26,380,757
Other payables	其他應付款項	1,614,596	–	–	1,614,596	1,614,596
Bank borrowings	銀行借貸	15,212,998	–	–	15,212,998	14,689,497
Lease liabilities	租賃負債	569,941	296,735	12,076	878,752	848,446
		43,778,292	296,735	12,076	44,087,103	43,533,296

		On demand or less than 1 year 按要求或 一年內	Between 1 and 2 years 一至兩年內	Between 2 and 5 years 兩至五年內	Total undiscounted cash flows 未貼現現金 流量總額	Carrying amount 賬面值
HK\$	港元					
As at 31 March 2025	於二零二五年 三月三十一日					
Trade payables	應付貿易賬款	29,055,687	–	–	29,055,687	29,055,687
Other payables	其他應付款項	1,496,814	–	–	1,496,814	1,496,814
Bank borrowings	銀行借貸	7,147,777	–	–	7,147,777	6,974,700
Lease liabilities	租賃負債	1,165,058	765,241	294,411	2,224,710	2,132,844
		38,865,336	765,241	294,411	39,924,988	39,660,045

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(d) 流動資金風險 (續)

具體而言，對於包含按要求償還條款的銀行借貸（銀行可全權酌情決定行使該條款），分析顯示本集團可被要求支付銀行借貸的最早期限的現金流出，前提是貸款人援引其無條件權利立即追收貸款。

3 FINANCIAL RISK MANAGEMENT (Continued)

3.1 Financial risk factors (Continued)

(d) Liquidity risk (Continued)

Where the loan agreement contains a repayable on demand clause which gives the lender the unconditional right to call the loan at any time, the amounts repayable are classified in the earliest time bracket in which the lender could demand repayment. Based on the internal information provided by management, it is expected that the lender will not exercise its rights to demand repayment. The expected cash flows with reference to the schedule of repayments set out in the loan agreements are as follows:

HK\$	港元	Less than 1 year 一年內	Between 1 and 2 years 一至兩年內	Between 2 and 5 years 兩至五年內	Over 5 years 超過五年	Total 總計
As at 31 March 2026	於二零二六年三月三十一日					
Bank borrowings	銀行借貸	2,092,126	1,806,868	5,420,603	8,983,375	18,302,972
As at 31 March 2025	於二零二五年三月三十一日					
Bank borrowings	銀行借貸	1,282,140	1,256,182	2,911,932	2,183,949	7,634,203

3.2 Capital risk management

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

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

3 財務風險管理 (續)

3.1 財務風險因素 (續)

(d) 流動資金風險 (續)

倘若貸款協議中包含按要求償還的條款，而該條款給予貸款人在任何時間可無條件地追收貸款的權利，則應償還的金額將歸入貸款人可要求還款的最早時限。根據管理層提供的內部信息，預計貸款人不會行使要求還款的權利。參考貸款協議所載的還款時間表，預期現金流量如下：

3.2 資本風險管理

於資本管理中，本集團的目標為保障本集團持續營運的能力，從而為股東提供回報，為其他利益相關者提供利益，以及維持最佳資本架構以減低資本成本。

為維持或調整資本架構，本集團可調整向股東派付的股息、向股東退還資本、發行新股或出售資產以減少債務。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3 FINANCIAL RISK MANAGEMENT (Continued)

3.2 Capital risk management (Continued)

Total capital of the Group is calculated as total equity plus total borrowings (including bank borrowings and lease liabilities). The gearing ratio of the Group was as follows:

HK\$	港元	2026 二零二五年	2025 二零二四年
Bank borrowings (Note 20)	銀行借貸(附註20)	14,689,497	6,974,700
Lease liabilities (Note 10)	租賃負債(附註10)	848,446	2,132,844
Total borrowings	總借貸	15,537,943	9,107,544
Total equity	總權益	141,725,876	129,817,056
Total capital	總資本	157,263,819	138,924,600
Gearing ratio	資本負債比率	9.9%	6.6%

3.3 Fair value estimation

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value in the consolidated financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standards:

Level 1: The fair value of financial instruments traded in active markets (such as publicly traded derivatives and equity securities) is based on quoted market prices at the end of the reporting period.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

3 財務風險管理(續)

3.2 資本風險管理(續)

本集團的總資本乃按總權益加總借貸(包括銀行借貸及租賃負債)計算。本集團的資本負債比率如下：

3.3 公平值估計

本節解釋了於釐定綜合財務報表中以公平值確認及計量的金融工具的公平值時所作出的判斷及估計。為說明用於釐定公平值的輸入數據的可靠性，本集團已將其金融工具分為會計準則規定的三個層級：

第一級：在活躍市場交易的金融工具(如公開交易的衍生工具及權益證券)的公平值乃基於報告期末的市場報價。

第二級：不在活躍市場交易的金融工具(例如場外衍生工具)的公平值乃採用估值技術確定，該等技術最大限度地利用可觀察市場數據，並盡可能不倚賴特定於個別實體的估計。倘釐定某工具的公平值所需的所有重要輸入數據均為可觀察，該工具乃歸入第二級。

第三級：並非基於可觀察市場數據的資產或負債的輸入數據(不可觀察的輸入數據)。

3 FINANCIAL RISK MANAGEMENT (Continued)

3.3 Fair value estimation (Continued)

All of the Group's financial assets at fair value through profit or loss ("FVPL") were classified into Level 3 as they do not have a quoted price in active markets. The Group's policy is to recognise transfers into and out of fair value hierarchy levels as at the end of the reporting period. There were no transfers between level 1, 2 and 3 during the years ended 31 March 2026 and 2025.

In terms of valuation techniques, the Group uses a variety of methods depending on the availability of information and makes assumptions that are based on market conditions existing at the end of each reporting period. Independent external valuer has been involved in determining the fair values, when appropriate. The unlisted preference shares were valued with reference to recent subscription price of the investee's equity interests, which is a significant unobservable input. Other unobservable inputs include movement of market comparable, probability of conversion scenario, risk-free interest rates and expected volatility. Other unlisted investment was valued using discounted cashflow method, in which the discount rate is considered the significant unobservable input. Higher discount rate will result in lower fair value.

Other than the financial assets at FVPL and investment in an insurance contract at cash surrender value, the carrying amounts of the Group's financial instruments carried at amortised cost approximate their fair values as at the reporting date since either the instrument are with short maturities or the interest rate is close to the current market rate.

3 財務風險管理(續)

3.3 公平值估計(續)

本集團所有以公平值計入損益之金融資產乃歸入第三級，原因是其在活躍市場上並無報價。本集團的政策訂明於報告期末確認轉入及轉出公平值層級的轉移。於截至二零二六年及二零二五年三月三十一日止年度，於第一、二及三級之間並無任何轉移。

就估值技術而言，本集團按資料可用性而採用不同方法，並根據於各報告期末的市場狀況作出假設。於適當時候，獨立外部估值師會參與釐定公平值。非上市優先股的估值乃參照對投資對象的股權的近期認購價，此為一項重要的不可觀察輸入數據。其他不可觀察輸入數據包括市場可比物的變動、轉換情境的概率、無風險利率及預期波動率。其他非上市投資採用現金流量貼現法進行估值，當中貼現率屬重要的不可觀察輸入數據。貼現率越高則公平值越低。

除以公平值計入損益之金融資產及按現金退保價值於保險合約之投資外，本集團以攤銷成本計值的金融工具因到期日很短或利率與當前市場利率接近，故其賬面值與其於報告日期的公平值相近。

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

The Group makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(a) Construction contracts

The Group reviews and revises the estimates of contract revenue, contract costs, variation orders and contract claims prepared for each construction contract as the contract progresses. Budgeted construction costs are prepared by the management on the basis of quotations from time to time provided by the major subcontractors, suppliers or vendors involved and the experience of the management. In order to keep the budget accurate and up-to-date, management conducts periodic reviews of the budgets of contracts by comparing the budgeted amounts to the actual amounts incurred. Such significant estimates may have an impact on the profit recognised in each year.

(b) Impairment of trade and retention receivables and contract assets

The Group follows the guidance of HKFRS 9 to determine when trade and retention receivables and contract assets are impaired. Significant judgement is exercised on the customer segmentation of portfolios sharing similar credit risk characteristics, assessment of the risk of default and expected credit losses from each customer. In making the judgement, management considers a wide range of factors such as results of follow-up procedures, customer payment trends including subsequent payments, customers' financial positions and expected future change of credit risks, including consideration of factors such as general economy measure, changes in macro-economic indicators, etc. Details of assumptions and inputs used are discussed in Note 3.

4 關鍵會計估計及判斷

本集團作出涉及未來的估計及假設。所作出的會計估計按定義甚少會與相關實際結果相同。對於能夠使下一財政年度資產及負債賬面值出現重大調整的重大風險的估計及假設論述如下。

(a) 建築合約

隨著合約工程進度，本集團審查及修訂每一份建築合約的合約收益、合約成本、工程變更指令及合約索償備用的估計。預算的建築成本由管理層參考所涉主要分包商、供應商或賣方不時提供的報價加上管理層的經驗為基礎而編製。為確保預算準確及更新，管理層對合約預算進行定期審查，比較預算金額及實際金額的差別。有關重大估計可能對於各年度內確認的溢利產生影響。

(b) 應收貿易賬款及應收保留金以及合約資產減值

本集團遵循香港財務報告準則第9號的指引以釐定應收貿易賬款及應收保留金以及合約資產何時出現減值。於將具有類似信貸風險特徵的客戶組合分類、評估各客戶的違約風險及預期信貸虧損時，須作出重大判斷。於作出判斷時，管理層考慮多項因素，例如跟進程序的結果、客戶付款趨勢（包括期後付款）及客戶財務狀況以及預計信貸風險的未來變動（包括考慮一般經濟措施及宏觀經濟指標變化等因素）。所用假設和輸入數據的詳情見附註3。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

5 REVENUE AND SEGMENT INFORMATION

5 收益及分部資料

HK\$	港元	2026 二零二六年	2025 二零二五年
Flooring	地坪鋪設	97,347,390	132,057,898
Ancillary services	配套服務	67,307,287	34,025,524
Sales of materials	銷售材料	1,621,103	851,727
		166,275,780	166,935,149
Geographical markets:	地理市場：		
Hong Kong	香港	161,892,528	166,812,856
Other Asian region	其他亞洲地區	4,383,252	122,293
		166,275,780	166,935,149
Timing of revenue recognition:	收益確認的時間性：		
At a point in time	於某時點	1,621,103	851,727
Over time	隨時間	164,654,677	166,083,422
		166,275,780	166,935,149

The Executive Directors have been identified as the chief operating decision-maker of the Group who review the Group's internal reporting in order to assess performance and allocate resources. The directors regard the Group's business as a single operating segment and review consolidated financial statements accordingly.

The Group operates primarily in Hong Kong with substantially all its non-current assets located and capital expenditure incurred in Hong Kong.

執行董事已確認為本集團的主要經營決策者，其檢討本集團的內部申報以評估表現及分配資源。董事將本集團的業務視為一個經營分部並就此審閱綜合財務報表。

本集團主要於香港經營業務，其幾乎所有非流動資產位於香港及幾乎所有資本開支於香港產生。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

5 REVENUE AND SEGMENT INFORMATION (Continued)

Revenue from customers contributing over 10% of the total revenue of the Group for the year ended 31 March 2026 and 2025 were as follows:

HK\$	港元	2026 二零二六年	2025 二零二五年
Customer A	客戶A	16,906,464	N/A 不適用*
Customer B	客戶B	N/A 不適用*	29,613,514
Customer C	客戶C	28,147,152	20,949,813

* The corresponding revenue did not contribute over 10% of the Group's total revenue.

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for services rendered in the normal course of business.

(a) Construction contracts

Revenue from the construction services is recognised over time as the Group's performance creates or enhances an asset or work in progress that the customer controls as the asset is created or enhanced.

The Group has applied the input method in recognising the revenue from construction contracts by reference to the Group's efforts or inputs to the satisfaction on a performance obligation relative to the total expected inputs to the satisfaction of the performance obligation. Accordingly, the Group uses the "percentage-of-completion method" to determine the appropriate amount of revenue to recognise in a given period. The stage of completion is measured by reference to costs incurred to date as a percentage of total contract costs.

The Group considers the input method better depicts the Group's performance in transferring control of goods or services to their customers.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised only to the extent of contract costs incurred that are likely to be recoverable.

5 收益及分部資料(續)

於截至二零二六年及二零二五年三月三十一日止年度貢獻本集團總收益超過10%的客戶所貢獻收益如下：

二零二六年	二零二五年
16,906,464	N/A 不適用*
N/A 不適用*	29,613,514
28,147,152	20,949,813

* 相應收益並無貢獻本集團總收益超過10%。

收益按已收或應收代價的公平值計量，是指在正常業務過程中提供服務的應收金額。

(a) 建築合約

建築服務收益會在一段時間內隨著本集團透過履約而創建或提升客戶在資產創建或提升時所控制的資產或在建工程。

本集團已採用投入法，參考本集團就完成履約責任的付出或投入與完成履約責任預期總投入的對比來確認建築合約的收益。因此，本集團使用「完成百分比法」釐定在特定時期需確認的合適收益金額。完成階段乃參照迄今產生的成本佔合約總成本之百分比而計量。

本集團認為投入法能更有效描述本集團將貨物或服務的控制權轉移予其客戶的表現。

若建築合約結果不能可靠估計，合約收益只按有可能收回的已產生合約成本確認。

5 REVENUE AND SEGMENT INFORMATION (Continued)

(a) Construction contracts (Continued)

Variations in contract work, claims and incentive payments are included in contract revenue to the extent that may have been agreed with the customer and are capable of being reliably measured.

Estimates of revenues, costs or extent of progress toward completion are revised if circumstances change. Any resulting increases or decreases in estimated revenues or costs are reflected in profit or loss in the period in which the circumstances that give rise to the revision become known by management.

The customer pays the fixed amount based on a payment schedule. If the services rendered by the Group exceed the payment, a contract asset is recognised. If the payments exceed the services rendered, a contract liability is recognised.

All construction contracts by the Group are warranted to be free of defects for a period of one year. Expected cost for warranty repairs are accrued when necessary.

No element of financing is deemed present as payments are in accordance with the typical payment terms of the relevant industry.

5 收益及分部資料(續)

(a) 建築合約(續)

合約工程變更、索償及獎勵款項亦計入合約收益，惟以與客戶協定及能夠可靠計量者為限。

倘情況發生變化，則會對收益、成本或完成進度的估計予以修訂。任何由此產生的估計收益或成本增加或減少均在管理層知悉引起修改的情況之期間內在損益列賬。

客戶根據付款時間表支付固定金額。倘本集團提供的服務超過付款額，則確認合約資產。倘付款超過所提供的服務，則確認為合約負債。

本集團所訂約承建的所有建築項目均獲保養一年。預期保修成本於必要時產生。

由於付款符合相關行業的典型付款條件，因此不視為存在融資因素。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

6 PROPERTY, PLANT AND EQUIPMENT

6 物業、廠房及設備

HK\$	港元	Buildings 樓宇	Furniture and equipment 傢具及設備	Leasehold improvements 租賃物業裝修	Motor vehicles 汽車	Total 總計
At 1 April 2024	於二零二四年四月一日					
Cost	成本	13,454,752	6,040,212	2,043,993	2,433,703	23,972,660
Accumulated depreciation	累計折舊	(2,559,781)	(5,243,708)	(1,900,717)	(2,159,703)	(11,863,909)
Net book amount	賬面淨值	10,894,971	796,504	143,276	274,000	12,108,751
Year ended 31 March 2025	截至二零二五年三月三十一日 止年度					
Opening net book amount	期初賬面淨值	10,894,971	796,504	143,276	274,000	12,108,751
Additions	添置	–	880,822	–	–	880,822
Depreciation	折舊	(452,104)	(597,113)	(76,227)	(133,500)	(1,258,944)
Exchange differences	匯兌差額	–	1,344	4,001	–	5,345
Closing net book amount	期末賬面淨值	10,442,867	1,081,557	71,050	140,500	11,735,974
At 31 March 2025	於二零二五年三月三十一日					
Cost	成本	13,454,752	6,922,147	2,050,145	2,433,703	24,860,747
Accumulated depreciation	累計折舊	(3,011,885)	(5,840,590)	(1,979,095)	(2,293,203)	(13,124,773)
Net book amount	賬面淨值	10,442,867	1,081,557	71,050	140,500	11,735,974
Year ended 31 March 2026	截至二零二六年三月三十一日 止年度					
Opening net book amount	期初賬面淨值	10,442,867	1,081,557	71,050	140,500	11,735,974
Additions	添置	6,696,099	375,702	785,900	808,397	8,666,098
Depreciation	折舊	(638,107)	(688,780)	(116,673)	(312,972)	(1,756,532)
Exchange differences	匯兌差額	–	723	3,438	–	4,161
Closing net book amount	期末賬面淨值	16,500,859	769,202	743,715	635,925	18,649,701
At 31 March 2026	於二零二六年三月三十一日					
Cost	成本	20,150,851	7,287,447	2,847,768	3,129,600	33,415,666
Accumulated depreciation	累計折舊	(3,649,992)	(6,518,245)	(2,104,053)	(2,493,675)	(14,765,965)
Net book amount	賬面淨值	16,500,859	769,202	743,715	635,925	18,649,701

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

6 PROPERTY, PLANT AND EQUIPMENT (Continued)

During the year ended 31 March 2026, depreciation of HK\$893,227 (2025: HK\$523,943) and HK\$863,305 (2025: HK\$735,001) were charged to “cost of sales” and “general and administrative expenses” in the consolidated statement of comprehensive income, respectively.

Refer to Note 20 for information on non-current assets pledged as security by the Group.

6 物業、廠房及設備(續)

於截至二零二六年三月三十一日止年度，折舊893,227港元(二零二五年：523,943港元)及863,305港元(二零二五年：735,001港元)乃分別自綜合全面收益表中的「銷售成本」及「一般及行政開支」扣除。

有關本集團已抵押之非流動資產的資料，請參閱附註20。

7 INTEREST IN AN ASSOCIATE

HK\$	港元	2026 二零二六年	2025 二零二五年
Cost of investment	投資成本	5,000,000	5,000,000
Impairment loss	減值虧損	(3,658,162)	(3,658,162)
Share of losses	分佔虧損	(1,341,838)	(1,341,838)
		—	—

Set out below is the information of the associate of the Group as at 31 March 2026 and 2025. The share capital of the associate consists solely of ordinary shares. The country of incorporation of registration is also its principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held by the Group.

7 於聯營公司之權益

下表載列本集團一間聯營公司於二零二六年及二零二五年三月三十一日的資料。該聯營公司的股本僅由普通股組成，其註冊成立國家與其主要營業地點相同，而本集團持有的所有權權益比例亦與投票權比例相同。

Name of entity	Place of business/ country of incorporation	% of ownership		Measurement method	Principal activity	Carrying amount	
		2026	2025			2026	2025
實體名稱	營業地點/ 註冊成立國家	所有權權益%	所有權權益%	計量方法	主要業務	賬面值	賬面值
		二零二六年	二零二五年			二零二六年	二零二五年
		%	%			HK\$	HK\$
						港元	港元
Carful Group Limited (“CGL”)	Hong Kong and China	40%	40%	Equity method	Provision of car-sharing platforms in Hong Kong and motor beauty in China	—	—
駕科集團有限公司(「駕科集團」)	香港及中國			香港權益法	在香港提供汽車共享平台及在中國提供汽車美容		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

7 INTEREST IN AN ASSOCIATE (Continued)

In the opinion of the directors, the associate is immaterial to the Group. Summarised financial information of the immaterial associate that is accounted for using the equity method as following:

HK\$	港元	2026 二零二六年	2025 二零二五年
Share of the associate's profit and total comprehensive income for the year	分佔聯營公司年度溢利及其他全面收益	-	-
The unrecognised share of profit of an associate for the year	年度聯營公司之未確認分佔溢利	(22,954)	(153,540)
Cumulative unrecognised share of loss of an associate	年度聯營公司之累計未確認分佔虧損	15,043	37,997

7 於聯營公司之權益(續)

董事認為，該聯營公司對本集團而言並不重要。採用權益法入賬且不重要的聯營公司的財務資料摘要如下：

8 INVESTMENT IN AN INSURANCE CONTRACT

The Group invests in key management life insurance contract, which contains both investment and insurance elements, with a director of the Group as the insured person.

Investment in a key management life insurance contract was arranged with a major financial institution in Hong Kong, which the directors believe are of high credit quality.

As at 31 March 2026 and 2025, the carrying amount of the investment in an insurance contract is denominated in US dollar ("USD").

8 於保險合約之投資

本集團於一份主要管理層人壽保險合約之投資包含投資及保險成分，受保人為本集團一名董事。

主要管理層人壽保險合約乃向香港一間主要金融機構投購，而董事相信該機構具高信貸質素。

於二零二六年及二零二五年三月三十一日，於保險合約之投資的賬面值以美元（「美元」）計值。

		HK\$ 港元
At 1 April 2024	於二零二四年四月一日	1,374,731
Changes in cash surrender value	現金退保價值變動	54,732
Exchange differences	匯兌差額	(8,165)
At 31 March 2025 and 1 April 2025	於二零二五年三月三十一日及二零二五年四月一日	1,421,298
Changes in cash surrender value	現金退保價值變動	63,033
Exchange differences	匯兌差額	10,772
At 31 March 2026	於二零二六年三月三十一日	1,495,103

Refer to Note 20 for information on non-current assets pledged as security by the Group.

有關本集團已抵押之非流動資產的資料，請參閱附註20。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

9 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS 9 以公平值計入損益之金融資產

HK\$	港元	2026 二零二六年	2025 二零二五年
Non-current assets	非流動資產		
Unlisted preference shares	非上市優先股	746,446	3,084,397
Convertible promissory note (Note)	可轉換承兌票據 (附註)	2,029,472	2,170,062
		2,775,918	5,254,459

Note: The Group subscribed to a USD500,000 convertible promissory note on 28 June 2022, bearing an interest rate of 6% per annum. The original maturity date of the promissory note was 1 July 2023. Pursuant to supplementary agreements, the maturity date has been extended to 31 July 2027. The convertible promissory note will automatically convert to equity securities in the event the investee raises funds in a qualified equity financing as stipulated under the convertible promissory note agreement.

附註：本集團於二零二二年六月二十八日認購500,000美元的可轉換承兌票據，按年利率6%計息。承兌票據原到期日為二零二三年七月一日。根據補充協議，到期日已延長至二零二七年七月三十一日。倘投資對象按照可轉換承兌票據協議所訂明透過合資格股本融資而集資，可轉換承兌票據將自動轉換為股本證券。

Movement of the Group's financial assets at FVPL is as follows:

本集團以公平值計入損益之金融資產的變動如下：

HK\$	港元	Unlisted preference shares 非上市優先股	Convertible promissory note 可轉換承兌票據	Total 總計
At 1 April 2024	於二零二四年四月一日	2,616,561	4,305,765	6,922,326
Net fair value gains/(losses)	公平值收益／(虧損)淨額			
– unrealised (Note 21)	– 未變現 (附註21)	485,187	(2,116,363)	(1,631,176)
Exchange differences	匯兌差額	(17,351)	(19,340)	(36,691)
At 31 March 2025 and 1 April 2025	於二零二五年三月三十一日及 二零二五年四月一日	3,084,397	2,170,062	5,254,459
Net fair value losses	公平值虧損淨額			
– unrealised (Note 21)	– 未變現 (附註21)	(2,352,288)	(156,080)	(2,508,368)
Exchange differences	匯兌差額	14,337	15,490	29,827
At 31 March 2026	於二零二六年三月三十一日	746,446	2,029,472	2,775,918

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

10 LEASES

(a) Amounts recognised in the consolidated statement of financial position

HK\$	港元	2026 二零二六年	2025 二零二五年
Right-of-use assets	使用權資產		
Leasehold land	租賃土地	33,280,231	22,144,795
Leased properties	租賃物業	278,794	1,210,049
Motor vehicles	汽車	126,500	474,445
Photocopiers	影印機	26,884	117,662
		33,712,409	23,946,951
Lease liabilities	租賃負債		
Current	流動	547,386	1,105,724
Non-current	非流動	301,060	1,027,120
		848,446	2,132,844

The right-of-use assets represent the Group's rights to use underlying leasehold land, leased properties, motor vehicles and photocopiers under lease arrangements over the lease terms from 2 to 30 years. They are stated at cost less accumulated depreciation and accumulated impairment losses and adjusted for any remeasurement of the lease liabilities.

Refer to Note 20 for information on non-current assets pledged as security by the Group.

During the year ended 31 March 2026, additions to the right-of-use assets were HK\$12,577,085 (2025: HK\$842,046).

10 租賃

(a) 於綜合財務狀況表確認的金額

使用權資產指本集團根據租賃安排在2至30年的租賃期內使用相關租賃土地、租賃物業、汽車及影印機的權利。該等資產按成本減累計折舊及累計減值虧損列賬，並按任何租賃負債之重新計量作出調整。

有關本集團已抵押之非流動資產的資料，請參閱附註20。

截至二零二六年三月三十一日止年度，新增使用權資產為12,577,085港元（二零二五年：842,046港元）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

10 LEASES (Continued)

(b) Amounts recognised in the consolidated statement of comprehensive income

HK\$	港元	2026 二零二六年	2025 二零二五年
Depreciation of right-of-use assets (Note 22)	使用權資產折舊 (附註22)		
Leasehold land	租賃土地	1,338,027	991,542
Leased properties	租賃物業	760,714	802,967
Motor vehicles	汽車	347,945	554,634
Photocopiers	影印機	108,049	100,853
		2,554,735	2,449,996
Expenses related to short-term leases payments (Note 22)	與短期租賃付款有關之開支 (附註22)	579,109	449,642
Interest expense (included in finance costs) (Note 24)	利息開支(計入財務成本) (附註24)	60,494	87,389

During the year ended 31 March 2026, depreciation of right-of-use assets of HK\$753,534 (2025: HK\$397,693) and HK\$1,801,201 (2025: HK\$2,052,303) were charged to “cost of sales” and “general and administrative expenses” in the consolidated statement of comprehensive income, respectively.

During the year ended 31 March 2026, the total cash outflow for leases was HK\$1,758,868 (2025: HK\$1,732,811).

(c) The Group's leasing activities and how these are accounted for

The Group leases warehouses, motor vehicles and photocopiers. Rental contracts of warehouses, motor vehicles and photocopiers are typically made in accordance with the lease terms as stipulated in the rental contracts.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. With the exception of leasehold land, leased assets may not be used as security for borrowing purposes.

10 租賃(續)

(b) 於綜合全面收益表確認的金額

截至二零二六年三月三十一日止年度，使用權資產折舊753,534港元(二零二五年：397,693港元)及1,801,201港元(二零二五年：2,052,303港元)已分別於綜合全面收益表的「銷售成本」及「一般及行政開支」中扣除。

截至二零二六年三月三十一日止年度，租賃的現金流出總額為1,758,868港元(二零二五年：1,732,811港元)。

(c) 本集團的租賃活動及其入賬方式

本集團租用倉庫、汽車及影印機。倉庫、汽車及影印機的租賃合約一般根據租賃合約中訂明的租期訂立。

租期乃個別磋商，並包含廣泛不同的條款及條件。除出租人持有的租賃資產的擔保權益外，租賃協議並無規定任何契諾。除租賃土地外，租賃資產不得用作借款的擔保。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

10 LEASES (Continued)

(c) The Group's leasing activities and how these are accounted for (Continued)

No extension or termination options are included in the lease agreements entered by the Group.

10 租賃(續)

(c) 本集團的租賃活動及其入賬方式(續)

本集團簽訂的租賃協議中，並未包含任何續約或終止選擇權。

11 INVENTORIES

HK\$	港元	2026 二零二六年	2025 二零二五年
Flooring materials	地坪鋪設材料	11,548,876	13,540,027
Waterproofing materials	防水材料	3,692,103	3,488,634
Specialised texture painting	專業紋理塗漆	227,195	—
		15,468,174	17,028,661

During the year ended 31 March 2026, the costs of inventories recognised as expense and included in "cost of sales" amounted to HK\$49,813,369 (2025: HK\$58,843,576) (Note 22).

During the year ended 31 March 2026, provision for obsolete inventories of HK\$880,606 (2025: reversal of provision for obsolete inventories HK\$97,606) was made (Note 22). The reversal during the year ended 31 March 2025 arose from the subsequent utilisation in production of certain obsolete inventories. The Group also wrote off inventories with no resaleable value amounting to HK\$162,305 (2025: HK\$34,397) (Note 22).

於截至二零二六年三月三十一日止年度，已確認為開支並計入「銷售成本」的存貨成本達49,813,369港元(二零二五年：58,843,576港元)(附註22)。

截至二零二六年三月三十一日止年度，就陳舊存貨作出了撥備880,606港元(二零二五年：就陳舊存貨作出了撥備撥回97,606港元)(附註22)。截止二零二五年度該撥回是由於其後在生產中使用了某些陳舊存貨。本集團亦撇銷了無轉售價值的存貨162,305港元(二零二五年：34,397港元)(附註22)。

12 TRADE AND RETENTION RECEIVABLES

HK\$	港元	2026 二零二六年	2025 二零二五年
Trade receivables	應收貿易賬款	64,854,777	56,900,522
Retention receivables	應收保留金	27,381,184	24,843,034
		92,235,961	81,743,556
Less: Provision for impairment loss	減：減值虧損撥備	(10,150,024)	(11,455,780)
Trade and retention receivables, net	應收貿易賬款及應收保留金淨額	82,085,937	70,287,776

As at 1 April 2024, trade and retention receivables, net of provision, amounted to HK\$60,818,577.

於二零二四年四月一日，應收貿易賬款及應收保留金(扣除撥備)金額為60,818,577港元。

12 TRADE AND RETENTION RECEIVABLES (Continued)

The credit period granted to trade customers other than for retention receivables is within 30 days. The terms and conditions in relation to the release of retentions varies from contract to contract, which may be subject to practical completion, the expiry of the defect liability period or a pre-agreed time period. The Group does not hold any collateral as security.

The ageing analysis of trade receivables based on invoice date is as follows:

HK\$	港元	2026 二零二六年	2025 二零二五年
1 – 30 days	1至30日	16,967,978	8,211,929
31 – 60 days	31至60日	10,602,834	11,951,250
61 – 90 days	61至90日	6,944,989	7,187,626
Over 90 days	超過90日	30,338,976	29,549,717
		64,854,777	56,900,522

In the consolidated statement of financial position, retention receivables were classified as current assets based on operating cycle. The aging of retention receivables based on invoice date is as follows:

HK\$	港元	2026 二零二六年	2025 二零二五年
Within 1 year	1年內	8,567,477	7,721,121
Between 1 to 5 years	1至5年	18,813,707	17,121,913
		27,381,184	24,843,034

The carrying amounts of trade and retention receivables approximate their fair values due to their short maturities.

12 應收貿易賬款及應收保留金(續)

授予貿易客戶(應收保留金除外)的信貸期為30日內。有關解除保留金的條款及條件因各合約而異，可能須視乎實際完工、保養期屆滿或預先協定的期限而定。本集團並無持有任何抵押品作為擔保。

應收貿易賬款基於發票日期的賬齡分析如下：

在綜合財務狀況表中，應收保留金基於經營週期獲分類為流動資產。應收保留金基於發票日期的賬齡如下：

應收貿易賬款及應收保留金均於短期內到期，因此其賬面值與其公平值相若。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

12 TRADE AND RETENTION RECEIVABLES (Continued)

Trade and retention receivables are denominated in the following currencies:

HK\$	港元	2026 二零二六年	2025 二零二五年
HK\$	港元	79,188,968	67,990,213
MOP	澳門元	1,990,031	2,161,989
Others	其他	906,938	135,574
		82,085,937	70,287,776

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected credit loss allowance for all trade and retention receivables. Details of assumptions and inputs used are discussed in Note 3.1(c).

For trade receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables, see note 3.1(c) for further details.

Movement on the provision for impairment loss of trade and retention receivables is as follows:

12 應收貿易賬款及應收保留金(續)

應收貿易賬款及應收保留金以下列貨幣計值：

本集團應用香港財務報告準則第9號的簡化方法計量預期信貸虧損，該方法就所有應收貿易賬款及應收保留金使用全期預期信貸虧損撥備。所採用的假設及輸入數據詳情於附註3.1(c)內討論。

就應收貿易賬款而言，本集團採用香港財務報告準則第9號所允許的簡化方法，該方法規定預期使用年期虧損須自初步確認該等應收款項起確認。詳情見附註3.1(c)。

應收貿易賬款及應收保留金的減值虧損撥備變動如下：

HK\$	港元	2026 二零二六年	2025 二零二五年
As at 1 April	於四月一日	11,455,780	7,007,555
(Reversal of)/provision for impairment loss on trade and retention receivables	應收貿易賬款及應收保留金的減值虧損(撥回)/撥備	(895,055)	4,448,225
Write-off of trade and retention receivables	撇銷應收貿易賬款及應收保留金	(410,701)	—
As at 31 March	於三月三十一日	10,150,024	11,455,780

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

13 PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

HK\$	港元	2026 二零二六年	2025 二零二五年
Current portion	流動部分		
Prepayments and deposits	預付款項及按金	2,769,842	2,870,389
Other receivables	其他應收款項	4,361,562	3,642,358
Less: Provision for impairment loss on other receivables	減：其他應收款項減值虧損撥備	(852,324)	—
		6,279,080	6,512,747
Non-current portion	非流動部分		
Deposits paid for acquisition of property, plant and equipment	購買物業、廠房及設備的已付按金	—	1,830,000
		6,279,080	8,342,747

During the year, the Group identified a significant increase in credit risk in respect of certain other receivables and has accordingly recognised a provision for impairment loss of HK\$852,324 (2025: nil).

The carrying amounts of the Group's prepayments, deposits and other receivables are denominated in the following currencies:

13 預付款項、按金及其他應收款項

本年度內，本集團發現若干其他應收款項的信貨風險顯著增加，因此已就減值虧損計提撥備852,324港元（二零二五年：無）。

本集團預付款項、按金及其他應收款項的賬面值以下列貨幣計值：

HK\$	港元	2026 二零二六年	2025 二零二五年
HK\$	港元	5,786,651	8,224,584
MOP	澳門元	363,201	19,045
Others	其他	129,228	99,118
		6,279,080	8,342,747

The carrying amounts of prepayments, deposits and other receivables approximate their fair values.

預付款項、按金及其他應收款項的賬面值與其公平值相若。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

14 CONTRACT ASSETS/(LIABILITIES)

14 合約資產／(負債)

HK\$	港元	2026 二零二六年	2025 二零二五年
Contract assets	合約資產	5,086,020	7,375,025
Less: Provision for impairment loss	減：減值虧損撥備	(25,728)	(50,780)
		5,060,292	7,324,245

HK\$	港元	2026 二零二六年	2025 二零二五年
Contract liabilities	合約負債	(7,435,254)	(5,631,597)

As at 1 April 2024, contract assets amounted to HK\$7,938,641 and contract liabilities amounted to HK\$10,263,878.

於二零二四年四月一日，合約資產金額為7,938,641港元，而合約負債金額為10,263,878港元。

The contract assets are primarily related to the Group's rights to consideration for work completed and not billed at the reporting date because the rights are conditional on the Group's future performance in achieving specified milestones. The contract assets are transferred to trade receivables when the rights for consideration become unconditional. The Group typically reclassifies contract assets to trade receivables on the date of acceptance reports issued by the customers and invoices issued to them when such right of collection becomes unconditional other than the passage of time.

合約資產主要與本集團就已完成而於報告日期尚未結算的工程收取代價的權利有關，原因是該等權利以本集團達成指定重要階段的未來表現為條件。當收取代價的權利成為無條件時，合約資產轉撥至應收貿易賬款。本集團通常在客戶發出驗收報告及向彼等開出發票當日（而非隨時間）將合約資產重新分類為應收貿易賬款。

The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade and retention receivables.

合約資產與未結算在建工程有關，並且與應收貿易賬款及應收保留金的風險特徵基本相同。

Movement on the provision for impairment loss of contract assets is as follows:

合約資產減值虧損撥備的變動如下：

HK\$	港元	2026 二零二六年	2025 二零二五年
As at 1 April	於四月一日	50,780	24,494
(Reversal of)/provision for impairment loss on contract assets	合約資產減值虧損(撥回)/撥備	(25,052)	26,286
As at 31 March	於三月三十一日	25,728	50,780

Details of assumptions and inputs used are discussed in Note 3.1(c).

所用假設及輸入數據的詳情乃於附註3.1(c)論述。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

14 CONTRACT ASSETS/(LIABILITIES) (Continued)

(a) Revenue recognised in relation to contract liabilities

The following table shows the revenue recognised during the years ended 31 March 2026 and 2025 related to carried-forward contract liabilities.

HK\$	港元	2026 二零二六年	2025 二零二五年
Revenue recognised that was included in the contract liabilities balance at beginning of the year	計入年初合約負債結餘的已確認收益	4,568,300	8,426,032

(b) Unsatisfied performance obligations

The following table shows unsatisfied performance obligation.

HK\$	港元	2026 二零二六年	2025 二零二五年
Aggregate amount of the transaction price of construction contracts that are partially or fully unsatisfied	部分或完全未達成的建築合約的交易價格總額	52,541,709	53,475,969

Management expects that the transaction prices regarding the unsatisfied contracts as at 31 March 2026 will be recognised as revenue by referencing to the progress towards completion of the contract activities.

All contracts are for periods of one year or less. As permitted under HKFRS 15, the transaction price allocated to these unsatisfied contracts is not disclosed.

14 合約資產／(負債)(續)

(a) 有關合約負債確認的收益

下表載列於截至二零二六年及二零二五年三月三十一日止年度就結轉合約負債確認的收益。

2026 二零二六年	2025 二零二五年
4,568,300	8,426,032

(b) 未達成履約責任

下表列示未達成履約責任。

2026 二零二六年	2025 二零二五年
52,541,709	53,475,969

管理層預計，於二零二六年三月三十一日有關未達成合約的交易價格將參考完成合約活動的進度確認為收益。

所有其他合約均為一年或更短期限。按香港財務報告準則第15號所允許，分配至該等未達成合約的交易價格並未披露。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

15 CASH AND CASH EQUIVALENTS

<i>HK\$</i>	港元	2026 二零二六年	2025 二零二五年
Cash at banks and on hand	銀行及手頭現金	30,346,689	33,449,188
Cash and cash equivalents	現金及現金等價物	30,346,689	33,449,188
Maximum exposure to credit risk	所承擔的最高信貸風險	30,281,703	33,390,839

The Group's cash at banks and short-term bank deposits are mainly deposited with banks in Hong Kong and Macau, all of which had a maturity of not more than three months. Cash at banks earned interest at floating rates based on daily bank deposit rates.

Cash and cash equivalents are denominated in the following currencies:

<i>HK\$</i>	港元	2026 二零二六年	2025 二零二五年
HK\$	港元	25,992,299	30,137,096
Others	其他	4,354,390	3,312,092
		30,346,689	33,449,188

The carrying amounts of cash and cash equivalents approximate their fair values.

15 現金及現金等價物

本集團的銀行現金及短期銀行存款主要存放於香港及澳門的銀行，所有銀行現金的到期日期均不超過三個月。銀行現金基於每日銀行存款利率以浮動利率計息。

現金及現金等價物以下列貨幣計值：

現金及現金等價物的賬面值與其公平值相若。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

16 SHARE CAPITAL AND RESERVES

(a) Share capital and premium

HK\$	港元	Number of ordinary shares 普通股數目	Nominal value of ordinary shares 普通股面值
Authorised:	法定：		
Ordinary shares at HK\$0.01 each	每股面值0.01港元的普通股		
At 1 April 2024, 31 March 2025, 1 April 2025 and 31 March 2026	於二零二四年四月一日、二零二五年 三月三十一日、二零二五年四月一日 及二零二六年三月三十一日	2,000,000,000	20,000,000

HK\$	港元	Number of ordinary shares 普通股數目	Nominal value of ordinary shares 普通股面值	Share premium 股份溢價
Issued and fully paid:	已發行及繳足：			
Ordinary shares at HK\$0.01 each	每股面值0.01港元的普通股			
At 1 April 2024, 31 March 2025, 1 April 2025 and 31 March 2026	於二零二四年四月一日、 二零二五年三月三十一日、 二零二五年四月一日及 二零二六年三月三十一日	597,444,000	5,974,440	51,511,675

(b) Capital reserve

Capital reserve as presented in the consolidated statement of changes in equity as at 31 March 2026 and 2025 represented the shares contribution made by shareholders at nominal value as part of the reorganisation before the Listing.

(b) 資本儲備

於二零二六年及二零二五年三月三十一日的綜合權益變動表呈列的資本儲備指股東按面值作出的股東出資（作為上市前重組的一環）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

16 SHARE CAPITAL AND RESERVES (Continued)

(c) Shareholder contribution

The Group operated an equity-settled share-based compensation plan, under which the Group received services from Mr. Yip Kong Lok ("Mr. Yip"), a then consultancy service provider and the executive director of the Group. Under the share-based compensation plan, Mr. Yip provided technical and marketing consultancy services to the Group in return for share options to acquire a 30% equity interest of Sage City at nominal consideration. The options were granted on 18 December 2003 and became exercisable on 31 March 2012, before being exercised on 14 August 2015. The amount in shareholder contribution represents the fair value of services received, the valuation of which was performed by an independent qualified valuer using an income approach by reference to the fair value of the equity instruments granted. The share-based compensation expenses for such services were recognised in the consolidated statement of comprehensive income from the date when the options were granted on 18 December 2003 until the date when the non-market vesting conditions were met and the options became exercisable on 31 March 2012.

17 DEFERRED INCOME TAX

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against tax liabilities and when the deferred income taxes relate to the same fiscal authority.

Movement in deferred tax assets/(liabilities) is as follows:

HK\$	港元	2026 二零二六年	2025 二零二五年
As at 1 April	於四月一日	(367,638)	(292,215)
Charged to profit or loss (Note 25)	於損益扣除(附註25)	(52,794)	(75,423)
As at 31 March	於三月三十一日	(420,432)	(367,638)

16 股本及儲備(續)

(c) 股東出資

本集團設有按權益結算以股份為基礎之補償計劃，據此，本集團自其時為顧問服務提供者及本集團執行董事的葉港樂先生(「葉先生」)獲取服務。根據以股份為基礎的補償計劃，葉先生向本集團提供技術及營銷顧問服務，作為回報，彼以名義代價獲授予可收購Sage City之30%股權的購股權。該等購股權於二零零三年十二月十八日被授出，於二零一二年三月三十一日變為可行使，並於二零一五年八月十四日獲行使。股東出資的金額為所接獲服務的公平值，其估值乃由獨立合資格估值師經參考已授出權益工具的公平值採用收益法進行。就該服務支付的以股份為基礎的補償開支已自於二零零三年十二月十八日授出購股權日期起至達成非市場性質的歸屬條件日期止於綜合全面收益表確認，購股權已於二零一二年三月三十一日變為可行使。

17 遞延所得稅

當有法定可執行權力將即期稅項資產與稅務負債抵銷，以及當遞延所得稅與同一財政機關有關時，則可將遞延稅項資產與負債互相抵銷。

遞延稅項資產／(負債)的變動如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

17 DEFERRED INCOME TAX (Continued)

The movement in deferred tax assets/(liabilities) during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

Deferred tax assets:

HK\$	港元	Decelerated tax depreciation 減速稅項折舊
At 1 April 2024	於二零二四年四月一日	30,303
Credited to profit or loss	於損益計入	6,415
As at 31 March 2025 and 1 April 2025	於二零二五年三月三十一日及二零二五年四月一日	36,718
Charged to profit or loss	於損益扣除	(24,711)
At 31 March 2026	於二零二六年三月三十一日	12,007

Deferred tax liabilities:

HK\$	港元	Accelerated tax depreciation 加速稅項折舊
At 1 April 2024	於二零二四年四月一日	(322,518)
Charged to profit or loss	於損益扣除	(81,838)
As at 31 March 2025 and 1 April 2025	於二零二五年三月三十一日及二零二五年四月一日	(404,356)
Charged to profit or loss	於損益扣除	(28,083)
At 31 March 2026	於二零二六年三月三十一日	(432,439)

17 遞延所得稅(續)

在不計及於相同稅務司法權區內抵銷結餘的情況下，年內的遞延稅項資產／(負債)變動如下：

遞延稅項資產：

Decelerated tax depreciation 減速稅項折舊
30,303
6,415
36,718
(24,711)
12,007

遞延稅項負債：

Accelerated tax depreciation 加速稅項折舊
(322,518)
(81,838)
(404,356)
(28,083)
(432,439)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜 合 財 務 報 表 附 註

18 TRADE PAYABLES

The ageing analysis of trade payables based on invoice date is as follows:

<i>HK\$</i>	港元	2026 二零二六年	2025 二零二五年
1 – 30 days	1至30日	10,250,693	8,724,035
31 – 60 days	31至60日	2,612,544	2,108,630
61 – 90 days	61至90日	2,130,643	6,726,512
Over 90 days	超過90日	11,386,877	11,496,510
		26,380,757	29,055,687

Trade payables are denominated in the following currencies:

<i>HK\$</i>	港元	2026 二零二六年	2025 二零二五年
HK\$	港元	25,481,154	28,280,666
MOP	澳門元	215,075	247,909
Others	其他	684,528	527,112
		26,380,757	29,055,687

The carrying amounts of trade payables approximate their fair values due to their short maturities.

18 應付貿易賬款

應付貿易賬款基於發票日期的賬齡分析如下：

應付貿易賬款以下列貨幣計值：

應付貿易賬款於短期內到期，因此其賬面值與其公平值相若。

19 OTHER PAYABLES AND ACCRUALS

<i>HK\$</i>	港元
Other payables and accrued expenses	其他應付款項及應計開支

Other payables and accruals are denominated in the following currencies:

<i>HK\$</i>	港元	2026 二零二六年	2025 二零二五年
HK\$	港元	3,044,701	5,003,968
MOP	澳門元	31,221	12,582
Others	其他	199,864	128,929
		3,275,786	5,145,479

The carrying amounts of other payables and accruals approximate their fair values.

19 其他應付款項及應計費用

<i>HK\$</i>	港元
Other payables and accrued expenses	其他應付款項及應計開支

其他應付款項及應計費用以下列貨幣計值：

其他應付款項及應計費用的賬面值與其公平值相若。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

20 BANK BORROWINGS

HK\$	港元	2026 二零二六年	2025 二零二五年
Secured	有抵押		
– Bank borrowings which contain a repayable on demand clause	– 包含按要求償還條款的銀行借貸	14,689,497	6,974,700

The fair values of bank borrowings approximate their carrying amounts as the impact of discounting is not significant. As at 31 March 2026, the Group's effective interest rate for bank borrowings was at a floating rate of 3.7% per annum (2025: 2.7% per annum).

The bank borrowings due for repayments, based on the scheduled repayment dates set out in the loan agreements, are as follows:

HK\$	港元	2026 二零二六年	2025 二零二五年
Within 1 year	1年內	1,568,625	1,109,063
Between 1 to 2 years	1至2年	1,328,307	1,113,917
Between 2 to 5 years	2至5年	4,256,468	2,634,070
Over 5 years	超過5年	7,536,097	2,117,650
		14,689,497	6,974,700

As at 31 March 2026, total term and revolving banking facilities of HK\$37,189,497 (2025: HK\$24,474,700) of which approximately HK\$22,500,000 was unutilised (2025: approximately HK\$17,500,000). These facilities were secured by:

- (i) certain assets included in property, plant and equipment and right-of-use assets with carrying amounts of HK\$15,064,516 and HK\$33,280,231 (2025: HK\$8,939,717 and HK\$22,144,795), respectively;
- (ii) investment in an insurance contract with a carrying amount of HK\$1,495,103 (2025: HK\$1,421,298); and
- (iii) corporate guarantee provided by the Company.

As at 31 March 2026 and 2025, the Group has not breached any of the covenants of the banking facilities. The bank borrowings are denominated in HK\$.

20 銀行借貸

由於貼現的影響並不重大，銀行借貸的公平值與其賬面值相若。於二零二六年三月三十一日，本集團銀行借貸的實際利率為浮息每年3.7%（二零二五年：每年2.7%）。

根據貸款協議所載的預定還款日期，銀行借貸的還款期如下：

於二零二六年三月三十一日，定期及循環銀行信貸總額為37,189,497港元（二零二五年：24,474,700港元），其中約22,500,000港元未動用（二零二五年：約17,500,000港元）。該等信貸乃由以下作抵押：

- (i) 計入物業、廠房及設備和使用權資產的若干資產，其賬面值分別為15,064,516港元及33,280,231港元（二零二五年：8,939,717港元及22,144,795港元）；
- (ii) 於保險合約之投資，其賬面值為1,495,103港元（二零二五年：1,421,298港元）；及
- (iii) 本公司提供的公司擔保。

於二零二六年及二零二五年三月三十一日，本集團並未違反任何銀行融資契約。銀行借貸以港元計值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜 合 財 務 報 表 附 註

21 OTHER INCOME AND OTHER GAINS OR LOSSES, NET

21 其他收入及其他收益或虧損淨額

HK\$	港元	2026 二零二六年	2025 二零二五年
Net fair value losses on financial assets at FVPL – unrealised	以公平值計入損益之金融資產的公平值虧損淨額—未變現	(2,508,368)	(1,631,176)
Changes in cash surrender value of investment in an insurance contract	於保險合約之投資的現金退保價值變化	63,033	54,732
Gain on disposal of property, plant and equipment	出售物業、廠房及設備以及使用權資產之收益	13,000	2,000
Gain on early termination of lease contracts	提早終止租約之收益	11,865	–
Loss on deregistration of a subsidiary (Note (a))	附屬公司撤銷註冊之虧損(附註(a))	–	(503,636)
Sundry income	雜項收入	88,583	14,026
		(2,331,887)	(2,064,054)

Notes:

- (a) On 21 February 2025, the Group filed for a voluntary dissolution of a subsidiary. The subsidiary had no operational activities during the year ended 31 March 2025. The deregistration of the subsidiary resulted in a loss of HK\$503,636, which has been recognised in the consolidated financial statements for the year ended 31 March 2025.

附註：

- (a) 於二零二五年二月二十一日，本集團申請自願解散一間附屬公司。該附屬公司於截至二零二五年三月三十一日止年度內並無經營業務。該附屬公司撤銷註冊導致虧損503,636港元，已於截至二零二五年三月三十一日止年度之綜合財務報表確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

22 PROFIT BEFORE INCOME TAX

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

22 除所得稅前溢利

除所得稅前溢利乃於扣除／(計入)以下項目後得出：

HK\$	港元	2026 二零二六年	2025 二零二五年
Cost of materials used (Note 11)	已用材料成本(附註11)	49,813,369	58,843,576
Subcontractor costs	分包商成本	45,517,630	44,220,386
Employee benefit expenses (Note 23)	僱員福利開支(附註23)		
– direct labour	– 直接勞工	12,397,077	9,382,978
– administrative staff	– 行政員工	22,064,737	20,953,992
Depreciation of property, plant and equipment (Note 6)	物業、廠房及設備折舊(附註6)	1,756,532	1,258,944
Depreciation of right-of-use assets (Note 10)	使用權資產折舊(附註10)	2,554,735	2,449,996
Expenses related to short-term lease payments (Note 10)	有關短期租賃付款的開支(附註10)	579,109	449,642
Auditor's remuneration	核數師酬金		
– audit services	– 核數服務	670,000	650,000
– non-audit services	– 非核數服務	85,500	58,000
Write-off of inventories (Note 11)	撇銷存貨(附註11)	162,305	34,397
Provision for/(reversal of provision for) obsolete inventories (Note 11)	陳舊存貨撥備／(撥備撥回)(附註11)	880,606	(97,606)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

23 EMPLOYEE BENEFIT EXPENSES

HK\$	港元
Wages, salaries, bonuses and allowances	工資、薪金、花紅及津貼
Pension cost – defined contribution scheme	退休金成本—定額供款計劃

23 僱員福利開支

2026	2025
二零二六年	二零二五年
33,495,733	29,492,757
966,081	844,213
34,461,814	30,336,970

Companies within the Group in Hong Kong have participated in the Mandatory Provident Fund Scheme under the Mandatory Provident Fund Scheme Ordinance (the “MPF Scheme”), a defined contribution scheme managed by an independent trustee.

Under the MPF Scheme, each of the Group companies and its employees make monthly contributions to the scheme at a minimum of 5% of the employee's relevant income as defined under the MPF Scheme, with the maximum mandatory contribution by each of the Group companies and its employees limited to HK\$1,500 per month, and further contributions are voluntary.

The mandatory contributions are fully and immediately vested in the employees as accrued benefits. The employees are entitled to receive their entire voluntary contributions and 100% of the Group's employer voluntary contributions upon retirement or leaving the Group after completing one year of service.

Any forfeited voluntary contributions made by the Group are used to reduce the Group's employer voluntary contributions. There were no forfeited contributions (by employers on behalf of employees who leave the scheme prior to vesting fully in such contributions) to offset existing contributions under the defined contribution schemes.

本集團旗下香港公司均已參與強制性公積金計劃條例下的強制性公積金計劃（「強積金計劃」），該計劃為一項定額供款計劃，由獨立信託人管理。

根據強積金計劃，本集團旗下公司及其僱員均須按僱員有關入息（定義見強積金計劃）的最低5%作每月強制性供款。本集團旗下公司及其僱員各自的強制性供款以每月1,500港元為上限，並可作進一步自願性額外供款。

強制性供款一經支付，即全數撥作僱員的應計福利。僱員於退休或任職滿1年後離開本集團時，均可享有其全部自願性供款及本集團之全部自願性僱主供款。

任何沒收的本集團自願性供款可用作減低本集團日後的自願性僱主供款。並無任何供款（僱主於供款全面歸屬前代離開計劃的僱員所供款者）被沒收以抵銷定額供款計劃下的現有供款。

23 EMPLOYEE BENEFIT EXPENSES (Continued)

Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year ended 31 March 2026 include two directors (2025: two) whose emoluments are reflected in Note 28. The emoluments payable to the remaining three (2025: three) individuals during the year ended 31 March 2026 are as follows:

HK\$	港元	2026 二零二六年	2025 二零二五年
Wages, salaries, bonuses and allowances	工資、薪金、花紅及津貼	4,170,523	3,894,427
Pension cost – defined contribution scheme	退休金成本 – 定額供款計劃	54,000	54,000
		4,224,523	3,948,427

The emoluments fell within the following bands:

23 僱員福利開支(續)

五名最高薪人士

於截至二零二六年三月三十一日止年度，本集團薪酬最高的五名人士包括兩名(二零二五年：兩名)董事，其薪酬載於附註28。於截至二零二六年三月三十一日止年度，應付餘下三名(二零二五年：三名)人士的薪酬如下：

有關薪酬介於以下範圍：

		Number of individuals 人數	
		2026 二零二六年	2025 二零二五年
Emolument band	薪酬範圍		
Nil – HK\$1,000,000	零至1,000,000港元	–	1
HK\$1,000,000 – HK\$1,500,000	1,000,000港元至1,500,000港元	1	2
HK\$1,500,000 – HK\$2,000,000	1,500,000港元至2,000,000港元	2	–

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

24 FINANCE (COSTS)/INCOME, NET

24 財務(成本)／收入淨額

HK\$	港元	2026 二零二六年	2025 二零二五年
Finance income	財務收入		
– Interest income on bank deposits	– 銀行存款利息收入	30,087	323,086
– Interest income on convertible promissory note	– 可轉換承兌票據利息收入	234,218	233,759
– Interest income on other receivables	– 其他應收款項利息收入	216,096	136,829
		480,401	693,674
Finance costs	財務成本		
– Interest on bank borrowings	– 銀行借貸利息	(613,755)	(351,906)
– Finance charges on leases liabilities	– 租賃負債財務費用	(60,494)	(87,389)
		(674,249)	(439,295)
Finance (costs)/income, net	財務(成本)／收入淨額	(193,848)	254,379

25 INCOME TAX EXPENSE

The amount of income tax expense charged to the consolidated statement of comprehensive income represents:

25 所得稅開支

於綜合全面收益表的所得稅開支金額指：

HK\$	港元	2026 二零二六年	2025 二零二五年
Current income tax:	即期所得稅：		
– Hong Kong Profits Tax	– 香港利得稅	3,404,989	3,119,592
– Macau Complementary Tax	– 澳門所得補充稅	67,759	–
– Over-provision in prior years	– 過往年度超額撥備	(1,560)	(19,702)
		3,471,188	3,099,890
Deferred income tax (Note 17)	遞延所得稅(附註17)	52,794	75,423
Income tax expense	所得稅開支	3,523,982	3,175,313

(i) Hong Kong Profits Tax

In accordance with the two-tiered profits tax regime, for the subsidiary entitled to this benefit, Hong Kong Profits Tax was calculated at 8.25% on the first HK\$2,000,000 and 16.5% on the remaining balance of the estimated assessable profits for the years ended 31 March 2026 and 2025. For other Hong Kong incorporated subsidiaries, Hong Kong profits tax was calculated at 16.5%.

(i) 香港利得稅

根據利得稅兩級制，就享有該優惠的附屬公司而言，截至二零二六年及二零二五年三月三十一日止年度，香港利得稅按估計應課稅溢利首2,000,000港元以8.25%計算，而其餘估計應課稅溢利則按16.5%計算。其他在香港註冊成立之附屬公司的香港利得稅則按16.5%計算。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

25 INCOME TAX EXPENSE (Continued)

(ii) Macau Complementary Tax

Macau Complementary Tax has been provided at the applicable rate of 12% on the estimated assessable profit in excess of MOP600,000 (approximately HK\$583,000) of the Group's operations in Macau.

The taxation on the Group's profit before income tax differs from the theoretical amount that would arise using the weighted average tax rate applicable to the profit of the consolidated entities as follows:

HK\$	港元	2026 二零二六年	2025 二零二五年
Profit before income tax	除所得稅前溢利	18,590,990	12,252,544
Tax calculated at applicable tax rates	按適用稅率計算的稅項	2,864,340	1,884,993
Income not subject to tax	毋須課稅收入	(297,503)	(151,363)
Expenses not deductible for taxation purposes	不可扣稅開支	1,170,394	1,099,701
Tax effect of tax losses not recognised	未確認稅項虧損的稅務影響	6,485	367,684
Utilisation of previous unrecognised tax losses	動用先前未確認之稅項虧損	(136,271)	—
Over-provision in prior years	過往年度超額撥備	(1,560)	(19,702)
Tax deduction	稅項扣減	(81,903)	(6,000)
Income tax expense	所得稅開支	3,523,982	3,175,313

In accordance with the accounting policy set out in Note 33.16(b), at the end of the reporting period, the Group has unused tax losses of approximately HK\$1,441,808 (2025: HK\$2,228,387) available for offset against future profits. No deferred tax asset has been recognised due to the unpredictability of future profit streams.

25 所得稅開支(續)

(ii) 澳門所得補充稅

澳門所得補充稅已按本集團澳門業務的估計應課稅溢利中超過600,000澳門元(約583,000港元)的部份以適用稅率12%計提撥備。

本集團除所得稅前溢利的稅額與採用適用於綜合入賬實體的溢利的加權平均稅率計算的理論稅額的差額如下：

根據附註33.16(b)所載的會計政策，於報告期末，本集團有未確認的稅項虧損約1,441,808港元(二零二五年：2,228,387港元)可供抵銷未來溢利。由於未來溢利來源不可預測，故並無確認遞延稅項資產。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

26 DIVIDENDS

26 股息

HK\$	港元	2026 二零二六年	2025 二零二五年
Proposed final dividends – HK0.9 cents per share (2025: HK0.5 cent per share)	建議末期股息 – 每股0.9港仙 (二零二五年：每股0.5港仙)	5,376,996	2,987,220

Dividends paid during the year ended 31 March 2026 was HK\$2,987,400 (2025: HK\$5,974,260).

於截至二零二六年三月三十一日止年度已派付股息為2,987,400港元(二零二五年：5,974,260港元)。

A final dividend in respect of the financial year ended 31 March 2026 of HK0.9 cents per share (2025: HK0.5 cent per share), amounting to a total dividends of HK\$5,376,996 (2025: HK\$2,987,220), is to be proposed at the forthcoming annual general meeting. These consolidated financial statements do not reflect this dividend payable.

本公司將在即將舉行之股東週年大會上提呈截至二零二六年三月三十一日止財政年度派付末期股息每股0.9港仙(二零二五年：每股0.5港仙)，股息總額合計為5,376,996港元(二零二五年：2,987,220港元)。綜合財務報表不會反映此應付股息。

27 EARNINGS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY

27 本公司擁有人應佔每股盈利

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the years.

每股基本盈利按有關年度之本公司擁有人應佔溢利除以已發行普通股的加權平均數計算。

HK\$	港元	2026 二零二六年	2025 二零二五年
Profit attributable to owners of the Company	本公司擁有人應佔溢利	13,820,160	8,190,004
Weighted average number of ordinary shares in issue	已發行普通股的加權平均數	597,444,000	597,444,000
Basic earnings per share (HK cents)	每股基本盈利(港仙)	2.31	1.37

As at 31 March 2026 and 2025, diluted earnings per share is equal to basic earnings per share as there were no dilutive potential shares.

於二零二六年及二零二五年三月三十一日，由於並無潛在攤薄股份，因此每股攤薄盈利相等於每股基本盈利。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

28 BENEFITS AND INTERESTS OF DIRECTORS (DISCLOSURES REQUIRED BY SECTION 383 OF THE HONG KONG COMPANIES ORDINANCE (CAP.622) AND COMPANIES (DISCLOSURE OF INFORMATION ABOUT BENEFITS OF DIRECTORS) REGULATION (CAP.622G)

(a) Directors' emoluments (equivalent to key management compensation)

The remuneration of the directors is set out below:

For the year ended 31 March 2026:

28 董事福利及利益 (香港公司條例 (第622章) 第383條及公司 (披露董事利益資料) 規例 (第622G章) 所規定的披露)

(a) 董事酬金 (相當於主要管理層薪酬)

董事酬金載列如下：

截至二零二六年三月三十一日止年度：

Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking
作為董事 (不論是本公司或其附屬公司企業) 提供的個人服務已付或應收的酬金

		Employer's contribution to a retirement benefit scheme					Total	
HK\$	港元	Fees	Salary	Discretionary bonuses	Allowances and benefits in kind	津貼及實物福利	向退休福利計劃作出的僱主供款	總計
		袍金	薪金	酌情花紅				
Name		姓名						
Executive Directors		執行董事						
Mr. Kwong Chi Man		鄺志文先生	-	1,872,000	600,000	14,400	-	2,486,400
Mr. Yip Kong Lok (Chief Executive Officer)		葉港樂先生(行政總裁)	-	1,742,000	580,000	122,828	18,000	2,462,828
Independent non-executive Directors		獨立非執行董事						
Ms. Yu Wan Wah Amparo		余韻華女士	130,000	-	-	-	-	130,000
Mr. Wat Danny Hiu Yan		屈曉昕先生	130,000	-	-	-	-	130,000
Ms. To Yee Man		杜依雯女士	130,000	-	-	-	-	130,000
			390,000	3,614,000	1,180,000	137,228	18,000	5,339,228

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

28 BENEFITS AND INTERESTS OF DIRECTORS (DISCLOSURES REQUIRED BY SECTION 383 OF THE HONG KONG COMPANIES ORDINANCE (CAP.622) AND COMPANIES (DISCLOSURE OF INFORMATION ABOUT BENEFITS OF DIRECTORS) REGULATION (CAP.622G) (Continued)

(a) Directors' emoluments (equivalent to key management compensation) (Continued)

For the year ended 31 March 2025:

		Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking 作為董事(不論是本公司或其附屬公司企業)提供的個人服務已付或應收的酬金					
		Fees	Salary	Discretionary bonuses	Allowances and benefits in kind	Employer's contribution to a retirement benefit scheme 向退休福利計劃作出的僱主供款	Total
HK\$	港元	袍金	薪金	酌情花紅	津貼及實物福利		總計
Name	姓名						
Executive Directors	執行董事						
Mr. Kwong Chi Man	鄺志文先生	-	1,690,000	550,000	12,000	-	2,252,000
Mr. Yip Kong Lok (Chief Executive Officer)	葉港樂先生(行政總裁)	-	1,573,000	520,000	94,047	18,000	2,205,047
Independent non-executive Directors	獨立非執行董事						
Ms. Yu Wan Wah Amparo	余韻華女士	130,000	-	-	-	-	130,000
Mr. Wat Danny Hiu Yan	屈曉昕先生	130,000	-	-	-	-	130,000
Ms. To Yee Man	杜依雯女士	115,000	-	-	-	-	115,000
Mr. Law Pui Cheung (Note 1)	羅沛昌先生(附註1)	65,000	-	-	-	-	65,000
		440,000	3,263,000	1,070,000	106,047	18,000	4,897,047

Notes:

(1) Mr. Law Pui Cheung resigned on 1 October 2024.

During the year ended 31 March 2026, none of the directors of the Company waived their emoluments nor agreed to waive their emoluments for the year (2025: nil) nor were paid or received any other emoluments in respect of their services in connection with management of the affairs of the Company or its subsidiary undertaking other than disclosed above (2025: nil).

No emoluments were paid by the Company to the directors as an inducement to join or upon joining the Group or as compensation for loss of office for both years.

28 董事福利及利益(香港公司條例(第622章)第383條及公司(披露董事利益資料)規例(第622G章)所規定的披露)(續)

(a) 董事酬金(相當於主要管理層薪酬)(續)

截至二零二五年三月三十一日止年度:

附註:

(1) 羅沛昌先生於二零二四年十月一日辭任。

於截至二零二六年三月三十一日止年度,本公司董事概無放棄或同意放棄其年度酬金(二零二五年:無),且彼等除上文所披露者外,亦無就有關管理本公司或其附屬企業事務之服務獲付或收取任何其他酬金(二零二五年:無)。

在該兩個年度內,本公司均未向董事支付任何酬金,作為其加入本集團的誘因、加入本集團後的報酬,或因離任而給予的補償。

**28 BENEFITS AND INTERESTS OF DIRECTORS
(DISCLOSURES REQUIRED BY SECTION 383 OF THE
HONG KONG COMPANIES ORDINANCE (CAP.622) AND
COMPANIES (DISCLOSURE OF INFORMATION ABOUT
BENEFITS OF DIRECTORS) REGULATION (CAP.622G)
(Continued)**

(b) Directors' retirement benefits and termination benefits

Save as disclosed in Note 28(a), the directors did not receive any other retirement benefits or termination benefits during the year (2025: nil).

(c) Consideration provided to third parties for making available directors' services

During the year ended 31 March 2026, the Group did not pay consideration to any third parties for making available the directors' services (2025: nil).

(d) Information about loans, quasi-loans and other dealings in favour of the directors, bodies corporate controlled by and connected entities with such directors

As at 31 March 2026, there are no loans, quasi-loans and other dealing arrangements in favour of the directors, bodies corporate controlled by and controlled entities with such directors (2025: nil).

(e) Director's material interests in transactions, arrangements or contracts

Save as disclosed in Note 30(a), no significant transactions, arrangements and contracts in relation to the Group's business to which the Group was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year ended 31 March 2026 (2025: nil).

28 董事福利及利益 (香港公司條例 (第622章) 第383條及公司 (披露董事利益資料) 規例 (第622G章) 所規定的披露) (續)

(b) 董事的退休福利及終止福利

除附註28(a)所披露外，於本年度，董事概無收取任何其他退休福利或終止福利 (二零二五年：無)。

(c) 就獲提供董事服務向第三方提供的代價

於截至二零二六年三月三十一日止年度，本集團並未就獲提供的董事服務而向任何第三方支付代價 (二零二五年：無)。

(d) 有關以董事、董事控制的法團及其關連實體為受益人的貸款、類似貸款及其他交易的資料

於二零二六年三月三十一日，本集團概無以董事、董事控制的法團及其控制實體為受益人而訂立任何貸款、類似貸款及其他交易安排 (二零二五年：無)。

(e) 董事於交易、安排或合約的重大權益

除附註30(a)所披露者外，於截至二零二六年三月三十一日止年度末或於該年度內任何時間，並無任何與本公司參與及本公司的董事於其中有重大權益 (無論直接或間接) 的本集團業務相關的任何重大交易、安排及合約 (二零二五年：無)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

29 NOTES TO CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Cash flows from operating activities

29 綜合現金流量表附註

(a) 經營活動所得現金流量

HK\$	港元	Notes 附註	2026 二零二六年	2025 二零二五年
Cash flows from operating activities	經營活動所得現金流量			
Profit before income tax	除所得稅前溢利		18,590,990	12,252,544
Adjustments for:	就下列各項作出調整：			
– Interest income	– 利息收入	24	(480,401)	(693,674)
– Interest expense	– 利息開支	24	674,249	439,295
– Depreciation of property, plant and equipment	– 物業、廠房及設備折舊	6, 22	1,756,532	1,258,944
– Depreciation of right-of-use assets	– 使用權資產折舊	10(b), 22	2,554,735	2,449,996
– (Reversal of)/provision for impairment loss on trade and retention receivables, contract assets and other receivables	– 應收貿易賬款及應收保留金、合約資產及其他應收款項減值虧損(撥回)/撥備	12, 13, 14	(67,783)	4,474,511
– Changes in cash surrender value of investment in an insurance contract	– 於保險合約之投資的現金退保價值變化	8, 21	(63,033)	(54,732)
– Write-off of inventories	– 撇銷存貨	11, 22	162,305	34,397
– Provision for/(reversal of provision for) inventory obsolescence	– 陳舊存貨撥備撥備/(撥回)	11, 22	880,606	(97,606)
– Net fair value losses on financial assets at FVPL – unrealised	– 以公平值計入損益之金融資產的公平值虧損淨額 – 未變現	9, 21	2,508,368	1,631,176
– Impairment on interest in an associate	– 於聯營公司的權益減值	7	–	497,391
– Loss on deregistration of a subsidiary	– 附屬公司撤銷註冊之虧損	21	–	503,636
– Gain on early termination of lease contracts	– 提早終止租約之收益	21	(11,865)	–
– Gain on disposal of property, plant and equipment	– 出售物業、廠房及設備之收益	21	(13,000)	(2,000)
Operating profit before working capital changes	營運資金變動前經營溢利		26,491,703	22,693,878
Changes in working capital:	營運資金變動：			
– Decrease/(increase) in inventories	– 存貨減少/(增加)		517,576	(3,204,385)
– Increase in trade and retention receivables	– 應收貿易賬款及應收保留金增加		(10,903,106)	(13,917,177)
– Increase in prepayments, deposits and other receivables	– 預付款項、按金及其他應收款項增加		(1,002,637)	(3,069,110)
– Decrease in contract assets	– 合約資產減少		2,289,005	587,863
– Increase/(decrease) in contract liabilities	– 合約負債增加/(減少)		1,803,657	(4,632,281)
– (Decrease)/increase in trade payables	– 應付貿易賬款(減少)/增加		(2,674,930)	5,565,948
– (Decrease)/increase in other payables and accruals	– 其他應付款項及應計費用(減少)/增加		(1,869,513)	396,010
Net cash generated from operations	經營所得淨現金		14,651,755	4,420,746

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

29 NOTES TO CONSOLIDATED STATEMENT OF CASH FLOWS (Continued)

(b) Reconciliation of liabilities from financing activities

HK\$	港元
As at 1 April 2024	於二零二四年四月一日
Cash flows	現金流量
Interest	利息
Acquisition – leases	收購－租賃
As at 31 March 2025 and 1 April 2025	於二零二五年三月三十一日及二零二五年四月一日
Cash flows	現金流量
Interest	利息
Additions to properties, plant and equipment and right-of-use assets (Note 29(c))	添置物業、廠房及設備及使用權資產(附註29(c))
Acquisition – leases	收購－租賃
Early termination of lease contracts	提早終止租約
As at 31 March 2026	於二零二六年三月三十一日

(c) Non-cash financing activities

During the year, the Group acquired certain property, plant and equipment and right-of-use assets with a total consideration of HK\$18,300,000. The acquisition was partially financed through a mortgage arrangement amounting HK\$9,150,000, which constitutes a non-cash financing transaction. The remaining balance of HK\$7,320,000 was settled in cash and is presented under investing activities in the consolidated statement of cash flows in the current year, and an amount of HK\$1,830,000 representing the deposit made for the acquisition paid by the Group before 31 March 2025.

29 綜合現金流量表附註(續)

(b) 融資活動產生之負債對賬

Liabilities from financing activities 融資活動產生之負債

Bank borrowings 銀行借貸	Lease liabilities 租賃負債	Total 總計
13,043,463	2,486,578	15,530,041
(6,420,669)	(1,283,169)	(7,703,838)
351,906	87,389	439,295
–	842,046	842,046
6,974,700	2,132,844	9,107,544
(2,048,958)	(1,179,759)	(3,228,717)
613,755	60,494	674,249
9,150,000	–	9,150,000
–	103,624	103,624
–	(268,757)	(268,757)
14,689,497	848,446	15,537,943

(c) 非現金融資活動

年內，本集團收購若干物業、廠房及設備以及使用權資產，總代價為18,300,000港元。收購事項部分資金來自一項金額為9,150,000港元的按揭安排，該安排構成一項非現金融資交易。餘額7,320,000港元以現金支付，並於本年度的綜合現金流量表中列示於投資活動項下；而本集團已於二零二五年三月三十一日前支付1,830,000港元，乃就收購事項而支付的訂金。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

30 RELATED PARTY TRANSACTIONS

The directors of the Company are of the view that the following individuals were related parties that had transactions or balances with the Group.

Related parties

關聯方

Relationship with the Group

與本集團的關係

Mr. Kwong Chi Man ("Mr. Kwong")	Controlling shareholder and executive director of the Group
鄭志文先生(「鄭先生」)	本集團控股股東及執行董事
Mr. Yip Kong Lok ("Mr. Yip")	The executive director and the chief executive officer of the Group
葉港樂先生(「葉先生」)	本集團執行董事及行政總裁
Ms. Li Chuen Chun ("Mrs. Kwong")	Spouse of Mr. Kwong
李存珍女士(「鄭太太」)	鄭先生的配偶
Ms. Kwong Wing Yan ("Ms. Kwong")	Daughter of Mr. Kwong
鄭詠欣女士(「鄭女士」)	鄭先生的女兒
Carful Group Limited ("CGL")	Associate
駕科集團有限公司(「駕科集團」)	聯營公司
Gypso ESG Technologies Limited ("Gypso")	A company controlled by Mr. Kwong and Mr. Yip
Gypso ESG Technologies Limited(「Gypso」)	鄭先生及葉先生控制的公司

(a) During the years ended 31 March 2026 and 2025, the Group had the following significant transactions with its related parties:

(a) 於截至二零二六年及二零二五年三月三十一日止年度，本集團與其關聯方有以下的重大交易：

HK\$	港元	2026 二零二六年	2025 二零二五年
Rental paid in relation to rental contract entered into with	與下列各方訂立的租賃合約之已付租金		
– Mr. Kwong (Note b)	– 鄭先生(附註b)	318,000	318,000
– Mrs. Kwong (Note b)	– 鄭太太(附註b)	43,800	40,800
– Mrs. Kwong and Ms. Kwong (Note b)	– 鄭太太及鄭女士(附註b)	48,000	45,300
Purchases of materials from entity controlled by key management personnel (Note c)	向主要管理人員控制之實體購買材料(附註c)	453,504	452,780

(b) As at 31 March 2026, the Group recognised lease liabilities to related party of approximately HK\$214,000 (2025: HK\$499,000) over the relevant property lease.

(b) 於二零二六年三月三十一日，本集團就相關物業租賃確認對關聯方的租賃負債約214,000港元(二零二五年：499,000港元)。

(c) The purchases of materials from Gypso were charged at mutually agreed prices and terms.

(c) 向Gypso購買材料的費用乃按雙方協定的價格及條款收取。

(d) The key management personnel of the Group are the executive directors of the Company, details of their remuneration are set out in Note 28.

(d) 本集團之主要管理人員乃本公司執行董事，其薪酬詳情載於附註28。

31 COMMITMENT

As at 31 March 2026, the Group has remaining contractual obligations of HK\$2,790,000 relating to the acquisition of a property in Hong Kong. This amount was payable upon the completion of the transaction in accordance with the terms of the agreement. Subsequent to the end of the reporting period, the property acquisition was completed in April 2026 for a total consideration of HK\$3,100,000.

As at 31 March 2025, the Group has remaining contractual obligations of HK\$16,470,000 relating to the acquisition of a property in Hong Kong for business operations and such acquisition was completed in June 2025.

31 承擔

於二零二六年三月三十一日，本集團尚有2,790,000港元的合約責任，其與收購香港一項物業有關。根據協議條款，該款項須於交易完成時支付。於報告期末後，該物業的收購於二零二六年四月完成，所涉總代價為3,100,000港元。

於二零二五年三月三十一日，本集團尚有16,470,000港元的合約責任，其與收購香港一項物業作業務營運有關，該物業的收購於二零二五年六月完成。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

32 STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY 32 本公司之財務狀況表及儲備變動

Statement of financial position of the Company

本公司之財務狀況表

HK\$	港元	Notes 附註	2026 二零二六年	2025 二零二五年
Non-current asset	非流動資產			
Investment in a subsidiary	於附屬公司之投資	(a)	27,008,999	27,008,999
Current assets	流動資產			
Prepayments, deposits and other receivables	預付款項、按金及其他應收款項		284,505	529,859
Amounts due from subsidiaries	應收附屬公司款項		57,789,688	57,557,400
Cash and cash equivalents	現金及現金等價物		329,576	228,160
			58,403,769	58,315,419
Total assets	資產總值		85,412,768	85,324,418
Current liabilities	流動負債			
Accruals	應計費用		315,060	222,210
Amounts due to subsidiaries	應付附屬公司款項		18,000	22,500
Total liabilities	負債總額		333,060	244,710
EQUITY	權益			
Share capital	股本		5,974,440	5,974,440
Reserves	儲備	(b)	79,105,268	79,105,268
Total equity	權益總額		85,079,708	85,079,708
Total equity and liabilities	權益及負債總額		85,412,768	85,324,418

The statement of financial position of the Company was approved by the Board of Directors on 25 June 2026 and was signed on its behalf.

本公司的財務狀況表由董事會於二零二六年六月二十五日批准並由以下董事代表簽署。

Mr. Kwong Chi Man
Director

Mr. Yip Kong Lok
Director

鄺志文先生
董事

葉港樂先生
董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

32 STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY (Continued)

(a) Particulars of principal subsidiaries

Company name 公司名稱	Place of incorporation/ establishment 註冊成立／成立地點	Issued and fully paid up capital 已發行及繳足股本	Principal activities and place of operation 主要業務及營業地點	Interest held (%) 所持權益(%)	
				2026 二零二六年	2025 二零二五年
Directly held by the Company 本公司直接持有					
Victor Ease Limited	British Virgin Islands 英屬處女群島	US\$10,000 10,000美元	Investment holding in Hong Kong 於香港從事投資控股	100	100
Indirectly held by the Company 本公司間接持有					
Kwong Man Kee Engineering Limited	Hong Kong	HK\$100	Provision of engineering services in flooring, screeding and anti-skid surfacing in Hong Kong	100	100
鄭文記工程有限公司	香港	100港元	於香港提供地坪鋪設、地台批盪及 鋪設防滑方面的工程服務		
Charter Ease International Limited	British Virgin Islands 英屬處女群島	US\$10,000 10,000美元	Investment holding in Macau 於澳門從事投資控股	100	100
全亮國際有限公司					
Luxury Sense Holdings Limited	British Virgin Islands 英屬處女群島	US\$10,000 10,000美元	Investment holding in Macau 於澳門從事投資控股	100	100
Kwong Man Kee (Macau) Engineering Limited	Macau	MOP30,000	Provision of engineering services in flooring, screeding and anti-skid surfacing in Macau	100	100
鄭文記(澳門)工程有限公司	澳門	30,000澳門元	於澳門提供地坪鋪設、地台批盪及 鋪設防滑方面的工程服務		
Sino Ocean International Limited	Hong Kong	HK\$10,000 10,000港元	Trading of materials in Hong Kong 於香港從事材料貿易	100	100
中洋國際有限公司	香港				
Prolific Harvest International Limited	British Virgin Islands 英屬處女群島	US\$10,000 10,000美元	Investment holding in Hong Kong 於香港從事投資控股	100	100
豐誠國際有限公司					
Kwong Man Kee Investment Company Limited	Hong Kong	HK\$10,000	Investment holding in Hong Kong	100	100
鄭文記投資有限公司	香港	10,000港元	於香港從事投資控股		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

32 STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY (Continued)

(a) Particulars of principal subsidiaries (Continued)

32 本公司之財務狀況表及儲備變動(續)

(a) 主要附屬公司詳情(續)

Company name 公司名稱	Place of incorporation/ establishment 註冊成立／成立地點	Issued and fully paid up capital 已發行及繳足股本	Principal activities and place of operation 主要業務及營業地點	Interest held (%) 所持權益(%)	
				2026 二零二六年	2025 二零二五年
Kwong Man Kee Specialist Engineering Limited	Hong Kong	HK\$10,000	Provision of engineering services in flooring, screeding, anti-skid surfacing and specialised texture painting in Hong Kong	100	100
鄭文記專業工程有限公司	香港	10,000港元	於香港提供地坪鋪設、地台批盪、鋪設防滑及專業紋理塗裝等工程服務		
KMK (Asia) Limited	Hong Kong	HK\$100,000	Provision of engineering services in waterproofing works in Hong Kong	85	85
鄭文記(亞洲)有限公司	香港	100,000港元	於香港提供防水工程方面的工程服務		
Huge Talent International Investment Limited	Hong Kong	HK\$10,000	Investment holding in Hong Kong	100	100
偉駿國際投資有限公司	香港	10,000港元	於香港從事投資控股		
KMK International Limited	Hong Kong	HK\$10,000	Investment holding in Hong Kong	100	100
鄭文記國際有限公司	香港	10,000港元	於香港從事投資控股		
KMK Krystaline Sdn. Bhd	Malaysia 馬來西亞	MYR200,100 200,100令吉	Trading of materials in Malaysia	100	100
			於馬來西亞從事材料買賣		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

32 STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY (Continued)

32 本公司之財務狀況表及儲備變動(續)

(b) Reserve movement of the Company

(b) 本公司的儲備變動

HK\$	港元	Share premium 股份溢價	Capital reserve (Note) 資本儲備 (附註)	Retained earnings 保留盈利	Total 總計
At 1 April 2024	於二零二四年四月一日	51,511,675	27,008,999	584,594	79,105,268
Profit for the year	年度溢利	–	–	5,974,440	5,974,440
Dividends	股息	–	–	(5,974,440)	(5,974,440)
At 31 March 2025 and 1 April 2025	於二零二五年三月三十一日及 二零二五年四月一日	51,511,675	27,008,999	584,594	79,105,268
Profit for the year	年度溢利	–	–	2,987,220	2,987,220
Dividends	股息	–	–	(2,987,220)	(2,987,220)
At 31 March 2026	於二零二六年三月三十一日	51,511,675	27,008,999	584,594	79,105,268

Note: Capital reserve of the Company represents the difference between the net asset value of Victor Ease Limited acquired over the nominal value of the share capital of the Company issued in exchange thereof.

附註：本公司的資本儲備代表所收購的凱怡有限公司之資產淨值與本公司作為交換而發行的股本面值之間的差額。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES

33.1 Subsidiaries

Consolidation

Subsidiaries are all entities (including a structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of comprehensive income and consolidated statement of changes in equity and, consolidated statement of financial position, respectively.

33 重大會計政策概要

33.1 附屬公司

綜合賬目

附屬公司為本集團對其具有控制權的實體（包括結構性實體）。當本集團承受或享有參與實體所得之可變回報，且有能力透過其權力指導實體的活動而影響該等回報時，則本集團控制該實體。附屬公司的賬目自控制權轉讓予本集團之日起綜合入賬，並自該控制權終止之日起停止綜合入賬。

本集團內公司之間的交易、結餘及未變現收益會予以對銷。除非交易提供轉讓資產減值的證據，否則未變現虧損亦予以對銷。附屬公司的財務報表已按需要作出調整，以確保其會計政策與本集團採用的會計政策一致。

附屬公司業績及權益中的非控股權益分別於綜合全面收益表、綜合權益變動表及綜合財務狀況表中單獨呈列。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)

33.2 Interest in an associate

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investment in an associate is accounted for using the equity method of accounting, after initially being recognised at cost.

Under the equity method of accounting, the investment is initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in profit or loss, and the Group's share of movements in other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from the associate are recognised as a reduction in the carrying amount of the investment.

Where the Group's share of cumulative losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associate are eliminated to the extent of the Group's interest in the associate. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity-accounted investee have been changed where necessary to ensure consistency with the policies adopted by the Group.

The carrying amount of equity-accounted investment is tested for impairment in accordance with the policy described in Note 33.8.

33 重大會計政策概要(續)

33.2 於聯營公司之權益

聯營公司指本集團對其有重大影響但無控制權或共同控制權的實體，一般情況下本集團擁有其20%至50%投票權。於聯營公司之投資初步按成本確認後，以權益會計法入賬。

根據權益會計法，投資初步按成本確認後再作調整，以於損益中確認本集團應佔投資對象的收購後溢利或虧損，以及於其他全面收益中確認本集團應佔投資對象的其他全面收益變動。已收或應收聯營公司的股息乃確認為投資賬面值扣減。

倘本集團於以權益入賬之投資中應佔的累計虧損相等於或超過其於該實體的權益(包括任何其他無抵押長期應收款項)，則本集團不會確認進一步虧損，除非其已代另一實體承擔責任或作出付款。

本集團與其聯營公司之間的交易所產生的未變現收益按本集團於該等聯營公司的權益金額抵銷。除非有關交易能證明所轉移資產出現減值，否則未變現虧損亦予以抵銷。以權益入賬之投資對象的會計政策已作出必要變更，以確保與本集團所採納之政策一致。

權益入賬投資的賬面值乃根據附註33.8所述政策進行減值測試。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES (Continued)

33.3 Separate financial statements

Investments in subsidiaries are accounted for at cost less impairment. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the Company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

33.4 Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in HK\$, which is the Company's functional currency and presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year-end exchange rates are generally recognised in profit or loss.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on non-monetary assets and liabilities such as equities held at fair value through profit or loss are recognised in profit or loss as part of the fair value gain or loss and translation differences on non-monetary assets such as equities classified as fair value through other comprehensive income are recognised in other comprehensive income.

33 重大會計政策概要(續)

33.3 獨立財務報表

於附屬公司的投資按成本扣除減值列賬。成本包括直接應佔投資成本。附屬公司的業績乃由本公司按已收及應收股息基準入賬。

倘股息超出於宣派股息期間內附屬公司的全面收益總額，或倘獨立財務報表中投資賬面值超出投資對象於綜合財務報表所示資產淨值（包括商譽）的賬面值，則須於自該等投資收取股息時，對該等投資進行減值測試。

33.4 外幣換算

(a) 功能及呈列貨幣

本集團每個實體的財務報表中所列的項目均以該實體營運所在的主要經濟環境的貨幣計量（「功能貨幣」）。綜合財務報表以港元呈列，港元為本公司的功能貨幣及呈列貨幣。

(b) 交易及結餘

外幣交易均按交易或估值（倘項目予以重新計量）日期的現行匯率換算為功能貨幣。因結算該等交易及按結算日的匯率兌換以外幣計值的貨幣資產及負債而產生的匯兌損益一般於損益確認。

以外幣計量公平值的非貨幣項目使用確定公平值當日的匯率換算。以公平值列賬的資產和負債的換算差額列為公平值收益或虧損的一部分。例如，以公平值計量且其變動計入損益的股票等非貨幣資產和負債的換算差額在損益中確認為公平值收益或虧損的一部分，而分類為以公平值計量且其變動計入其他全面收益的股票等非貨幣資產的換算差額在其他全面收益中確認。

**33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)**

33.4 Foreign currency translation (Continued)

(c) Group companies

The results and financial position of foreign operations (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- (i) assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- (ii) income and expenses for each statement of comprehensive income are translated at average exchange rates (unless this is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and
- (iii) all resulting exchange differences are recognised in other comprehensive income.

On consolidation, exchange differences arising from the translation of any net investment in foreign entities are recognised in other comprehensive income. When a foreign operation is sold or any borrowings forming part of the net investment are repaid, the associated exchange differences are reclassified to profit or loss, as part of the gain or loss on sale.

33.5 Segment reporting

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

33 重大會計政策概要(續)

33.4 外幣換算(續)

(c) 集團公司

功能貨幣與呈列貨幣不同的所有海外業務(均無極高通脹經濟地區的貨幣)的業績及財務狀況乃按以下方法換算為呈列貨幣:

- (i) 每份財務狀況表所呈列的資產及負債按該財務狀況表日的收市匯率換算;
- (ii) 每份全面收益表的收入及支出項目按平均匯率換算(除非該平均匯率對交易日現行匯率的累計影響並非是一個合理的接近匯率,在此情況下收入及支出乃用交易日的匯率換算);及
- (iii) 所導致的一切匯兌差額乃於其他全面收益確認。

於綜合時,換算外國實體的任何淨投資所產生的匯兌差額於其他全面收益中確認。當外國業務被出售或構成淨投資一部分的任何借款獲償還時,相關的匯兌差額將重新分類到損益,作為出售收益或虧損的一部分。

33.5 分部報告

經營分部的呈報方式與提供予主要經營決策者的內部報告的方式一致。主要經營決策者(負責分配資源及評估經營分部的表現)已被識別為本集團作出策略決定的執行董事。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES (Continued)

33.6 Investment in an insurance contract

The Group invests in a key management life insurance contract. The insurance contract is initially recognised at the amount of premium paid, and subsequently measured at its cash surrender value. Changes to the cash surrender value are recognised in profit or loss and presented net within "other income and other gains or losses, net". In the event of death of the insured person, the surrender of the policy, or the policy matures, the investment will be derecognised and any resulting gains or losses will be recognised in profit or loss.

33.7 Property, plant and equipment

The property, plant and equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged in the consolidated statement of comprehensive income during the financial period in which they are incurred.

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their cost over their estimated useful lives, as follows:

Buildings	30 years
樓宇	三十年
Furniture and equipment	3 years
傢俬及設備	三年
Leasehold improvements	Shorter of remaining period of the lease or 3 years
租賃物業裝修	餘下租期或三年(以較短者為準)
Motor vehicles	3 years
汽車	三年

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

33 重大會計政策概要(續)

33.6 於保險合約之投資

本集團投資於一份主要管理層人壽保險合約。該保險合約初步按已付保費金額確認，其後按合約的現金退保價值計量。現金退保價值的變化於損益中確認，並於「其他收入及其他收益或虧損淨額」中以淨額呈列。倘受保人離世、保單退保或保單到期，投資將被取消確認，而任何由此產生的收益或虧損將於損益中確認。

33.7 物業、廠房及設備

物業、廠房及設備按歷史成本扣除累計折舊及減值入賬。歷史成本包括於購置有關項目時直接應佔的開支。

後續成本只有在與該項目有關聯的未來經濟利益很可能會流入本集團，而項目的成本能可靠計量時，才計入資產的賬面值或確認為一項單獨資產(視適用情況而定)。所有其他維修保養費用在其產生的財政期間內於綜合全面收益表扣除。

物業、廠房及設備的折舊乃採用直線法按其估計可使用年期分攤其成本值而計算，情況如下：

資產的剩餘價值及可使用年期於各報告期間末均會進行檢討，並在適當情況下作出調整。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES (Continued)

33.7 Property, plant and equipment (Continued)

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (Note 33.8).

Gains and losses on disposals are determined by comparing proceeds with carrying amount and are recognised in profit or loss.

33.8 Impairment of non-financial assets

Non-financial assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

33.9 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out (FIFO) method. The cost comprises costs of purchase and other costs incurred in bringing the inventories to the construction sites to be consumed in the provision of construction services. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

33 重大會計政策概要(續)

33.7 物業、廠房及設備(續)

倘資產賬面值高於其估計可收回金額(附註33.8)，則會立即將該資產的賬面值撇減至其可收回金額。

出售時產生的收益及虧損乃透過比較所得款項與賬面值而釐定，並於損益確認。

33.8 非金融資產減值

具有無限可使用年期的非金融資產毋須攤銷，惟每年須進行一次減值測試，或於有事件或情況變化顯示其可能減值時須更頻繁進行測試。其他資產會於有事件或情況變化顯示資產賬面值可能無法收回時進行減值測試。減值虧損按資產賬面金額超過其可收回金額部分確認。可收回金額為扣除出售成本後的資產公平值與資產使用價值中的較高者。就減值評估而言，資產按基本上獨立於其他資產或資產組別之現金流入的可單獨辨認的最小現金流入產生單位(現金產生單位)予以分類。經減值的非金融資產(不包括商譽)於各報告期末檢討撥回減值的可能性。

33.9 存貨

存貨按成本與可變現淨值兩者的較低者列賬。成本乃按先入先出法釐定。成本包括購買成本以及將存貨帶往建築地盤以用作提供建築服務所產生的其他成本。可變現淨值為日常業務過程中的估計售價減去完成的估計成本以及銷售所需的估計成本。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)

33.10 Financial assets

(a) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss), and
- those to be measured at amortised cost.

The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

(b) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

33 重大會計政策概要(續)

33.10 金融資產

(a) 分類

本集團將其金融資產劃分為以下計量類別：

- 其後以公平值(不論計入其他全面收益或計入損益)計量的金融資產，及
- 以攤銷成本計量的金融資產。

此分類法取決於本集團管理金融資產的業務模式及現金流量的合約條款。

就以公平值計量的資產而言，收益及虧損將計入損益或其他全面收益。就並非為交易目的而持有的權益工具投資而言，此將取決於本集團於初步確認時是否已不可撤回地選擇將權益投資以公平值計入其他全面收益入賬。

本集團管理該等資產所用的業務模式有變時，方會對債務投資進行重新分類。

(b) 確認及取消確認

常規的金融資產買賣乃於交易日期予以確認，交易日期指本集團承諾買賣該資產的日期。當自金融資產收取現金流量的權利已屆滿或已轉讓且本集團已轉移擁有權的絕大部分風險及回報時，金融資產乃予以取消確認。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)

33.10 Financial assets (Continued)

(c) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at FVPL, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- (a) Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the consolidated statement of comprehensive income.
- (b) FVPL: Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within other gains/(losses) in the period in which it arises.

33 重大會計政策概要(續)

33.10 金融資產(續)

(c) 計量

於初步確認時，本集團按金融資產的公平值加上(如屬並非以公平值計入損益的金融資產)於收購金融資產時直接應佔的交易成本來計量金融資產。以公平值計入損益的金融資產的交易成本於損益中支銷。

債務工具

債務工具的後續計量取決於本集團管理資產所用的業務模式及資產的現金流量特徵。本集團將其債務工具劃分為三個計量類別：

- (a) 攤銷成本：就以收回合約現金流量為目的的資產而言，倘該等現金流量純為本金及利息付款，有關資產乃按攤銷成本計量。該等金融資產的利息收入採用實際利率法計入財務收入。取消確認時產生的收益或虧損於損益中直接確認，並連同匯兌盈虧於其他收益／(虧損)內呈列。減值虧損於綜合全面收益表單獨呈列。
- (b) 以公平值計入損益：不符合攤銷成本或以公平值計入其他全面收益標準的資產按以公平值計入損益計量。按以公平值計入損益作後續計量的債務投資的收益或虧損於損益中確認，並於其產生的期間內於其他收益／(虧損)中以淨額呈列。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES (Continued)

33.10 Financial assets (Continued)

(c) Measurement (Continued)

Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in other comprehensive income, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in other gains/(losses) in the consolidated statement of comprehensive income as applicable.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

(d) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its debt instruments at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

33.11 Trade, retention and other receivables

Trade, retention and other receivables are amounts due from customers for services performed in the ordinary course of business. Trade receivables are recognised initially at the amount of consideration that is unconditional. The Group holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method.

33 重大會計政策概要(續)

33.10 金融資產(續)

(c) 計量(續)

權益工具

本集團隨後按公平值計量所有權益投資。倘本集團管理層已選擇於其他全面收益中呈列權益投資的公平值收益及虧損，則於取消確認該投資後，公平值收益及虧損不會重新分類至損益。此類投資的股息乃於本集團收款的權利被確立後，繼續於損益中確認為其他收入。

以公平值計入損益的金融資產的公平值變動在適當情況下於綜合全面收益中確認。

購回本公司本身權益工具已直接於權益確認及扣除。概無就購買、出售、發行或註銷本公司本身權益工具之溢利或虧損確認收益或虧損。

(d) 減值

本集團按前瞻性基準評估其按攤銷成本計量的債務工具的相關預期信貸虧損。所應用的減值方法取決於信貸風險是否顯著增加。

33.11 應收貿易賬款、應收保留金及其他應收款項

應收貿易賬款、應收保留金及其他應收款項為於日常業務過程中執行服務而應收客戶之款項。應收貿易賬款初步按代價的無條件金額確認。本集團以收取合約現金流量為目的持有應收貿易賬款，故其後採用實際利率法按攤銷成本計量該等應收貿易賬款。

**33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)**

33.11 Trade, retention and other receivables (Continued)

The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in the impairment loss on trade and retention receivables in the consolidated statement of comprehensive income. When a trade, retention and other receivable is uncollectible, it is written off against the allowance account for trade, retention and other receivables. Subsequent recoveries of amounts previously written off are credited against the impairment loss on trade and retention receivables in the consolidated statement of comprehensive income.

If collection of trade, retention and other receivables is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If no, they are presented as non-current assets.

33.12 Cash and cash equivalents

Cash and cash equivalents include cash in hand and deposits held at call with banks with original maturities of three months or less.

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with banks with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

33.13 Share capital

Ordinary shares are classified as equity.

Incremental costs directly attributable to the issue of new share or options are shown in equity as a deduction, net of tax, from the proceeds.

33 重大會計政策概要(續)

33.11 應收貿易賬款、應收保留金及其他應收款項(續)

資產的賬面值乃透過使用撥備賬戶進行抵減，而虧損金額於綜合全面收益表內的應收貿易賬款及應收保留金之減值虧損中確認。倘應收貿易賬款、應收保留金及其他應收款項不可收回，則以應收貿易賬款、應收保留金及其他應收款項的撥備賬戶撇銷。其後收回的先前已撇銷金額，則計入綜合全面收益表的應收貿易賬款及應收保留金之減值虧損內。

倘應收貿易賬款、應收保留金及其他應收款項預期於一年或以內(或倘業務正常經營週期較長，則於正常經營週期內)收回，則分類為流動資產；否則分類為非流動資產。

33.12 現金及現金等價物

現金及現金等價物包括手頭現金及原到期日為三個月或更短時間以內的銀行通知存款。

就呈列綜合現金流量表而言，現金及現金等價物包括庫存現金、原到期日為三個月或更短並可隨時轉換為已知數額的現金的銀行活期存款，其價值變動的風險極微。

33.13 股本

普通股分類為權益。

發行新股份或購股權應佔的遞增成本乃於權益中呈列為所得款項的扣減(扣除稅項)。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES (Continued)

33.14 Trade and other payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

33.15 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the consolidated statement of comprehensive income over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are derecognised from the consolidated statement of financial position when the obligation specified in the contract is extinguished, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as finance costs.

Borrowings are classified as current liabilities unless, at the end of the reporting period, the Group has an unconditional right to defer settlement of the liability for at least 12 months after the end of the reporting period. Covenants that the Group is required to comply with, on or before the end of the reporting period, are considered in classifying loan arrangements with covenants as current or non-current. Covenants that the Group is required to comply with after the end of the reporting period do not affect the classification at the reporting date.

33 重大會計政策概要(續)

33.14 應付貿易賬款及其他應付款項

此等款項為於財務年末前提供貨物及服務而尚未收款所產生的負債。除非於報告期後12個月內付款，否則應付貿易賬款及其他應付款項乃呈列為流動負債，其初步按公平值確認，其後以實際利率法按攤銷成本計量。

33.15 借貸

借貸初步以公平值(扣除所產生交易成本)確認。借貸其後以攤銷成本計量；所得款項(扣除交易成本)與贖回價值之間的差額，乃以實際利息法於借貸期間在綜合全面收益表確認。

在有關融資將很有可能部分或全部提取的情況，就設立貸款融資支付的費用乃確認為貸款交易成本。在此情況，該費用將遞延至提取貸款發生時。在並無憑證顯示有關融資將很有可能部分或全部提取的情況，該費用將被資本化以作為流動資金服務的預付款項，並於其相關融資期間內予以攤銷。

倘合約所規定的責任獲解除、取消或屆滿，則借貸自綜合財務狀況表終止確認。償清或轉讓予另一方的金融負債的賬面值與已付代價(包括任何已轉讓的非現金資產或已承擔的負債)之間的差額於損益內確認為財務成本。

除非本集團有權於報告期末無條件將負債延長至報告期末後最少12個月後清償，否則借貸歸類為流動負債。本集團須於報告期結束時或之前遵守的契諾，會在將附有契諾的貸款安排分類為流動或非流動時予以考慮。本集團須於報告期結束後遵守的契諾不影響於報告日期的分類。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)

33.16 Current and deferred income tax

The income tax expense for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses. Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

(a) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Company and its subsidiaries and associate operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

(b) Deferred income tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

33 重大會計政策概要(續)

33.16 即期及遞延所得稅

期內所得稅開支為根據各司法權區適用所得稅率計算的期內應課稅收入的應付稅項，並根據暫時性差異及未動用稅項虧損所導致的遞延稅項資產及負債變動進行調整。即期及遞延稅項乃於損益中確認，惟倘該等稅項與其他全面收益或直接於權益內確認的項目有關則除外。在此情況下，該等稅項亦分別於其他全面收益內或直接於權益內確認。

(a) 即期所得稅

即期所得稅開支乃根據本公司及其附屬公司及聯營公司經營及產生應課稅收入的國家於報告期末已頒佈或實質上已頒佈的稅務法例計算。管理層就適用稅務法例解釋所規限的情況定期評估報稅表的狀況，並估量稅務機關是否有可能會接納尚未確定的稅務處理。本集團根據最可能的金額或預期價值（取決於何種方法更能預測該不確定性的結果）來計量其稅項結餘。

(b) 遞延所得稅

遞延所得稅採用負債法就資產及負債的稅基與其在綜合財務報表中的賬面值之間的暫時差額予以全數計提。然而，倘遞延稅項負債來自對商譽的初步確認，其將不予確認。遞延所得稅來自於交易（不包括業務合併）中對資產或負債的初步確認，而在交易時不影響會計損益或應課稅損益，且不會導致應課稅與可扣減暫時差異相同，其亦將不予入賬。遞延所得稅採用在報告期末前已頒佈或實質上已頒佈，並在有關遞延所得稅資產變現或遞延所得稅負債結算時預期將會適用的稅率（及法例）而釐定。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES (Continued)

33.16 Current and deferred income tax (Continued)

(b) Deferred income tax (Continued)

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax liabilities and assets are not recognised for temporary differences between the carrying amount and tax bases of investments in foreign operations where the company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and where the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

33.17 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole.

A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

33 重大會計政策概要(續)

33.16 即期及遞延所得稅(續)

(b) 遞延所得稅(續)

與按公平值計量的投資物業有關的遞延稅項負債乃假設該物業將可透過銷售而全數收回而釐定。

遞延稅項資產僅於未來應課稅金額將有可能與可動用該等暫時差異及虧損時方予確認。就於外國業務投資的賬面值與其稅基之間的暫時差異而言，倘本公司能夠控制該暫時差異的撥回時間，且該差異很可能於可見未來不會撥回，則不會確認遞延稅項負債及資產。

當有法定可執行權力將即期稅項資產與負債抵銷，且遞延稅項結餘涉及同一稅務機關，則遞延稅項資產與負債將互相抵銷。當實體有法定可執行權力進行抵銷，並有意以淨額基準結算或同步變現資產與結算負債，則即期稅項資產與稅項負債將互相抵銷。

即期及遞延稅項於損益中確認，除非其與其他全面收益或直接於權益中確認的項目有關。在此情況下，稅項亦分別於其他全面收益或直接於權益中確認。

33.17 撥備

當本集團因過往發生的事件而須承擔現有的法律或推定責任；可能需要使用資源以履行該責任；且有關金額能可靠估計時，則會確認撥備。其概不就未來營運虧損確認撥備。

倘出現多項類似責任，則需透過資源外流以履行責任的可能性乃於考慮整體責任類別後釐定。

即使就同一類別的責任中的任何一個項目而流出資源的可能性不大，仍會確認撥備。

**33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)**

33.17 Provisions (Continued)

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

33.18 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for services rendered in the normal course of business.

(a) Sales of goods

Revenue from the sale of goods is recognised when the control of the products has transferred, being when the products are delivered to the customer, the customer has full discretion over the channel and price to sell the products, and there is no unfulfilled obligation that could affect the customer's acceptance of the products.

A receivable is recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due. Contract liabilities are recognised when payments are received from customers in advance but the relevant performance obligation has not been performed.

33.19 Interest income

Interest income is presented as finance income where it is earned from financial assets that are held for cash management purposes. Any other interest income is included in other income.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets, the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

33 重大會計政策概要(續)

33.17 撥備(續)

撥備按管理層對於報告期末清償現有責任所需支出的最佳估計的現值計量。用以釐定現值的貼現率乃反映當前對金錢時間價值及該責任特有風險的市場評估的稅前比率。因時間流逝而增加的撥備確認為利息開支。

33.18 收益確認

收益按已收或應收代價的公平值計量，是指在正常業務過程中提供服務的應收金額。

(a) 貨物銷售

銷售貨物的收益於產品的控制權轉移(即產品交付予客戶)、客戶可全權酌情決定銷售產品的渠道及價格，且概無未履行的責任可影響客戶接受該產品時確認。

應收款項於貨物交付時確認，乃由於因該時間點為代價僅因付款到期前所需的時間過去而成為無條件。當預收客戶付款但尚未履行相關履行責任時，則確認合約負債。

33.19 利息收入

當利息收入來自為現金管理目的而持有的金融資產，則列作財務收入。任何其他利息收入均包括在其他收入中。

利息收入乃對金融資產總賬面值採用實際利率予以計算，惟其後出現信貸減值的金融資產除外。就信貸減值金融資產而言，實際利率應用於金融資產賬面淨值(扣除虧損撥備後)。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)

33.20 Employee benefits

(a) *Employee leave entitlements*

Employee entitlements to annual leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave as a result of services rendered by employees up to the reporting date.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

(b) *Pension obligations*

The Group participates in a defined contribution plan in Hong Kong and pays contributions to privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due.

(c) *Bonus plan*

The Group recognises a liability and an expense for bonuses based on a formula that takes into consideration the profit attributable to the Company's owners. The Group recognises a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

33.21 Leases

An arrangement, comprising a transaction or a series of transactions, is or contains a lease if the Group determines that the arrangement conveys a right to control the use of an identified asset for a period of time in exchange for consideration. Such determination is made on an evaluation of the substance of the arrangement, regardless of whether the arrangements take the legal form of a lease.

The Group enters into lease agreements as a lessee with respect to certain premises, motor vehicles and equipment.

33 重大會計政策概要(續)

33.20 僱員福利

(a) *僱員應享假期*

僱員的年假權益在僱員應享時確認，並會就僱員截至報告日期止所提供服務而產生的年假的估計負債作出撥備。

僱員的病假及產假權益於休假時方確認。

(b) *退休金責任*

本集團於香港參與定額供款計劃，並以強制性、合約性或自願性方式向私人管理的退休保險計劃作出供款。一旦已作出供款，本集團並無進一步付款的責任。供款在應付時確認為僱員福利開支。

(c) *花紅計劃*

本集團根據計及本公司擁有人應佔溢利的公式確認花紅的負債及開支。本集團按合約規定或過往慣例所產生的推定性責任確認撥備。

33.21 租賃

倘本集團釐定一項安排(包括一項交易或一系列交易)為轉讓一項已識別資產在一段期間內的使用控制權，以換取代價，則該項安排即為或包含租賃成分。有關決定乃根據評估該項安排的實質內容，不論該項安排是否採用租賃的法律形式。

本集團(作為承租人)就若干處所、汽車及設備訂立租賃協議。

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES
(Continued)

33.21 Leases (Continued)

Leases are initially recognised as right-of-use assets and corresponding liabilities at the date of which the leased asset is available for use by the Group. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated on a straight-line basis over the shorter of the asset's estimated useful life and the lease term.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate, initially measured using the index or rate at the commencement date;
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option;
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the lessee's incremental borrowing rate is used, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

33 重大會計政策概要(續)

33.21 租賃(續)

於租賃資產可供本集團使用當日，租賃會初步確認為使用權資產及相應負債。各租賃付款在負債和財務成本之間進行分配。財務成本在租賃期內於損益扣除，以就各期間負債餘額得出固定的週期性利率。使用權資產以直線法按資產之估值可用年期及租期的較短者折舊。

租賃所產生的資產及負債初步按現值基準計量。租賃負債包括以下租賃付款的淨現值：

- 固定付款(包括實質固定付款)減任何應收租賃優惠；
- 基於運用開始日期的指數或利率初步計量的指數或利率的可變租賃付款；
- 剩餘價值擔保下的承租人預期應付款項；
- 購買選擇權的行使價(倘承租人合理確定行使該選擇權)；
- 支付終止租賃的罰款(倘租期反映承租人行使權利終止租約)。

租賃付款採用租賃所隱含的利率予以貼現。倘無法輕易釐定該利率(本集團的租賃一般如此)，則使用承租人的增量借款利率，即個別承租人在類似的經濟環境中以類似的條款、抵押品及條件借入必要資金以取得與使用權資產類似價值的資產所支付的借款利率。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

33 SUMMARY OF MATERIAL ACCOUNTING POLICIES (Continued)

33.21 Leases (Continued)

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liabilities;
- any lease payments made at or before the commencement date, less any lease incentive received;
- any initial direct costs; and
- restoration costs, if any.

Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less without a purchase option. Low-value assets comprise IT equipment and small items of office furniture.

33.22 Government grants

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

Government grants relating to costs are deferred and recognised in the consolidated statement of comprehensive income over the period necessary to match them with the costs that they are intended to compensate.

33.23 Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Company's consolidated financial statements in the period in which the dividends are approved by the Company's shareholders or directors, as appropriate.

33 重大會計政策概要(續)

33.21 租賃(續)

使用權資產按成本計量，包括以下各項：

- 初始計量租賃負債的金額；
- 在開始日期或之前作出的任何租賃付款減任何已收租賃優惠；
- 任何初始直接成本；及
- 復原成本(如有)。

與設備及汽車的短期租賃及所有低價值資產租賃相關的付款按直線基準於損益確認為開支。短期租賃指租期為12個月或以下且並無購買權的租賃。低價值資產為資訊科技設備及體積細小的辦公室設備。

33.22 政府補貼

政府補貼在有合理保證會收到補貼且本集團會遵守所有附加條件時，按其公平值確認。

與成本有關之政府補貼被遞延，並在必要時期內於綜合全面收益表中確認，以與其擬補償之成本相對應。

33.23 股息分派

向本公司股東分派股息於本公司股東或董事批准股息期間之本公司綜合財務報表內確認為一項負債(如適用)。

FIVE-YEAR FINANCIAL SUMMARY

五年財務概要

		2026 二零二六年 HK\$ 港元	2025 二零二五年 HK\$ 港元	2024 二零二四年 HK\$ 港元	2023 二零二三年 HK\$ 港元	2022 二零二二年 HK\$ 港元
Revenue	收益	166,275,780	166,935,149	147,556,253	170,605,077	110,416,026
Profit before income tax	除所得稅前溢利	18,590,990	12,252,544	18,527,377	23,989,768	9,162,289
Profit attributable to owners of the Company	本公司擁有人應佔溢利	13,820,160	8,190,004	13,857,632	19,116,886	7,463,648
Cash flows	現金流量					
Net cash generated from operating activities	經營活動所得淨現金	12,611,524	1,175,695	19,998,203	24,199,162	148,112
At year end	於年結					
Total assets	資產總值	195,907,861	179,904,531	181,263,640	174,298,372	149,801,514
Total liabilities	負債總額	54,181,985	50,087,475	54,810,138	55,624,678	47,985,078
Total equity	權益總額	141,725,876	129,817,056	126,453,502	118,673,694	101,816,436
Cash and cash equivalents	現金及現金等價物	30,346,689	33,449,188	46,243,124	34,409,576	23,869,941
Per share data	每股數據					
Earnings per share – basic and diluted (HK cents)	每股盈利 – 基本及攤薄 (港仙)	2.31	1.37	2.31	3.19	1.24



鄭文記集團
KMK GROUP

