



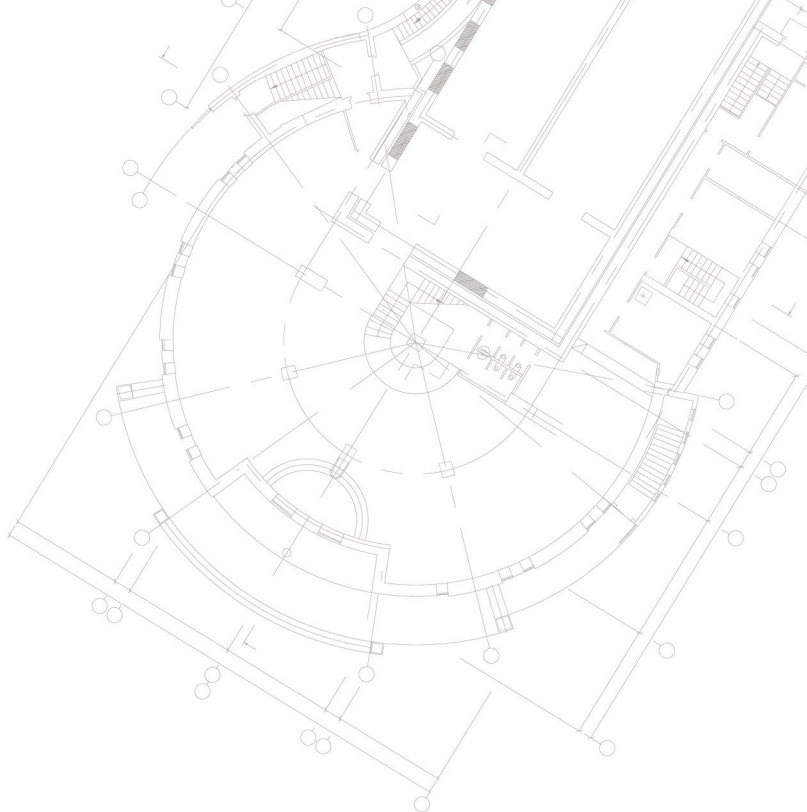
SANBASE CORPORATION LIMITED

莊皇集團公司

(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：8501



2026

ANNUAL REPORT 年報



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香港聯合交易所有限公司（「聯交所」） GEM 的特色

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主板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。

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CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Wong Sai Chuen (*Chairman and Chief Executive Officer*)

Ms. Hui Man Yee, Maggie

Independent Non-executive Directors

Mr. Cheung Chi Man, Dennis

Mr. Law Chun Yat

Mr. Siu Chi Wai

AUDIT COMMITTEE

Mr. Cheung Chi Man, Dennis (*Chairman*)

Mr. Law Chun Yat

Mr. Siu Chi Wai

REMUNERATION COMMITTEE

Mr. Cheung Chi Man, Dennis (*Chairman*)

Mr. Law Chun Yat

Mr. Siu Chi Wai

NOMINATION COMMITTEE

Mr. Wong Sai Chuen (*Chairman*)

Ms. Hui Man Yee, Maggie

Mr. Cheung Chi Man, Dennis

Mr. Law Chun Yat

Mr. Siu Chi Wai

COMPLIANCE OFFICER

Mr. Wong Sai Chuen

COMPANY SECRETARY

Ms. Cheng Faye

AUTHORISED REPRESENTATIVES

Mr. Wong Sai Chuen

Ms. Hui Man Yee, Maggie

董事會

執行董事

王世存先生 (*主席兼行政總裁*)

許曼怡女士

獨立非執行董事

張志文先生

羅俊逸先生

蕭志偉先生

審核委員會

張志文先生 (*主席*)

羅俊逸先生

蕭志偉先生

薪酬委員會

張志文先生 (*主席*)

羅俊逸先生

蕭志偉先生

提名委員會

王世存先生 (*主席*)

許曼怡女士

張志文先生

羅俊逸先生

蕭志偉先生

合規主任

王世存先生

公司秘書

鄭琦菲女士

授權代表

王世存先生

許曼怡女士

CORPORATE INFORMATION

公司資料

AUDITOR

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

LEGAL ADVISER

KJ Tan & Co
7/F, LL Tower
2 Shelley Street
Hong Kong

PRINCIPAL BANKERS

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8/F, Lower Block, Grand Millennium Plaza
181 Queen's Road Central
Hong Kong

Bank of China (Hong Kong) Limited
1 Garden Road
Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Ascentium (Cayman) Limited
4th Floor, Harbour Place
103 South Church Street, P.O. Box 10240
Grand Cayman KY1-1002
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

核數師

天職香港會計師事務所有限公司
執業會計師
註冊公眾利益實體核數師
香港
鰂魚涌
英皇道728號8樓

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主要往來銀行

香港上海滙豐銀行有限公司
香港
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中國銀行(香港)有限公司
香港
花園道1號

主要股份過戶及登記處

Ascentium (Cayman) Limited
4th Floor, Harbour Place
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Grand Cayman KY1-1002
Cayman Islands

香港股份過戶及登記分處

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

CORPORATE INFORMATION

公司資料

PRINCIPAL PLACE OF BUSINESS AND HEADQUARTERS IN HONG KONG

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股份代號

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網址

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CHAIRMAN'S STATEMENT

主席報告

Dear Shareholders,

On behalf of the board (the “**Board**”) of Directors of Sanbase Corporation Limited (“**Sanbase Corporation**” or the “**Company**”) and its subsidiaries (collectively the “**Group**”), I hereby present the audited condensed consolidated results of the Group for the year ended 31 March 2026 (the “**Year**”).

During the Year, the commercial property market in Hong Kong continued to face persistent headwinds. According to a market report from Jones Lang LaSalle (“**JLL**”), the overall vacancy rate for Grade A office buildings in Hong Kong remains high at 13.5% as of March 2026. The market recovery we previously anticipated has yet to materialise, exerting sustained operational pressure on the fit-out services industry. Facing such intense market competition, although the Group adopted a relatively aggressive pricing strategy to secure projects to maintain market presence, we recorded a decrease in number of projects undertaken during the Year. As a result, our revenue for the Year decreased by 17.7%, and gross profit declined by 82.0%.

In response to these near-term challenges, we will continue to optimise our subcontractor network. We are actively seeking high-calibre partners to deliver enhanced operational efficiency, allowing us to streamline project execution while maintaining our high standard of work quality. Meanwhile, we are diversifying our project mix by pursuing new collaborations in the retail, education, residential, and non-governmental organisation sectors outside of conventional Grade A commercial properties.

Looking ahead, we are encouraged by shifting market dynamics. A report by CBRE indicates that despite high vacancy rates in certain real estate sectors and the limited immediate positive impact of interest rate cuts, leasing and investment demand have begun to gradually recover. While structural challenges remain, we firmly believe that diversified tenant demand, coupled with a more relaxed monetary environment, will lay a solid foundation for a more balanced market throughout the coming year.

致各位股東：

本人謹代表莊皇集團公司（「**莊皇集團**」或「**本公司**」）及其附屬公司（統稱「**本集團**」）之董事會（「**董事會**」），提呈本集團截至2026年3月31日止年度（「**本年度**」）之經審核簡明綜合業績。

在本年度內，香港的商業地產市場持續面臨重重逆風。根據仲量聯行一項市場報告，截至2026年3月，香港甲級寫字樓的整體空置率仍維持在13.5%的高位。我們此前預期的市場回暖尚未顯現，使裝潢服務行業面臨持續的營運壓力。面對如此激烈的市場競爭，雖然本集團採取了相對進取的定價策略，以爭取項目並鞏固市場地位，但我們於本年度內所承接的項目數量仍有所減少。因此，我們於本年度的收益減少了17.7%，毛利亦下跌了82.0%。

為應對這些短期挑戰，我們將繼續優化承判商組合。我們積極尋求高質素的合作夥伴以實現更高的營運效率，從而簡化項目執行流程，同時維持高標準的工程品質。與此同時，我們正積極推動項目組合多元化，在傳統甲級寫字樓之外，開拓零售、教育、住宅及非政府組織等領域的合作機會。

展望未來，市場動態的轉變令我們重拾信心。世邦魏理仕的報告指出，儘管部分房地產板塊的空置率偏高，且減息的即時正面影響有限，但租賃及投資需求已開始逐步回升。雖然結構性挑戰依然存在，但我們深信，多元化的租戶需求配合較為寬鬆的貨幣環境，將為未來一年更均衡的市場奠定堅實的基礎。

CHAIRMAN'S STATEMENT

主席報告

From a long-term perspective, we remain optimistic about the strategic development of the Northern Metropolis International I&T City. In particular, the acceleration of the Loop's Hong Kong Park is expected to bring significant new impetus to the market. We are confident that these large-scale government initiatives will drive a robust resurgence in demand for our fit-out services and support the Group's long-term growth and recovery.

Lastly, I would like to extend my heartfelt gratitude to our Board members, staff, and shareholders for your unwavering support during these challenging times. Moving forward, the Group will steadfastly uphold our corporate motto of "To Do Better", striving to deliver exceptional service to our clients and generate better returns for our shareholders.

Chairman of the Board

WONG Sai Chuen

Hong Kong, 18 June 2026

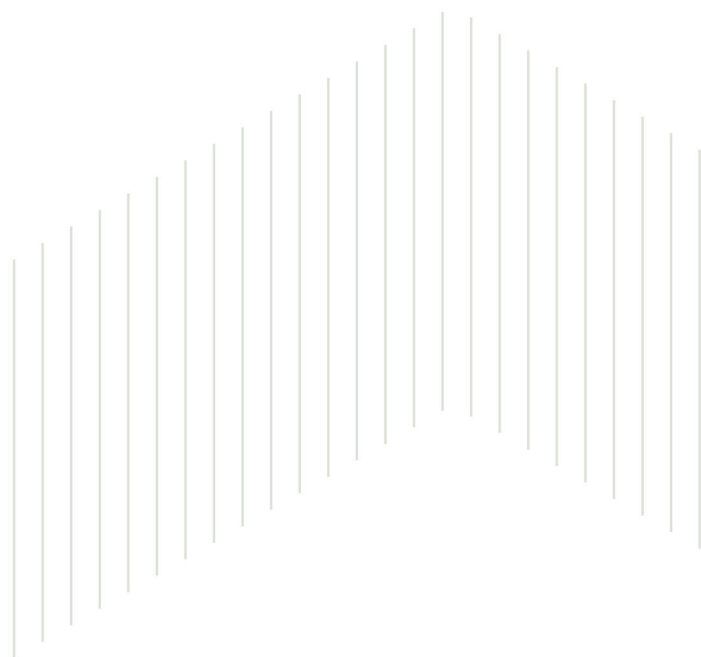
長遠來看，我們對「北部都會區」國際創科新城的戰略發展保持樂觀。特別是河套地區「香港園區」的加速建設，預計將為市場注入重大的新動力。我們深信，這些政府倡議的大型計劃將推動裝潢服務需求的復甦，並支撐本集團的長期增長與復原。

最後，本人在此衷心感謝董事會全人、各位員工及股東在逆境中對莊皇集團的持續支持。將來，本集團將繼續秉持「做得更好」的企業座右銘，竭誠為客戶提供卓越的服務，並為股東創造更好的回報。

董事會主席

王世存

香港，2026年6月18日



FINANCIAL HIGHLIGHTS

財務摘要

		Audited 經審核 Year ended 31 March 截至3月31日止年度		Change in percentage 百分比變動
		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)	
Revenue	收入	344,706	418,769	-17.7%
Gross profit	毛利	3,558	19,760	-82.0%
Gross profit margin	毛利率	1.0%	4.7%	-3.7ppt -3.7個百分點
Loss before income tax	除所得稅前虧損	(16,615)	(13,342)	24.5%
Loss attributable to owners of the Company	本公司擁有人應佔 虧損	(13,594)	(16,039)	-15.2%
		HK cents 港仙	HK cents 港仙 (restated) (經重列)	
Basic and diluted loss per share	每股基本及攤薄虧損	(6.80)	(8.02)	-15.2%

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

BUSINESS REVIEW

The Group is an interior fit-out solutions provider focusing on providing services to clients whose offices are predominately situated in Grade A offices in Hong Kong and the PRC. Our role in these fit-out projects entails the overall project management, coordination and implementation of fit-out projects by engaging subcontractors from different trades for their services and labour, providing expertise such as controlling the quality aspects of the projects and carrying out the corresponding project management.

Our projects can be broadly categorised into (i) bare shell fit-out which is undertaken in the interior space of a vacant premise having basic flooring and plastered walls; (ii) restacking which involves upgrading and re-planning and providing modification works to existing interior structures of a premise; (iii) reinstatement which involves demolishing any additional moveable structure that the existing tenant installed; (iv) design; (v) churn works; and (vi) maintenance and others which involve providing minor repairs and general builder's maintenance work to the tenant's office facilities, pest control and emergency call services, project management services and mechanical, electrical and plumbing (the “MEP”) consultancy services.

During the year ended 31 March 2026, the Group recorded a decrease in revenue of 17.7% to HKD344.7 million from HKD418.8 million for the year ended 31 March 2025. The decrease was mainly attributable to the decrease in revenue from the business of bare shell fit-out. The Group's gross profit decreased to HKD3.6 million for the year ended 31 March 2026 from HKD19.8 million for the year ended 31 March 2025, representing a decrease of 82.0%. The decrease was mainly attributable to the pricing strategy adopted by the Group to maintain market presence.

For the year ended 31 March 2026, the loss attributable to owners of the Company was HKD13.6 million while the loss attributable to owners of the Company was HKD16.0 million (restated) for the corresponding period of last year (i.e., the year ended 31 March 2025).

業務回顧

本集團為室內裝潢解決方案供應商，專注為辦公室主要位於香港及中國甲級寫字樓的客戶提供服務。我們在該等裝潢項目中的角色涉及通過聘用不同行業的次承判商提供服務及勞動力對裝潢項目進行整體項目管理、協調及實施，並提供項目品質控制以及進行相應的項目管理等方面的專業知識。

我們的項目大致可分為以下幾類：(i) 毛坯房裝潢，該等項目在鋪有地板及牆壁已批灰的空置物業室內空間進行；(ii) 重裝，涉及物業現有內部結構的升級、重新規劃及提供改裝工程；(iii) 還原，涉及拆除現有租戶安裝的任何額外可移除結構；(iv) 設計；(v) 零碎工程；及(vi) 保養及其他，涉及提供小型維修及對租戶的辦公設施進行一般建築商保養工作、害蟲防治及緊急求助服務、項目管理服務以及機械、電力及管道（「機械、電力及管道」）諮詢服務。

本集團的收入由截至2025年3月31日止年度的418.8百萬港元減少17.7%至截至2026年3月31日止年度的344.7百萬港元。該減少主要是由於毛坯房裝潢業務的收入減少。本集團的毛利由截至2025年3月31日止年度的19.8百萬港元減少82.0%至截至2026年3月31日止年度的3.6百萬港元。該減少主要歸因於本集團為維持市場地位所採取的定價策略。

截至2026年3月31日止年度，本公司擁有人應佔虧損為13.6百萬港元，而去年（即截至2025年3月31日止年度）同期本公司擁有人應佔虧損為16.0百萬港元（經重列）。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

FINANCIAL REVIEW

Revenue

The Group's revenue is principally generated from (i) bare shell fit-out; (ii) restacking; (iii) reinstatement; (iv) design; (v) churn works; and (vi) maintenance and others. For the year ended 31 March 2026, the revenue of the Group was HKD344.7 million, representing a decrease of 17.7% as compared with HKD418.8 million recorded last year. The decrease was mainly attributable to the decrease in revenue from the business of bare shell fit-out.

The following table sets forth a breakdown of the Group's revenue by project types for the years ended 31 March 2026 and 2025:

財務回顧

收入

本集團的收入主要來自(i) 毛坯房裝潢；(ii) 重裝；(iii) 還原；(iv) 設計；(v) 零碎工程；及(vi) 保養及其他。截至2026年3月31日止年度，本集團的收入為344.7百萬港元，較去年的418.8百萬港元減少17.7%。該收入減少主要是由於毛坯房裝潢業務的收入減少。

下表載列本集團截至2026年及2025年3月31日止年度按項目類型劃分的收入明細：

		Year ended 31 March 截至3月31日止年度			
Project type	項目類型	2026 2026年		2025 2025年	
		HKD'000 千港元	% 百分比	HKD'000 千港元	% 百分比
Bare shell fit-out	毛坯房裝潢	276,625	80.2	357,099	85.3
Restacking	重裝	30,588	8.9	15,442	3.7
Reinstatement	還原	1,516	0.4	3,131	0.7
Design	設計	5,200	1.5	12,295	2.9
Churn works	零碎工程	30,162	8.8	28,873	6.9
Maintenance and others	保養及其他	615	0.2	1,929	0.5
Total	總計	344,706	100.0	418,769	100.0

As shown in table above, our bare shell fit-out contributed to 80.2% and 85.3% of the Group's total revenue for the year ended 31 March 2026 and 2025, respectively. Revenue from bare shell fit-out was HKD276.6 million for the year ended 31 March 2026, representing an decrease of 22.5% as compared with HKD357.1 million recorded last year.

如上表所示，截至2026年及2025年3月31日止年度，我們的毛坯房裝潢貢獻的收入分別佔本集團總收入的80.2%及85.3%。截至2026年3月31日止年度，毛坯房裝潢產生的收入為276.6百萬港元，較去年的357.1百萬港元減少22.5%。

From 1 April 2025 and up to 31 March 2026, we were newly awarded a total of 37 bare shell fit-out projects with a total project sum of HKD214.4 million.

自2025年4月1日起直至2026年3月31日，我們共獲得37個新的毛坯房裝潢項目，項目總額為214.4百萬港元。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

FINANCIAL REVIEW (Continued)

Cost of sales

The Group's cost of sales mainly comprised of subcontracting charges and staff costs. Cost of sales for the year ended 31 March 2026 was HKD341.1 million, representing a decrease of 14.5% as compared with HKD399.0 million recorded last year. The decrease was in line with the decrease in revenue.

Gross profit and gross profit margin

The Group's overall gross profit was HKD3.6 million for the year ended 31 March 2026, representing a decrease of 81.8% as compared with HKD19.8 million recorded last year of the Group. The gross profit margin for the year ended 31 March 2026 was 1.0%, representing a decrease of 3.7% as compared with 4.7% for the corresponding period of last year. Such decrease in the gross profit was primarily due to the decrease in gross profit from the business of bare shell fit-out as a result of the pricing strategy adopted by Group to maintain market presence.

Other income

Other income for the current year (i.e., the year ended 31 March 2026) was 0.2 million, representing an increase from HKD5,000 for the corresponding period of last year. Such increase was mainly attributable to gain on disposal of 100% equity interest in a subsidiary of the Group, Sanbase China Holding Limited.

Administrative expenses

Administrative expenses was HKD19.5 million for the current year, which was in line with the administrative expenses of HK\$19.2 million for the corresponding period of last year.

Finance costs

Finance costs which comprised mainly the interest on the lease liabilities for the current year was 0.1 million, which is approximately the same as the corresponding period of last year.

Income tax (credit)/expense

Income tax credit for the current year was HKD0.4 million while income tax expense for last year was HKD0.2 million.

Loss for the year

Net loss was HKD16.2 million for the year ended 31 March 2026 while net loss of HKD13.5 million (restated) was recorded for last year.

財務回顧 (續)

銷售成本

本集團的銷售成本主要包括分包費用及員工成本。截至2026年3月31日止年度的銷售成本為341.1百萬港元，較去年的399.0百萬港元減少14.5%。該減少與收入減少一致。

毛利及毛利率

截至2026年3月31日止年度，本集團的整體毛利為3.6百萬港元，較本集團去年的19.8百萬港元減少81.8%。截至2026年3月31日止年度，毛利率為1.0%，較去年同期的4.7%減少3.7%。毛利率減少主要是由於本集團為維持市場地位而採取的定價策略，導致毛坯房裝潢業務產生的毛利減少。

其他收入

本年度（即截至2026年3月31日止年度）的其他收入為0.2百萬港元，較去年同期的港幣5,000元有所增加。該增加主要由於出售本集團附屬公司莊皇中國控股有限公司的100%股權。

行政開支

本年度的行政開支為19.5百萬港元，與去年同期的19.2百萬港元的行政費用基本持平。

財務成本

本年度財務成本為0.1百萬港元主要包括租賃負債利息，與去年同期相若。

所得稅（抵免）／開支

本年度所得稅抵免為0.4百萬港元，而去年所得稅開支為0.2百萬港元。

本年度虧損

截至2026年3月31日止年度的淨虧損為16.2百萬港元，而去年錄得淨虧損為13.5百萬港元（經重列）。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

FINANCIAL REVIEW (Continued)

Loss for the year attributable to owners of the Company

Loss attributable to owners of the Company was HKD13.6 million for the year ended 31 March 2026, while loss attributable to owners of the Company was HKD16.0 million (restated) for last year.

Dividend

The Board does not recommend the payment of the final dividend for the year ended 31 March 2026 (31 March 2025: Nil).

LIQUIDITY, FINANCIAL RESOURCES, GEARING RATIO AND CAPITAL STRUCTURE

During the year ended 31 March 2026, the Group financed its operation by its internal resources. As at 31 March 2026, the Group had net current assets of HKD104.4 million (31 March 2025: HKD114.8 million), including cash and cash equivalents of HKD124.9 million (31 March 2025: HKD103.6 million) mainly denominated in Hong Kong dollars ("HKD") and Renminbi ("RMB").

The current ratio, being the ratio of current assets to current liabilities, was 2.0 times as at 31 March 2026 (31 March 2025: 1.8 times). The gearing ratio of the Group as at 31 March 2026 was 1.5% (31 March 2025: 2.0% (restated)). The gearing ratio is calculated as total debt divided by total equity as at the respective period end. Total debt includes lease liabilities.

There has been no change in capital structure of the Company as at 31 March 2026. The equity attributable to owners of the Company amounted to approximately HKD107.7 million as at 31 March 2026 (31 March 2025: HKD120.8 million (restated)).

The Group has adopted a prudent financial management approach towards its treasury policy and thus maintained a healthy liquidity position for the year ended 31 March 2026. To manage the liquidity risk, the Board closely monitors the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and other commitments can meet its funding requirements from time to time.

As the revenue and costs of the Group are mainly denominated in HKD and RMB, the Board considers that the Group has no significant foreign exchange exposures.

The Group has no exposure to fluctuations in exchange rate and did not make any foreign exchange related hedges for the year ended 31 March 2026.

財務回顧 (續)

本公司擁有人應佔年內虧損

截至2026年3月31日止年度，本公司擁有人應佔虧損為13.6百萬港元，而去年本公司擁有人應佔虧損為16.0百萬港元（經重列）。

股息

董事會不建議就截至2026年3月31日止年度派付末期股息（2025年3月31日：無）。

流動資金、財務資源、資產負債比率及資本結構

於截至2026年3月31日止年度內，本集團以內部資源撥付營運所需資金。於2026年3月31日，本集團的流動資產淨值為104.4百萬港元（2025年3月31日：114.8百萬港元），包括現金及現金等價物為124.9百萬港元（2025年3月31日：103.6百萬港元），主要以港元（「港元」）及人民幣（「人民幣」）計值。

於2026年3月31日，流動比率（即流動資產與流動負債之比率）為2.0倍（2025年3月31日：1.8倍）。本集團於2026年3月31日的資產負債比率為1.5%（2025年3月31日：2.0%（經重列））。資產負債比率按各期末的負債總額除以權益總額計算。總負債包括租賃負債。

本公司於2026年3月31日的資本結構並無發生變化。於2026年3月31日，本公司擁有人應佔權益約為107.7百萬港元（2025年3月31日：120.8百萬港元（經重列））。

截至2026年3月31日止年度，本集團在庫務政策方面採取審慎的財務管理方法，從而維持了穩健的流動資金狀況。為管理流動資金風險，董事會密切監控本集團的流動資金狀況，確保本集團的資產、負債及其他承擔的流動資金結構能夠滿足其不時的資金需求。

由於本集團的收入及成本主要以港元及人民幣計值，董事會認為本集團並無重大外匯風險。

本集團並無匯率波動風險，且於截至2026年3月31日止年度內並無進行任何外匯相關對沖。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

PLEDGE OF ASSETS

The pledge bank deposits amounted to HKD1.0 million as at 31 March 2026 (31 March 2025: HKD12.6 million). Such decrease was primarily attributable to the decrease in number of surety bonds and performance guarantees required under interior fit-out solution service contracts of the Group.

TRADE RECEIVABLES

Trade Receivables was HKD50.0 million for the current year, representing a decrease of 33.3% as compared with HKD75.0 million recorded last year. Such decrease was primarily attributable to (i) lower revenue compared with last year and (ii) effective payment collection

The following table sets forth the ageing analysis of trade receivables as at the dates indicated and the subsequent settlement of trade receivables as at 31 March 2026 up to 31 May 2026.

Within 30 days	30日內
31 to 60 days	31至60日
61 to 90 days	61至90日
91 to 180 days	91至180日
Over 180 days	180日以上

To recover trade receivables, the project team actively follows up with clients on outstanding balances through phone calls and emails. For long-aged receivables, the Group plans to conduct face-to-face negotiations to agree on settlement schedules. If a customer fails to settle the outstanding amount by the specified deadline, a formal demand letter will be issued. For receivables that remain unrecovered after these actions, the Group may initiate legal proceedings as appropriate.

CAPITAL COMMITMENTS

As at 31 March 2026, the Group did not have any material capital commitments (31 March 2025: Nil).

資產抵押

於2026年3月31日，已抵押銀行存款為1.0百萬港元（2025年3月31日：12.6百萬港元）。此項減少主要由於本集團室內裝潢服務合約下所需履約保證及履約保函數量的減少。

貿易應收款

本年度應收款為50.0百萬港元，較去年的75.0百萬港元減少33.3%。該減少主要由於(i)收入較去年下降及(ii)收款效率提升。

下表載列貿易應收款項於所示日期的賬齡分析及於2026年3月31日後直至2026年5月31日內貿易應收款項的後續結算情況。

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元	Subsequent Settlement 後續結算 HKD'000 千港元
17,984	20,338	15,197
7,706	21,729	7,591
17,221	15,614	16,564
1,844	11,265	1,422
5,270	6,012	1,176
50,025	74,958	41,950

為收回貿易應收款，項目團隊會積極透過電話及電郵跟進客戶之未償還款項。對於長期未收回之應收款項，本集團會與相關客戶進行面對面磋商，以商討還款時間表。倘客戶未在最後期限或之前結清欠款，本集團將發出正式催款函。就採取上述行動後仍未收回的貿易應收款項而言，本集團可能會啟動相應法律程序。

資本承擔

於2026年3月31日，本集團並無任何重大資本承擔（2025年3月31日：無）。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSAL OF SUBSIDIARIES AND AFFILIATED COMPANIES

For the purpose of, among others, dispose of under-performing subsidiary and consolidate resources for other growth opportunities, on 29 August 2025, 1017 Company Limited (a direct wholly-owned subsidiary of the Company) (the “**Vendor**”), as vendor, entered into a share purchase agreement (the “**SPA**”) with Aeola Investment Limited (a company directly wholly-owned by a director of an indirect non-wholly-owned subsidiary of the Company, and hence, a connected person of the Company at subsidiary level) (the “**Purchaser**”), as purchaser, pursuant to which the Vendor conditionally agreed to sell, and the Purchaser conditionally agreed to purchase the entire issued share capital of Sanbase China Holding Limited (an indirect wholly-owned subsidiary of the Company as at the date of the SPA) at the consideration of HK\$1,800,000 (the “**Disposal**”). Closing of the Disposal took place on 2 September 2025 in accordance with the terms and conditions of the SPA. For details of the Disposal, please refer to the announcements of the Company dated 29 August 2025 and 2 September 2025.

Save as disclosed above, during the year ended 31 March 2026, the Group did not engage in any other significant investments or material acquisitions or disposals of subsidiaries, associates, joint ventures or affiliated companies.

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

Save as disclosed in this annual report, the Group did not have any plans for material investment or acquisition of capital assets as at 31 March 2026 and as at the date of this annual report. The Company will make further announcement in accordance with the GEM Listing Rules, where applicable, if any investments and acquisition opportunities materialise.

CONTINGENT LIABILITIES

As at 31 March 2026, the Group provided guarantees of surety bonds of HKD3.8 million (31 March 2025: HKD22.3 million) in respect of 1 (31 March 2025: 5) interior fit-out solution service contract of the Group in its ordinary course of business.

重大投資、重大收購及出售附屬公司及聯屬公司

旨在（其中包括）處置表現不佳的附屬公司，並集中資源以掌握其他增長機遇。於2025年8月29日，1017 Company Limited（本公司直接全資附屬公司）（「賣方」）作為賣方與Aeola Investment Limited（一間由本公司某間間接非全資附屬公司的董事直接全資持有的公司，因此屬於本公司附屬公司層面的關連人士）（「買方」）作為買方訂立了一份股份買賣協議（「股份買賣協議」）。據此，賣方有條件同意出售，而買方有條件同意購買莊皇中國控股有限公司（於股份買賣協議日期為本公司之間接全資附屬公司）的全部已發行股本，代價為1,800,000港元（「該出售」）。該出售已於2025年9月2日根據股份買賣協議的條款及條件完成。有關該出售的詳情，請參閱本公司日期為2025年8月29日及2025年9月2日的公告。

除上述披露外，於截至2026年3月31日的年度內，本集團並無進行任何其他重大投資、或任何重大收購或出售附屬公司、聯營公司、合營企業或聯屬公司。

重大投資及資本資產的未來計劃

除本年報所披露者外，本集團於截至2026年3月31日及本年報日期並無任何重大投資或收購資本資產的計劃。如有任何投資及收購機會，本公司將根據GEM上市規則（如適用）作進一步公佈。

或然負債

於2026年3月31日，本集團已就本集團日常業務過程中的1份（2025年3月31日：5份）室內裝潢解決方案服務合約提供3.8百萬港元（2025年3月31日：22.3百萬港元）履約保證保函。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

As at 31 March 2026, performance guarantees of HKD0.4 million (31 March 2025: HKD6.5 million) were given by a bank in favour of the Group's customers in respect of 1 (31 March 2025: 5) interior fit-out solution service contract of the Group as security for the due performance and observance of the Group's obligations under the contracts entered into between the Group and their customers.

If the Group fails to provide satisfactory performance to their customers to whom surety bonds and performance guarantees have been given, such customers may demand the bank to pay to them the sum or sum stipulated in such demand. The Group will become liable to compensate such bank accordingly. The relevant surety bonds and performance guarantees will be released.

The surety bonds and performance guarantees were secured by the pledged bank deposits as disclosed in note 27 to the consolidated financial statements.

At the end of each reporting period, the Directors of the Company do not consider it is probable that a claim will be made against the Group.

HUMAN RESOURCES MANAGEMENT

As at 31 March 2026, the Group had a total of 51 (31 March 2025: 67) employees. To ensure that the Group is able to attract and retain staff capable of attaining the best performance levels, remuneration packages are reviewed on a regular basis. In addition, discretionary bonus is offered to eligible employees by reference to individual performance. The total staff cost for the year ended 31 March 2026 amounted to approximately HKD44.1 million (31 March 2025: HKD43.0 million).

The terms of employment of employees conform to normal commercial practice. The remuneration of the employees, Directors and senior management of the Group is set and paid on the basis of the relevant employees', Directors' and senior managements' qualifications, competence, work performance, industry experience, relevant market trend and the Group's operating results, etc. Other benefits including share options, retirement benefits, subsidised medical care, pension funds and training programmes are offered to eligible employees.

於2026年3月31日，一家銀行就本集團1份（2025年3月31日：5份）室內裝潢解決方案服務合約，向本集團客戶提供0.4百萬港元（2025年3月31日：6.5百萬港元）的履約保證，作為本集團履行與客戶簽訂合約義務之擔保。

若本集團未能向獲提供履約保函及履約保證的客戶提供合意的服務，該等客戶有權要求銀行按規定支付履約保證金額。然後，本集團將須對銀行作出相應賠償。相關履約保函及履約保證預計將根據各建築合約的條款解除。

有關的履約保證及履約保函，乃以綜合財務報表附註27所披露的已抵押銀行存款作抵押。

在每個報告期結束時，本公司董事認為本集團面臨索賠的可能性不大。

人力資源管理

於2026年3月31日，本集團共有51（2025年3月31日：67）名員工。為確保本集團有能力吸引及挽留表現優秀的員工，我們定期檢討薪酬待遇。此外，我們亦參考個人表現向合資格僱員發放酌情花紅。截至2026年3月31日止年度的總員工成本約為44.1百萬港元（2025年3月31日：43.0百萬港元）。

僱員的聘用條款符合一般商業慣例。本集團僱員、董事及高級管理層的薪酬乃根據有關僱員、董事及高級管理層的資歷、能力、工作表現、行業經驗、相關市場趨勢及本集團的經營業績等因素釐定及支付。本集團為合資格僱員提供包括購股權、退休福利、醫保補貼、養老金及培訓計劃在內的其他福利。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

OUTLOOK

Entering the 2025/2026 financial year, the Hong Kong commercial property market continues to encounter significant challenges, with cautious tenant sentiment prevailing. According to recent market reports from JLL, the vacancy rate for Grade A offices stood high at 13.5% as of the first quarter of 2026. This prolonged high-vacancy environment is further highlighted by a CBRE report, which notes that massive new supply over the past few years pushed the Grade A vacancy rate to 17.3% by the end of 2025. Looking into the remainder of 2026, the outlook remains highly uncertain as structural challenges persist and office rents are projected to fall by another 3%. The market is now heavily shaped by corporate tenants adopting cost-driven relocation strategies. These corporations focus on expense reduction, which has suppressed overall fit-out project scales.

Given these persistently challenging conditions, the Group remains dedicated to enhancing its operational resilience and adapting to the latest market movements. In the short term, we are further strengthening our cost-control efficiency by reviewing our subcontractor sourcing. By securing partnerships with high-performing contractors who offer more competitive pricing, we can successfully reduce execution costs while maintaining our high standard of work quality. The Group is also expanding our business reach into alternative markets, including the retail, education, residential, and non-governmental organisation sectors, to cultivate a more diversified client base.

Looking forward, strategic government initiatives will be essential to navigating this complex landscape. The 2026-27 Hong Kong Government Budget focuses on the Northern Metropolis International I&T City and the development of the Loop's Hong Kong Park, which are anticipated to bring new impetus to the market. The Group will maintain strict expense management and enhance its operational resilience. These measures will lay a cautious but solid foundation for future growth.

展望

踏入2025/26財年，香港商用物業市場繼續面臨重大挑戰，租戶態度普遍維持審慎。根據仲量聯行最近的市場報告，截至2026年第一季，甲級寫字樓空置率維持在13.5%的高位。世邦魏理仕的一份報告進一步指出了這種長期高空置率的環境，過去幾年的新增供應曾在2025年底將甲級寫字樓空置率推高至17.3%。展望2026年剩餘時間，由於結構性挑戰依然存在，辦公室租金預計將再下跌3%，市場前景仍不明朗。目前，市場深受企業租戶採取成本導向的搬遷策略所影響。企業傾向專注於削減開支，從而壓低了整體裝潢項目的規模。

鑑於上述具有挑戰性的市況，本集團仍致力於提升其業務韌性，並適應最新的市場變動。短期內，我們將通過審查承判商資源，進一步提升成本控制效率。通過與高質素且報價更具競爭力的承判商建立合作夥伴關係，我們能夠在保證高標準工程質素的前提下，有效降低項目執行成本。同時，本集團亦正將業務範圍擴展至更多元的市場，包括零售、教育、住宅及非政府組織板塊，以培養更多元化的客戶群。

展望未來，政府的策略性措施對於應對這一複雜形勢至關重要。2026-27年度香港政府財政預算案聚焦於北部都會區國際創科新城以及河套區香港園區的發展，預計將為市場注入新的活力。本集團將持續嚴格控制成本，並提升業務韌性。這些措施將為未來的成長發展奠定穩健且堅實的基礎。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷詳情

Executive Directors

Mr. WONG Sai Chuen (“Mr. Wong”), aged 51, is the Chairman, Chief Executive Officer and an executive Director of the Company since 4 January 2018. Mr. Wong was also appointed as the chairman of the nomination committee on 8 January 2020. Mr. Wong founded the Group in 2009 and was appointed as a Director on 24 March 2017. Mr. Wong is responsible for the strategic planning, business development, daily operations and major decision making of the Group. Mr. Wong is also a director of certain subsidiaries of the Company.

Mr. Wong has over 16 years of experience in the interior fit-out industry. Mr. Wong is the spouse of Ms. Hui Man Yee, Maggie, an executive Director of the Company.

The disclosable interests of Mr. Wong in the shares and underlying shares under the provisions of Part XV of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) (the “SFO”) are set out in the section headed “Directors’ and Chief Executive’s Interests and Short Positions in the Shares, Underlying Shares and Debentures of the Company or any Associated Corporations” under the Directors’ Report of this annual report.

Ms. HUI Man Yee, Maggie (“Ms. Hui”), aged 49, is an executive Director of the Company since 4 January 2018. Ms. Hui joined the Group in April 2015 and was appointed as a Director on 6 July 2017. Ms. Hui was also appointed as a member of the nomination committee on 20 June 2025. Ms. Hui is responsible for daily operations, business development, human resources and administrative management of the Group. Ms. Hui is also a director of certain subsidiaries of the Company.

Prior to joining the Group, Ms. Hui has over 10 years of experience in the hotel industry. Ms. Hui graduated from Sheffield Hallam University in the United Kingdom with a bachelor’s degree of science in hotel and tourism management in June 1998. Ms. Hui then obtained a master’s degree in business administration from University of Birmingham in the United Kingdom in December 2011. Ms. Hui is the spouse of Mr. Wong, the Chairman, Chief Executive Officer and an executive Director of the Company.

The disclosable interests of Ms. Hui in the shares and underlying shares under the provisions of Part XV of the SFO are set out in the section headed “Directors’ and Chief Executive’s Interests and Short Positions in the Shares, Underlying Shares and Debentures of the Company or any Associated Corporations” under the Directors’ Report of this annual report.

執行董事

王世存先生(「王先生」)，51歲，自2018年1月4日起出任本公司主席、行政總裁兼執行董事。王先生亦於2020年1月8日獲委任為本公司提名委員會主席。王先生於2009年創立本集團，並於2017年3月24日獲委任為董事。王先生負責本集團策略規劃、業務拓展、日常營運及重大決策。王先生亦擔任本公司若干附屬公司之董事。

王先生於室內裝潢行業擁有逾16年的經驗。王先生乃本公司執行董事許曼怡女士之配偶。

王先生根據證券及期貨條例(香港法例第571章)(「證券及期貨條例」)第XV部的條文於股份及相關股份的須予披露權益，載於本年報董事會報告「董事及最高行政人員於本公司或任何相聯法團股份、相關股份及債券的權益及淡倉」一節。

許曼怡女士(「許女士」)，49歲，自2018年1月4日起出任本公司執行董事。許女士於2015年4月加入本集團，並於2017年7月6日獲委任為董事。許女士亦於2025年6月20日獲委任為本公司提名委員會成員。許女士負責本集團日常營運、業務拓展、人力資源及行政管理。許女士亦擔任本公司若干附屬公司的董事。

於加入本集團之前，許女士於酒店行業擁有逾10年經驗。許女士於1998年6月畢業於英國謝菲爾德哈勒姆大學，取得酒店及旅遊管理理學學士學位。許女士於2011年12月於英國伯明翰大學取得工商管理碩士學位。許女士乃本公司主席、行政總裁兼執行董事王先生之配偶。

許女士根據證券及期貨條例第XV部的條文於股份及相關股份的須予披露權益，載於本年報董事會報告「董事及最高行政人員於本公司或任何相聯法團股份、相關股份及債券的權益及淡倉」一節。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷詳情

Independent non-executive Directors

Mr. Cheung Chi Man, Dennis (“Mr. Cheung”), aged 58, is an independent non-executive Director, the chairman of the audit committee, and a member of the nomination committee and the remuneration committee of the Company since 21 January 2020, and was re-designated as the chairman of the remuneration committee on 28 January 2022. Mr. Cheung has over 20 years of experience in financial management, treasury, and company secretarial matters.

Mr. Cheung was appointed as an independent non-executive director of the Prosper Construction Holdings Limited, a company listed on the Main Board of the Stock Exchange (stock code: 6816), since August 2017. From April 2015 to June 2020, Mr. Cheung served as an independent non-executive director of GSN Corporations Limited (formerly known as New Western Group Limited), a company listed on GEM of the Stock Exchange (stock code: 8242) and he was appointed as an independent non-executive director of Lamtex Holdings Limited, a company listed on the Main Board of the Stock Exchange (stock code: 1041), from August 2020 to October 2020.

Mr. Cheung holds a master’s degree in commerce from The University of New South Wales, Australia and a bachelor’s degree in mechanical engineering from Imperial College, London, the United Kingdom. Mr. Cheung is a fellow member of The Hong Kong Institute of Certified Public Accountants and a certified tax adviser of The Taxation Institute of Hong Kong.

Mr. Law Chun Yat (“Mr. Law”), aged 38, is an independent non-executive Director, a member of each of the audit committee, the nomination committee, and the remuneration committee of the Company since 25 February 2022. Mr. Law has over 11 years of experience in accounting, auditing, and taxation matters. Mr. Law holds a bachelor’s degree of Commerce (Honours) in Accountancy from The Hong Kong Baptist University. Mr. Law is a member and Certified Public Accountant (Practising) of The Hong Kong Institute of Certified Public Accountants.

獨立非執行董事

張志文先生（「張先生」），58歲，自2020年1月21日起出任本公司獨立非執行董事、審核委員會主席、提名委員會成員及薪酬委員會成員，並於2022年1月28日調任為薪酬委員會主席。張先生於財務管理、庫務及公司秘書事宜方面擁有逾20年經驗。

自2017年8月起，張先生獲委任為瑞港建設控股有限公司，一家於聯交所主板上市的公司（股份代號：6816）的獨立非執行董事。自2015年4月至2020年6月，張先生出任GSN Corporations Limited（前稱新威斯頓集團有限公司），一家於聯交所GEM上市的公司（股份代號：8242）的獨立非執行董事，及自2020年8月至2020年10月，彼獲委任為林達控股有限公司，一家於聯交所主板上市的公司（股份代號：1041）的獨立非執行董事。

張先生擁有澳洲新南威爾士大學商學碩士學位及英國倫敦帝國學院機械工程學士學位。張先生為香港會計師公會資深會員及香港稅務學會註冊稅務師。

羅俊逸先生（「羅先生」），38歲，自2022年2月25日起出任本公司獨立非執行董事、審核委員會成員、提名委員會成員及薪酬委員會成員。羅先生於會計、審計及稅務方面擁有逾11年經驗。羅先生擁有香港浸會大學頒授會計學商學士（榮譽）學位。羅先生為香港會計師公會會員及執業會計師。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷詳情

Independent non-executive Directors (Continued)

Mr. SIU Chi Wai (“Mr. Siu”), aged 45, is an independent non-executive Director, a member of each of the audit committee, the nomination committee, and the remuneration committee of the Company since 9 November 2023. Mr. Siu has over 17 years of experience in valuation consulting, financial risk management and investment management.

Mr. Siu served in companies such as UBS AG and Daiwa Capital Markets with a focus on corporate finance advisory services. From January 2016 to January 2019, Mr. Siu served as the chief executive officer of Yemaigu Internet Financial Services Ltd., a Shenzhen-based peer-to-peer online investment platform. Since February 2019, Mr. Siu has been serving as the chief executive officer of GCA Professional Services Group. Since August 2022, he has also been serving as an independent director of Magic Empire Global Limited, a company listed on Nasdaq Capital Market (stock code: MEGL) principally engaged in the provision of corporate financial advisory services. Since April 2025, Mr. Siu was appointed as an independent non-executive director of MemeStrategy, Inc., a company listed on the Main Board of the Stock Exchange (stock code: 2440) principally engaged in the development of hardware and software for internet of things, telecommunication and other innovative technology driven fields. Mr. Siu received a bachelor’s degree in business administration from the University of Toronto, Canada in June 2005. Mr. Siu is a Chartered Financial Analyst and a Certified Public Accountant of the American Institute of Certified Public Accountants.

獨立非執行董事 (續)

蕭志偉先生 (「蕭先生」)，45歲，自2023年11月9日起出任本公司獨立非執行董事、審核委員會成員、提名委員會成員及薪酬委員會成員。蕭先生於估值諮詢、金融風險管理及投資管理方面擁有逾17年經驗。

蕭先生曾於瑞銀集團及大和資本市場等公司任職，主要負責企業財務諮詢服務。自2016年1月至2019年1月，蕭先生曾擔任位於深圳的也買股網絡金融服務有限公司之行政總裁，主要從事點對點網上投資服務。自2019年2月起，蕭先生擔任漢華專業服務集團之行政總裁。自2022年8月起亦一直擔任 Magic Empire Global Limited，一家於納斯達克資本市場上市之公司 (股份代號：MEGL) 之獨立董事，主要從事提供企業財務諮詢服務。自2025年4月起，蕭先生獲委任為迷策略，一家於聯交所主板上市之公司 (股份代號：2440) 之獨立非執行董事，主要從事於物聯網、電信及其他創新技術驅動領域之硬件及軟件開發。蕭先生於2005年6月獲得加拿大多倫多大學工商管理學士學位。蕭先生為特許金融分析師及美國註冊會計師協會之註冊會計師。

DIRECTORS' REPORT

董事會報告

The Directors are pleased to present their report together with the audited consolidated financial statements of the Group for the year ended 31 March 2026.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The Group is principally engaged in the provision of interior fit-out solutions in Hong Kong and the PRC. Details of the principal activities of the principal subsidiaries of the Company are set out in the note 29 to the consolidated financial statements.

An analysis of the Group's performance for the year by an operating segment is set out in note 5 to the consolidated financial statements.

BUSINESS REVIEW

A fair review of the business of the Group for the year ended 31 March 2026 which includes an analysis of the Group's performance using financial key performance indicators and a discussion on the Group's likely future business development, important events affecting the Company that have occurred since the end of the year ended 31 March 2026, the Company's compliance with the relevant laws and regulations that have a significant impact on the Company, the relationships between the Company and its key stakeholders including its employees, customers and suppliers, and a description of the principal risks and uncertainties that the Group may be facing are provided in the paragraphs headed "Financial Highlights", "Financial Review", "Outlook", "Events after the Reporting Period", "Compliance with Laws and Regulations", "Relationship with Customers, Suppliers, Employees and Shareholders" and "Principal Risks and Uncertainties", respectively of this annual report. Such discussion forms part of this directors' report.

PRINCIPAL RISKS AND UNCERTAINTIES

The business operations and results of the Group may be affected by various factors, some of which are external causes and some are inherent to the business. The Board is aware that the Group is exposed to various risks and the principal risks and uncertainties are summarized below:

- the Group's business and operation may be affected by the pandemic or public health incident, which may slow down the progress of projects;
- we depend on our subcontractors to carry out various trades of work and bear the risks associated with fluctuations in subcontracting charges, substandard performance and instability of their operations;

董事欣然提呈本集團截至2026年3月31日止年度的董事會報告及經審核綜合財務報表。

主要業務

本公司的主要業務為投資控股。本集團的主要業務為於香港及中國提供室內裝潢解決方案。本公司的主要附屬公司之主要業務詳情載於綜合財務報表附註29。

本集團按營運分部劃分的本年度業績分析載於綜合財務報表附註5。

業務回顧

對本集團截至2026年3月31日止年度業務的公平回顧，包括利用財務關鍵績效指標對本集團業績的分析、對本集團未來可能業務發展的討論、自截至2026年3月31日止年度結束以來發生的影響本公司的重要事件、本公司遵守對本公司有重大影響的相關法律法規的情況，本公司與其主要持份者（包括其僱員、客戶及供應商）之間的關係，以及本集團可能面臨的主要風險及不明朗因素描述分別載於本年報「財務摘要」、「財務回顧」、「展望」、「報告期後事件」、「遵守法律及法規」、「與客戶、供應商、僱員及股東的關係」及「主要風險及不明朗因素」等各段落。有關討論構成本董事會報告的一部分。

主要風險及不明朗因素

本集團的業務營運及業績可能受多項因素影響，當中部分為外部因素，部分為業務固有因素。董事會知悉本集團面臨多種風險，主要的風險及不明朗因素概括如下：

- 本集團的業務及營運可能會受到疫情或公共衛生事件的影響，並可能會延緩項目進度；
- 我們依靠次承判商開展各個工種的項目，並承擔與分包費用波動、表現不合格及彼等營運不穩定相關的風險；

DIRECTORS' REPORT

董事會報告

PRINCIPAL RISKS AND UNCERTAINTIES

(Continued)

- the Group's business is project-based. Fee collection and profit margin depend on the terms of the work contract and may not be regular;
- most of the revenue is derived from contracts awarded through competitive tendering and the contracts are non-recurring in nature. The Group's business depends on its success on project tenders;
- we determine the tender price based on our estimation of the time and costs involved, which may not be accurate; and
- our liquidity and financial position may be adversely affected if we cannot receive progress payments or retention money in full in time or at all.

ENVIRONMENTAL POLICIES

The Group is committed to minimizing its carbon footprint and consumption of natural resources in all possible aspects of business operations. Our environmental strategy is to achieve a balance between the quality and efficiency of our services and the minimization of greenhouse gas emissions and environmental degradation. Accordingly, the Group promotes awareness towards environmental protection to the employees and has taken a proactive approach to affect internal and external communications by means of telephone, emails and conferences or such other communication means which are efficient yet environmentally friendly. Also, the Group is able to minimize physical travelling and printing.

RELATIONSHIPS WITH EMPLOYEES

The employees of the Group are one of the most important assets and stakeholders of the Group, their contribution and support are valuable to the Group at all times. The Group regularly reviews compensation and benefits policies accordingly to industry benchmark as well as the individual performance of employees. Other fringe benefits include but are not limited to discretionary bonus, are provided to retain loyal employees with the aim to form a professional staff and management team that can bring the Group to different levels of success.

主要風險及不明朗因素 (續)

- 本集團的業務以項目為基礎。收費及利潤率取決於工作合約的條款，可能不會固定；
- 我們大部分收入來自透過競爭性招標獲授的合約，該等合約均屬非經常性質。本集團的業務取決於能否贏得項目招標；
- 我們根據預計的投入時間及成本釐定投標價格或許並不準確；及
- 倘我們未能按時全額收到工程進度款或保證金，或根本無法收到有關款項，本公司的流動資金及財務狀況可能會受到不利影響。

環境政策

本集團致力於在業務營運的所有可能方面盡量減少碳足跡及自然資源的消耗。本集團之環境策略為於服務質素及效率與盡量減少溫室氣體排放及環境惡化之間達致平衡。因此，本集團提高僱員的環保意識並已採取積極措施，透過電話、電郵及會議或其他高效且環保之通訊方式進行內部及外部交流。此外，本集團可盡量減少實體差旅及印刷。

與僱員的關係

本集團之僱員為本集團最重要的資產及持份者之一，他們的貢獻及支持一直對本集團至關重要。本集團根據行業標準及僱員之個人表現定期檢討薪酬及福利政策。本集團提供的其他附加福利包括但不限於酌情花紅以挽留忠誠僱員，旨在形成可令本集團取得不同層面成功之專業僱員及管理團隊。

DIRECTORS' REPORT

董事會報告

RELATIONSHIP WITH CUSTOMERS, SUPPLIERS, EMPLOYEES AND SHAREHOLDERS

The success of the Group also depends on the support from key parties which comprise customers, suppliers, employees and shareholders (the “Shareholders”). During the year ended 31 March 2026, the Group has maintained good relationships with the customers and suppliers and there was no material dispute between the Group and the customers or the suppliers.

Regarding the employees, the Group focuses on the talents of our employees as our most valuable asset and provides a harmonious and professional working environment. During the year ended 31 March 2026, we have provided competitive remuneration packages to our employees to recognize their contribution to the Group.

The principal goal of the Group is to maximize the return to the Shareholders. The Group will focus on our core business for achieving sustainable profit growth and rewarding the Shareholders with dividend payouts while taking into account the business development needs and financial health of the Group.

COMPLIANCE WITH LAWS AND REGULATIONS

The Company has complied with the requirements under the Companies Act Cap 22 (Act 3 of 1961, as consolidated and revised) of the Cayman Islands, the GEM Listing Rules and the SFO relating to, among other things, the information disclosure and corporate governance. For more information about the measures adopted by the Group for environmental protection and regulatory compliance during this financial year, please refer to the environmental, social and governance report of this annual report.

RESULTS AND DIVIDENDS

The results of the Group for the year ended 31 March 2026 are set out in the consolidated statement of profit or loss and other comprehensive income on pages 126 to 127 of this annual report.

Dividend Policy

The Company is committed to sharing its development and achievements with Shareholders through proactive, stable and sustainable dividend policy. The Board would strive to strike a balance between meeting Shareholder's expectations and managing funds prudently. The Company has adopted a dividend policy which comprehensively consider the macro-economic, the competition pattern of the industry and its own development strategy. Final dividends declared by the Company shall be subject to Shareholder's approval. The Board will review the dividend policy from time to time and it may be revised as appropriate. There is no assurance that the Company will be able to declare or distribute any dividend in the amount set out in any plan by the Board.

與客戶、供應商、僱員及股東的關係

本集團的成功亦依賴於客戶、供應商、僱員及股東(「股東」)等主要人士的支持。於截至2026年3月31日止年度，本集團已與客戶及供應商建立良好的合作關係且本集團與客戶或供應商之間並無重大分歧。

關於僱員，本集團關注僱員的才能並視其為我們最寶貴的資產，並為僱員提供和諧專業的工作環境。於截至2026年3月31日止年度，我們提供予僱員具競爭力的薪酬待遇以肯定其對本集團的貢獻。

本集團的主要目標是盡全力提高股東回報。本集團專注於核心業務，力求實現可持續的利潤增長，並通過股息派發回饋股東，當中會考慮本集團的業務發展需要及財務穩健。

遵守法律及法規

本公司已遵守開曼群島《公司法》第22章(1961年第3號法律，經合併及修訂)、GEM上市規則及證券及期貨條例其中包括信息披露和企業管治的要求。更多有關本集團在本財政年度中環保及法規合規表現的相關資訊，請參閱本年報內的環境、社會及管治報告。

業績及股息

本集團截至2026年3月31日止年度業績載於本年報第126至127頁之綜合損益及其他全面收益表。

股息政策

本公司致力於透過積極穩健及可持續的股息政策，與股東分享其發展和成就。董事會努力在符合股東期望與審慎管理資金之間達致平衡。本公司已採納股息政策，董事會將綜合考慮宏觀經濟、行業競爭格局以及自身發展策略。本公司宣派的末期股息均須經過股東批准。董事會將會不時審閱股息政策並會對其作出適當修改。本公司無法保證能夠選派或派發董事會任何計劃內所載的任何股息額。

DIRECTORS' REPORT

董事會報告

RESULTS AND DIVIDENDS (Continued)

Dividend

The Board does not recommend the payment of final dividend for the year ended 31 March 2026 (2025: Nil).

As far as the Company is aware, as at 31 March 2026, there has been no arrangement under which any Shareholder has waived, or agreed to waive, any dividends proposed to be distributed for the year ended 31 March 2026.

CLOSURE OF REGISTER OF MEMBERS FOR THE ANNUAL GENERAL MEETING (THE "AGM")

In order to ascertain the entitlement of Shareholders to attend and vote at the AGM, the transfer books and register of members of the Company will be closed from Tuesday, 11 August 2026 to Friday, 14 August 2026 (both days inclusive), during which no transfer of Shares will be affected. In order to qualify for attending and voting at the AGM, all transfer documents accompanied by the relevant share certificates must be lodged for registration with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at 17th Floor, Far East Finance Centre, No. 16 Harcourt Road, Hong Kong not later than 4:30 p.m. on Monday, 10 August 2026.

RESERVES

Movements in the reserves of the Group and the Company during the year are set out in the consolidated statement of changes in equity on page 130 and in note 30(b) to the consolidated financial statements.

DISTRIBUTABLE RESERVES

As at 31 March 2026, the distributable reserves of the Company amounted to HKD46.8 million (2025: HKD52.9 million (restated)).

DONATIONS

Charitable and other donations made by the Group during the year amounted to HKD6,500 (2025: HKD7,500).

PROPERTY, PLANT AND EQUIPMENT

Details of movements during the year in the property, plant and equipment of the Group are set out in note 13 to the consolidated financial statements.

業績及股息 (續)

股息

董事會不建議就截至2026年3月31日止年度派付末期股息 (2025年：無)。

據本公司所知，於2026年3月31日，概無任何股東根據安排放棄或同意放棄截至2026年3月31日止年度建議分派的任何股息。

為股東週年大會 (「股東週年大會」) 暫停辦理股份過戶登記手續

為確定股東有權出席股東週年大會並於會上投票，本公司將自2026年8月11日 (星期二) 至2026年8月14日 (星期五) (包括首尾兩日) 暫停辦理股份過戶登記手續及股東名冊登記，期間不會辦理任何股份過戶登記手續。為符合資格出席股東週年大會並於會上投票，所有股份過戶文件連同有關股票必須最遲於2026年8月10日 (星期一) 下午四時三十分前送達本公司的香港股份過戶及登記分處卓佳證券登記有限公司 (地址為香港夏慤道16號遠東金融中心17樓)，以辦理登記。

儲備

本集團及本公司於本年度之儲備變動詳情載於綜合權益變動表第130頁及綜合財務報表附註30(b)。

可供分派之儲備

於2026年3月31日，本公司的可供分派儲備為46.8百萬港元 (2025年：52.9百萬港元 (經重列))。

捐款

本集團於本年度作出的慈善捐款及其他捐款為6,500港元 (2025年：7,500港元)。

物業、廠房及設備

本集團於本年度的物業、廠房及設備之變動詳情載於綜合財務報表附註13。

DIRECTORS' REPORT

董事會報告

SHARE CAPITAL AND SHARE OPTIONS

Details of movements during the year in the share capital of the Company is set out in note 22 and 28 to the consolidated financial statements.

Details of movements during the year in the share options is set out in note 28 to the consolidated financial statements and "SHARE OPTION SCHEME" section contained in this Directors' report.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Amended and Restated Memorandum and Articles of Association of the Company (the "**Articles**") and there was no restriction against such rights under the laws of Cayman Islands, which would oblige the Company to offer new shares on a pro rata basis to existing Shareholders.

FIVE YEAR FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 228 of this annual report.

SHARES AND DEBENTURES ISSUED

The Company did not issue any shares and debentures during the year ended 31 March 2026.

DIRECTORS

The Directors during the year and up to the date of this annual report were as follows:

Executive Directors

Wong Sai Chuen (*Chairman and Chief Executive Officer*)
Hui Man Yee, Maggie

Independent Non-executive Directors

Cheung Chi Man, Dennis
Law Chun Yat
Siu Chi Wai

In accordance with Article 109 of the Articles and pursuant to Appendix C1 to the GEM Listing Rules, Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai (collectively, the "**Retiring Directors**") will retire as Directors by rotation at the AGM and, being eligible, have agreed to offer themselves for re-election at the AGM. Further particulars of the Retiring Directors are set out in the circular to the shareholders sent together with this annual report. All other existing Directors shall continue in office.

股本及購股權

本公司股本於本年度變動之詳情載於綜合財務報表附註22及28。

購股權於本年度變動之詳情載於綜合財務報表附註28及本董事會報告的「購股權計劃」一節。

優先購買權

本公司經修訂及重列的組織章程大綱及章程細則（「**細則**」）並無優先購買權的規定，開曼群島法律也沒有關於此類權利的限制，規定本公司須按比例向現有股東發售新股。

五年財務摘要

本集團過去五個財政年度之業績、資產及負債摘要載於本年報第228頁。

已發行股票及債券

截至2026年3月31日止年度，本公司並無發行任何股票及債券。

董事

於本年度及截至本年報日期的董事如下：

執行董事

王世存（主席兼行政總裁）
許曼怡

獨立非執行董事

張志文
羅俊逸
蕭志偉

根據細則第109條規定以及GEM上市規則附錄C1之規定，張志文先生、羅俊逸先生及蕭志偉先生（統稱「**退任董事**」）將於股東週年大會上輪值退任，彼等均符合資格且已同意於股東週年大會上膺選連任。退任董事之更多詳情，載於隨本年報向股東一併寄發之通函內。其餘所有現任董事均留任。

DIRECTORS' REPORT

董事會報告

DIRECTORS' SERVICE CONTRACTS

No Director proposed for re-election at the forthcoming AGM has a service contract with the Company which is not determinable by the Company within one year without payment of compensation, other than statutory compensation.

DIRECTORS' MATERIAL INTERESTS IN TRANSACTIONS, ARRANGEMENTS AND CONTRACTS THAT ARE SIGNIFICANT IN RELATION TO THE COMPANY'S BUSINESS

No transactions, arrangements and contracts of significance in relation to the Group's business, to which the Company, its holding company, any of its subsidiaries or fellow subsidiaries was a party or in which a Director or an entity connected with the Director had a material interest, whether directly or indirectly, subsisting at the end of the year or at anytime during the year.

MANAGEMENT CONTRACTS

Other than the Directors' service agreements and appointment letters, no contract concerning the management and administration of the whole or any substantial part of the business of the Group was entered into or in existence as at the end of the year ended 31 March 2026.

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Brief biographical details of Directors and the senior management of the Group are set out on pages 17 to 19 of this annual report.

EMOLUMENTS OF THE DIRECTORS, CHIEF EXECUTIVE AND THE FIVE HIGHEST PAID INDIVIDUALS

Details of the Directors' emoluments and of the five highest paid individuals are set out in notes 31(a) and 9 to the consolidated financial statements, respectively.

The Directors' remunerations are subject to Shareholders' approval at general meetings. Other emoluments are determined by the remuneration committee of the Board (the "**Remuneration Committee**") with reference to Directors' duties, responsibilities and performance and the results of the Group.

董事之服務合約

擬於應屆股東週年大會重選連任之董事概無與本公司訂立本公司不得在一年內毋須作出賠償（法定賠償除外）而終止之服務合約。

董事於有關本公司業務之重大交易、安排及合約的重大權益

概無有關本集團業務而本公司、其控股公司或其任何附屬公司或同系附屬公司為其中一名訂約方或董事或董事之關連方於當中擁有重大利益（不論直接或間接）之其他重大交易、安排或合約，於年末或於本年度內任何時間存續。

管理合約

除董事服務協議及委任函外，於截至2026年3月31日止年度末，概無訂立或存在與本集團整體或任何重大部分業務的管理及行政事務有關的合約。

董事及高級管理人員履歷詳情

董事及本集團高級管理人員之履歷詳情已載於本年報第17至19頁。

董事，最高行政人員及五名最高薪酬人士的薪酬

有關董事及五名最高薪酬人士的薪酬詳情分別載於綜合財務報表附註31(a)及9。

董事的薪酬須經股東於股東大會批准。其他薪酬由董事會薪酬委員會（「**薪酬委員會**」）根據董事的職務、職責及表現以及本集團的業績釐定。

DIRECTORS' REPORT

董事會報告

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATIONS

As at 31 March 2026, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO), which 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 interest or short positions which they are taken or deemed to have under such provisions of the SFO) or which were required to be recorded in the register maintained by the Company pursuant to section 352 of the SFO or otherwise notified to the Company and the Stock Exchange pursuant to rules 5.46 to 5.67 of the GEM Listing Rules relating to the securities transactions by the directors were as follows:

(A) Long Position in the Ordinary Shares and Underlying Shares of the Company

Name of Directors/ chief executive	Capacity/ nature of interest	Number of issued ordinary Shares held/ interested in 所持／擁有權益的 已發行普通股數目	Percentage of the issued share capital 佔已發行 股本百分比
董事／最高行政人員姓名	身份／權益性質		
Mr. Wong Sai Chuen 王世存先生	Interest in a controlled corporation 受控法團權益	112,500,000 (Note 1) (附註1)	56.25%
Ms. Hui Man Yee, Maggie 許曼怡女士	Interest of spouse 配偶權益	112,500,000 (Note 2) (附註2)	56.25%

Notes:

- Shares in which Mr. Wong Sai Chuen is interested in consist of 112,500,000 Shares held by Madison Square International Investment Limited, a company wholly owned by him, in which Mr. Wong Sai Chuen is deemed to be interested under Part XV of the SFO.
- Ms. Hui Man Yee, Maggie, is the spouse of Mr. Wong Sai Chuen and she was also deemed to be interested in the 112,500,000 Shares, pursuant to Part XV of the SFO.

董事及最高行政人員於本公司或任何相聯法團股份、相關股份及債券的權益及淡倉

於2026年3月31日，本公司董事及最高行政人員於本公司或其任何相聯法團（定義見香港法例第571章證券及期貨條例第XV部）的股份、相關股份及債券中擁有根據證券及期貨條例第XV部第7及8分部須知會本公司及聯交所的權益及淡倉（包括根據證券及期貨條例的有關條文彼等被視為或當作擁有的權益及淡倉），或根據證券及期貨條例第352條須登記由本公司存置之登記冊內的權益及淡倉或根據有關董事進行證券交易的GEM上市規則第5.46至5.67條規定須另行知會本公司及聯交所的權益及淡倉，如下：

(A) 於本公司普通股股份及相關股份的好倉

Number of issued ordinary Shares held/ interested in 所持／擁有權益的 已發行普通股數目	Percentage of the issued share capital 佔已發行 股本百分比
112,500,000 (Note 1) (附註1)	56.25%
112,500,000 (Note 2) (附註2)	56.25%

附註：

- 王世存先生擁有權益的股份包括世曼有限公司（一間由王先生全資擁有的公司，根據證券及期貨條例第XV部，王世存先生被視為於其中擁有權益）持有的112,500,000股股份。
- 根據證券及期貨條例第XV部，許曼怡女士作為王世存先生的配偶，同樣被視為於本公司112,500,000股股份中擁有權益。

DIRECTORS' REPORT

董事會報告

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY ASSOCIATED CORPORATIONS (Continued)

(B) Long Position in the Shares of associated corporations

Name of Directors/ chief executive	Name of associated corporation	Capacity/ nature of interest	Number of issued shares held/interested in 所持／擁有權益的 已發行股份數目	Percentage of shareholding 持股百分比
董事／最高行政人員姓名	相聯法團名稱	身份／權益性質		
Mr. Wong Sai Chuen	Madison Square International Investment Limited (Note 2)	Beneficial owner	37,500	100%
王世存先生	世曼有限公司 (附註2)	實益擁有人		
Ms. Hui Man Yee, Maggie (Note 1)	Madison Square International Investment Limited (Note 2)	Interest of spouse	37,500	100%
許曼怡女士 (附註1)	世曼有限公司 (附註2)	配偶權益		

Notes:

- Ms. Hui Man Yee, Maggie, the spouse of Mr. Wong Sai Chuen, is deemed to be interested in Mr. Wong Sai Chuen's interest in Madison Square International Investment Limited, pursuant to Part XV of the SFO.
- Under Part XV of the SFO, a holding company of listed corporation is regarded as an "associated corporation". Madison Square International Investment Limited held 56.25% of the Company's issued share capital and thus was the Company's associated corporation.

Save as disclosed above, as at 31 March 2026, none of the Directors and chief executive of the Company nor their close associates had any interests or short positions in any shares, underlying shares and debentures of the Company or any of its associated corporations as defined in the SFO.

董事及最高行政人員於本公司或任何相聯法團股份、相關股份及債券的權益及淡倉 (續)

(B) 於相聯法團股份的好倉

附註：

- 許曼怡女士乃王世存先生的配偶，根據證券及期貨條例第XV部，被視為於王世存先生於世曼有限公司的權益中擁有權益。
- 根據證券及期貨條例第XV部，上市法團的控股公司被視作「相聯法團」。世曼有限公司持有本公司已發行股本的56.25%，故為本公司的相聯法團。

除上文所披露者外，於2026年3月31日，概無本公司董事及最高行政人員或彼等之緊密聯繫人於本公司或其任何相聯法團（定義見證券及期貨條例）的任何股份、相關股份及債券中擁有任何權益或淡倉。

DIRECTORS' REPORT

董事會報告

INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

As at 31 March 2026, so far as known to the Directors, the particulars of the corporate or persons (other than a Director or the chief executive of the Company) which had 5% or more interests and short positions in the shares and the underlying shares of the Company as recorded in the register kept pursuant to section 336 of the SFO were as follows:

Long Position in the Ordinary Shares and Underlying Share of the Company

Name of Shareholders	Capacity/ nature of interest	Number of issued ordinary Shares held/ interested in 所持／擁有權益的 已發行普通股數目	Percentage of shareholding
股東姓名	身份／權益性質		持股百分比
Madison Square International Investment Limited (Note 1) 世曼有限公司 (附註1)	Beneficial owner 實益擁有人	112,500,000	56.25%
J&J Partner Investment Group Limited (Note 2) 旭傑有限公司 (附註2)	Beneficial owner 實益擁有人	37,500,000	18.75%
Mr. Wong Kin Kei (Note 2) 黃健基先生 (附註2)	Interest in a controlled corporation 受控法團權益	37,500,000	18.75%
Ms. Ho Sin Ying (Note 3) 何倩瑩女士 (附註3)	Interest of spouse 配偶權益	37,500,000	18.75%

Notes:

- Shares in which Mr. Wong Sai Chuen is interested in consist of 112,500,000 Shares held by Madison Square International Investment Limited, a company wholly owned by him, in which Mr. Wong Sai Chuen is deemed to be interested under Part XV of the SFO. Ms. Hui Man Yee, Maggie is the spouse of Mr. Wong Sai Chuen and she was also deemed to be interested in the 112,500,000 Shares pursuant to Part XV of the SFO.
- Shares in which Mr. Wong Kin Kei is interested in consist of 37,500,000 Shares held by J&J Partner Investment Group Limited, a company wholly owned by him, in which Mr. Wong Kin Kei is deemed to be interested under Part XV of the SFO.
- Ms. Ho Sin Ying is the spouse of Mr. Wong Kin Kei and she was also deemed to be interested in the 37,500,000 Shares pursuant to Part XV of the SFO.

主要股東及其他人士於本公司股份及相關股份的權益及淡倉

於2026年3月31日，據董事所知，根據證券及期貨條例第336條存置的登記冊所記錄擁有本公司股份及相關股份5%或以上權益及淡倉的法團或人士（本公司董事或最高行政人員除外）詳情如下：

於本公司普通股股份及相關股份的好倉

Name of Shareholders	Capacity/ nature of interest	Number of issued ordinary Shares held/ interested in 所持／擁有權益的 已發行普通股數目	Percentage of shareholding
股東姓名	身份／權益性質		持股百分比
Madison Square International Investment Limited (Note 1) 世曼有限公司 (附註1)	Beneficial owner 實益擁有人	112,500,000	56.25%
J&J Partner Investment Group Limited (Note 2) 旭傑有限公司 (附註2)	Beneficial owner 實益擁有人	37,500,000	18.75%
Mr. Wong Kin Kei (Note 2) 黃健基先生 (附註2)	Interest in a controlled corporation 受控法團權益	37,500,000	18.75%
Ms. Ho Sin Ying (Note 3) 何倩瑩女士 (附註3)	Interest of spouse 配偶權益	37,500,000	18.75%

附註：

- 王世存先生擁有權益的股份包括世曼有限公司（一間由王先生全資擁有的公司，根據證券及期貨條例第XV部，王世存先生被視為於其中擁有權益）持有的112,500,000股股份。根據證券及期貨條例第XV部，許曼怡女士作為王世存先生的配偶被視為於本公司112,500,000股股份中擁有權益。
- 黃健基先生擁有權益的股份包括旭傑有限公司（一間由黃健基先生全資擁有的公司，根據證券及期貨條例第XV部，黃健基先生被視為於其中擁有權益）持有的37,500,000股股份。
- 根據證券及期貨條例第XV部，何倩瑩女士作為黃健基先生的配偶同樣被視為於本公司37,500,000股股份中擁有權益。

DIRECTORS' REPORT

董事會報告

INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS AND OTHER PERSONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

(Continued)

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

SHARE OPTION SCHEME

On 8 December 2017, the Company adopted the share option scheme (the **"Share Option Scheme"**), which falls within the ambit of, and is subject to, the regulations under Chapter 23 of the GEM Listing Rules. The purpose of the Share Option Scheme is to attract, retain and motivate employees, Directors and other participants, and to provide a means of compensating them through the grant of options for their contribution to the growth and profits of the Group, and to allow such employees, Directors and other persons to participate in the growth and profitability of the Group.

Qualified participants of the Share Option Scheme include directors (including executive, non-executive and independent non-executive Directors) and employees (whether full-time or part-time) of the Company or any of its subsidiaries or any other person who is in the absolute discretion of the Board has contributed or will contribute to the Group.

The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme as at the beginning and the end of the year ended 31 March 2026 and the date of this annual report was 20,000,000 Shares, representing 10% of the total issued share capital of the Company as at the date of this annual report.

The total number of Shares issued and to be issued upon the exercise of the options granted to or to be granted to each eligible person under the Share Option Scheme (including exercised, cancelled and outstanding options) in any 12-month period shall not exceed 1% of the Shares in issue.

The offer of a grant of share options under the Share Option Scheme may be accepted upon payment of a consideration of HKD1 by the grantee. Such offer may be accepted and payment of consideration shall be made by a grantee within the time limit to be determined by the Board which will be specified in the offer letter.

主要股東及其他人士於本公司股份及相關股份的權益及淡倉 (續)

除上文所披露者外，於2026年3月31日，概無任何人士（本公司董事或最高行政人員除外）曾知會本公司，其於本公司股份或相關股份中擁有根據證券及期貨條例第336條規定須記錄在本公司存置的登記冊內的權益或淡倉。

購股權計劃

於2017年12月8日，本公司採納的購股權計劃（「**購股權計劃**」）符合GEM上市規則第23章項下規定的範圍，並須遵守該等規定。購股權計劃旨在吸引、挽留及鼓勵僱員、董事及其他參與者，並透過授出購股權酬謝彼等對本集團增長及利潤作出貢獻，以及讓該等僱員、董事及其他人員分享本集團的增長及盈利。

購股權計劃的合資格參與者包括本公司或其任何附屬公司的董事（包括執行董事、非執行董事及獨立非執行董事）及僱員（不論全職或兼職）或董事會全權認為對本集團已作出或將作出貢獻的任何其他人士。

於截至2026年3月31日止年度年初及年末以及本年報日期，因根據購股權計劃將予授出的所有購股權獲行使而可能發行的股份總數為20,000,000股，佔於本年度報告日期本公司已發行股本總數約10%。

於任何12個月期間，因根據購股權計劃已授予或將授予各合資格人士的購股權（包括已獲行使、已註銷及未獲行使的購股權）獲行使而已發行及將予發行的股份總數不得超過已發行股份的1%。

根據購股權計劃授出購股權的要約可由承授人在支付1港元代價後接納。該要約可被接受且代價應在董事會確定的期限內支付，該期限將在要約函中具體說明。

DIRECTORS' REPORT

董事會報告

SHARE OPTION SCHEME (Continued)

The Share Option Scheme will remain in force for a period of 10 years commencing on 8 December 2017 and the options granted have a 10-year exercise period. Options may be vested over such period(s) as determined by the Board in its absolute discretion subject to compliance with the requirements under any applicable laws, regulations or rules. Accordingly, the remaining life of the Share Option Scheme as at the date of this annual report is approximately 1 years.

The exercise price of share options under the Share Option Scheme is determined by the Board, but shall not be less than the higher of (i) the closing price of the Shares as stated in the daily quotation sheet of the Stock Exchange on the date of grant, which must be a business day; (ii) the average closing price of the Shares as stated in the daily quotation sheets of the Stock Exchange for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share.

No share options has lapsed, or have been granted, exercised or cancelled under the Share Option Scheme since its adoption and up to the date of this annual report, hence there was no outstanding share option as at 31 March 2026 and 2025.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in this annual report, at no time during or at the end of the year ended 31 March 2026 was the Company, its holding company or any of its subsidiaries or fellow subsidiaries a party to an arrangement that would enable the Directors or their close associates to acquire benefits by means of the acquisition of shares or debentures of the Company or any other body corporate.

PERMITTED INDEMNITY PROVISIONS

Pursuant to the Articles and subject to the relevant provisions therein, the Directors, company secretary and other officers shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which he/she may incur in or sustain by the execution of their duties in their respective offices or otherwise in relation thereto. The Company has arranged appropriate insurance cover for the Directors and senior management of the Company in respect of legal action against them in the course of execution of their duties in good faith.

購股權計劃 (續)

購股權計劃將於2017年12月8日起計十年內仍然有效，及已授出之購股權行使期為十年。購股權可於董事會全權酌情釐定的期間歸屬，惟須遵守任何適用法律、規例或法規的規定。因此，於本年報日期，購股權計劃的餘下有效期約為1年。

購股權計劃項下購股權的行使價由董事會釐定，但不得低於以下最高者(i)股份於授出日期（必須為營業日）在聯交所日報表所示的收市價；(ii)緊接授出日期前五個營業日股份在聯交所日報表所示的平均收市價；及(iii)股份面值。

自購股權計劃採納起至本年度報告日期，概無任何購股權根據購股權計劃已失效或授出或獲行使或註銷，因此，於2026年及2025年3月31日並無任何發行在外的購股權。

董事購買股份或債券的權利

除本年報所披露者外，截至2026年3月31日止年度內或該年度末的任何時間，本公司、其控股公司或其任何附屬公司或同系附屬公司概無訂立任何安排致使董事或彼等緊密聯繫人藉收購本公司或任何其他法團的股份或債券而獲益。

獲准許的彌償條文

根據細則並受當中相關條文所規限，董事、公司秘書及其他高級管理人員就執行其職務或與之相關的其他事宜而承擔或蒙受的所有訴訟、費用、收費、損失、賠償及開支均可獲得本公司以其資產及溢利作出彌償及保證免受損害。本公司已為董事及高級管理人員在其真誠善意地履行職責過程中可能招致的任何法律訴訟安排適當的責任保險以茲保障。

DIRECTORS' REPORT

董事會報告

EQUITY-LINKED ARRANGEMENT

Save as disclosed under the section headed "SHARE OPTION SCHEME" above and note 28 to the consolidated financial statements, no equity-linked agreement was entered into by the Company for the year ended 31 March 2026.

MAJOR CUSTOMERS AND SUPPLIERS

For the year ended 31 March 2026, sales attributable to the Group's largest customer accounted for 10.2% of the Group's total sales and aggregate sales to the five largest customers of the Group accounted for 42.3% of the Group's total sales.

For the year ended 31 March 2026, purchases attributable to the Group's largest supplier accounted for 9.2% of the Group's total purchases and aggregate purchases attributable to the five largest suppliers of the Group accounted for 32.3% of the Group's total purchases and hence accounted for less than 30% of the Group's total revenues for the year.

To the best knowledge of the Directors, none of the Directors, or their respective close associates, or Shareholders owning more than 5% of the Company's issued share capital (excluding treasury shares) had any beneficial interests in any of the Group's five largest customers or suppliers.

RELATED PARTY TRANSACTIONS AND CONNECTED TRANSACTIONS

During the year, the Group entered into certain transactions with related parties as defined in accordance with applicable accounting standards, details of which are disclosed in notes 25 and 26 to the consolidated financial statements and the section headed "Significant investments, material acquisitions and disposal of subsidiaries and affiliated companies" of this Report. Such related party transactions fall under the definition of connected transactions or continuing connected transactions in Chapter 20 of the GEM Listing Rules, and the transactions disclosed in note 26 to the consolidated financial statements are fully exempted pursuant to Chapter 20 of the GEM Listing Rules. The Company confirms that it has complied with the applicable disclosure and other requirements in respect of such connected transactions and continuing connected transactions in accordance with Chapter 20 of the GEM Listing Rules. Save for such related party transactions, the Group had no related party transactions, connected transactions or continuing connected transactions.

股權掛鉤協議

除上文「購股權計劃」一節及綜合財務報表附註28所披露者外，本公司並無於截至2026年3月31日止年度訂立股權掛鉤協議。

主要客戶及供應商

截至2026年3月31日止年度，本集團向最大客戶的銷售額佔本集團銷售總收入的10.2%，及本集團五大客戶的銷售總額佔本集團銷售總收入的42.3%。

截至2026年3月31日止年度，本集團最大供應商的採購額佔本集團採購總額的9.2%，及本集團五大供應商的採購總額佔本集團採購總額的32.3%並因此佔本集團本年度總收入的30%以下。

就董事所深知，概無董事或彼等緊密聯繫人或擁有本公司已發行股份（不包括庫存股份）5%以上之股東於本集團任何五大客戶或供應商中擁有任何實益權益。

關連人士及關連交易

於本年度內，集團根據適用的會計準則與關連方進行了若干交易，詳情已於綜合財務報表附註25及26及本報告「重大投資、重大收購及出售附屬公司及聯屬公司」一節中披露。此類關連交易符合GEM上市規則第20章對關連交易或持續關連交易的定義，而綜合財務報表附註26所披露的交易，已根據GEM上市規則第20章獲完全豁免。公司確認已根據GEM上市規則第20章遵守了有關此類關連交易和持續關連交易的適用披露及其他要求。除上述關連交易外，本集團並無任何關連人士交易、關連交易或持續關連交易。

DIRECTORS' REPORT

董事會報告

RELATED PARTY TRANSACTIONS AND CONNECTED TRANSACTIONS *(Continued)*

The Directors conducted a review of the related party transactions of the Group during the year and, save as disclosed, were not aware any transaction requiring disclosure of connected transactions in accordance with the requirements of the GEM Listing Rules.

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities, nor were there any sales of treasury shares of the Company during the year. As of 31 March 2026, the Company did not hold any treasury shares.

CORPORATE GOVERNANCE PRACTICE

Details of the Company's corporate governance practices are set out in the Corporate Governance Report on pages 38 to 62 of this annual report.

Mr. Wong Sai Chuen is the Chairman, the chief executive officer, the executive Director and the compliance officer of the Company respectively, his biographical details are set out on page 17 of this annual report.

Ms. Cheng Faye is the company secretary of the Company, she is a Chartered Secretary, a Chartered Governance Professional and an associate of both The Hong Kong Chartered Governance Institute and The Chartered Governance Institute in the United Kingdom.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

The environmental, social and governance report which explains how the Company complies with the environmental, social and governance reporting guide in Appendix C2 to the GEM Listing Rules is set out on pages 63 to 116 of this annual report.

SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and to the best knowledge of the Directors, the Company has complied with Rule 17.37B of the GEM Listing Rules and maintained sufficient public float (i.e. at least 25% of the issued shares were held by the public) as required during the year and as at the date of this annual report.

關連人士及關連交易 (續)

董事已對本集團於年內之關連方交易進行審閱，且除所披露者外，並不知悉任何根據GEM上市規則規定須作關連交易披露的交易。

購買、出售或贖回本公司上市證券

於年內，本公司或其任何附屬公司並無購買、出售或贖回任何本公司的上市證券，亦無出售本公司庫存股份。截至2026年3月31日，本公司並未持有任何庫存股份。

企業管治常規

本公司的企業管治常規之詳情載於本年報第38至第62頁的企業管治報告。

王世存先生分別為本公司之主席、行政總裁、執行董事及合規主任，其履歷詳情刊載於本年報第17頁。

鄭琦菲女士為本公司之公司秘書，彼為特許秘書、特許管治專業人員以及香港公司治理公會及英國特許公司治理公會會員。

環境、社會及管治報告

有關本公司如何遵守GEM上市規則附錄C2中之環境、社會及管治報告指引的環境、社會及管治報告載於本年報第63至116頁。

足夠公眾持股量

根據本公司可供公眾查閱之資料及就董事所知，本公司於年內及於本年報日期已遵守GEM上市規則第17.37B條的規定並維持足夠的公眾持股量（即公眾至少持有25%的已發行股份）。

DIRECTORS' REPORT

董事會報告

SUFFICIENCY OF PUBLIC FLOAT (Continued)

As at 31 March 2026 and the date of this annual report, the Company's public float was 25% of its total issued Shares. The composition of ownership of the issued Shares and the Company's share capital structure as at 31 March 2026 are set out below:

Shareholding Ownership as at 31 March 2026 (Note 1)

足夠公眾持股量 (續)

於2026年3月31日及本年報日期，本公司的公眾持股量佔已發行股份總數的25%。於2026年3月31日的已發行股份擁有權組成及本公司股本架構載列如下：

於2026年3月31日的持股量 (附註1)

Category/name of Shareholders	股東類別／姓名	Number of Shares held/ interested in 持有／擁有權益的股份數目	Percentage of the issued share capital 佔已發行股本百分比
(a) Shareholders who are not members of "the public" under the GEM Listing Rules	(a) 根據GEM上市規則不屬「公眾」人士的股東		
Mr. Wong Sai Chuen ⁽²⁾	王世存先生 ⁽²⁾	112,500,000	56.25%
Ms. Hui Man Yee, Maggie ⁽²⁾	許曼怡女士 ⁽²⁾	112,500,000	56.25%
Madison Square International Investment Limited ⁽²⁾	世曼有限公司 ⁽²⁾	112,500,000	56.25%
Mr. Wong Kin Kei ⁽³⁾	黃健基先生 ⁽³⁾	37,500,000	18.75%
Ms. Ho Sin Ying ⁽³⁾	何倩瑩女士 ⁽³⁾	37,500,000	18.75%
J&J Partner Investment Group Limited ⁽³⁾	旭傑有限公司 ⁽³⁾	37,500,000	18.75%
Sub-Total	小計	150,000,000	75.00%
(b) Shareholders who are members of "the public" under the GEM Listing Rules	(b) 根據GEM上市規則屬「公眾」人士的股東		
Other members of "the public"	其他「公眾」人士	50,000,000	25.00%
Total	小計	200,000,000	100.00%

Notes:

附註：

- This table is compiled based on the information disclosed in the Disclosure of Interests notices (DI notices) filed under Part XV of the SFO and other relevant information available to the Company up to the date of this annual report and on the assumption that all such information disclosed in the DI notices or available to the Company is accurate and complete.
- Shares in which Mr. Wong Sai Chuen is interested in consist of 112,500,000 Shares held by Madison Square International Investment Limited, a company wholly owned by him, in which Mr. Wong Sai Chuen is deemed to be interested under Part XV of the SFO. Ms. Hui Man Yee, Maggie is the spouse of Mr. Wong Sai Chuen and she was also deemed to be interested in the 112,500,000 Shares pursuant to Part XV of the SFO.
- Shares in which Mr. Wong Kin Kei is interested in consist of 37,500,000 Shares held by J&J Partner Investment Group Limited, a company wholly owned by him, in which Mr. Wong Kin Kei is deemed to be interested under Part XV of the SFO. Ms. Ho Sin Ying is the spouse of Mr. Wong Kin Kei and she was also deemed to be interested in the 37,500,000 Shares pursuant to Part XV of the SFO.

- 本表格乃根據截至本年報日期根據證券及期貨條例第XV部存檔的權益披露通知所披露的資料及本公司可得其他相關資料而編製，並假設權益披露通知所披露或本公司可得的所有有關資料均屬準確完整。
- 王世存先生擁有權益的股份包括由世曼有限公司持有的112,500,000股股份，該公司由彼全資擁有，因此王世存先生根據證券及期貨條例第XV部被視為於該等112,500,000股股份中擁有權益。許曼怡女士為王世存先生的配偶，彼亦根據證券及期貨條例第XV部被視為於該112,500,000股股份中擁有權益。
- 黃健基先生擁有權益的股份包括由旭傑有限公司持有的37,500,000股股份，該公司由彼全資擁有，因此黃健基先生根據證券及期貨條例第XV部被視為於該等37,500,000股股份中擁有權益。何倩瑩女士為黃健基先生的配偶，彼亦根據證券及期貨條例第XV部被視為於該37,500,000股股份中擁有權益。

DIRECTORS' REPORT

董事會報告

INTEREST IN COMPETING BUSINESS

None of the Directors and Controlling Shareholders or any of their respective close associates (as defined in the GEM Listing Rules) are engaged in any business that competes or may compete, directly or indirectly, with the business of the Group or have any other conflicts of interest with the Group nor are they aware of any other conflicts of interest with the Group nor are they aware of any other conflicts of interest which any such person has or may have with the Group during the year.

DEED OF NON-COMPETITION

On 8 December 2017, Mr. Wong Sai Chuen, a controlling shareholder, and Madison Square International Investment Limited (collectively referred to as the “**Covenantors**”), and the Company (for itself and as trustee for each of its subsidiaries) entered into a deed of non-competition (the “**Non-competition Deed**”), pursuant to which each of the Covenantors has irrevocably, jointly and severally given certain non-competition undertakings to the Company. Details of the Non-competition Deed are set out in the section headed “Relationship with Controlling Shareholders – Deed of Non-competition” in the Prospectus.

The Covenantors confirmed that they have complied with the Non-competition Deed for the year ended 31 March 2026. The independent non-executive Directors have conducted such review for the year ended 31 March 2026 and also reviewed the relevant undertakings and are satisfied that the Non-competition Deed has been fully complied. Save as disclosed herein, no contracts of significance (including contracts of significance for the provision of services) satisfied the Company (or any of its subsidiaries) and any controlling shareholder of the Company (or any of its subsidiaries) subscribed at the end of the year or at any time during the year ended 31 March 2026.

CONFIRMATION OF INDEPENDENCE

The Company has received from each of the independent non-executive Director, an annual confirmation of his independence as regard to each of the factors referred to in Rule 5.09(1) to (8) of the GEM Listing Rule. Each of the independent non-executive Director confirms that (i) they have no past or present financial or other interest in the business of the Company or its subsidiaries or any connection with any core connected person (as defined in the GEM Listing Rules) of the Company; and (ii) there are no other factors that may affect their independence at the time of their appointment. The Company considers all of the independent non-executive Directors are independent.

EMOLUMENT POLICY

The emolument policy of the employees of the Group is set up by the Remuneration Committee on the basis of their merit, qualifications and competence.

於競爭業務中的權益

於本年度內，概無董事及控股股東或任何彼等各自之緊密聯繫人（定義見GEM上市規則）從事與本集團業務直接或間接構成競爭或與本集團有任何其他利益衝突的任何業務，亦不知悉任何該等人士與或可能與本集團具有任何其他利益衝突。

非競爭契約

於2017年12月8日，控股股東王世存先生及世曼有限公司（統稱為「**契約人**」）與本公司（為其自身及作為其各附屬公司的受託人）訂立一份非競爭契約（「**非競爭契約**」），據此，各契約人共同及個別地向本公司承諾若干不可撤回的非競爭協議。非競爭契約的詳情載於招股書的「與控股股東的關係－非競爭契約」一節。

契約人確認彼等於截至2026年3月31日止年度已遵守非競爭契約。獨立非執行董事已於截至2026年3月31日止年度進行有關檢討，亦已檢討相關承諾並信納非競爭契約已獲全面遵守。除本年報所披露者外，本公司（或其任何附屬公司）與本公司（或其任何附屬公司）的任何控股股東於截至2026年3月31日止年度結束時或該年度內任何時間並無訂立任何重大合約（包括提供服務的重大合約）。

確認獨立性

本公司已接獲各獨立非執行董事就GEM上市規則第5.09(1)至(8)條所述各項因素的獨立性的年度確認書。各獨立非執行董事確認：(i) 彼等與本公司或其附屬公司的業務或與本公司任何核心關連人士（定義見GEM上市規則）並無任何過往或現時的財務或其他利益關係；及(ii) 彼等在獲委任時並無其他可能影響其獨立性的因素。本公司認為，所有獨立非執行董事均屬獨立人士。

薪酬政策

本集團僱員的薪酬政策由薪酬委員會基於其表現、資歷及能力而訂立。

DIRECTORS' REPORT

董事會報告

EMOLUMENT POLICY (Continued)

The emoluments of the Directors are reviewed and recommended by the Remuneration Committee, having regard to the Company's operating results, individual performance and comparable market statistics.

The Company has adopted a Share Option Scheme as an incentive to Directors and eligible employees, details of the scheme is set out in note 28 to the consolidated financial statements.

RETIREMENT BENEFIT SCHEME

As required by Hong Kong law, the Group also makes contributions to the Mandatory Provident Fund Schemes (the **"MPF Scheme"**) for all qualifying employees in Hong Kong. Both the employer and employee are required to make contributions to the employee's individual account in the MPF Scheme at a specified percentage of the employee's monthly income.

Pursuant to the regulation of the relevant authorities in the PRC, the subsidiaries of the Group in the PRC participate in respective government retirement benefit schemes (the **"PRC Schemes"**) whereby the subsidiaries are required to contribute to the PRC Schemes to fund the retirement benefits of the eligible employees. Contribution made to the PRC Schemes is calculated based on the certain percentages of the applicable payroll costs as stipulated under the requirements in the PRC. The relevant authorities of the PRC are responsible for the entire pension obligations payable to the retired employees. The only obligation of the Group with respect to the PRC Schemes is to pay the ongoing required contribution under the PRC Schemes.

The MPF Scheme and the PRC Schemes are defined contribution schemes. The MPF Scheme and the PRC Schemes do not have an arrangement such that forfeited contributions (by employers on behalf of employees who leave the MPF Scheme and the PRC Schemes prior to vesting fully in such contributions) may be used by the employer to reduce the existing level of contributions. Therefore there was no amount of forfeited contributions that could be utilised during the year ended 31 March 2026 nor was there any available to reduce the Group's existing level of contributions as at 31 March 2026.

AUDIT COMMITTEE

The Company has established an audit committee of the Board (the **"Audit Committee"**) with written terms of reference which are no less exacting terms than those set out in the Corporate Governance Code contained in Appendix C1 to the GEM Listing Rules (the **"CG Code"**). Currently, the Audit Committee comprises three independent non-executive Directors, Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai, and chaired by Mr. Cheung Chi Man, Dennis, who has appropriate professional qualifications and experience as required by the GEM Listing Rules.

薪酬政策 (續)

董事的薪酬由薪酬委員會經考慮本公司的經營業績、個人表現及可比較市場數據而釐定。

本公司已採納購股權計劃以獎勵董事及合資格僱員，計劃詳情載於綜合財務報表附註28。

退休福利計劃

根據香港法律規定，本集團亦會向香港所有合資格僱員作出強制性公積金計劃（「**強積金**」）供款。僱主與僱員均須按僱員每月收入的特定百分比向僱員強積金計劃中的個人賬戶作出供款。

根據中國有關當局的法規，本集團於中國的附屬公司參與各自的政府退休福利計劃（「**中國計劃**」），據此，附屬公司須向中國計劃供款以為合資格僱員的退休福利提供資金。向中國計劃作出的供款乃根據中國規定所指定的適用工資成本的若干百分比計算。中國有關當局負責應付退休僱員的全部退休金承擔。本集團就中國計劃的唯一責任為根據中國計劃持續支付所需供款。

強積金計劃及中國計劃為定額供款計劃。強積金計劃及中國計劃並無諸如被沒收供款（於此類供款悉數歸屬前由僱主代退出強積金計劃及中國計劃的僱員作出）可由僱主用於減少現有供款水平的安排。因此，截至2026年3月31日止年度並無可動用的被沒收供款金額，於2026年3月31日亦無可用於降低本集團現有供款水平的任何金額。

審核委員會

本公司已設立董事會審核委員會（「**審核委員會**」），並已制定其書面職權範圍，職權範圍不比GEM上市規則附錄C1中之《企業管治守則》（「**企業管治守則**」）所載者寬鬆。目前，審核委員會包括三名獨立非執行董事張志文先生、羅俊逸先生及蕭志偉先生，並由張志文先生擔任主席，彼具備GEM上市規則規定的合適專業資格及經驗。

DIRECTORS' REPORT

董事會報告

AUDIT COMMITTEE (Continued)

The Audit Committee has reviewed with the management of the Company, the accounting principles and practices adopted by the Group and the consolidated financial statements for the year ended 31 March 2026, which is of the opinion that such information has been prepared in accordance with all applicable accounting standards, the requirements under the Companies Ordinance (Chapter 622 of the Laws of Hong Kong) and the GEM Listing Rules.

AUDITOR

PricewaterhouseCoopers has resigned as the auditor of the Company with effect from 24 January 2025 and Baker Tilly Hong Kong Limited has been appointed as the new auditor of the Company with effect from 24 January 2025 to fill the casual vacancy following the resignation of PwC.

The consolidated financial statements for the year ended 31 March 2026 have been audited by Baker Tilly Hong Kong Limited who will retire and, being eligible, offer themselves for re-appointment at the forthcoming AGM.

RESTATEMENT TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

The consolidated financial statements for the year ended 31 March 2025 has been restated due to the adjustment to the financial asset at fair value through profit or loss for the year ended 31 March 2025 in respect of the Group's investment in an unlisted private fund with limited liability incorporated in the Cayman Islands (the "**Cayman Fund**") which holds a residential and commercial development project on a parcel of land (the "**Land**") located in Cambodia (the "**Project**"). Particularly, the fair value of the Group's investment in the Cayman Fund as at 31 March 2025 was reassessed and restated following the Board's identification, based on information subsequently obtained, of conditions that had existed as at 31 March 2025. These included, among others, matters revealed in the latest auditor's report for the year ended 31 December 2024 of the Cayman Fund dated 8 May 2026 and subsequent discussions with the Cayman Fund's investment manager, including but not limited to (a) the disclaimer of opinion issued by its auditors on going concern and fair value estimation of the Project; (b) the Cayman Fund's default in loan repayments secured by the Land, (c) the subsequent adverse court order in August 2025 against the Cayman Fund in respect of the aforesaid loan repayment default which provided further evidence of the severity of the Cayman Fund's financial position as at 31 March 2025; (d) the expiration of Project's development license in March 2025; and (e) long outstanding contract payments due to the main contractor (collectively, the "**Adverse Matters**"). For details of the restatement, please refer to note 2(v) to the consolidated financial statements.

審核委員會 (續)

審核委員會已連同本公司管理層審閱本集團所採納之會計原則及慣例以及截至2026年3月31日止年度的綜合財務報表，並認為該等資料乃根據所有適用之會計準則、香港法例第622章公司條例及GEM上市規則規定編製。

核數師

羅兵咸永道會計師事務所已自2025年1月24日辭任本公司核數師，而天職香港會計師事務所有限公司已自2025年1月24日起獲委任為本公司新任核數師，以填補羅兵咸永道辭任後產生的臨時空缺。

截至2026年3月31日止年度的綜合財務報表已由天職香港會計師事務所有限公司審核，其將於應屆股東週年大會上退任並符合資格並願意接受續聘。

對截至2025年3月31日止年度之綜合財務報表作出重列

由於就本集團投資於一間在開曼群島註冊成立之有限責任未上市私募基金（「**開曼基金**」）（該基金持有一項位於柬埔寨一幅土地（「**該土地**」）之住宅及商業開發項目（「**該項目**」），而對截至2025年3月31日止年度按公允價值計入損益的財務資產作出調整，故截至2025年3月31日止年度之綜合財務報表已作出重列。尤其是，本集團於2025年3月31日對開曼基金投資之公允值乃經董事會根據後續獲取之資料，識別出於2025年3月31日已存在之情況後，予以重新評估及重列。該等情況包括（其中包括）開曼基金截至2024年12月31日止年度之最新核數師報告（日期為2026年5月8日）中所披露之事項，以及與開曼基金投資經理之後續討論，包括但不限於(a)其核數師就該項目之持續經營及公允值評估出具之保留意見；(b)開曼基金未能償還以該土地作為抵押之貸款；(c)於2025年8月就上述貸款償還違約事件對開曼基金作出之後續不利法院命令，進一步證明開曼基金於2025年3月31日財務狀況之嚴重性；(d)該項目之開發許可證於2025年3月到期；及(e)應付主要承包商之長期未償還合約款項（統稱「**不利事項**」）。有關重列之詳情，請參閱綜合財務報表附註2(v)。

DIRECTORS' REPORT

董事會報告

RESTATEMENT TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025 (Continued)

The Group will closely monitor the development of the Adverse Matters and request for updates from the Cayman Fund, including but not limited to the outcome of the litigation proceedings in relation to the repayment defaults, the status of renewal of the development license of the Project, the status of the arbitration proceedings or settlement in relation to the contractor payments dispute and the status of prospective financing and development plans of the Project. The Board will continue to review and strengthen the Group's internal control systems from time to time, including but not limited to its investment management and financial reporting related systems, further disclosures will be made by the Company as and when appropriate and in compliance with the requirements of the GEM Listing Rules.

PUBLICATION OF 2026 ANNUAL REPORT

The 2026 annual report of the Company containing all the information required by the GEM Listing Rules will be dispatched to Shareholders and will also be published on the website of HKEXnews (www.hkexnews.hk) as well as the website of the Company (www.sclhk.com).

CHANGES TO DIRECTORS' INFORMATION

There is no change in the information of the Directors pursuant to Rule 17.50A(1) of the GEM Listing Rules since the date of the Company's interim report 2025, up to the date of this annual report. Save as disclosed herein, as at the date of this annual report, the Directors confirm that no information is required to be disclosed pursuant to Rule 17.50A(1) of the GEM Listing Rules.

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this annual report, the Directors are not aware of any significant event requiring disclosure that has taken place subsequent to 31 March 2026 and up to the date of this annual report.

On behalf of the Board
Sanbase Corporation Limited
Wong Sai Chuen
*Chairman, Chief Executive Officer and
Executive Director*

Hong Kong, 18 June 2026

對截至2025年3月31日止年度之綜合財務報表作出重列 (續)

本集團將密切監察不利事項之發展，並向開曼基金查詢最新進展，包括但不限於有關還款違約之訴訟程序結果、該項目開發許可證之續期狀況、有關承包商付款糾紛之仲裁程序或和解狀況，以及該項目未來融資及開發計劃狀況。董事會將持續不時檢討及強化本集團之內部監控系統，包括但不限於其投資管理及財務申報相關系統，本公司將適時遵照GEM上市規則之要求，作出進一步披露。

刊發2026年年報

本公司2026年年報載有GEM上市規則所規定的全部資料，將寄發予股東，亦將刊載於披露易網站 (www.hkexnews.hk) 及本公司網站 (www.sclhk.com)。

董事資料變動

自本公司2025年中期報告日期起至本年報日期止，根據GEM上市規則第17.50A(1)條須予披露的董事資料並無變動。除本年報所披露者外，於本年報日期，董事確認並無任何資料須根據GEM上市規則第17.50A(1)條予以披露。

報告期後事件

除本年報所披露者外，董事概不知悉2026年3月31日之後至本年報日期所發生的任何須予披露的重大事件。

代表董事會
莊皇集團公司
王世存
主席、行政總裁兼執行董事

香港，2026年6月18日

CORPORATE GOVERNANCE REPORT

企業管治報告

CORPORATE GOVERNANCE PRACTICES

The Company is committed to adopting a high standard of corporate governance practices and procedures throughout the Group. The Directors firmly believe that sound and reasonable corporate governance practices are essential for the steady growth of the Group and for safeguarding the interests of Shareholders.

The Company has complied throughout the year ended 31 March 2026 with all the code provisions in the CG Code, except the following deviation:

Under code provision C.2.1 of the CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. Mr. Wong, being the Chairman and Chief Executive Officer, has been primarily responsible for scrutinizing the performance of management in achieving agreed corporate goals and objectives, monitoring the Group's performance reporting, management and business development, ensuring corporate governance practices and procedures of the Group and formulating business strategies and policies of the Group since 2009. As the Board meets regularly to consider matters relating to business operations of the Group, all major decisions are made in consultation with members of the Board and relevant Board committees, and there are three independent non-executive Directors on the Board offering independent perspectives, the Board is of the view that there are adequate safeguards in place to ensure sufficient balance of powers and authorities between the Board and the management of the Company, and the above arrangement will not impair the balance of power and authority of the Board and the executive management. The effectiveness of corporate planning and implementation of corporate strategies and decisions will generally not be undermined.

To maintain a high standard of corporate governance practice for the Company, the nomination committee of the Board and the Board shall nevertheless review the effectiveness of the structure and composition of the Board from time to time in light of the prevailing circumstances. The Company will continue to review and monitor its corporate governance practices to ensure its compliance with the CG Code.

企業管治常規

本公司致力於在整個集團採納高標準的企業管治常規及程序。董事深信完善及合理的企業管治常規對於本集團的穩健增長及保障股東權益至關重要。

除以下偏離外，本公司於截至2026年3月31日止年度整個期間內已遵守企業管治守則的全部守則條文：

根據企業管治守則守則條文C.2.1，主席及最高行政人員的角色應有所區分，且不應由同一人同時兼任。自2009年起，王先生作為主席兼行政總裁，一直主要負責仔細審查管理層在達至公司目標、監督本集團的業績呈報、管理及業務發展、確保本集團制定良好的企業管治常規及程序以及制定本集團業務策略及政策方面的表現。由於董事會定期舉行會議討論有關本集團業務營運的事項，所有重大決策均於諮詢董事會及相關董事委員會的成員後作出，且董事會中有三名獨立非執行董事提供獨立觀點，董事會認為有足夠的保障確保董事會與公司管理層之間的權力及權限的足夠平衡，而上述安排將不會削弱董事會與執行管理層之間之權責平衡。公司的規劃、公司策略的執行及決策的效率大致上將不會受到影響。

為維持本公司高標準的企業管治常規，董事會轄下的提名委員會及董事會仍會因應當時情況，不時檢討董事會架構及組成的成效。本公司將繼續檢討及監察其企業管治常規，以確保遵守企業管治守則。

CORPORATE GOVERNANCE REPORT

企業管治報告

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the code of conduct for securities transactions by Directors on terms no less exacting than the required standard of dealings set out in Rules 5.48 to 5.67 of the GEM Listing Rules (the **"Required Standard of Dealings"**). Having made specific enquiry, all Directors have confirmed that they have fully complied with the required standards set out in the Required Standard of Dealings throughout the year ended 31 March 2026.

BOARD OF DIRECTORS Responsibilities and delegation

The overall management of the Group's business is vested in the Board, which assumes responsibility for leadership and control of the Company and oversees the Group's business, strategic decisions and performance. The Board is collectively responsible for promoting the success of the Company by directing and supervising its affairs. All Directors should carry out their fiduciary duties in good faith, and make decisions objectively in the interests of the Company as a whole.

The Board reserves for its decisions all major matters of the Company, including the approval and monitoring of all policy matters, overall strategies and budgets, risk management and internal control systems, material transactions (in particular those that may involve conflict of interests), financial information, appointment of Directors and other significant financial and operational matters.

All Directors have timely access to all relevant information as well as the advice and services of the senior management and the company secretary of the Company (the **"Company Secretary"**), with a view to ensuring compliance with Board procedures and all applicable laws and regulations. Any Director may request independent professional advice in appropriate circumstances at the Company's expense, upon reasonable request made to the Board.

The senior management is delegated the authority and responsibilities by the Board for the day-to-day management and operation of the Group. The delegated functions and work tasks are periodically reviewed. Approval has to be obtained from the Board prior to any significant transactions entered into by the senior management. The management provides sufficient explanation and information to the Board to enable it to make an informed assessment of financial and other information port before it for approval. The Board has the full support of the senior management to discharge its responsibilities.

董事進行證券交易

本公司已採納條款不比GEM上市規則第5.48至5.67條所載交易必守標準(「交易必守標準」)寬鬆之董事進行證券交易的行為守則。於作出具體查詢後，全體董事均已確認彼等於截至2026年3月31日止年度整個期間內完全遵守交易必守標準所載的標準規定。

董事會 職責及授權

本集團業務由董事會負責整體管理，董事會負責領導及控制本公司及本集團的業務、戰略決策及表現。董事會透過指導及監督本公司事務，對促進本公司之成功共同負責。全體董事皆以本公司的整體利益為依歸，以真誠履行其受信責任、並客觀地作出決策。

董事會保留其在本公司所有重大事宜的決策權，包括批准及監察所有政策事務、整體策略及預算、風險管理及內部控制系統、重大交易（尤其是可能牽涉利益衝突的交易）、財務資料、董事的委任及其他重大財務及經營事宜。

全體董事均可及時獲取一切有關資料，以及高級管理層和本公司公司秘書（「公司秘書」）的意見及服務，確保符合董事會程序及一切適用法律及法規。在向董事會提出合理要求後，任何董事均可於適合情況下徵詢獨立專業意見，費用由本公司承擔。

董事會已就本集團的日常管理及營運，委以高級管理層權力及職責。已委派執行的職務及工作會作定期檢討。高級管理層於訂立任何重大交易前，須事先獲董事會批准。管理層為董事會提供充分的解釋及資訊，使其能夠對提交予其批准的財務及其他資料作出知情評估。高級管理層全力支持董事會履行其職責。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD OF DIRECTORS (Continued)

Board composition

The Board is collectively responsible for the oversight of the management of the business and affairs of the Group with the objective of enhancing Shareholders value. The Board comprises two executive Directors and three independent non-executive Directors currently. The members of the Board during the year and up to the date of this annual report are as follows:

Executive Directors

Wong Sai Chuen (*Chairman and Chief Executive Officer*)
Hui Man Yee, Maggie

Independent Non-executive Directors

Cheung Chi Man, Dennis
Law Chun Yat
Siu Chi Wai

During the year ended 31 March 2026, the Board has met the requirements under Rules 5.05 and 5.05A of the GEM Listing Rules having a minimum of three independent non-executive Directors with at least one of them possessing appropriate professional qualifications or accounting or related financial management expertise and must appoint independent non-executive Directors representing at least one-third of the Board.

The members of the Board have skills and experience appropriate for the business requirements and objectives of the Group. Each executive Director is responsible for different businesses and functional divisions of the Group in accordance with his/her expertise. The independent non-executive Directors bring different businesses and financial expertise, experiences and independent judgement to the Board and they constitute the majority of each of the Board committees of the Company. Through participation in Board meetings and taking the lead in managing issues involving potential conflicts of interests, the independent non-executive Directors have made contributions to the effective direction of the Company and provided adequate checks and balances to safeguard the interests of both the Group and the Shareholders.

董事會 (續)

董事會的組成

董事會共同負責監督本集團業務及事務的管理以提高股東價值。目前，董事會由兩名執行董事及三名獨立非執行董事組成。於年內及截至本年報日期，董事會由下列成員組成：

執行董事

王世存 (*主席兼行政總裁*)
許曼怡

獨立非執行董事

張志文
羅俊逸
蕭志偉

於截至2026年3月31日止年度內，董事會已遵守GEM上市規則第5.05條及5.05A條委任不少於三名獨立非執行董事的規定，而至少其中一名獨立非執行董事乃具備合適專業資格或會計或相關財務管理專業知識且所委任的獨立非執行董事須佔董事會至少三分之一。

董事會成員具備本集團業務所需及目標而適用的技巧與經驗。各執行董事根據其專業知識負責本集團的不同業務及職能部門。獨立非執行董事為董事會提供不同的業務及財務專業知識、經驗及獨立判斷，並且在本公司董事會轄下各委員會中佔據多數。透過參與董事會會議及在管理涉及潛在利益衝突事宜上擔任領導工作，獨立非執行董事已對本公司訂立有效方針作出貢獻，並給予充份的制衡作用，以保障本集團及股東的利益。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD OF DIRECTORS (Continued)

The skills matrix below sets out the skills and expertise of the Board:

董事會 (續)

下表列載董事會具備的技能及專業知識：

Skill and Experience						
		Industry Knowledge 行業知識	General Management 綜合管理	Environment, Social & Governance 環境、社會及管治	Accounting/Finance/ Legal & Compliance 會計/財務/法律及合規	Internal Control & Risk Management 內部控制及風險管理
 Executive Director 執行董事	Wong Sai Chuen 王世存	✓	✓	✓	✓	✓
	Hui Man Yee, Maggie 許曼怡	✓	✓	✓	✓	✓
 Independent Non-Executive Director 獨立非執行董事	Cheung Chi Man, Dennis 張志文	✓	✓	✓	✓	✓
	Law Chun Yat 羅俊逸		✓	✓	✓	✓
	Siu Chi Wai 蕭志偉		✓	✓	✓	✓

BOARD OF DIRECTORS (Continued)

The Company has received an annual confirmation of independence in writing from each of the independent non-executive Directors pursuant to Rule 5.09 of the GEM Listing Rule and considers them to be independent with reference to the independence guidelines set out in the GEM Listing Rules.

To the best knowledge of the Directors, except for Mr. Wong and Ms. Hui, the Directors have no relationship (including financial, business, family or other material relationship) between any members of the Board. Biographies of the Directors are set out on pages 17 to 19 of this annual report.

Appointment and re-election of Directors

All Directors are appointed for a specific term, subject to renewal upon expiry of the existing term. The Company has entered into a director's service agreement with each of the executive Directors, namely Mr. Wong and Ms. Hui, for a term of three years.

The Company has issued letters of appointment to each of the independent non-executive Directors, namely Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai, with a term of one year commencing from their respective dates of appointment.

Pursuant to the Articles, one-third of the Directors for the time being (if their number is not three or a multiple of three, the number nearest to but not less than one-third) shall retire from office by rotation at each annual general meeting of the Company provided that every Director shall be subject to retirement by rotation at least once every three years. Any new Director appointed by the Board to fill a casual vacancy shall hold office only until the first annual general meeting of the Company after his/her appointment, whereas any Director appointed by the Board as an addition to the existing Board shall hold office only until the next following annual general meeting of the Company. The Directors should be eligible for re-election at the relevant annual general meeting of the Company.

董事會 (續)

本公司已收到各獨立非執行董事根據GEM上市規則第5.09條的規定就其獨立性所發出的年度書面確認書並認為，按照GEM上市規則有關獨立性的指引，彼等均為獨立人士。

就董事所深知，除王先生及許女士外，董事與董事會任何成員概無任何關係（包括財務、業務、家族或其他重大關係）。董事履歷載於本年報第17至19頁。

委任及重選董事

所有董事均有特定任期，須於現有任期屆滿後續約。本公司已與各執行董事（即王先生及許女士）訂立董事服務協議為期3年。

本公司已向各獨立非執行董事（即張志文先生、羅俊逸先生及蕭志偉先生）發出委任函，任期由各自的委任日期起計為期1年。

根據細則，在本公司每屆股東週年大會上，當時三分之一董事（若其人數並非三之倍數，則須為最接近但不少於三分之一人數）將輪值告退，惟每位董事須至少每三年輪值退任一次。任何獲董事會委任填補臨時空缺的新董事任期僅至其獲委任後首次股東大會為止，而任何獲董事會委任為董事會新增成員的董事任期至本公司下屆股東週年大會為止。董事符合資格於本公司有關股東大會上膺選連任。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD OF DIRECTORS (Continued)

Board meetings and attendance

The Company Secretary shall assist the Chairman and the executive Directors in establishing the meeting agenda, and each Director is given an opportunity to include items in the agenda. The Board conducts regularly scheduled meetings on a quarterly basis with the active participation of the Directors. Ad-hoc meetings are convened when circumstances require. The Board held 4 meetings during the financial year ended 31 March 2026 to consider, among other things, reviewing and approving the quarterly, interim, annual results and payments of dividends of the Group.

Notice of at least 14 days are given of a regular board meeting to give all Directors an opportunity to attend. Adequate and appropriate information is circulated to the Directors in advance of Board meetings or such period accepted by them. For regular Board meetings, an agenda and accompanying Board papers are sent in full to all Directors in a timely manner and at least 3 days before the informed date of a Board or Board committee meeting. Minutes of all Board and committee meetings are kept by the Company Secretary and are open for inspection by the Directors at any reasonable time on reasonable notice. Minutes of Board and committee meetings record in sufficient detail the matters considered and decisions reached, including any concerns raised by Directors or dissenting views expressed. Draft and final versions of minutes of all Board and committee meetings are circulated to all Directors and committee members for comments and records within the period accepted by them after each meeting. The Directors attend meetings in person or via telephone conference, as permitted under the Articles of Association.

The Company Secretary attends the Board/Board committees meetings. All Directors have access to the Company Secretary who is responsible for ensuring that Board/Board committees procedures are observed and advising the Board/Board committees on compliance matters.

董事會 (續)

董事會會議及出席率

公司秘書協助主席及執行董事編製會議議程，及各董事均有機會於議程中加入項目。各董事積極參與董事會於每季度舉行的例會，並於有需要時召開特別會議。截至2026年3月31日止財政年度內，董事會已舉行4次會議，以考慮（其中包括）審閱及批准本集團之季度、中期、年度業績及派付股息。

董事會於至少14日前發出定期舉行之董事會會議通告，讓全體董事皆可抽空出席。在董事會會議舉行前或董事接受的期間向彼等傳閱充足及適用資料。就定期召開之董事會會議而言，會議議程及隨附有關之董事會文件均於適時（即於董事會會議或董事委員會會議通知日期前最少三天）送達全體董事。所有董事會及委員會會議記錄均由公司秘書保存，倘任何董事給予合理通告，則可在合理時間查閱該等會議記錄。董事會及委員會會議的會議紀錄對會議上各董事所考慮事項及達致的決定作足夠詳細的記錄，其中應該包括董事提出的任何疑慮或表達的反對意見。所有董事會及委員會會議記錄草擬本及定稿，均於每次會議結束後，在全體董事及委員會成員接納期間內，寄發予彼等作評論及記錄。董事可親身或根據組織章程細則所批准透過電話會議方式出席會議。

公司秘書出席所有董事會／董事會委員會會議。全體董事均可聯絡公司秘書。公司秘書負責確保董事會／董事會委員會之程序獲得遵守，並向董事會／董事會委員會就合規事宜作出建議。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD OF DIRECTORS (Continued)

Board meetings and attendance (Continued)

The attendance record of each Director at Board meetings, committee meetings, the annual general meeting held on 22 August 2025 (the “**2025 AGM**”) for the year is set out below:

董事會 (續)

董事會會議及出席率 (續)

每位董事於年內出席董事會會議、董事會委員會會議及於2025年8月22日舉行的股東週年大會(「**2025股東週年大會**」)的出席記錄載列如下：

		Attendance/Number of Meetings 出席次數／會議次數				
		Board meetings 董事會 會議	Audit Committee meetings 審核委員會 會議	Remuneration Committee meetings 薪酬委員會 會議	Nomination Committee meetings 提名委員會 會議	2025 AGM 2025 股東週年大會
Total Number of Meetings	會議次數總數	4	2	1	1	1
Executive Directors	執行董事					
Wong Sai Chuen	王世存	4/4	N/A 不適用	N/A 不適用	1/1	1/1
Hui Man Yee, Maggie	許曼怡	4/4	N/A 不適用	N/A 不適用	N/A 不適用	1/1
Independent Non-Executive Directors	獨立非執行董事					
Cheung Chi Man Dennis	張志文	4/4	2/2	1/1	1/1	1/1
Law Chun Yat	羅俊逸	4/4	2/2	1/1	1/1	1/1
Siu Chi Wai	蕭志偉	4/4	2/2	1/1	1/1	1/1

Note: The attendance figure represents actual attendance/the number of meetings a Director is entitled to attend.

附註：出席次數指董事實際出席之次數／有權出席之會議之次數。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD OF DIRECTORS (Continued)

Directors' training and continuous professional development

Directors' training is an ongoing process. During the year, Directors are provided with regular updates on the Company's performance, position and prospects to enable the Board as a whole and each Director to discharge their duties. In addition, all Directors are encouraged to participate in continuous professional development ("CPD") to develop and refresh their knowledge and skills to ensure that their contribution into the Board remains informed and relevant.

During the year, all Directors had participated in CPD as required by Rules 3.09F and 3.09G of the GEM Listing Rules to develop and refresh their knowledge and skills by reading materials and/or attending training courses, seminars or workshops organized by professional bodies on corporate governance or updated on laws, rules and regulations relating to the roles, functions and duties of a Director.

The individual records of each Director who received training for the year is summarised as follows:

董事會 (續)

董事之培訓及持續專業發展

董事培訓屬持續過程。年內，董事定期收到本公司業績、狀況及前景的更新資料，以便董事會整體及各董事可履行其職責。此外，本公司鼓勵所有董事參與持續專業發展（「持續專業發展」），以發展並更新其知識及技能，以確保彼等在具備全面資訊及切合所需之情況下對董事會作出貢獻。

年內，全體董事已根據GEM上市規則第3.09F條及第3.09G條的規定參與持續專業發展，透過閱讀有關企業管治或有關董事角色、職能及職責的法律、規則及法規最新資訊的材料及／或參加由專業機構組織的培訓課程、研討會或討論會，以提高及更新彼等的知識及技能。

於本年度內接受培訓的各董事的個人記錄概述如下：

		Course/ Seminar/ Workshop organized by Professional Body 由專業機構 組織的課程/ 研討會／討論會	Total number of hour(s)	Reading materials	Total number of hour(s)
Directors					
Executive Directors					
Wong Sai Chuen	王世存	✓	3	✓	3
Hui Man Yee, Maggie	許曼怡	✓	3	✓	3
Independent Non-executive Directors					
Cheung Chi Man, Dennis	張志文	✓	8	✓	27
Law Chun Yat	羅俊逸	✓	51.3	✓	3
Siu Chi Wai	蕭志偉	✓	36	✓	3

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD OF DIRECTORS (Continued)

Corporate governance functions

Pursuant to code provision A.2.1 of the CG Code, the Board is also responsible for performing the corporate governance duties during the year ended 31 March 2026 as set out below:

- determined and reviewed the Company's policies and practices on corporate governance;
- reviewed and monitored the training and continuous professional development of Directors and senior management;
- reviewed and monitored the Company's policies and practices on compliance with legal and regulatory requirements;
- developed, reviewed and monitored the code of conduct and compliance manual (if any) applicable to employees and Directors; and
- reviewed the Company's compliance with the CG Code and disclosure in the Corporate Governance Report.

BOARD COMMITTEE

The Company has established the Audit Committee, the nomination committee of the Board (the "**Nomination Committee**") and the Remuneration Committee, for overseeing particular aspects of the Company's affairs. All Board committees have been established with defined written terms of reference which are available on the Stock Exchange's website and the Company's website. All the Board committees should report to the Board on their decisions or recommendations made.

All Board committees are provided with sufficient resources to discharge their duties and, upon reasonable request, are able to seek independent professional advice in appropriate circumstances, at the Company's expenses. The respective role, responsibilities and activities of each Board committee are set out below:

Audit Committee

The Audit Committee was established with a specific written terms of reference in compliance with the CG Code. The committee currently comprised three independent non-executive Directors, Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai and chaired by Mr. Cheung Chi Man, Dennis, who has appropriate professional qualifications and experience as required by Rules 5.05 and 5.28 of the GEM Listing Rules. None of the members of the Audit Committee is a former partner of the Company's existing external auditor.

董事會 (續)

企業管治職能

根據企業管治守則守則條文第A.2.1條，於截至2026年3月31日止年度內，董事會亦負責履行企業管治職責載列如下：

- 釐定及審閱本公司之企業管治政策及常規；
- 審閱及監察董事及高級管理層之培訓及持續專業發展；
- 審閱及監察本公司遵守法定及監管規定方面之政策及慣例；
- 制定、審閱及監察適用於僱員及董事之行為守則及合規手冊（如有）；及
- 審閱本公司遵守企業管治守則之情況及於企業管治報告作出之披露。

董事會委員會

本公司已成立董事會審核委員會、提名委員會（「**提名委員會**」）及薪酬委員會，以監督本公司事務之特定範疇。所有董事會委員會成立均訂有明確的書面職權範圍，此等資料可於聯交所網站及本公司網站查閱。所有董事會委員會應向董事會匯報彼等所作決定或建議。

所有董事會委員會均獲得充足資源以履行彼等的職責，並按合理要求而能夠於適當情況下徵詢獨立專業意見，費用由本公司承擔。各董事會委員會之各自角色、職責及活動列載如下：

審核委員會

本公司已設立審核委員會，並已遵照企業管治守則訂立特定書面職權範圍。委員會現時由三名獨立非執行董事張志文先生、羅俊逸先生及蕭志偉先生組成，並由張志文先生擔任主席，彼擁有GEM上市規則第5.05及5.28條規定的合適專業資格及經驗。概無審核委員會成員為本公司現任外聘核數師的前任合夥人。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD COMMITTEE (Continued)

Audit Committee (Continued)

The main duties of the Audit Committee are (i) reviewing the quarterly, half-yearly and annual results of the Group and considering any significant or unusual items raised by the financial officers of the Group or external auditor before submission to the Board; (ii) reviewing the relationship with and the terms of appointment of the external auditor and making relevant recommendations to the Board; and (iii) reviewing the Company's financial reporting system and the effectiveness of the risk management and internal control systems.

By invitation of the Audit Committee, other Directors and senior management may also attend the meetings. The Company Secretary prepared full minutes of the Audit Committee meetings with details of discussions and decisions reached. Sufficient resources are made available to the committee when independent legal or professional advice is required. The Audit Committee members meet with the external auditor twice a year.

The following is a summary of the work of the Audit Committee during the year ended 31 March 2026:

- reviewed the audited consolidated financial statements and the annual results announcement of the Company for the year ended 31 March 2025;
- reviewed the interim unaudited consolidated financial statements and the interim results announcement of the Company for the 6 months ended 30 September 2025;
- reviewed the remuneration and terms of engagement of the Company's external auditor;
- reviewed the Group's financial controls, internal control and risk management systems, and the effectiveness of the Company's internal audit function; and
- reviewed the Group's accounting principles and practices, compliance with the GEM Listing Rules and statutes, and financial reporting matters.

During the year ended 31 March 2026, the Board had no disagreement with the Audit Committee's view on the re-appointment of the Company's external auditor.

董事會委員會 (續)

審核委員會 (續)

審核委員會之主要職責為(i)於提呈董事會前審閱本集團之季度、半年及全年業績及考慮本集團財務人員或外聘核數師提出之任何重大或不尋常項目；(ii)檢討與外聘核數師之關係及聘用條款，並向董事會提出有關建議；及(iii)審閱本公司財務報告系統、風險管理及內部控制系統的有效性。

在審核委員會邀請下，其他董事及高級管理層亦可出席會議。公司秘書編製審核委員會會議的詳盡會議紀錄，包括會議的討論及決議。倘需要獨立法律或專業意見，該委員會可獲得充足資源。審核委員會成員每年與外聘核數師會面兩次。

截至2026年3月31日止年度內，審核委員會之工作概述如下：

- 審閱本公司截至2025年3月31日止年度之經審核財務報表及年度業績公告；
- 審閱本公司截至2025年9月30日止6個月之中期未經審核綜合財務報表及中期業績公告；
- 審閱本公司外聘核數師之薪酬及委聘條款；
- 審閱本公司之財務控制、內部控制及風險管理制度，以及本公司內部審核職能的成效；及
- 審閱本集團之會計原則及慣例，遵守GEM上市規則及法規及財務報告事宜。

截至2026年3月31日止年度，董事會對審核委員會關於續聘本公司外部核數師的意見並無異議。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD COMMITTEE (Continued)

Nomination Committee

The Nomination Committee was established with specific written terms of reference in compliance with the CG Code. The committee currently comprised two executive Directors, Mr. Wong, Ms. Hui, and three independent non-executive Directors, Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai, and chaired by Mr. Wong.

The primary duties of the Nomination Committee are to (i) review the structure, size and composition (including the skills, knowledge and experience) of the Board on a regular basis and make recommendations to the Board regarding any proposed changes; (ii) identify qualified and suitable individuals to become Board members and select or make recommendations to the Board on the selection of individuals nominated for directorships; (iii) assessing the independence of independent non-executive Directors; and (iv) make recommendations to the Board on relevant matters relating to the appointment or re-appointment of directors and succession planning for directors in particular the chairman and the chief executive officer.

Nomination policy

The Company has adopted a nomination policy for the Nomination Committee to consider and make recommendations to Shareholders for election as Directors at general meetings or appoint as Directors to fill casual vacancies.

Selection criteria

In selecting candidates for the directorship of the Company, the Nomination Committee may make reference to certain criteria such as:

- the Company's needs;
- the diversity on the Board;
- the integrity, experience, skills and professional knowledge of the candidate; and
- the amount of time and effort that the candidate will devote to discharge his/her duties and responsibilities.

External recruitment professionals might be engaged to carry out selection process when necessary.

董事會委員會 (續)

提名委員會

本公司已設立提名委員會，並已遵照企業管治守則訂立特定書面職權範圍。委員會現時由兩名執行董事王先生、許女士，及三名獨立非執行董事張志文先生、羅俊逸先生及蕭志偉先生組成，並由王先生擔任主席。

提名委員會之主要職責為(i)定期審閱董事會架構、人數及成員組成(包括技能、知識及經驗)，並就任何建議變動向董事會提出建議；(ii)物色合資格及合適之人士加盟董事會，並挑選或向董事會推薦提名加盟董事會之人士；(iii)評估獨立非執行董事的獨立性；及(iv)就委任或重新委任董事及董事繼任計劃(特別是主席及行政總裁)等相關事宜向董事會提出建議。

提名政策

本公司已為提名委員會採納提名政策，以考慮及推薦股東於股東大會上選舉董事或委任填補臨時空缺的董事。

甄選標準

於選擇本公司董事職務的候選人時，提名委員會可參考以下若干標準：

- 本公司需求；
- 董事會成員多元化；
- 候選人的誠信、經驗、技能及專業知識；及
- 候選人將為履行其職責及責任而付出的時間和精力。

必要時，可能委聘外部招聘專員進行甄選程序。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD COMMITTEE (Continued)

Board diversity policy

During the year, the Board adopted a Board diversity policy setting out the approach to achieving diversity on the Board. The Company recognises and embraces the benefits of the diversity of Board members. It endeavors to ensure that the Board has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Group's business. All Board appointments will be based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board. The implementation and effectiveness of the Board diversity policy will be reviewed by the Board annually.

The selection of candidates will be based on a range of diverse perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills and knowledge. The ultimate decision will be made upon the merits and contributions that the selected candidates will bring to the Board. The Company will also take into account factors based on its own business model and specific needs from time to time. Such policy will be reviewed from time to time to ensure the appropriateness of determining the optimum composition of the Board.

The Board has also set measurable objectives to achieve board diversity, which includes the following: (i) the selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service, (ii) the Nomination Committee will discuss and make discussion annually, and, where necessary, reach consensus on measurable objectives for achieving board diversity. It will provide its recommendation to the Board for adoption, which includes at least one of the Directors having appropriate professional qualifications or accounting or related financial management expertise, and at least one Director having intensive experience of the industry on which the business of the Group is engaged in, (iii) the Board shall have at least one Director of a different gender. Such Director shall possess the skills, experience and talent necessary for the operation of the Company, and (iv) to achieve and/or maintain gender diversity, the Nomination Committee will recommend potential candidates for the Board so as to realise gender diversity. The ultimate decision will be based on objective criteria, merit and contribution that the selected candidates will bring to the Board, taking into consideration of the Company's corporate strategies and business operation.

董事會委員會 (續)

董事會多元化政策

年內，董事會已採納董事會多元化政策，其中載有實現董事會多元化之方式。本公司明白並深信董事會成員多元化之裨益。其致力確保董事會於技能、經驗及多樣化觀點與角度方面具備符合本集團業務規定之平衡發展。董事會所有委任將用人唯才，並在考慮候選人時以客觀準則充分顧及董事會多元化的裨益。董事會多元化政策將由董事會作出每年審查。

甄選候選人將基於一系列多元化角度，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能及知識。最終決定將按所選候選人的優點及其將為董事會帶來的貢獻而作出。本公司亦將考慮多種因素包括基於其自身業務模式及不時的特定需求。該政策將會不時檢討，以確保決定董事會最佳組成的適宜性。

董事會亦已制定可計量的目標以實現董事會多元化，其中包括：(i) 候選人將基於一系列多元化角度進行甄選，包括但不限於性別、年齡、文化及教育背景、種族、專業經驗、技能、知識及服務年期；(ii) 提名委員會將每年進行討論，並在必要時就實現董事會多元化的可計量目標達成共識。其將向董事會提供建議以供採納，其中包括至少一名具有適當專業資格或會計或相關財務管理專業知識的董事，以及至少一名在本集團業務所在行業具有豐富經驗的董事；(iii) 董事會應至少有一名不同性別的董事。該董事應具備本公司營運所需的技能、經驗及才能；及(iv) 為實現及／或維持性別多元化，提名委員會將向董事會推薦潛在候選人，以實現性別多元化。經計及本公司的企業戰略及業務營運，最終決定將視乎客觀標準、候選人將為董事會帶來的價值及貢獻而定。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD COMMITTEE (Continued)

Board diversity policy (Continued)

The following is a summary of the work of the Nomination Committee during the year ended 31 March 2026:

- reviewed the structure, size and diversity of the Board;
- identified individual suitably qualified to become Board members and made recommendations to the Board on their appointments;
- assessed the independence of the independent non-executive Directors; and
- reviewed the retirement of Directors by rotation and the re-appointment of retiring Directors at the 2025 AGM.

The Board considered that the aforementioned measurable goals have been achieved satisfactorily during the year ended 31 March 2026. The Nomination Committee has conducted an annual review of the board diversity policy and the Nomination Committee is satisfied with the implementation and effectiveness of the board diversity policy.

Workforce Diversity Policy

To achieve and/or maintain diversity (including gender diversity), the Nomination Committee will identify and recommend potential candidates to the Board so as to promote and realise gender diversity. Specifically, when selecting potential candidates for the Board, the Nomination Committee and the Board will, inter alia, (i) consider the current ability, diversity and representation level of different gender in the Board and senior management when making recommendation on nominees and the succession plan of the Board and senior management, and (ii) take reference to the Code of Practice on Employment published by Hong Kong Equal Opportunities Commission and other manuals in other applicable jurisdictions from time to time, so as to consider the standards in promoting diversity. The Group adheres to the principle of fairness in the recruitment procedures, and does not implement any restriction on gender, ethnicity, nationality and territory. The Nomination Committee adopts the above measures and reviews the profiles of the potential candidates of Board members against the above selection criteria in order to develop a pipeline of potential successors to the Board to achieve gender diversity.

董事會委員會 (續)

董事會多元化政策 (續)

截至2026年3月31日止年度內，提名委員會之工作概述如下：

- 審閱董事會架構、人數及成員多元化；
- 物色合適及合資格之人士成為董事會成員，並就其委任向董事會作出推薦意見；
- 評估獨立非執行董事的獨立性；及
- 審閱輪值退任之董事及於2025股東週年大會上重新委任退任董事。

董事會認為，上述可計量目標已於截至2026年3月31日止年度圓滿達成。提名委員會已對董事會多元化政策進行年度檢討，且提名委員會對董事會多元化政策的實施及成效感到滿意。

員工多元化政策

為實現及／或保持多元性（包括性別多元化），提名委員會將識別並向董事會推薦潛在候選人，以推廣及實現性別多元化。具體而言，在選擇董事會潛在候選人時，提名委員會及董事會將（其中包括）(i) 對提名人選以及董事會及高級管理層的繼任計劃提出建議時，考慮董事會及高級管理層中不同性別的當前能力、多樣化及代表水平；及(ii) 不時參考香港平等機會委員會公佈的僱傭實務守則及其他適用司法權區的其他手冊，以考慮促進多元化的標準。本集團在招聘程序上堅持公平原則，不對性別、民族、國籍及地區實施任何限制。提名委員會採納上述措施並根據上述選擇標準審閱董事會成員潛在候選人的資料，以發展董事會的潛在繼任人管道，實現性別多元化。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD COMMITTEE (Continued)

Workforce Diversity Policy (Continued)

The gender ratio of male to female in the workforce (including senior management) for the year ended 31 March 2026 is 34:17. The Company considers that gender diversity is rather balanced and has been achieved in its workforce generally. The Group aims to continue maintaining a more balanced gender diversity in the workforce by promoting such diversity during recruitment.

For further details of gender ratio, together with the relevant data, please refer to the disclosure in the “Environmental, Social and Governance Report” of the Company which is published on the same date as this annual report.

Remuneration Committee

The Remuneration Committee was established with specific written terms of reference in compliance with the CG Code. The committee currently comprised three independent non-executive Directors, Mr. Cheung Chi Man, Dennis, Mr. Law Chun Yat and Mr. Siu Chi Wai, and chaired by Mr. Cheung Chi Man, Dennis.

The principal responsibilities of the Remuneration Committee include making recommendations to the Board on the Company's remuneration policy and structure and on the remuneration packages of Directors and senior management pursuant to the code provision E.1.2(c)(ii) of the CG Code. The Remuneration Committee is also responsible for establishing transparent procedures for developing such remuneration policy and structure to ensure that no Director or any of his associates will participate in deciding his own remuneration, which remuneration will be determined by the Board with reference to the performance of the individual and the Company as well as the prevailing market conditions.

The following is a summary of the work of the Remuneration Committee during the year ended 31 March 2026:

- reviewed and determined the Group's policy and structure for the remuneration of Directors and senior management;
- assessed the performance of executive Directors;

No material matters relating to share schemes under Chapter 23 of the GEM Listing Rules were required to be reviewed or approved by the Remuneration Committee during the year.

董事會委員會 (續)

員工多元化政策 (續)

截至2026年3月31日止年度，員工（包括高級管理層）的男女性別比例為34:17。本公司認為性別多元化相當均衡，並在其員工中普遍實現。本集團目標為透過在招聘時促成多元化，繼續保持員工中更加平衡的性別多元化。

有關性別比例及相關數據的進一步詳情，請參閱與本年報同日刊發的本公司「環境、社會及管治報告」的披露。

薪酬委員會

本公司已設立薪酬委員會，並已遵照企業管治守則訂立特定書面職權範圍。委員會現時由三名獨立非執行董事張志文先生、羅俊逸先生及蕭志偉先生組成並由張志文先生擔任主席。

薪酬委員會的主要職責包括根據企業管治守則的守則條文第E.1.2(c)(ii)條向董事會就本公司的薪酬政策及架構以及董事及高級管理層的薪酬待遇提出建議。薪酬委員會亦負責就該等薪酬政策及結構制定具透明度之程序，以確保並無董事或其任何聯繫人士參與釐定其自身薪酬，而薪酬將由董事會參考個人及本公司表現以及當前市場環境後釐定。

於截至2026年3月31日止年度內，薪酬委員會之工作概述如下：

- 審閱及釐定本集團有關董事及高級管理層薪酬之政策及架構；
- 評估執行董事的表現；

年內，並無任何與GEM上市規則第23章項下的股份計劃有關的重大事項須經薪酬委員會審閱或批准。

CORPORATE GOVERNANCE REPORT

企業管治報告

BOARD COMMITTEE (Continued)

Remuneration Committee (Continued)

- reviewed and recommended to the Board the terms of remuneration packages and service contracts of Directors and senior management; and
- ensured that no director or any of his/her associates are involved in deciding his/her own remuneration.

REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT

The Directors' remuneration for the year ended 31 March 2026 and 2025 are set out in note 31(a) to the consolidated financial statements.

Pursuant to the CG Code, the remuneration of the members of the senior management (other than the Directors) for the year ended 31 March 2026 by band is set out below:

Remuneration band (in HKD)

薪酬範圍 (港元)

HKD2,500,001 to HKD3,000,000	2,500,001港元至3,000,000港元
HKD3,500,001 to HKD4,000,000	3,500,001港元至4,000,000港元

Share interest of senior management

As at 31 March 2026, none of the senior management had any interests in the shares of the Company.

Auditor's remuneration

The external audit provides an objective assessment of the financial information presented by the management, and is considered one of the essential elements to ensure effective corporate governance. During the year, the fee charged by Baker Tilly Hong Kong Limited for audit service was HKD700,000.

There were no fees charged in respect of the non-auditing services for the year ended 31 March 2026.

The Audit Committee is satisfied with, inter alia, the audit fees, effectiveness of the audit process, independence and objectivity of Baker Tilly Hong Kong Limited and has recommended to the Board the re-appointment of Baker Tilly Hong Kong Limited as the Company's external auditor for the ensuring year at the forthcoming AGM.

董事會委員會 (續)

薪酬委員會 (續)

- 審閱及向董事會建議董事及高級管理層之薪酬待遇及服務合約條款；及
- 確保並無董事或其任何聯繫人士參與決定其自身薪酬之事宜。

董事及高級管理層薪酬

截至2026年及2025年3月31日止年度的董事薪酬載於綜合財務報表附註31(a)。

根據企業管治守則，截至2026年3月31日止年度的高級管理層成員（董事除外）之薪酬範圍載列如下：

Number of individual

人數

高級管理層的股份權益

於2026年3月31日，概無任何高級管理層於本公司股份中擁有任何權益。

核數師薪酬

外聘核數師對管理層所呈列之財務資料提供客觀評核，並視為確保有效企業管治之重要元素之一。年內，天職香港會計師事務所有限公司就審核服務所收取之費用為700,000港元。

截至2026年3月31日止年度的非審核服務未收取任何費用。

審計委員會對（其中包括）審核費用、審核過程之效能，以及天職香港會計師事務所有限公司之獨立性及客觀性表示滿意，並建議董事會於本公司應屆股東週年大會上，續聘天職香港會計師事務所有限公司為本公司來年之外聘核數師。

RISK MANAGEMENT AND INTERNAL CONTROL

The Board has overall responsibility for maintaining an integrated and effective risk management and internal control systems of the Group, which includes the establishment of a defined management structure with specified limits of authority, and reviewing their effectiveness. The internal control system is designed to assist in the achievement of business objectives of the Group, safeguarding assets against unauthorised use or disposition, ensuring the proper maintenance of accounting records for the provision of reliable financial information for internal use or publication and ensuring compliance with relevant legislation and regulation. The internal control system is designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage rather than eliminate risks of failure in operational systems and achievement of the Group's objectives. The internal control system (embedded in the operations of the Company and forms part of the Company's culture) includes:

- effectiveness and efficiency of operations;
- capability in responding quickly to evolving risks to the business arising from factors within the Company and to the change in the business environment; and include procedures for reporting immediately to appropriate management levels regarding any significant control weakness that is identified together with details of corrective action being undertaken;
- reliability of financial reporting; and
- compliance with applicable rules, laws and regulations.

The key procedures that the Board established to provide effective internal controls are as follows:

風險管理及內部控制

董事會全權負責維持本集團健全及有效的風險管理及內部控制系統，包括制定管理層架構及其相關之權限並檢視其成效。內部控制系統旨在協助達成本集團業務目標、保護資產以防未經授權之使用或處理、以確保會計紀錄得以妥善保存，以便提供可靠的財務資料供內部使用或對外發放，並確保遵守相關法例與規則。內部控制系統旨在提供合理但並非絕對的保證，以防止重大錯誤陳述或損失以及管理並非消除營運系統故障的風險以實現本集團之目標。內部控制系統已嵌入本公司營運和成為其文化之一，包括：

- 營運的效益及效率；
- 能對由本公司內在因素所產生的業務風險及對營商環境的改變迅速作出反應，並包括向合適的管理層即時匯報經確認的任何重大控制弱點，及應採取的糾正行動的程序；
- 財務報告的可靠性；及
- 遵守適用的法律及法規。

董事會為有效的內部控制已設立的主要程序如下：

CORPORATE GOVERNANCE REPORT

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROL *(Continued)*

Organisational Structure

An appropriate organisational structure is in place with defined operating policies and procedures as well as responsibility and lines of authority.

Authority and Control

The executive Directors and senior management are delegated with respective levels of authorities to carry out the corporate strategies and policies and related matters formulated by the Board.

Payment Procedures

Relevant procedures have been established to assess, review and approve payment in respect of the capital and recurring expenditures.

Financial Reporting

The Board acknowledges its responsibility for preparing the consolidated financial statements of the Group which give a true and fair view of the state of affairs of the Group on a going concern basis, with reasonable and prudent judgement and estimates as necessary. In preparing the accounts for the six months ended 30 September 2025, and the year ended 31 March 2026, the Directors have selected suitable accounting policies and applied them consistently.

The statement of the auditor of the Company about their reporting responsibilities on the consolidated financial statements of the Group is set out in the Independent Auditor's Report.

Risk Management

The Board together with senior management responsible for monitoring and assessing risk annually, boost related management standards and evaluate investment projects.

風險管理及內部控制 (續)

組織結構

本集團設有適當的組織結構和明確的營運政策和程序以及責任和授權。

授權和控制

授予執行董事和高級管理層適當的權力以執行企業政策及策略和董事會制定的相關事項。

付款程序

已設有相關程序以評估、檢討及批准有關資本及經常性支出之付款。

財務報告

董事會知悉其責任乃按持續經營基準編製真實而公平地反映本集團財政狀況之本集團綜合財務報表，並於必要時輔以合理及審慎的判斷和估算。於編製截至2025年9月30日止六個月及截至2026年3月31日止年度之賬目時，董事已選擇適當之會計政策及貫徹應用。

本公司核數師就彼等對本集團綜合財務報表之匯報責任所作出之聲明載於獨立核數師報告內。

風險管理

董事會連同高級管理層負責監督及每年評估風險、提高相關管理標準及評估投資項目。

CORPORATE GOVERNANCE REPORT

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROL *(Continued)*

Internal Audit

No internal audit team has been set up during the year since the Group's size and its structure is small and simple and the Board is of the opinion that it is more cost effective to appoint an external independent service provider to carry out internal audit function for the Group if necessary. However, the Board will continue to review the need for an internal audit function at least annually.

Internal Control Review

During the year, the Company has engaged an external service provider to carry out an annual review of the effectiveness of the risk management and internal control system including financial, operational and compliance controls, and risk management functions, and to resolve material internal control defects. The review adopts a risk-based approach to create and review the effectiveness of the internal control system and includes the following works:

- (i) to carry out a high level review on the internal control system on new business and members of the Group under the principles which cover major control aspects; and
- (ii) to interview management and perform focused walk through tests on the internal control system of members of the Group on a selective basis.

The Company has adopted a set of internal control policies and procedures to safeguard the Group's assets, to ensure proper maintenance of accounting records and reliability of financial information, and to ensure compliance with relevant laws and regulations.

The Directors and senior management of the Company based on the available information (normally from the news and periodicals) about local and market's dynamic movements and their understanding of the risk assessment is enhanced through the on-the-job training and regular meetings to discuss cases with potential risk.

風險管理及內部控制 (續)

內部審核

由於本集團規模及架構較小及簡單且董事會認為於必要時委聘外部獨立服務供應商執行本集團內部審核功能更具成本效益，故於年內並無設立內部審核團隊。然而，董事會將繼續至少每年檢討設立內部審核部門的需要。

內部控制評估

年內，本公司已聘請外部服務供應商對風險管理及內部控制系統的成效（包括財務、營運及合規控制及風險管理功能）進行年度評估，並解決重大內部控制缺陷。評估採用風險導向方式塑造及檢討內部控制系統成效，包括下列工作：

- (i) 根據涵蓋主要監控範疇之原則，對本集團新業務及成員公司的內部控制系統進行高層次檢查；及
- (ii) 隨機安排管理層訪談本集團之成員公司的內部控制系統並進行專項穿行測試。

本公司已採納一套內部控制政策及程序，以保障本集團資產，以確保會計記錄妥善保存及財務資料的可靠性，以及確保遵守相關法律及法規。

本公司的董事及高級管理層基於有關本地及市場動態的可查閱資料（通常來自新聞及期刊）了解風險評估，並透過在職培訓及定期舉行會議討論有關潛在風險的案例得以加強有關了解。

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)

Internal Control Review (Continued)

Identification, assessment and management:

- the head of each department, including the Finance Department and the Board will be informed regarding the factors that have an impact on the profit and price based on the nature of business and their own experience. During the course of execution, the concerned responsible person of the Company will handle relevant documents and report to the Directors.
- as for matters as required to be disclosed under the GEM Listing Rules, the Company Secretary will present the issues to the Board for review and discussion, and inform Directors and relevant personnel that trading the shares of the Company is prohibited.

Review prior to the transactions:

- generally, the Company Secretary will check with the requirements as prescribed in Chapter 19 and Chapter 20 of the GEM Listing Rules before execution of the proposed transactions (including continuing connected transactions), to assess whether the proposed transaction will trigger the disclosures requirements either in announcements, circulars and annual reports, and the need to obtain Shareholders' approval.

During the year, the external service provider, engaged by the Company, has presented its review report and made recommendations to the Audit Committee and the Audit Committee has discussed with the management and reported the progress of the work plan and related findings to the Board at the board meeting.

風險管理及內部控制 (續)

內部控制評估 (續)

辨認、評估及管理：

- 各部門主管（包括財務部及董事會）將獲知悉根據業務性質及自身經驗，針對那些對溢利及價格有影響的因素。於執行過程中，本公司相關負責人會處理相關文件，並向董事匯報情況。
- 對於按GEM上市規則需要披露的事項，公司秘書將問題提呈董事會審閱及討論，並通知董事及有關人員禁止買賣本公司股份。

截至交易前的檢查：

- 一般而言，公司秘書於執行建議交易前（包括持續關連交易）根據GEM上市規則第19章及第20章所規定之要求檢查有關交易以評估建議交易是否將觸發公告、通函或年報之披露規定，及獲得股東批准之需要。

年內，本公司聘請的外部服務供應商已向審核委員會提交其評估報告及建議，審核委員會已與管理層討論，並在董事會會議上向董事會提交其工作計劃進展及相關發現。

CORPORATE GOVERNANCE REPORT

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)

Internal Control System and Corporate Governance enhancement

In compliance with the requirements of the GEM Listing Rules and for the purpose of reinforcing the Group's internal control system, the Company has established a strong internal control framework, put in place a set of stringent policies and code of conduct to emphasis values on integrity, fairness, transparency and accountability so as to stand against corruption and fraud. During the year, the external service provider, engaged by the Company, has presented its internal control report to the Audit Committee, who is responsible for reviewing the relevant policy and system so as to achieve in develop effective control activities and then mitigate the risks.

The Directors have strengthened corporate governance practices, including the formalization of the reporting practice throughout the Group in monitoring the operation and business developments of the Company so as to capture potentially price-sensitive information on an ongoing basis, monitoring the continuing disclosure obligation.

During the year ended 31 March 2026 and up to the date of this annual report, the Group has no significant changes in the Group's assessment of risks (including ESG risks) and the risk management and internal control systems.

The Board has reviewed on an annual basis (i) the changes in the nature and extent of significant risks and the Group's ability to respond to changes in its business and the external environment; (ii) any significant control failings or weaknesses which have resulted in unforeseen outcomes or contingencies that have had, could have had, or may in the future have, a material impact on the Group's financial performance or condition; (iii) the extent and frequency of communication of monitoring results to the Board which enables it to assess control of the Company and the effectiveness of risk management; and (iv) the effectiveness of the internal control and risk management systems of the Group to ensure that a sound system is maintained and operated by the management in compliance with the agreed procedures and standards. The review covered all material controls, including financial, operational and compliance controls and risk management functions.

風險管理及內部控制 (續)

加強內部控制系統及企業管治

為符合 GEM 上市規則要求及進一步完善本集團的內部控制系統，本公司已設立一套健全的內部控制架構、嚴謹的政策及操守守則以強調誠信、公平、透明及問責的價值，以防止貪污和欺詐。年內，本公司聘請的外部服務供應商已向審核委員會（負責檢討有關政策及系統）呈報其內部控制報告以達致發展有效控制活動進而減低風險。

董事已進一步加強企業管治常規，包括監控本公司營運及業務發展而在本集團內建立匯報實施制度，以便持續記錄潛在股價敏感資料，及監察持續披露責任。

截至2026年3月31日止年度及直至本年報日期，本集團的風險評估（包括環境、社會及管治風險）以及風險管理及內部控制系統沒有任何重大變更。

董事會已每年檢討 (i) 重大風險的性質及程度變化，以及本集團應對其業務及外部環境轉變的能力；(ii) 引致並已經、本應或於未來可能對本集團財務表現或狀況有重大影響的不可預見後果或或然事項的任何重大控制缺陷或不足；(iii) 向董事會通報控制結果的內容和頻率，以便董事會評估公司的控制情況和風險管理的有效性；及(iv) 本集團內部控制及風險管理制度的成效，以確保管理層按照協定程序及標準維持及運作健全制度。有關檢討涵蓋所有重大控制，包括財務、營運及合規控制以及風險管理職能。

RISK MANAGEMENT AND INTERNAL CONTROL *(Continued)*

Internal Control System and Corporate Governance enhancement *(Continued)*

As a result of the above review, the Board confirms, and management has also confirmed to the Board, that the Group's risk management and internal control systems are effective and adequate (including the resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting functions are adequate), in particular, for financial reporting GEM Listing Rules compliance, and have complied with the CG Code provisions on risk management and internal control throughout the year and up to the date of this annual report.

Procedures and internal controls for the handling and dissemination of inside information

The Group has complied with the relevant applicable requirements of the Securities and Futures Ordinance and the GEM Listing Rules on the disclosure of inside information. The Group has disclosed inside information to the public as soon as reasonably practicable and kept strictly confidential before fully disclosing to the public.

Anti-corruption Policy

The Company does not tolerate any form of bribery, whether direct or indirect, by, or of, its Directors, officers, employees, agents or consultants or any persons or companies acting for it or on its behalf. The Company adopts an anti-corruption policy in promoting and supporting anti-corruption laws and regulations, as well as assisting its employees in recognising circumstances which may lead to or give the appearance of being involved in corruption or unethical business conduct, so as to avoid such conduct which is clearly prohibited, and to promptly seek guidance if necessary.

The anti-corruption policy will be reviewed on a regular basis, and any convicted cases will be reported to the Audit Committee or the Board.

Whistleblowing Policy

The Company expects and encourages employees of the Group and those who deal with the Group (e.g., suppliers, customers, creditors and debtors) to raise concerns to the Audit Committee, in confidence and anonymity, any suspected impropriety, misconduct or malpractice concerning the Group. The Company adopts a whistleblowing policy that provide (i) reporting channels; (ii) guidance on reporting possible improprieties; and (iii) reassurances to whistleblowers of the protection that the Group will extend to them in the formal system.

風險管理及內部控制 (續)

加強內部控制系統及企業管治 (續)

根據上述檢討的結果，董事會確認，及管理層亦向董事會確認，本集團之風險管理及內部控制系統均有效及充足（包括本公司在會計及財務報告功能方面的資源、員工資歷及經驗，以及員工所接受的培訓課程及有關預算足夠的），特別是在財務報告方面遵守GEM上市規則，並於本年度內及截至本年報日期已遵守企業管治守則條文的風險管理及內部控制制度之規定。

處理和傳播內幕消息的程序和內部控制

本集團已遵守證券及期貨條例及GEM上市規則有關披露內幕消息的相關適用規定。本集團已在合理可行的情況下盡快向公眾披露內幕消息，並在向公眾全面披露前嚴格保密。

反貪污政策

本公司不容忍其董事、高級職員、員工、代理或顧問或代其行事或代表本公司的任何個人或公司進行任何形式的直接或間接賄賂。本公司採納反貪污政策促進及支持反貪污法律及法規，並協助其員工識別可能導致或看似涉及貪污或不道德商業行為的情況，以避免此類明確禁止的行為，並於必要時即時尋求指導。

反貪污政策將定期檢討，任何定罪個案將向審核委員會或董事會報告。

舉報政策

本公司期望並鼓勵本集團員工及與本集團進行交易的人員（例如，供應商、客戶、債權人及債務人）以保密及匿名的方式向審核委員會提出與本集團有關的任何涉嫌不當行為、失職或瀆職。本公司採納舉報政策，提供(i)舉報渠道；(ii)舉報可能不當行為的指引；及(iii)本集團將在正式系統中向舉報人提供保護的保證。

CORPORATE GOVERNANCE REPORT

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROL (Continued)

Whistleblowing Policy (Continued)

The whistleblowing policy will be reviewed on a regular basis, and any suspected cases will be reported to the Audit Committee.

Dividend Policy

The Group has a policy on payment of dividend. Details of the dividend policy are set out on page 23 of this annual report.

COMPANY SECRETARY

The Company Secretary assists the Board by ensuring good information flow within the Board and the Board policy and procedures are followed. The Company Secretary is also responsible for advising the Board on governance matters. As at 31 March 2026, the Company Secretary of the Company was Ms. Cheng Faye. Ms. Cheng has undertaken not less than 15 hours of relevant professional training to update their skills and knowledge during the year pursuant to Rule 5.15 of the GEM Listing Rules.

SHAREHOLDERS' RIGHT

Set out below is a summary of certain rights of the Shareholders as required to be disclosed pursuant to the mandatory disclosure requirement under paragraph K of the CG Code.

Convening of extraordinary general meeting on requisition by Shareholders

Pursuant to Article 64 of the Articles of the Association, it is stipulated that:

Extraordinary general meetings shall also be convened on the written requisition of any one or more members of the Company deposited at the principal office of the Company in Hong Kong or, in the event the Company ceases to have such a principal office, the registered office specifying the objects of the meeting and signed by the requisitionists, provided that such requisitionists held as at the date of deposit of the requisition not less than one-tenth of paid up capital of the Company which carries the right of voting at general meetings of the Company. The extraordinary general meeting shall be held within two months after the deposit of such requisition. If the Board does not within 21 days from the date of deposit of the requisition proceed duly to convene the meeting, the requisitionist(s) themselves may do so in the same manner, 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.

風險管理及內部控制 (續)

舉報政策 (續)

舉報政策將定期檢討，任何懷疑個案將向審核委員會報告。

股息政策

本集團訂有派付股息的政策。股息政策的詳情載於本年報第23頁。

公司秘書

公司秘書協助董事會以確保董事會之間有效交流資訊及遵照董事會政策及程序。公司秘書亦負責就管治事宜向董事會提出建議。截至2026年3月31日，本公司之公司秘書為鄭琦菲女士。鄭女士已根據GEM上市規則第5.15條於年內接受不少於15小時之相關專業培訓，以更新其技能及知識。

股東權利

下文為根據企業管治守則第K段之強制性披露規定而須予披露股東若干權利之概要。

應股東之要求召開股東特別大會

根據組織章程細則第64條規定：

股東特別大會亦可應本公司任何一名或多名股東的書面要求召開，惟彼等須將列明大會議題及經請求人簽署的書面要求送交本公司於香港的總辦事處或（如本公司不再有該總辦事處）註冊辦事處，但該等請求人於送交要求之日須持有本公司附帶本公司股東大會投票權不少於十分之一之繳足股本。股東特別大會須於送交該要求後兩個月內召開。如董事會並未於正式送交要求之日起計21日內召開大會，則請求人本人可按相同方式召開股東大會，而所有因董事會未有召開大會致使請求人產生的合理開支，須由本公司向請求人償還。

SHAREHOLDERS' RIGHT *(Continued)*

Procedures for putting forward proposals at Shareholders' meeting

To put forward proposals at a general meeting of the Company, a shareholder should lodge a written notice of his/her proposal (the "Proposal") with his/her detailed contact information at the Company's principal place of business, 16/F, Loon Kee Building, 267-275 Des Voeux Road Central, Hong Kong. The request will be verified with the Company's branch share registrars and transfer office in Hong Kong and upon their confirmation that the request is proper and in order, the Board will be asked to include the Proposal in the agenda for the general meeting.

The notice period to be given to all the Shareholders for consideration of the Proposal raised by the Shareholder concerned at the general meeting varies according to the nature of the Proposal as follows:

- a. Notice in writing of not less than 21 clear days and not less than 20 clear business days if the Proposal requires approval by way of a special resolution or an ordinary resolution of the Company in the AGM of the Company.
- b. Notice in writing of not less than 21 clear days and not less than 10 clear business days if the Proposal requires approval by way of a special resolution of the Company in an extraordinary general meeting of the Company.
- c. Notice in writing of not less than 14 clear days and not less than 10 clear business days if the Proposal requires approval by way of an ordinary resolution of the Company in an extraordinary general meeting of the Company.

Procedures for Putting Shareholders enquires to the Board

Shareholders may send their written enquiries to the Company, for the attention of Company Secretary, by email: ir@sanbase.com.hk, fax: (852) 2870 3813, or mail to 16/F, Loon Kee Building, 267-275 Des Voeux Road Central, Hong Kong.

股東權利 (續)

於股東大會上提呈建議之程序

為於本公司股東大會上提呈建議，股東須以書面提交其建議（「建議」），連同其詳細聯絡資料，送至本公司之主要營業地點（香港德輔道中267-275號龍記大廈16樓）。本公司會向本公司於香港之股份過戶及轉讓登記分處核實該要求，於獲得股份過戶及轉讓登記分處確認該要求為恰當及適當後，將要求董事會在股東大會的議程內加入建議。

就股東提出考慮之建議於股東大會向全體股東發出通告之通知期因應建議之性質有所不同，詳情如下：

- a. 倘建議須於本公司股東週年大會上以本公司特別決議案或普通決議案方式獲得批准，則須不少於二十一個完整日及不少於二十個完整營業日之書面通知。
- b. 倘建議須於本公司股東特別大會上以本公司特別決議案方式獲得批准，則須不少於二十一個完整日及不少於十個完整營業日之書面通知。
- c. 倘建議須於本公司股東特別大會上以本公司普通決議案方式獲得批准，則須不少於十四個完整日及不少於十個完整營業日之書面通知。

將股東的查詢送達董事會的程序

股東可透過郵件 ir@sanbase.com.hk、傳真(852) 2870 3813或郵寄（香港德輔道中267-275號龍記大廈16樓）方式經公司秘書向本公司提出書面查詢。

CORPORATE GOVERNANCE REPORT

企業管治報告

INVESTOR RELATIONS

The Company establishes different communication channels with Shareholders and investors. Apart from publication of interim and annual reports, press announcement and release, updated and key information of the Group are available on the Company's website at www.sclhk.com. The Company's website offers a communication channel between the Company and its Shareholders and investors. The Company's registrars serve the Shareholders in respect of all share registration matters.

Under the Company's Shareholders' communication policy, the Company will take steps to solicit and understand the views of its Shareholders and other stakeholders (including employees, customers, suppliers and investors). Shareholders may direct questions and communicate their views on various matters affecting the Company, request for publicly available information and provide comments and suggestions to the Directors or management of the Company by mail to 16/F, Loon Kee Building, 267-275 Des Voeux Road Central, Hong Kong or by email to ir@sanbase.com.hk.

The annual general meetings of the Company provide an opportunity for Shareholders to communicate directly with the Directors. Under normal circumstances, the chairman of the Board and the independent non-executive Directors and the chairmen of the Board committees will attend the annual general meetings to answer Shareholders' questions. The external auditor of the Company will also attend the annual general meetings to answer questions about the audit works, the preparation and content of the auditor's report, the accounting policies and the independence of the auditor.

An annual review of the Shareholders' communication policy has been conducted by the Company during the year ended 31 March 2026. Several communication channels between the Company and the Shareholders are there and they have been working properly. There is no evidence of unsatisfactory communication between the Company and Shareholders. The Board is satisfied with the implementation and effectiveness of the Shareholders' communication policy.

投資者關係

本公司與股東及投資者建立不同之通訊渠道。除刊發中期及年度報告、公告及新聞稿外，本集團之最新及主要資訊亦於本公司之網頁 www.sclhk.com 刊登。本公司之網頁為本公司及其股東與投資者提供溝通渠道。本公司之股份過戶處就所有股份登記事宜為股東提供服務。

根據本公司的股東溝通政策，本公司將採取措施徵求及了解其股東及其他持份者（包括僱員、客戶、供應商及投資者）的意見。股東可透過郵寄至香港德輔道中267-275號龍記大廈16樓或電郵至 ir@sanbase.com.hk，就影響本公司的各項事宜提出疑問及發表意見，索取公開資料及向本公司董事或管理層提供意見及建議。

本公司的股東週年大會為股東提供直接與董事溝通的機會。在一般情況下，董事會主席及獨立非執行董事及董事委員會主席均將出席股東週年大會，以回答股東提問。本公司外聘核數師亦將出席股東週年大會，以回答審核工作、編製核數師報告及內容、會計政策及核數師獨立性等問題。

本公司於截至2026年3月31日止年度內對股東通訊政策進行年度審閱。本公司與股東之間的多種溝通渠道均暢通無阻。概無證據表明本公司與股東之間的溝通不盡如人意。董事會對股東溝通政策的實施及有效性較為滿意。

CORPORATE GOVERNANCE REPORT

企業管治報告

POLICY ON OBTAINING INDEPENDENT VIEWS AND INPUT

The Board has adopted a policy on obtaining independent views and input of the Company, details of which are as follows:

The Board, Board committees or individual Directors may seek such independent professional advice, views and input as considered necessary to fulfill their responsibilities and in exercising independent judgement when making decisions in furtherance of their Directors' duties at the Company's expense (the **"Mechanism"**). The Mechanism is established to ensure independent views and input are available to the Board and should be disclosed in this Corporate Governance Report.

Independent professional advice shall include legal advice, advice of accountants and other professional financial advisers on matters of law, accounting, tax and other regulatory matters.

Despite having obtained any information or advice from the Chairman of the Board and/or any independent professional advisers through the Mechanism, the Directors are expected to exercise independent judgement in forming their decisions.

All Directors are aware of this policy and the Mechanism. An annual review of the Company's policy on obtaining independent views and input for the year ended 31 March 2026 has been conducted. The Board is satisfied with the implementation and effectiveness of the policy.

CONSTITUTIONAL DOCUMENTS

A special resolution has been passed at the annual general meeting of the Company held on 2 September 2022 to adopt the second amended and restated memorandum of association and articles of association in order to comply with the GEM Listing Rules.

Pursuant to Rule 17.102 of the GEM Listing Rules, the Company has published its memorandum of association and articles of association on the respective websites of the Stock Exchange and the Company.

獲取獨立意見及建議的政策

董事會已採納一項獲取獨立意見及建議的政策，詳情如下：

董事會、董事會委員會或個別董事可在必要時尋求獨立專業意見、觀點及建議，以履行其職責，並在行使獨立判斷時作出決策，該費用將由本公司承擔（「機制」）。該機制的建立旨在確保董事會能夠獲得獨立意見及建議，並應在本公司治理報告中披露。

獨立專業意見應包括法律意見、會計師及其他專業財務顧問在法律、會計、稅務及其他受監管事項上的建議。

儘管透過該機制從董事會主席和／或任何獨立專業顧問獲取了任何信息或建議，董事仍應在形成決策時行使獨立判斷。

所有董事均已了解此政策及機制。已對截至2026年3月31日的年度獲取獨立意見及建議的公司政策進行了年度審查。董事會對該政策的實施及其有效性感到滿意。

章程文件

本公司於2022年9月2日舉行的股東週年大會通過特別決議案，以採納第二次經修訂及重列的組織章程大綱及章程細則，以符合GEM上市規則。

根據GEM上市規則第17.102條，本公司已於聯交所及本公司的網站刊登其組織章程大綱及組織章程細則。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

ABOUT THIS REPORT

Report Overview

Sanbase Corporation Limited (“**Sanbase**” or the “**Company**”, together with its subsidiaries, collectively known as the “**Group**”, “**We**” or “**Our**”), is pleased to present its Environmental, Social and Governance Report (the “**ESG Report**” or the “**Report**”) to stakeholders. This Report describes the ESG activities, challenges and measures taken by the Group from 1 April 2025 to 31 March 2026 (the “**Reporting Period**”, the “**Year**” or “**2026**”).

Reporting Scope

The Group is principally engaged in interior fitting-out services. Following the disposal of the subsidiary operating in the PRC (the disposal agreement was entered into on 29 August 2025 and completed on 2 September 2025), its financial results and operations have ceased to be consolidated into the Group.

Accordingly, the reporting boundary has been adjusted: environmental KPIs cover the 3 Hong Kong offices (full year) and the PRC office (from 1 April 2025 up to 1 September 2025). Social KPIs cover the 3 Hong Kong offices only as of 31 March 2026.

Reporting Framework

This Report has been prepared in accordance with the Environmental, Social and Governance Reporting Code (the “**ESG Reporting Code**”) as set out in Appendix C2 of the Rules Governing the Listing Securities on the GEM of The Stock Exchange of Hong Kong Limited (the “**Exchange**”). During the preparation for this Report, the Group applied the reporting principles stipulated in the ESG Reporting Code as follows:

Materiality: A high priority is given to issues important to the Group and its stakeholders. Throughout the interaction with internal management, employees and external stakeholders, the Group has identified various material sustainability issues that need to be addressed. The preparation of this Report was based on these material issues. Please refer to the Stakeholder Engagement and Materiality Assessment sections for further details.

Quantitative: Quantitative information is provided so that a measurable target can be set and the ESG performance can be evaluated objectively. Additional clarifications have been added to the quantitative data in this Report to explain any standards, methodologies and conversion factors used in calculating emissions and energy consumption.

關於本報告

報告概覽

莊皇集團公司（「**莊皇**」或「**本公司**」，連同其附屬公司統稱「**本集團**」、「**我們**」或「**我們的**」）欣然向持份者呈列我們的環境、社會及管治報告（「**環境、社會及管治報告**」或「**報告**」）。本報告描述了本集團於2025年4月1日至2026年3月31日（「**報告期間**」、「**本年度**」或「**2026年**」）期間的環境、社會及管治活動、挑戰和採取的措施。

報告範圍

本集團主要從事室內裝潢服務。於出售負責中國業務的附屬公司後（相關出售協議於2025年8月29日訂立並於2025年9月2日完成），該附屬公司的財務業績及營運已不再併入本集團。

因此，本報告範圍已作出相應調整：環境KPI涵蓋香港3個辦公室（全年）及中國辦公室（2025年4月1日至9月1日）。社會KPI則僅涵蓋截至2026年3月31日的香港3個辦公室。

報告框架

本報告乃根據香港聯合交易所有限公司（「**聯交所**」）GEM證券上市規則附錄C2所載的環境、社會及管治報告守則（「**環境、社會及管治報告守則**」）編製。在編製本報告期間，本集團應用環境、社會及管治報告守則規定的報告原則如下：

重要性：對本集團及其持份者而言屬重要的事宜會優先處理。透過與內部管理層、僱員及外部持份者的交流，本集團已識別多項需要解決的重要可持續發展問題。本報告的編製乃基於該等重要議題。有關進一步詳情，請參閱持份者參與及重要性評估章節。

量化：本集團提供量化資料，以便制定可計量目標，並客觀評估環境、社會及管治表現。本報告的量化數據已加入補充說明，以解釋計算排放量及能源消耗時使用的任何標準、方法及轉換因素。

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Balance: In this Report, the Group provides an unbiased picture of its ESG performance by reviewing and disclosing the achievements, areas for improvement, and plans.

Consistency: This Report's scope and preparation are substantially consistent with the previous year, and explanations regarding data with a change in the scope of disclosure and calculation methodologies are provided.

Forward-looking Statements

This Report contains forward-looking statements based on the current expectations, estimates, projections, beliefs, and assumptions of the Group about the businesses and the markets in which it and its subsidiaries operate. The forward-looking statement is not a guarantee of future performance and is subject to market risk, uncertainties, and factors beyond the control of the Group. Therefore, actual outcomes and returns may differ from the assumptions and statements in this Report.

Contact Us

We welcome stakeholders to provide opinions and suggestions. You are welcome to provide valuable feedback on this ESG Report or our sustainability performance at:

Address: 16/F, Loon Kee Building,
267-275 Des Voeux Road Central,
Hong Kong
Email: ir@sanbase.com.hk
Website: www.sclhk.com

平衡: 於本報告中，本集團透過審閱及披露取得的成果、有待改進領域及計劃，不偏不倚地呈報其環境、社會及管治表現。

一致性: 本報告的範圍及編製與上一年度基本一致，並提供了披露範圍及計算方法變更的數據說明。

前瞻性陳述

本報告包含前瞻性陳述，其乃基於本集團對其及其附屬公司經營的業務和市場的當前預期、估計、預測、理念和假設。前瞻性陳述不是對未來業績的保證，並受市場風險、不確定性和本集團無法控制的因素所影響。因此，實際結果及回報可能與本報告所載假設及陳述有差異。

聯絡我們

我們歡迎持份者提出意見及建議。歡迎閣下就本環境、社會及管治報告或我們的可持續發展表現反饋寶貴意見：

地址：香港
德輔道中267-275號
龍記大廈16樓
電郵： ir@sanbase.com.hk
網址： www.sclhk.com

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

BOARD STATEMENT AND ESG GOVERNANCE STRUCTURE

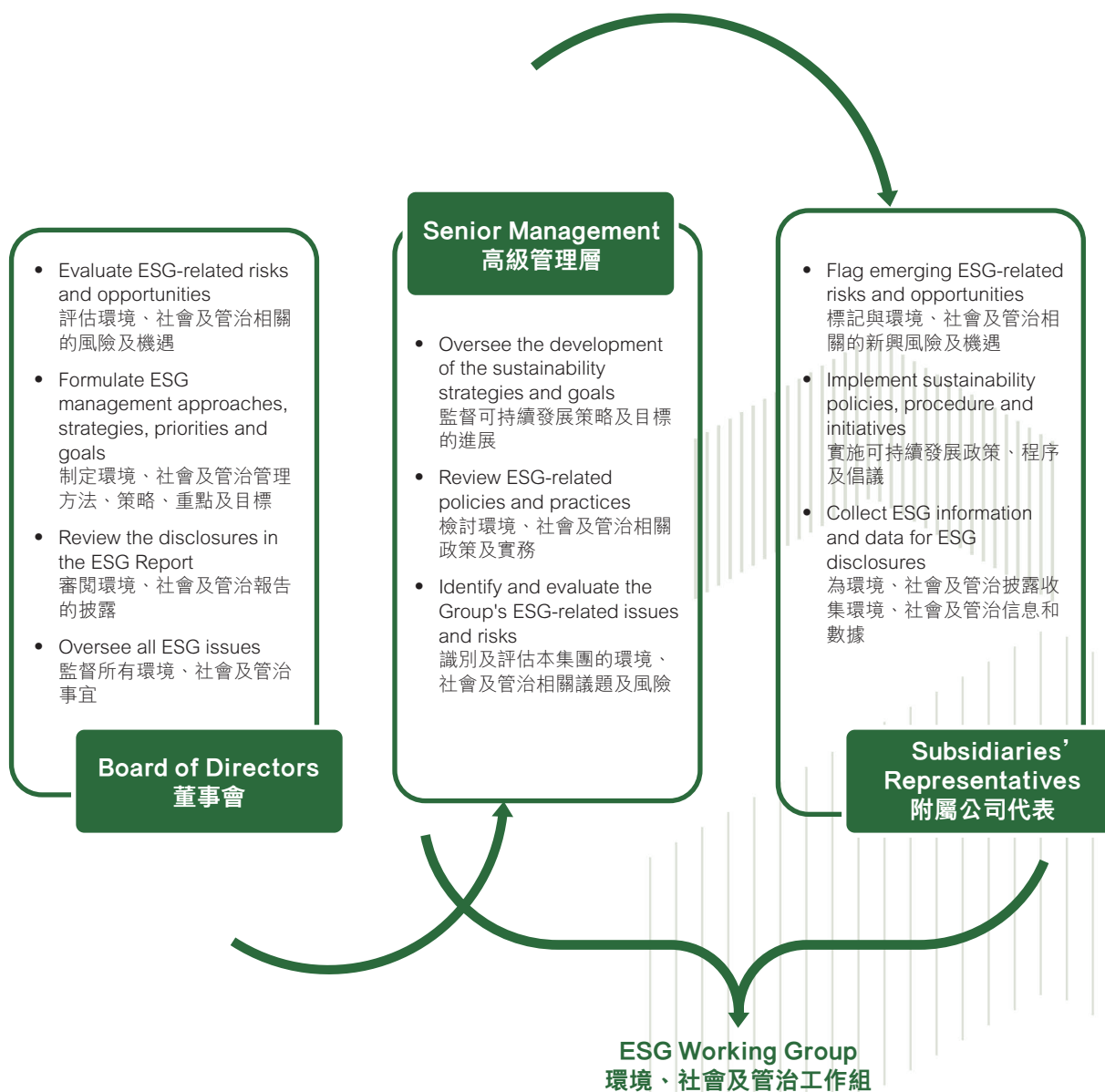
The Board Statement

Having a robust ESG governance structure is crucial to addressing sustainability issues as part of the Group's corporate agenda. As part of its efforts to achieve this goal, the Group has established a top-down governance framework to ensure that ESG is aligned with its strategic growth objectives for the integration of ESG into business activities. The chart below sets forth our governance structure consisting of the Board of Directors (the "**Board**") and the ESG Working Group.

董事會聲明及環境、社會及管治治理架構

董事會聲明

擁有穩健的環境、社會及管治治理架構對解決作為本集團企業議程一部分的可持續發展議題至關重要。作為實現該目標的其中一環，本集團建立了自上而下的管治框架，以確保環境、社會及管治與其策略增長目標保持一致，將環境、社會及管治整合到業務活動中。下圖列出了我們的治理架構，包括董事會（「**董事會**」）及環境、社會及管治工作組組成。



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The Board

The Board holds ultimate responsibility for ESG matters, serving as the highest decision-making body, and periodically reviewing the progress that has been made in achieving these goals and targets. It is also responsible for the ESG-related policies risks, ensuring that an effective and efficient sustainability risk management and internal control system is in place. With the support of the ESG Working Group, the Board conducts regular materiality assessments reflecting the views of different stakeholders to better manage the Group's ESG performance and identify potential risks.

ESG Working Group

The ESG Working Group, comprised of senior management members from the Group and core representatives from its subsidiaries, plays a vital role in facilitating the Board's oversight of ESG issues. This cross-functional group brings together expertise from various levels and divisions of the organisation to support the Board in effectively managing ESG-related matters.

A key role of the ESG Working Group at the operational level is to review compliance with laws and regulations related to ESG issues. Management reports periodically to the Board about ESG-related matters so that the Board can evaluate and revise the strategies as necessary. The management team works closely with subsidiaries' representatives in collecting and analysing ESG data, monitoring ESG performance, preparing the ESG report, and finally reporting to the Board. It has been confirmed by the Board that it has reviewed and approved this ESG Report. This Report has, to the best of its knowledge, fairly presented the material issues and Group's ESG approach.

董事會

董事會為環境、社會及管治事宜的最終責任人，為最高決策機構，並定期審查在實現該等目標及指標方面取得的進展。董事會亦負責與環境、社會及管治相關的政策風險，以確保有效及高效的可持續發展風險管理及內部控制系統到位。董事會在環境、社會及管治工作組協助下，定期就不同持份者的意見進行重要性評估，以更好地管理本集團的環境、社會及管治表現及識別潛在風險。

環境、社會及管治工作組

環境、社會及管治工作組由本集團高級管理層成員及其附屬公司的核心代表組成，在促進董事會監督環境、社會及管治問題方面發揮著重要作用。該跨職能小組匯集組織各層級及各分部的專業知識，為董事會有效管理環境、社會及管治相關事宜提供支持。

環境、社會及管治工作組在營運層面的一個關鍵作用是審查環境、社會及管治議題相關法律法規的合規狀況。管理層定期向董事會報告環境、社會及管治相關事宜，以便董事會可在必要時評估及修訂策略。管理層團隊與附屬公司代表密切合作，收集及分析環境、社會及管治數據、監控相關表現、編製環境、社會及管治報告，並最終向董事會報告。董事會已確認其已審閱及批准本環境、社會及管治報告。據其所知，本報告公平地呈列重大議題及本集團的環境、社會及管治方法。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

STAKEHOLDER ENGAGEMENT

The Group values the feedback of stakeholders on the Group's sustainable development. To enhance communication with stakeholders, we encourage their active feedback on the Group's strategy via different channels. We are committed to understanding and meeting stakeholders' evolving expectations to improve ESG performance and continue to create greater value for the wider community.

持份者參與

本集團重視持份者對本集團可持續發展的反饋意見。為加強與持份者的溝通，我們鼓勵彼等通過不同渠道積極反饋有關本集團的策略。我們致力於了解並滿足持份者不斷與時變化的期望，以改善環境、社會及管治方面的表現，並為更廣泛的社區持續創造更大的價值。

Stakeholders 持份者	Engagement Channels 參與渠道	Expectations 期望
Investors and Shareholders 投資者及股東	- Annual General Meeting 股東週年大會 - Financial Statements 財務報表 - Announcements and Circulars 公告及通函 - Seminars 研討會	- Compliant Operation 合規營運 - Information Disclosure 信息披露 - Financial Performance 財務表現 - Corporate Governance 企業管治
Customers 客戶	- Company Website 公司網站 - Corporate Reports and Announcements 企業報告及公告 - Hotline and Emails 熱線及電郵	- Quality Services 優質服務 - Personal Safety 個人安全 - Business Ethics 商業道德 - Privacy Protection 私隱保護 - Seamless Communication 密切交流
Suppliers/Subcontractors 供應商／次承判商	- Supplier Meetings and Interviews 供應商會議及面談 - Periodic Assessments 定期評估 - Open Tendering 公開招標 - Regular Meetings 定期會議 - Circulars and Manuals 通函及手冊 - Company Website 公司網站	- Contract Performance 合約表現 - Business Ethics 商業道德 - Win-win Cooperation 雙贏合作 - Information Resources Sharing 信息資源共享 - Long-term Partnership 長期夥伴關係

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Stakeholders 持份者	Engagement Channels 參與渠道	Expectations 期望
Employees 僱員	- Employee Opinion Surveys 僱員意見調查 - Regular Meetings 定期會議 - Performance Appraisal 績效考核 - Employee Activities 僱員活動 - Professional Training 職業培訓	- Health and Safety 健康與安全 - Equal Opportunities 平等機會 - Welfare and Benefits 社會福利 - Career Development 職業發展 - Legal Rights and Interests 合法權益
Government/Regulators 政府／監管機構	- Corporate Reports and Announcements 企業報告及公告 - On-site Inspections 實地檢驗 - Field Trips 實地考察 - Tax Payments 稅務支付	- Taxation Compliance 稅務合規 - Employment Growth 就業發展 - Regulatory Compliance 監管合規 - Security Operations 安全營運 - Business Ethics 商業道德
Community and the Media 社區及媒體	- Community Involvement 社區參與 - Community Investment Programs 社區投資計劃 - ESG Report 環境、社會及管治報告	- Community Contributions 社區貢獻 - Environmental Protection 環境保護 - Transparent Information 公開信息

MATERIALITY ASSESSMENT

As part of its business development strategy and in line with industry practices, the Group identified 17 ESG issues and prepared a questionnaire based on those issues. In relation to each of the ESG issues, significant stakeholders and management and staff were asked to rate their importance. In this Report, material issues refer to those issues that may have a significant impact on the Group's business operations or have a direct impact on its stakeholders.

重要性評估

作為其業務發展策略的一部分，並根據行業慣例，本集團已釐定17個環境、社會及管治議題，並根據該等議題編製調查問卷。關於每個環境、社會及管治議題，重要的持份者及管理層以及員工均受邀對其重要性進行評分。於本報告中，重要性議題指可能對本集團的業務營運產生重大影響或對其持份者產生直接影響的若干議題。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

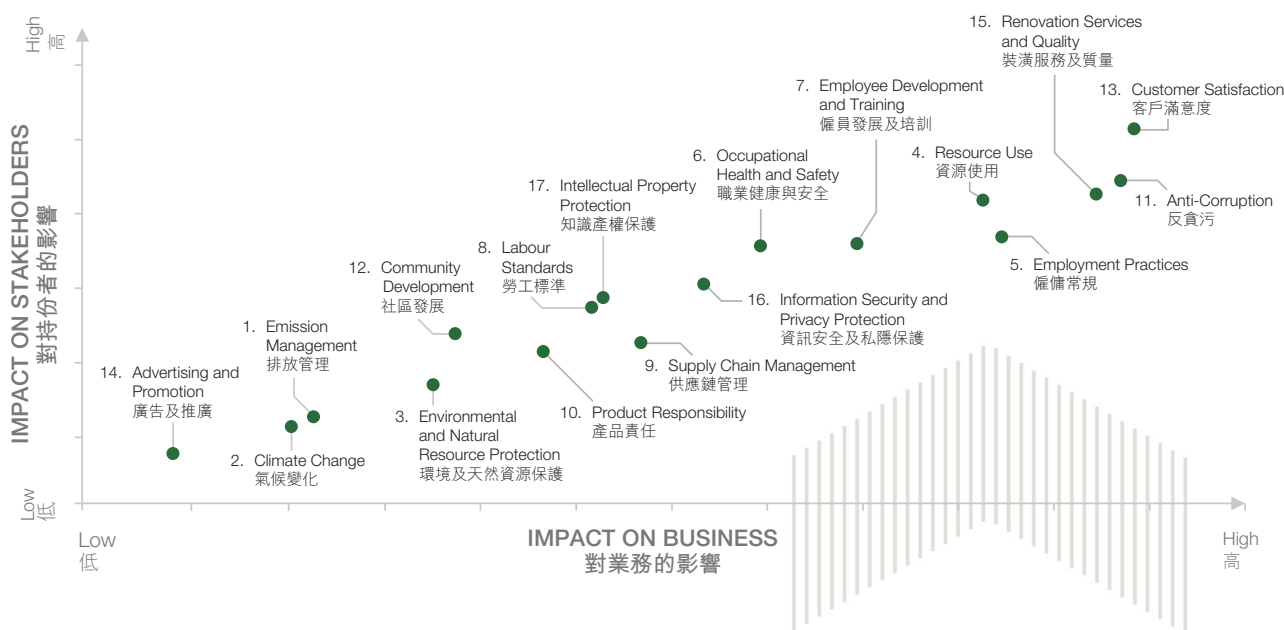
The Group collected responses, analysed the results, and presenting them in a materiality matrix. The matrix was reviewed by the Board and senior management to ensure its alignment with the Group's business objectives and its representativeness.

It will serve as a guide for future strategies, targets, and communications. Below is a summary of the Group's material ESG issues during the Reporting Period, presented in the following matrix:

本集團收集答覆，分析結果，並在重要性矩陣中呈現。矩陣由董事會及高級管理層進行審閱，以確保其與本集團的業務目標一致，並具有代表性。

這將為未來的策略、目標及溝通提供指引。報告期間，本集團的重要環境、社會及管治議題呈列如下矩陣：

The Group's Materiality Matrix
本集團重要性矩陣



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環境、社會及管治報告

RESPONDING TO CLIMATE CHANGE

Climate Governance

The Board bears overall oversight responsibilities for climate-related risks and opportunities, with its authority, roles and accountabilities in relation to ESG and climate governance clearly defined under the Group's corporate governance framework.

The Board considers a broad spectrum of climate-related risks and opportunities in setting the Group's strategic direction, and ensures these factors are fully integrated into its oversight of strategy, major transactions, and policies. ESG considerations and stakeholder expectations are fully embedded in decision making by regularly assessing whether proposed transactions, and controls and mitigation measures align with the Group's climate commitments. The Board balances short-term financial implications with long-term resilience to support informed, forward-looking decisions that enable sustainable performance.

The ESG Working Group reports to the Board at least annually on climate-related risks and opportunities. In addition to the annual formal report, the Board receives ad-hoc updates on material climate-related events, regulatory changes and emergency risks as they arise, and holds dedicated climate strategy sessions at least annually. The Board further oversees the development of climate-related targets, ensuring they are grounded in credible data, aligned with strategic priorities, and supported by clear execution plans. It reviews progress against these targets on a regular basis and raises queries where gaps or delays arise. Although climate-related performance indicators have not yet been incorporated into remuneration policies, the Group's commitment to achieving its climate objectives remains fully intact.

The day-to-day management of climate-related risks and opportunities is delegated to the ESG Working Group, which is chaired by a member of the Group's senior management and comprises representatives from different departments. The ESG Working Group reports directly to the Board, and its performance in delivering climate objectives is reviewed annually by the Board.

Internal controls and review mechanisms are integrated into the operations of business units. These include periodic climate-related risks assessments, as well as cross-functional reviews of regulatory and market developments.

應對氣候變化

氣候管治

董事會對氣候相關風險及機遇承擔整體監督職責，其於ESG及氣候管治方面的權力、角色及問責，已於本集團企業管治架構下清晰釐定。

董事會在設定本集團的策略方向時會考慮廣泛的氣候相關風險及機遇，並確保將該等因素全面納入其對策略、重大交易及政策的監督。透過定期評估擬議交易、控制措施及緩解措施是否符合本集團的氣候承諾，將ESG考量及持份者期望全面融入決策過程。董事會平衡短期財務影響與長期韌性，以支持作出明智且具前瞻性的決策，從而實現可持續表現。

ESG工作小組至少每年向董事會匯報氣候相關風險及機遇。除年度正式報告外，董事會亦會在出現重大氣候相關事件、監管變動及緊急風險時，接獲臨時更新，並至少每年舉行一次專門的氣候策略會議。董事會進一步監督氣候相關目標的制定，確保該等目標基於可靠數據、與策略優先事項保持一致，並有清晰的執行計劃支持。董事會定期審查該等目標的進展情況，並在出現差距或延誤時提出質詢。儘管氣候相關績效指標尚未納入薪酬政策，但本集團對實現其氣候目標的承諾依然完全保持不變。

氣候相關風險及機遇的日常管理授權予ESG工作小組，該小組由集團高級管理層成員擔任主席，並由來自不同部門的代表組成。ESG工作小組直接向董事會匯報，其達成氣候目標的表現由董事會每年審查。

內部控制及審查機制已融入各業務單位的營運。該等機制包括定期的氣候相關風險評估，以及對監管和市場發展的跨職能審查。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

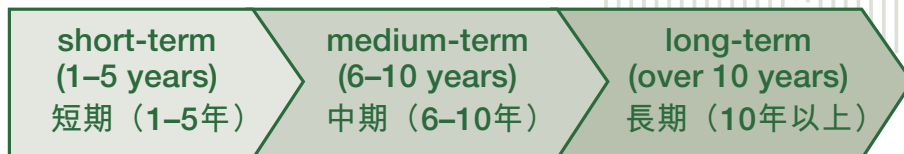
環境、社會及管治報告

To support the implementation of the Group's climate-related strategies, the skills and competencies of the Board and members in the ESG Working Group are regularly assessed against market standards to ensure that they remain sufficient and up-to-date over time. All Directors and members of the ESG Working Group are briefed on sustainability matters through updated materials as appropriate. The Board is kept informed of emerging ESG developments, including energy policies, regulatory updates, and evolving market best practices. Relevant ESG materials and insights are made available to support Directors and senior management in updating their related knowledge.

Strategy

The Group continuously monitors global and local policy trends and action progress in addressing climate change. Drawing on internationally mainstream climate scenario analysis frameworks, it identifies, assesses and addresses climate-related risks and opportunities that may affect business operations and the value chain.

We integrate climate-related considerations into corporate strategy and business planning and clearly define the scope of impacts across three time horizons: short-term (1–5 years), medium-term (6–10 years) and long-term (over 10 years). This ensures that climate risk management is aligned with the Group's sustainable development strategy.



We screen and identify climate-related risks and opportunities by comprehensively considering the Group's business model and value chain, industry practices, and outcomes of stakeholder engagement. We clarify the concentration of such risks and opportunities across the Group's own operations and value chain, establish a risk and opportunity inventory, and conduct ongoing monitoring and management efforts.

為支持本集團氣候相關策略的實施，董事會及ESG工作小組成員的技能及勝任能力會定期根據市場標準進行評估，以確保其長期保持充足及與時俱進。全體董事及ESG工作小組成員會視乎需要，透過最新資料獲取可持續發展事宜的相關資訊。董事會持續掌握ESG領域的最新發展動向，包括能源政策、監管最新動態及不斷演進的市場最佳常規。相關ESG資料及專業見解可供董事及高級管理層參考，協助其更新相關領域的認知。

策略

本集團持續監測全球及地方在應對氣候變化方面的政策趨勢及行動進展。借鑑國際主流的氣候情景分析框架，其識別、評估及應對可能影響業務營運及價值鏈的氣候相關風險及機遇。

我們將氣候相關考量納入企業策略及業務規劃，並明確界定三個時間範疇內所受到的影響範圍：短期（1–5年）、中期（6–10年）及長期（10年以上）。這確保氣候風險管理與本集團的可持續發展策略保持一致。

我們通過綜合考慮本集團的商業模式及價值鏈、行業慣例以及持份者參與的結果，篩選及識別氣候相關風險及機遇。我們明確該等風險及機遇在本集團自身營運及價值鏈中的集中程度，建立風險及機遇清單，並進行持續的監測及管理工作。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Managing Climate-related Risks and Opportunities

Climate change presents both risks and opportunities. We take a balanced approach that considers potential positive and negative impacts, enabling us to maximise value while minimising adverse effects on our business.

Physical Risks, Transition Risks and Opportunities

We categorise climate-related impacts into physical risks, transition risks and opportunities that are reasonably expected to affect our cash flows, access to finance, or cost of capital.

- **Physical risks:** These include acute events – such as extreme heat, rainfall, storms and other natural disasters – that may disrupt our supply chain and infrastructure, as well as chronic changes like rising sea levels and shifting climate patterns that could affect long term business viability.
- **Transition risks:** They stem from the global shift toward a low carbon economy, including more stringent laws and regulations on environmental protection, carbon emission and waste generation. Technological developments and changing market preferences for green companies may require adjustments to our business model and operations. These changes may lead to increased risks of regulatory non-compliance resulting in legal, technological, market and reputational risks.
- **Opportunities:** The transition to a low-carbon business model may bring us opportunities. Growing ESG awareness among consumers gradually shapes the market as preferences shift toward more responsible businesses. Efforts to improve energy efficiency and reduce waste not only lower operating costs in the short-term but also help streamline and optimise operations over the medium term. Emerging low-carbon markets are expected to mature within the next three to ten years, creating new opportunities for growth and innovation. By actively disclosing ESG performance and taking concrete action, we can enhance our reputation, attracting new capital and customers.

管理氣候相關風險及機遇

氣候變化同時帶來風險及機遇。我們採取平衡的方法，考慮潛在的正面及負面影響，從而使我們能夠在將對業務的不利影響降至最低的同時，實現價值最大化。

實體風險、轉型風險及機遇

我們將預期會合理影響我們的現金流、融資渠道或資本成本的氣候相關影響分類為實體風險、轉型風險及機遇。

- **實體風險：**此類風險包括急性事件（如極端高溫、降雨、風暴及其他自然災害），可能擾亂我們的供應鏈及基礎設施，以及慢性變化（如海平面上升及氣候模式轉變），可能影響長期業務可行性。
- **轉型風險：**此類風險源於全球向低碳經濟轉型，包括更嚴格的環境保護、碳排放及廢物產生相關法律法規。技術發展及市場對綠色企業偏好的變化可能要求我們調整商業模式及營運。該等變化可能導致監管違規風險增加，從而引發法律、技術、市場及聲譽風險。
- **機遇：**向低碳商業模式轉型可能為我們帶來機遇。消費者日益增強的ESG意識隨著對更負責任企業的偏好轉移，正逐漸塑造市場。提高能源效率及減少廢物的努力不僅能在短期內降低營運成本，亦有助於在中期精簡及優化營運。新興低碳市場預期將在未來三至十年內成熟，為增長及創新創造新機遇。透過積極披露ESG表現並採取具體行動，我們可以提升聲譽，吸引新資本及客戶。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Effects on Business Model and Value Chain

The ESG Reporting Code's implementation reliefs have been applied in this section:

對商業模式及價值鏈的影響

ESG 報告守則的實施寬免已於本節應用：

	Reasonable Information Relief 合理信息寬免	Commercial Sensitivity Relief 商業敏感度寬免	Financial Effects Relief 財務影響寬免
Current financial effects 當前財務影響			Yes 是
Anticipated financial effects 預期財務影響	Yes 是	Yes 是	Yes 是
Metrics in cross-industry categories 跨行業類別指標	Yes 是		

The Group has identified the following risks and opportunities on its business model and value chain:

本集團已識別其商業模式及價值鏈的以下風險及機遇：

Risk Type 風險類型	Description 描述	Effects on Business Model 對商業模式的影響	Effects on Value Chain 對價值鏈的影響	Qualitative Financial Impact 定性財務影響
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Physical Risks

實體風險

Acute Risk 急性風險 Time Horizon: Short to long term 時間範圍： 短期至長期	Increased severity of extreme weather 極端天氣加劇	- Damages property and assets in areas affected by extreme weather 損害受極端天氣影響地區的財產及資產 - Increases in need for air-conditioning and energy use 增加對冷氣及能源使用的需求	- Disrupts operations 干擾營運 - Reduces availability of insurance on assets in risks exposed areas 降低風險暴露地區資產的保險可獲得性 - Supply chain disruptions stem from freight delays and disaster impacts on upstream hardware suppliers 供應鏈中斷源於貨運延誤及災害對上游硬件供應商的影響	- Financial Impact: Asset repair costs 財務影響：資產維修成本 - The impact is low considering our location of operation. 考慮到我們的營運地點，影響為低。
Chronic Risk 慢性風險 Time Horizon: Mid-to-long term 時間範圍：中長期	Variability in climate and precipitation patterns 氣候及降水模式變化 Changing climate patterns 氣候模式變化	- Heatstroke and heat exhaustion trigger workplace safety 中暑及熱衰竭引發工作場所安全問題 - Work suspension affects the progress of external wall renovation and interior decoration works. 停工影響外牆翻新及室內裝潢工程進度。		- Financial Impact: Long-term property value 財務影響：長期物業價值 - The impact is low considering our location of operation. 考慮到我們的營運地點，影響為低。

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Risk Type 風險類型	Description 描述	Effects on Business Model 對商業模式的影響	Effects on Value Chain 對價值鏈的影響	Qualitative Financial Impact 定性財務影響
Transition Risks 轉型風險				
Regulatory Risks 監管風險 Time Horizon: Mid-to-long term 時間範圍：中長期	- Increased carbon pricing 碳定價提高 - Mandatory reporting obligations 強制性通報責任 - Regulation of existing products and services 現有產品及服務的監管 - Exposure to litigation 面臨訴訟風險	- Increases regulatory requirements on carbon pricing 增加碳定價的監管要求 - Retires existing assets early due to policy changes 因政策變化而提前淘汰現有資產 - Changes in energy efficiency standards 能效標準變化 - Increases costs on adopting new processes for compliance 為合規而採用新工藝的成本增加	- Induces structural changes in compliance throughout the value chain 引致整個價值鏈的合規結構性變化 - Increases risks from non-compliance of suppliers or partners 增加供應商或合作夥伴違規的風險 - Reduces demand for high-emissions products and services 減少對高排放產品及服務的需求	- Financial Impact: Operating cost (e.g., energy efficiency upgrades, carbon-related levies) 財務影響：營運成本（如能效升級、碳相關徵費） - The impact is low to medium considering our industry. The cost of compliance may grow with time. 考慮到我們的行業，影響為低至中。合規成本可能隨時間增長。
Market Risks 市場風險 Time Horizon: Mid-to-long term 時間範圍：中長期	- Changing consumer behaviour 消費者行為轉變 - Unpredictable market demand 不可預測的市場需求 - Changes in competitive landscape 競爭格局變化	- Changes input prices (e.g. legal and compliance expenses) 改變投入價格（如法律及合規開支） - Increases output requirements (e.g. on waste treatment and emission control) 提高產出要求（如廢物處理及排放控制）	Disrupts existing upstream and downstream partnerships as procurement shifts toward greener alternatives 由於採購轉向更環保的替代品，擾亂現有上下游合作關係	- Financial Impact: Revenue 財務影響：收入 - The impact is low to medium considering our industry. The cost of compliance may grow with time. 考慮到我們的行業，影響為低至中。合規成本可能隨時間增長。
Reputational Risks 聲譽風險 Time Horizon: Mid-to-long term 時間範圍：中長期	- Criticism of industry sector 對行業板塊的批評 - Negative stakeholder feedback 負面的持份者反饋	- Increases the difficulty of talent retention and workforce planning 增加人才保留及勞動力規劃的難度 - Lowers ability to attract capital 降低吸引資本的能力	Reduces demand of goods and services throughout the value chain 減少整個價值鏈中商品及服務的需求	- Financial Impact: Brand value and tenant retention 財務影響：品牌價值及租戶保留率 - The impact is low considering our industry. 考慮到我們的行業，影響為低。

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Opportunity Type 機遇類型	Description 描述	Effects on Business Model 對商業模式的影響	Effects on Value Chain 對價值鏈的影響	Qualitative Financial Impact 定性財務影響
Efficiency Gains 效率提升 Time Horizon: Short to long term 時間範圍：短期至長期	- More efficient and diverse service offerings 更高效及多樣化的服務產品 - Savings from optimising resources 優化資源帶來的節省 - Energy and water efficiency 能源及水資源效率 - Use of new technologies 新技術的使用	- Improves efficiency from flexible work arrangements during extreme weather 在極端天氣期間通過彈性工作安排提高效率 - Improves profit margins 改善利潤率 - Benefits employee health, satisfaction, and productivity 有益於員工健康、滿意度及生產力 - Reduces exposure to fossil fuel price increases 減少對化石燃料價格上漲的風險敞口	- Increases capacity and resource utilisation throughout the value chain 提高整個價值鏈的產能及資源利用率 - Reduces operational costs due to upstream improvements 因上游改善而降低營運成本	- Financial Impact: Operating cost and maintenance savings 財務影響：營運成本及維護費用節省 - The impact is low to medium considering the energy alternative options in HK is limited. 考慮到香港的能源替代選擇有限，影響為低至中。
Market Opportunities 市場機遇 Time Horizon: Short to long term 時間範圍：短期至長期	- Access to new markets 進入新市場 - Opportunity to expand geographically 地理擴張機遇	- Increases revenue source from new markets 增加來自新市場的收入來源 - Diversifies geographically 地理多元化	Fosters maturity of the entire value chain via expanded product and service offerings 透過擴展產品及服務範圍，促進整個價值鏈的成熟	- Financial Impact: Rental income growth 財務影響：租金收入增長 - The impact is low in considering our industry. 考慮到我們的行業，影響為低。
Consumer Preference 消費者偏好 Time Horizon: Short to long term 時間範圍：短期至長期	Changes in consumer behaviour and expectations 消費者行為及期望的變化	- Opens up new revenue streams 開闢新的收入來源 - Increases market share of green companies 增加綠色企業的市場份額	Incentives sustainable innovation throughout the value chain, driven by downstream demands 在整個價值鏈中激勵由下游需求驅動的可持續創新	- Financial Impact: Revenue 財務影響：收入 - The impact is low in considering our industry. 考慮到我們的行業，影響為低。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Strategy and Decision-Making

We have formulated the below adaptation and mitigation measures to tackle physical risk, transition risks, and opportunities:

策略與決策

我們已制定以下適應及緩解措施，以應對實體風險、轉型風險及機遇：

Type 類型

Adaptation and Mitigation Measures 適應及緩解措施

Physical Acute Risks

實體急性風險

- Implement localised disaster mitigation; conduct 1 fire drill annually; 實施本地化減災措施；每年進行1次火警演習；
- Activate flexible work arrangements during extreme weather events; 在極端天氣事件期間啟動彈性工作安排；
- Issue timely warnings and precautionary guidance to employees; 向員工發佈及時預警及防範指引；
- Upgrade facility ventilation and cooling systems; 升級設施通風及冷卻系統；
- Deploy critical equipment in flood/wind-resistant locations; and 將關鍵設備部署於防洪／防風位置；及
- Install backup energy systems for business continuity. 安裝備用能源系統以確保業務連續性。

Physical Chronic Risks

實體慢性風險

- Consider flood hazards during office site selection; 於辦公室選址時考慮洪水災害；
- Use water-saving equipment and retrofit existing equipment to improve water efficiency; and 使用節水設備及改造現有設備以提高用水效率；及
- Establish emergency backup water sources. 建立應急備用水源。

Transition Risks

轉型風險

- Track policies/market trends; update compliance checklist; 追蹤政策／市場趨勢；更新合規清單；
- Maintain transparency by producing high-quality climate disclosure; 透過編製高質素的氣候披露保持透明度；
- Collaborate with suppliers to promote adoption of low-carbon processes and technologies; and 與供應商合作，推動採用低碳工藝及技術；及
- Consider climate-related risk in products, services, and value chain to ensure market risks are effectively monitored. 在產品、服務及價值鏈中考慮氣候相關風險，以確保市場風險得到有效監控。

Opportunities

機遇

- Develop lower-carbon service offerings; 開發低碳服務產品；
- Invest in energy-efficient and low-emission technologies to reduce costs; and 投資節能及低排放技術以降低成本；及
- Explore green financing including green bonds. 探索綠色金融，包括綠色債券。

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The Group does not currently have a formal climate-related transition plan or a dedicated budget specifically for climate-related risks and opportunities. Nevertheless, we manage environmental initiatives through our existing operational framework. Resources for energy-saving upgrades and sustainability training are allocated from general operating and capital expenditure budgets on a case-by-case basis. We will continue to monitor the necessity of a formal transition plan and adjust our resource allocation as regulatory requirements and our operational needs evolve.

To actively mitigate climate-related impacts and drive our long-term environmental strategy, during the Reporting Period, the Group achieved a 10% reduction in electricity consumption compared to the 2025 baseline. Meanwhile, the volume of paper recycling increased by 25% year-on-year.

Current and Anticipated Financial Effect

The Group has not disclosed the quantified current and anticipated financial effects of climate-related risks and opportunities and internal carbon prices are currently not applied in our scenario analysis or decision-making. Given its scale, both current and anticipated financial effects of climate-related risks and opportunities are not considered material to the Group's overall financial position. Furthermore, where effects may exist, the level of measurement uncertainty is high and isolating specific impacts is difficult. The Group is also developing internal capabilities for preparing disclosures on current and anticipated financial effects. Accordingly, the Group has applied the financial effects relief and the capabilities relief (where applicable) as provided under the ESG Reporting Code for disclosure requirements about the current and anticipated financial effects of climate-related risks and opportunities. The Group has also assessed and determined that the combined financial effects of climate-related risks and opportunities would not be useful at this stage.

Climate Resilience and Scenario Analysis

The Group has not conducted a formal climate-related scenario analysis and, accordingly, has not provided a detailed assessment of its climate resilience at this stage. As a small-to-medium enterprise with focused operations, the Group currently lacks the specialised internal skills, technical capabilities, and localized data required to perform meaningful quantitative scenario modeling without incurring undue cost or effort. Instead, we manage climate resilience through our existing risk management framework and disaster recovery protocols, particularly regarding physical risks such as extreme weather. The Group will periodically review its capacity and the availability of simplified industry tools to determine when a proportionate scenario analysis can be effectively integrated into our reporting.

本集團目前並無正式的氣候相關轉型計劃或專門用於氣候相關風險及機遇的專項預算。儘管如此，我們透過現有的營運框架管理環境倡議。節能升級及可持續發展培訓的資源根據具體情況從一般營運及資本開支預算中分配。我們將隨著監管要求及營運需求的變化，持續監測制定正式轉型計劃的必要性，並相應調整資源配置。

為積極減緩氣候相關影響並推進我們的長期環境策略，於報告期間，本集團的用電量較2025年基準減少了10%。同時，紙張回收量同比增加了25%。

當前及預期財務影響

本集團尚未披露氣候相關風險及機遇的量化當前及預期財務影響，且內部碳價格目前未應用於我們的情景分析或決策中。鑑於其規模，氣候相關風險及機遇的當前及預期財務影響均不被視為對本集團的整體財務狀況具有重大性。此外，在可能存在影響的情況下，計量的不確定性程度較高，且難以分離出具體影響。本集團亦正在發展編製當前及預期財務影響披露的內部能力。因此，本集團已應用ESG報告守則項下就氣候相關風險及機遇的當前及預期財務影響披露要求而提供的財務影響寬免及能力寬免（如適用）。本集團亦已評估並確定，現階段合併氣候相關風險及機遇的財務影響並不有用。

氣候韌性與情景分析

本集團尚未進行正式的氣候相關情景分析，因此，現階段尚未提供其氣候韌性的詳細評估。作為一家業務集中的中小型企業，本集團目前缺乏在不投入過度成本及精力的情況下，進行具實質意義之定量情境模擬所需的專門內部技能、技術能力及本地化數據。取而代之，我們透過現有的風險管理框架及災難復原程序來管理氣候韌性，特別是針對極端天氣等實體風險方面。本集團將定期審查其能力及簡化行業工具的可用性，以決定何時可將相稱的情景分析有效納入我們的報告。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

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Climate Risk Management

The Group has in place a comprehensive risk management framework. Climate-related risk and opportunity identification, assessment, prioritisation, and management are fully integrated into the Group's overall risk management processes. The relevant policy and processes are reviewed annually and updated when necessary.

Climate-related risks and opportunities are examined across the Group's operations and value chain using both internal and external data through a coordinated, multi-level process. Strategic direction is set at the top, with the Board providing oversight and regularly reviewing the most significant climate-related issues. At the same time, operational teams contribute detailed, ground-level insights by assessing their own exposures on an annual basis. When a potential risk is identified, the relevant department will design and carry out mitigation actions, followed by ongoing reviews to ensure that the controls remain robust and effective over time.

The Group does not currently incorporate climate-related scenario analysis into its risk identification process. At present, climate-related risks are identified and assessed through qualitative risk management methodologies, leveraging internal operational experience and historical weather data. The Group will continue to monitor the availability of simplified tools and industry data to evaluate the feasibility of integrating scenario analysis into its risk identification framework in the future.

氣候風險管理

本集團已設立全面的風險管理框架。氣候相關風險及機遇的識別、評估、優先排序及管理已全面融入本集團的整體風險管理流程。相關政策及流程每年審查並在必要時更新。

本集團透過跨部門多層級協作流程，結合內部與外部數據，全面審查本集團營運及價值鏈中所面臨的氣候相關風險及機遇。策略方向由高層設定，董事會進行監督並定期審查最重大的氣候相關事宜。同時，營運團隊透過每年評估自身的風險敞口，提供詳盡的前線見解。當識別出潛在風險時，相關部門將設計並執行緩解措施，隨後進行持續審查，以確保控制措施長期保持穩健有效。

本集團目前未將氣候相關情景分析納入其風險識別流程。目前，氣候相關風險透過定性風險管理方法，結合內部營運經驗及歷史天氣數據進行識別和評估。本集團將持續監測簡化工具及行業數據的可用性，以評估未來將情景分析納入其風險識別框架的可行性。

1	2	3	4
Assess the risks from the Group Risk Management Framework and their interactions with climate 評估本集團風險管理架構中的風險及其與氣候的相互作用	Identify climate risk drivers and impact on the Group 識別氣候風險驅動因素及對本集團的影響	Assess risk materiality by scoring drivers on likelihood and impact severity 根據發生可能性及影響嚴重程度對驅動因素進行評分，以評估風險重大性	Select priority risks for to evaluate climate resilience 選擇優先風險以評估氣候韌性

All identified climate-related risks and opportunities play a role in shaping our strategic direction, operational priorities, and internal policies. We evaluate each item based on its potential impact and the likelihood of occurrence using the Group's risk assessment methodologies, creating a clear profile that supports informed decision-making. Risks that score highly on both impact and likelihood are elevated in priority and addressed ahead of lower-rated issues to ensure our resources are focused where they matter most.

所有已識別的氣候相關風險及機遇在塑造我們的策略方向、營運重點及內部政策方面均發揮作用。我們使用本集團的風險評估方法，根據每項目的潛在影響及發生可能性進行評估，進而勾勒出清晰的風險狀況，以支持知情決策。在影響及可能性兩方面得分均高的風險將被提升優先級，並優先於評級較低的問題處理，以確保我們的資源集中於最重要的事項。

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Identified climate-related risks are monitored annually by the ESG Working Group, which tracks the effectiveness of mitigation measures and updates risk assessments as new information becomes available. Material changes in risk profiles are reported to the Board immediately. There were no material changes to the Group's climate-related risk identification, assessment, prioritisation and monitoring processes during the reporting period compared to the previous year. Climate-related opportunities are identified through annual strategic planning reviews and stakeholder engagement processes.

Climate and Nature-related Targets

We are setting long-term climate-related targets across our operations and value chain supported by short-, medium-, and long-term milestones, all measured against a 2025 base year to ensure consistent comparison over time. These targets have taken reference from Hong Kong's long-term decarbonisation pathway and its goal of achieving carbon neutrality, as well as the Paris Agreement, ensuring that our efforts contribute meaningfully to the city's broader climate ambitions.

All quantitative targets are intensity targets, which are appropriate for the Group's service-based business model. The Group develops and regularly reviews its target internally based on its strategic planning and did not apply the Science Based Targets Initiative's Sectoral Decarbonisation Approach. The use of carbon credits to achieve any net targets is currently not considered. Below sets forth the phased targets over our time horizon:

已識別的氣候相關風險由ESG工作小組按年度監測，追蹤緩解措施的有效性，並在獲得新信息時更新風險評估。風險狀況的重大變化會立即向董事會報告。於報告期間內，與上一年度相比，本集團的氣候相關風險識別、評估、優先排序及監測流程並無重大變化。氣候相關機遇透過年度策略規劃審查及持份者參與流程進行識別。

氣候及自然相關目標

我們正在營運及價值鏈中設定以短期、中期及長期里程碑為支撐的長期氣候相關目標，所有目標均以2025年基準年進行衡量，以確保長期比較的一致性。該等目標參考了香港的長期減碳路徑及其實現碳中和的目標，以及《巴黎協定》，確保我們的努力能為這座城市更宏大的氣候目標作出有意義的貢獻。

所有量化目標均為密度目標，這適合本集團基於服務的商業模式。本集團根據其策略規劃在內部制定並定期審查其目標，並未應用科學碳目標倡議的行業減碳方法。目前未考慮使用碳信用來實現任何淨額目標。下文載列我們時間範圍內的階段性目標：

Targets 目標	Descriptions 描述
Energy Consumption Intensity 能源消耗密度	- Short term: 3 % reduction when compared to 2025 短期：與2025年相比降低3% - Medium-term: 10 % reduction when compared to 2025 中期：與2025年相比降低10% - Long-term: 15 % reduction when compared to 2025 長期：與2025年相比降低15%
Non-hazardous Waste Intensity 無害廢棄物密度	- Short term: 3 % reduction when compared to 2025 短期：與2025年相比降低3% - Medium-term: 10 % reduction when compared to 2025 中期：與2025年相比降低10% - Long-term: 15 % reduction when compared to 2025 長期：與2025年相比降低15%
Greenhouse Gas Emission ("GHG") Intensity* (Scope 1 & 2) 溫室氣體排放（「GHG」） 密度*（範圍1及2）	- Short term: 3 % reduction when compared to 2025 短期：與2025年相比降低3% - Medium-term: 10 % reduction when compared to 2025 中期：與2025年相比降低10% - Long-term: 15 % reduction when compared to 2025 長期：與2025年相比降低15%

* The GHG emission target is a gross target.

* GHG 排放目標為總量目標。

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The Group's GHG emission targets currently cover Scope 1 and Scope 2 emissions. Scope 3 targets will be developed as the Group improves its Scope 3 data collection capabilities.

The Group's climate-related targets and the methodologies used for their setting have not been verified by an independent third party. At present, these targets are reviewed and monitored through the Group's internal management and reporting processes to ensure data consistency and accuracy. The Group will periodically evaluate the necessity of seeking external assurance for its sustainability disclosures as its reporting framework matures. The targets are reviewed annually by the ESG Working Group and approved by the Board. Any material revisions to the targets require Board approval. Target progress is monitored annually using the indicators specified above. There have been no revisions to the Group's climate-related targets during the Reporting Period.

During the Reporting Period, the Group's total GHG emissions and energy consumption both decreased, mainly due to the disposal of our PRC subsidiary. We aim to improve per capita efficiency through targeted energy-saving measures and digital workflows.

The use of carbon credits to achieve any net targets is currently not considered. Internal carbon price are currently not applied in our scenario analysis. The Group has not allocated capital expenditure, financing or investment towards climate-related risks and opportunities. By applying reasonable information relief of the ESG Reporting Code, the Group does not disclose the amount and percentage of assets or business activities vulnerable to climate-related physical risks, transition risks and aligned with climate-related opportunities.

本集團的GHG排放目標目前涵蓋範圍1及範圍2排放。範圍3目標將在本集團改進其範圍3數據收集能力後制定。

本集團的氣候相關目標及其設定方法未經獨立第三方驗證。目前，該等目標透過本集團的內部管理及報告流程進行審查和監控，以確保數據的一致性和準確性。隨著其報告架構的成熟，本集團將定期評估為其可持續發展披露尋求外部鑒證的必要性。該等目標由ESG工作小組每年審查並由董事會批准。對目標的任何重大修訂均需董事會批准。目標進展情況使用上述指標每年進行監控。於報告期間內，本集團的氣候相關目標未作任何修訂。

於報告期間，主要由於出售中國附屬公司，本集團的溫室氣體總排放量及總能源消耗量均有所下降。本集團將透過針對性的節能措施和數字化工作流程，進一步提升人均效率。

目前未考慮使用碳信用來實現任何淨額目標。內部碳價格目前未應用於我們的情景分析中。本集團尚未就氣候相關風險及機遇分配資本開支、融資或投資。通過應用ESG報告守則的合理信息寬免，本集團未披露易受氣候相關實體風險、轉型風險影響以及與氣候相關機遇相符的資產或業務活動的金額及百分比。

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GHG Emissions

The primary contributors to the Group's GHG emissions are the indirect emissions (Scope 2) resulting from purchased electricity. Due to data availability limitations and supply chain complexity, the Group has not disclosed Scope 3 emissions for the Reporting Period, but will evaluate feasibility in the future. To effectively address GHG emissions, the Group has implemented various measures focused on optimizing energy usage, as outlined in the "Energy Management" section below.

During the Reporting Period, the Group's total GHG emissions performance⁴ was below:

GHG 排放

本集團GHG排放的主要來源為外購電力所產生的間接排放（範圍2）。基於數據可得性及供應鏈複雜性，本集團於本報告期內暫未披露範圍3數據，未來將評估其可行性。為有效應對GHG排放，本集團已實施多項重點關注優化能源使用的措施（如下文「能源管理」一節所概述）。

報告期內，本集團GHG排放情況⁴如下：

Indicators ¹ 指標 ¹	Unit 單位	2026 2026年	2025 2025年
Direct GHG emissions (Scope 1) 直接GHG排放（範圍1）	tCO ₂ e 噸二氧化碳當量	—	—
Indirect GHG emissions (Scope 2) 間接GHG排放（範圍2）			
– location based ² – 基於位置 ²	tCO ₂ e 噸二氧化碳當量	49.18	58.22
Total GHG emissions (Scope 1&2) 排放總量（範圍1及2）	tCO ₂ e 噸二氧化碳當量	49.18	58.22
Total GHG emission (Scope 1&2) intensity³ GHG排放總量（範圍1及2）密度³	tCO ₂ e/employee 噸二氧化碳當量／僱員	0.96	0.87

Notes:

1. The Group's GHG emissions include CO₂, CH₄ and N₂O and are converted to reflect the tonnes of CO₂ equivalent. GHG emissions data is based on, but not limited to, "The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standards" and "Greenhouse Gas Protocol Corporate Value Chain (Scope 3) Accounting and Reporting Standard" issued by the World Resources Institute and the World Business Council for Sustainable Development, "How to prepare an ESG report – Appendix 2: Reporting Guidance on Environmental KPIs" issued by the Stock Exchange, the "CLP 2024 Sustainability Report" published by CLP Holdings Ltd and the latest released average carbon dioxide emission factor for national electricity in China, published by the Ministry of Ecology and Environment in December 2025. Scope 3 emissions data is calculated with reference, but not limited to, the International Civil Aviation Organisation ("ICAO") and the Department for Energy Security & Net Zero ("DESNZ") of the United Kingdom.

附註：

1. 本集團的GHG排放包括CO₂、CH₄及N₂O，並轉換為二氧化碳當量噸數。GHG排放數據基於（但不限於）世界資源研究所及世界可持續發展工商理事會發佈的《溫室氣體核算體系：企業核算與報告標準》及《溫室氣體核算體系：企業價值鏈（範圍3）核算與報告標準》、聯交所發佈的《如何編備環境、社會及管治報告—附錄二：環境關鍵績效指標匯報指引》、中電控股有限公司刊發的《中電2024可持續發展報告》以及生態環境部於2025年12月發佈的最新全國電網平均二氧化碳排放因子。範圍3排放數據參考（但不限於）國際民用航空組織（「ICAO」）及英國能源安全與淨零排放部（「DESNZ」）進行計算。

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2. Scope 2 emissions are calculated using a location-based approach, which considers the average emission intensity of the local electricity grid where the energy is consumed.
2. 範圍2排放採用基於位置的方法計算，該方法考慮了能源消耗所在地當地電網的平均排放強度。
3. As at 31 March 2026, the total number of full-time employees under the Reporting Scope of the Group was 51 (as at 31 March 2025: 67). This data is also used for calculating other intensity data.
3. 於2026年3月31日，本集團報告範圍內的全職僱員總數為51人（於2025年3月31日：67人）。該數據亦用於計算其他密度數據。
4. There were no changes to the Group's GHG emission measurement methodologies, input data or assumptions during the reporting period compared to the previous year.
4. 於報告期間內，與上一年相比，本集團的GHG排放計量方法、輸入數據或假設並無變化。

During the Reporting Period, the Group's total GHG emissions (Scope 1&2) and related intensity metrics decreased compared with 2025, primarily attributable to lower Scope 2 GHG emissions resulting from decreased usage of purchased electricity. Going forward, the Group will progressively implement energy-saving retrofits at office premises, replace lighting fixtures with LED energy-saving lamps, and further refine the accounting boundary for Scope 3 emissions to enhance the completeness and accuracy of data.

於報告期間內，本集團的GHG排放總（量範圍1&2）及相關密度指標較2025年有所下降，主要歸因於外購電力使用量減少導致的範圍2 GHG排放降低。展望未來，本集團將逐步對辦公場所實施節能改造，將照明燈具更換為LED節能燈，並進一步完善範圍3排放的核算邊界，以提升數據的完整性及準確性。

A. Environmental

We actively adopt environmental protection measures to tackle the environmental impacts generated by our operations. In line with its commitment to environmental stewardship, the Group has consistently integrated environmental protection into its operational and management practices. By implementing green operations and enhancing environmental management processes, the Group aims to mitigate the environmental impact associated with its development activities. These efforts have been further reinforced by obtaining the ISO 14001:2015 Environmental Management System certification, which aligns our environmental management practices with internationally recognized standards. This accreditation serves as a testament to our dedication to responsible environmental practices and sustainability.

A. 環境

我們積極採取環保措施，應對業務營運對環境造成的影響。為履行環境管理承諾，本集團一直將環境保護納入營運及管理實踐。通過實施綠色營運和加強環境管理流程，本集團旨在減輕其發展活動對環境的影響。通過獲得ISO 14001:2015環境管理體系認證，我們的環境管理實踐與國際公認的標準保持一致，進一步擴大本集團努力的影響。這一認證證明了我們致力於負責任的環保行動和可持續發展。

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Emissions

During this Reporting Period, the Group was not aware of any material non-compliance with environmental-related laws and regulations in relation to air and GHG, emissions, discharges into water and land discharges, and the generation of hazardous and nonhazardous waste that would have a significant impact on the Group. Such laws and regulations include but are not limited to the Air Pollution Control Ordinance, Waste Disposal Ordinance, Waste Disposal (Chemical Waste) (General) Regulation, Environmental Impact Assessment Ordinance, the Water Pollution Control (General) Regulations, Buildings Energy Efficiency Ordinance, the Environmental Protection Law of the PRC, the Water Pollution Prevention and Control Law of the PRC, and the Prevention and Control of Environmental Pollution by Solid Wastes of the PRC.

Air Emissions

Since the company's vehicle has not been utilized since November 2021, the emissions resulting from the consumption of diesel and petrol are not applicable during this Reporting Period.

Waste Management

Considering the nature of the Group's business, no hazardous waste was generated during the Reporting Period. However, if any hazardous waste were to be generated in the future, the Group is committed to engaging qualified waste collectors to handle and dispose of such waste in accordance with applicable environmental laws and regulations.

排放

於本報告期間，本集團並未發現任何與廢氣及溫室氣體、排放、水及土地排放以及產生有害及無害廢棄物有關的、會對本集團產生重大影響的環境相關法律及法規的重大違規行為。該等法律及法規包括但不限於《空氣污染管制條例》、《廢棄物處置條例》、《廢物處置（化學廢物）（一般）規例》、《環境影響評估條例》、《水污染管制（一般）規例》、《建築物能源效益條例》、《中華人民共和國環境保護法》、《中華人民共和國水污染防治法》及《中華人民共和國固體廢物污染環境防治法》。

廢氣排放

由於自2021年11月起尚無使用公司車輛，於本報告期間，因消耗柴油及汽油而產生的廢氣排放並不適用。

廢棄物管理

鑑於本集團的業務性質，於報告期間內概無產生有害廢棄物。然而，如果日後產生任何有害廢棄物，本集團承諾會聘請合資格的廢棄物收集者，按照相關環境法律及法規處理廢棄物。

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Regarding non-hazardous waste, the Group's main waste stream resulting from its business operations is office paper. To minimize the environmental impact associated with non-hazardous waste, the Group emphasizes proper waste management practices. This includes implementing recycling programs and ensuring responsible disposal methods are in place. By promoting recycling initiatives and encouraging responsible paper usage, the Group actively works towards waste reduction and contributes to sustainable resource management. The usage of office paper during the Reporting Period was as below:

Category of Waste
廢棄物範疇

Unit
單位

Total Non-hazardous Waste

無害廢棄物總量

- Office Paper
辦公用紙

tonnes
公噸

Total Non-hazardous Waste Intensity³

無害廢棄物密度總量³

tonnes/employee
公噸／僱員

2026
2026年

2025
2025年

2.13

1.55

0.04

0.02

在無害廢棄物方面，本集團業務營運產生的主要廢物是辦公用紙。為了最大限度地減少無害廢棄物對環境的影響，本集團強調正確的廢棄物管理方法。這包括實施回收計劃及確保採用負責任的處理方法。通過推廣回收計劃及鼓勵負責任地使用紙張，本集團積極致力於減少廢棄物，為可持續資源管理作出貢獻。於報告期間內，辦公用紙的使用情況如下：

The Group has designed its offices to facilitate waste separation and recycling at the source, creating a green workplace environment. This proactive approach aims to minimize waste generated during operations by promoting the principles of reduce, reuse, and recycle, as outlined in the Environmental Protection Policy. To further enhance employees' environmental awareness, the Group displays environmental messages on office equipment, emphasizing the importance of environmental issues and encouraging responsible behavior. By incorporating these initiatives, the Group strives to foster a culture of sustainability and contribute to a greener and more environmentally conscious workspace.

本集團在辦公室的設計上注重從源頭進行廢棄物分類及回收，以創造綠色的工作環境。這種積極措施旨在通過推廣環境保護政策中概述的減少、重用及回收原則，最大限度地減少營運過程中產生的廢棄物。為進一步提高員工的環保意識，本集團在辦公設備上張貼環保資料，強調環保問題的重要性，並鼓勵負責任的行為。通過採取這些措施，本集團努力培養可持續發展文化，以營造一個更加綠色、更具環保意識的工作場所。

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To establish a “paperless” operating environment, the office has made full use of the online system. Employees of the Group were encouraged to minimize waste through the following measures:

- Avoid printing and copying documents as much as possible;
- Use double-sided printing and photocopying whenever possible;
- Reuse old envelopes and recycle used paper, cartons, and folders; and
- Reduce the use of disposable paper products.

Sewage Discharge

Since the Group's business activities do not consume a significant quantity of water, the Group does not generate a substantial amount of sewage during daily operations. Hence, this disclosure does not apply to the Group.

Use of Resources

To manage resource usage and minimize the use of nonessential materials, the Group has implemented the Environmental Protection Policy and Sustainability Policy. These policies serve as guiding principles for the Group's commitment towards reducing its environmental impact. Through daily operations, the Group actively seeks ways to enhance and improve environmental practices. By continuously striving for sustainability, the Group aims to minimize its ecological footprint and contribute to a more environmentally operation mode to all aspects of its work.

為建立一個「無紙化」的操作環境，辦公室盡量使用線上系統。我們已鼓勵本集團僱員通過以下措施盡量減少浪費：

- 盡可能避免列印及影印文件；
- 盡可能使用雙面列印及影印；
- 重複使用舊信封，回收用過的紙張、紙箱及資料夾；及
- 減少使用一次性紙製品。

污水排放

由於本集團的業務活動無需消耗大量水源，本集團於日常營運中不會產生大量污水。因此，該披露不適用於本集團。

資源使用

為了管理資源的使用和盡量減少非必要材料的使用，本集團實施了環境保護政策及可持續發展政策。該等政策是本集團致力於減少對環境影響的指導原則。通過日常營運，本集團積極尋求提高和改善環保措施的方法。通過不斷努力實現可持續發展，本集團旨在最大限度地減少生態足跡，並對工作的各個方面採取更環保的營運模式。

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Energy Management

Electricity consumption in our office is the principal type of energy used in our business operations. This encompasses the energy required to power office equipment, lighting, heating and cooling systems. By understanding our electricity usage, we can identify opportunities for increased efficiency and implement sustainable practices to reduce our overall energy consumption. The Group's energy consumption details are as follows:

能源管理

辦公室用電是我們業務營運中使用的主要能源類型，其中包括為辦公設備、照明、供暖及製冷系統供電所需的能源。了解我們的電力使用量後，我們可識別出提高效率及實施可持續的方法，以減少我們整體的能源消耗。本集團的能源消耗詳情如下：

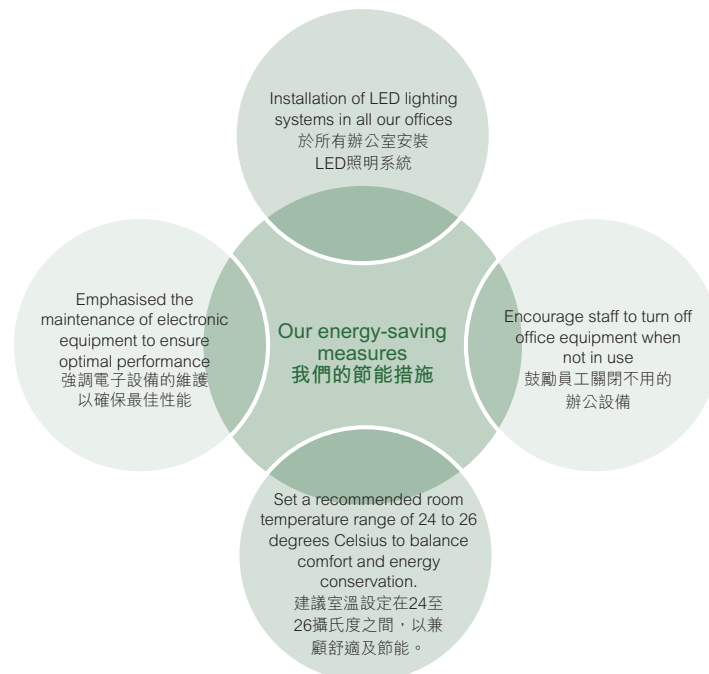
Category of Energy Consumption 能源消耗類別	Unit 單位	2026 2026年	2025 2025年
Direct Energy Consumption 直接能源消耗			
• Petrol 汽油	MWh 兆瓦時	—	—
Indirect Energy Consumption 間接能源消耗			
• Purchased Electricity 外購電力	MWh 兆瓦時	82.83	92.17
Total Energy Consumption 能源消耗總量	MWh 兆瓦時	82.83	92.17
Total Energy Consumption Intensity³ 總能源消耗強度 ³	MWh/employee 兆瓦時／僱員	1.62	1.38

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We have established guidelines and initiatives aimed at promoting energy savings as below:

我們已制定以下旨在宣傳節能的指引及措施：



By implementing these energy-saving practices and continuously reviewing their effectiveness, the Group is committed to reducing its environmental impact and working towards a more sustainable future.

通過實施該等節能措施並持續審查其效果，本集團致力於減少對環境的影響，並努力實現更可持續的未來。

Water Management

Due to the inclusion of water usage in the tenancy fees for the Group's offices, it is currently not feasible for the Group to provide specific water consumption data. As there is no sub-meter in place to record water usage separately, it becomes challenging to track and report on water consumption at a detailed level. During the Reporting Period, we had no difficulty in obtaining suitable water sources due to the geographical location of our office. Still, the Group strives to reduce unnecessary water consumption by turning off taps when not in use and reporting leaking faucets immediately to the estate management office.

用水管理

由於本集團辦公室的租賃費中包含了用水量，因此本集團目前無法提供具體的用水數據。由於沒有單獨記錄用水量的分戶水錶，詳細追蹤及報告用水量具有挑戰性。於報告期間，鑑於我們辦公室的地理位置，我們並無任何求取適用水源的問題。儘管如此，本集團仍努力減少不必要的用水，在不使用時關閉水龍頭，以及立即向物業管理辦事處報告水龍頭漏水情況。

Use of Packaging Materials

In view of the business nature of the Group, there is no packaging material used by our Group. The packaging material is not considered a material ESG issue to the Group.

包裝材料使用

鑑於本集團的業務性質，我們沒有使用包裝材料。包裝材料不被認為是本集團的重要環境、社會及管治問題。

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The Environment and Natural Resources

Although the nature of our Group's business does not have significant environmental and resource-related impacts, we maintain a strong focus on monitoring the environmental footprint associated with our fitting-out services. In our construction projects, we have implemented an environmental management system that aligns with the requirements of ISO 14001:2015. This certification serves as evidence that our environmental management practices meet internationally recognized standards.

Indoor Air Quality Control

To address potential indoor air quality issues arising from construction projects, the Group implements various precautionary measures. One such measure involves constructing barriers around the location where odors are present, isolating it from other parts of the building. This prevents air from moving between the work area and occupied spaces. Furthermore, the Group ensures that dusty materials such as dirt and construction debris, are properly covered with tarps or other approved methods to reduce dust in the air. To raise awareness about safety, the Group displays dust respirator safety labels on the construction site. This serves as a reminder for everyone to wear masks, if necessary, to protect themselves from air pollutants.

By implementing these measures, the Group aims to mitigate the impact of construction-related pollutants and contaminants on indoor air quality, creating a safer and healthier environment for occupants during construction projects.

Noise Control

The Group is aware that during its operations, there may be noise generated, and the construction activities represent the biggest source of the noise. Any person who at any place between the hours of 7 p.m. and 7 a.m., or at any time on a public holiday, uses, or causes or permits to be used, any powered mechanical equipment for the purpose of carrying out any construction work other than percussive piling with which a construction noise permit is not in force commits an offence. During all constructions, the Group and its subcontracting partners strictly adhere to the laws defined by the Environmental Protection Department.

環境及自然資源

儘管本集團的業務性質不會對環境及資源造成相關重大影響，我們非常重視監測我們的裝潢服務對環境的影響。我們在建設項目中採用的環境管理體系符合ISO 14001:2015的要求。該認證證明我們的環境管理實務符合國際認可的標準。

室內空氣質素控制

在處理建設項目產生的潛在室內空氣質素事宜時，本集團實施各種預防措施。其中一項措施為，在異味出現的地點周圍建造屏障，並將其與建築物的其他部分隔離，有助於防止空氣在工作區與正在使用的區域之間流動。此外，本集團確保使用防水布或其他獲認可的方法適當蓋住含塵材料（如灰塵及建築碎片），降低空氣中的灰塵。為提高安全意識，本集團在工地上展示防塵口罩的安全標籤，用作所有人佩戴口罩的提醒，在必要時保護自身免遭大氣污染物危害。

通過實施該等措施，本集團旨在減輕建築相關污染源及污染物對室內空氣質素的影響，於建設項目期間為居民創造更安全及健康的環境。

噪聲控制

本集團意識到，在其營運過程中，可能會產生噪音，而施工活動是最大的噪音來源。任何人於下午7時至翌日上午7時，或於公眾假期的任何時間，在任何地方使用，或促使或准許使用，任何機動設備進行任何非撞擊式打樁工程的建築工程，並在使用該等設備時，未持有與該工程有關的有效建築噪音許可證，即屬犯罪。在所有施工過程中，本集團及其次承判商合作夥伴嚴格遵守環境保護部門所制定的法律。

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The Group requires our subcontractors to choose quieter construction equipment and provide their employees with earmuffs for working on construction sites. The noise level of a building should be measured, and when the sound pressure level exceeds 85 decibels (A), it is required that a warning label be attached to noisy machines in the hearing protection zone and a safety sign be displayed in that area. When any environmental non-compliance is observed on the construction site, our staff and Registered Safety Officers will immediately rectify the situation and implement corrective measures to mitigate the problem immediately.

B. Social Employment

Sanbase believes that employees are its most valuable asset and key to business growth and sustainable development. The Group knows that the knowledge, skills, and dedication of its employees directly contribute to its success and ability to achieve long-term sustainability. Sanbase focuses on creating a supportive and inclusive workplace that promotes employee well-being, growth, and involvement. By prioritizing job satisfaction and professional development, the Company aims to attract and keep top talent, boost productivity, and foster a positive company culture.

During the Reporting Period, the Group was not aware of any material non-compliance with any relevant laws and regulations in relation to compensation and dismissal, recruitment, and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare, that would have a significant impact on the Group. Such laws and regulations include but not limited to the Employment Ordinance of Hong Kong, the Labour Law of the PRC, and the Labour Contract Law of the PRC.

本集團要求我們的次承判商選擇降音建築設備，並為其在建築工地工作的僱員提供耳罩。本集團應測量建築物的噪音等級，當聲壓等級超過85分貝（A）時，應在聽力保護區的高噪音機器上張貼警告標籤，並在該區域展示安全標誌。當發現建築工地有任何不符合環境要求的情況時，我們的員工和註冊安全主任將立即對這種情況進行整改，並採取糾正措施，以即時緩解問題。

B. 社會 僱傭

莊皇相信僱員是其最寶貴的資產，亦是業務增長及可持續發展的關鍵。本集團深知其成功取決於其僱員的知識、技能及貢獻及實現長期可持續發展的能力。莊皇致力於創造具支持性及包容性的工作場所，推進僱員福祉、成長及互動。以工作滿意度及專業發展為首要任務，本公司旨在吸引及挽留骨幹人才，提高生產力並推行積極向上的企業文化。

於報告期間，本集團並不知悉任何嚴重違反關於薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反對歧視、其他待遇及福利之任何相關法律法規的情況，將會對本集團產生重大影響。有關法律及法規包括但不限於香港《僱傭條例》、《中華人民共和國勞動法》及《中華人民共和國勞動合同法》。

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環境、社會及管治報告

Recruitment, Promotion and Dismissal

The Group has established specific procedures regarding recruitment, which are outlined in the Employee Handbook. These procedures cover various aspects, including the recruitment application process, the steps involved in the recruitment process itself, as well as any prohibitions and responsibilities that applicants and the Group must adhere to. The Human Resources Department will recruit through multiple channels, including online recruitment, job fairs, referrals etc. Shortlisted candidates will be interviewed by the Human Resources Department as well as by heads of departments.

A performance management system has been established to identify each employee's skills and abilities. This system provides a clear framework for employee promotions and compensation, ensuring fairness and alignment with the interests of both employees and the Group. Additionally, appraisal results are utilized to develop tailor-made employee development plans and to establish the Group's annual targets. All employees are required to sign their performance appraisal forms, which are then kept in their personnel files. An ongoing review of all documents is conducted to ensure they remain relevant, and employees are updated regularly to align with any changes in the Group's needs and requirements.

The Group has a zero-tolerance policy for unfair employee dismissals. To manage employee dismissals and transitions effectively, the Group has a Movement Procedures Policy. This policy ensures that these processes are executed smoothly and with minimal disruption to productivity. A fair dismissal procedure will be followed, and all issues will be clearly communicated before formal dismissal to prevent conflicts. Additionally, when employees resign, the Human Resources Department will conduct an exit interview to understand the reasons for resignation, the opinions and improvement suggestions for the Group.

招聘、晉升及解僱

本集團在《員工手冊》中規定了關於招聘的具體程序。該等程序包括招聘申請流程、招聘流程自身涉及的步驟等各方面以及申請人及本集團須遵循的任何禁令及責任。人力資源部將通過多種渠道進行招聘，包括線上招聘、招聘會、推薦等。入圍的候選人將由人力資源部及部門負責人進行面試。

本公司已制定績效管理體系用於確定每位員工的技能及能力。該體系為員工晉升及薪酬提供一個清晰的框架，確保公平並符合員工晉升及本集團的利益。此外，評估結果亦用於制定量身定制的員工發展計劃及本集團年度目標。所有員工均須簽署績效考核表，並將其保存在人事檔案中。本集團將對所有文件進行持續審查，以確保其始終具有相關性，並定期對員工進行更新，以適應本集團需求及要求的任何變化。

本集團對任何無理解僱員工的行為保持零容忍政策。為了有效管理員工的解僱和轉型，本集團已制定調動程序政策。該政策確保有關程序順利執行，並將對生產力的影響降至最低。我們將遵循合理的解僱程序，並在正式解僱前充分溝通所有問題，以避免衝突。此外，當員工自願辭職時，人力資源部將進行離職面談，了解辭職原因、對本集團的意見及改進建議。

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As at 31 March 2026, the Group had a total of 51 full-time employees⁵ during the Reporting Period. The breakdown is shown below:

Breakdown of Employees
員工結構

Total	總計
By Gender	按性別劃分
Male	男性
Female	女性
By Age	按年齡劃分
Age 30 or below	30歲或以下
Age 31 to 50	31至50歲
Above 50	50歲以上
By Employment Category	按僱傭類別劃分
Senior Management Staff	高級管理人員
Middle Management Staff	中層管理人員
General Staff	一般僱員
By Geographical Location	按地理位置劃分
PRC	中國
Hong Kong	香港

截至2026年3月31日，本集團於報告期內共有51名全職員工⁵。結構顯示如下：

2026 2026年	2025 2025年
51	67
34	41
17	26
8	9
32	46
11	12
9	11
30	34
12	22
0	12
51	55

Note :

5. Due to the disposal of the PRC subsidiary, the Group has no operations or employees in the PRC as of 31 March 2026. Therefore, the workforce statistics in the Social section only include the 3 offices in Hong Kong.

During the Reporting Period, the Group's overall employee turnover rate was 39%. The breakdown of employees according to gender group, age group, and geographical location are as follows:

Employee Turnover Rate⁶
僱員流失率⁶

Overall	總體
By Gender	按性別劃分
Male	男性
Female	女性
By Age	按年齡劃分
Age 30 or below	30歲或以下
Age 31 to 50	31至50歲
Above 50	50歲以上
By Geographical Location	按地理位置劃分
PRC	中國
Hong Kong	香港

附註：

5. 由於本集團已出售中國附屬公司，截至2026年3月31日，本集團於中國已無任何營運及僱員。因此，社會部分所披露的僱員統計數據僅包括香港的3個辦公室。

於報告期間內，本集團整體僱員流失率為39%。員工結構按性別組別、年齡組別及地理位置劃分如下：

2026 2026年	2025 2025年
39%	6%
29%	2%
59%	12%
38%	11%
44%	7%
27%	—
—	8%
14%	5%

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Note:

6. Formula for calculating the percentage of employees leaving the company: the number of employees left during the Reporting Period/total number of employees as at 31 March 2026* 100%

Compensation and Benefits

Based on an evaluation of the employees' performance, the Group provides fair and competitive remuneration compared with market standards. The remuneration package shall be adjusted periodically according to the individual work performance, contribution, and market environment. The Group has developed comprehensive systems to retain talents and strengthen employees' sense of belonging, including the Mandatory Provident Fund Schemes for Hong Kong employees as well as the Social Security Provident Fund Management Systems for mainland employees.

Employees of the Group are not only provided with a basic salary, but they are also offered comprehensive benefits:

- All qualified employees are entitled to join the Employees' Compensation Insurance and Sanbase Medical Scheme;
- Employees travelling outside Hong Kong on business are covered by the Group's Business Travel Insurance;
- All overtime work is entitled to meals and transportation allowances for labour that exceeds the legal working hours; and
- Employees are provided with external training sponsorship and a discretionary bonus at the end of the year.

Working Hours and Rest Periods

In the Employee Handbook and Employment Agreement, the Group stipulates the working days and rest time for employees in accordance with the provisions of the Labour Law of the PRC and the Hong Kong Employment Ordinance.

附註：

6. 計算本公司離職員工百分比的公式：報告期內離職員工人數／截至2026年3月31日的員工總數* 100%。

薪酬及福利

基於對僱員表現的評估，本集團提供與市場標準相比較公平及有競爭力的薪酬。薪酬待遇應根據個人工作表現、貢獻和市場環境定期調整。本集團制定了全面的制度來挽留人才及增強僱員的歸屬感，包括香港僱員的強制性公積金計劃及內地僱員的社會保障公積金管理制度。

本集團不僅向僱員提供基本工資，還向彼等提供全面的福利：

- 所有合資格僱員均有權參加僱員賠償保險及莊皇醫療計劃；
- 因公到香港以外地區出差的僱員均可受本集團的商務旅遊保險保障；
- 所有超出法定工作時間的勞動，都可以享受膳食和交通補貼；及
- 僱員還可獲得外部培訓贊助，並於年終獲得酌情花紅。

工作時間及休息時間

在員工手冊及僱傭合約中，本集團規定了僱員的工作日及休息時間，以符合《中華人民共和國勞動法》和香港《僱傭條例》的規定。

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In addition, the Group has effectively protected its employees' legal rights to rest and vacation time. All qualified employees are entitled to pay annual leave following the Employment Agreement. The Group also provides various types of leave for its employees, including statutory holidays and other paid holidays such as maternity leave, paternity leave, birthday leave, compassionate leave and examination leave.

Equal Opportunity, Diversity and Anti-Discrimination

The Group's recruitment procedures are designed to uphold principles of fairness, equality, and transparency, in full compliance with applicable national and local laws and regulations. To prevent discrimination during the hiring process, the Group has outlined relevant policies in the Employee Handbook. These policies ensure that all candidates are treated fairly and without prejudice, irrespective of their race, family status, religion, nationality, disability, age, marital status, gender, pregnancy, sexual orientation, union membership, or political affiliation.

If any employee faces intimidation, humiliation, bullying, or harassment, including sexual harassment, they have several options to report these incidents. They can report it to their supervisors or file complaints directly with the Department Head. The Group is dedicated to creating a safe and respectful workplace, and these reporting channels are designed to ensure that any misconduct is promptly addressed, and appropriate actions are taken. It is important for employees to feel comfortable reporting any mistreatment, as the Group takes these issues seriously and is committed to maintaining a workplace free from harassment and discrimination.

Employee Communication Channels

The Group's management actively fosters employee engagement through various management mechanisms and communication channels, such as emails, questionnaires, and meetings. In accordance with the guidelines outlined in the Employee Handbook, employees are encouraged to report any irregularities they come across to their supervisors or directly to the Human Resources Department. The Group places great importance on addressing such reports and ensures that all cases are handled confidentially. Investigations are conducted to gather relevant information and take appropriate actions to address the reported irregularities.

此外，本集團還有效地保護僱員的合法休息及休假權利。所有符合條件的僱員在簽訂僱傭合約後均可享受帶薪年假。本集團還為僱員提供各種類型的假期，包括法定假期及其他帶薪假期，如產假、侍產假、生日假、恩恤假和考試假。

平等機會、多元化及反歧視

本集團的招聘程序堅持公平、公正、透明的原則，完全符合適用國家及地方的法律和法規。為防止招聘過程中的歧視，本集團已在員工手冊中列出相關政策，該等政策確保所有候選人受公平對待，不受偏見，不論種族、家庭狀況、宗教信仰、國籍、殘疾、年齡、婚姻狀況、性別、懷孕、性傾向、所屬工會或政治立場。

如任何員工面臨恐嚇、侮辱、欺凌或騷擾（包括性騷擾），彼等有多種渠道舉報此類事件。彼等可以選擇向上司舉報，或直接向部門主管舉報。本集團致力於創建一個安全和相互尊重的工作場所，該等舉報渠道的設立是為了確保任何此類不當行為能得到及時處理，並採取適當的行動。重要的是，要讓員工放心地舉報任何虐待事件，因為本集團非常重視此類事件，並致力於維護一個無騷擾和歧視的工作環境。

僱員溝通渠道

集團管理層通過各種管理機制和溝通渠道（包括電子郵件、問卷調查、會議等）積極與僱員進行溝通。根據員工手冊中列出的指引，本集團鼓勵僱員向其主管或直接向人力資源部門報告彼等遇到的任何違規行為。本集團非常重視處理此類舉報，並確保所有案件得到保密處理。本集團會開展調查，收集相關資訊，並採取適當行動處理舉報的違規行為。

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Health and Safety

The Group adopts a people-centered management approach and is dedicated to ensuring that employees are working in a safe and comfortable environment. This includes reducing potential health and safety risks and implementing effective safety measures in the workplace.

The Group has achieved zero work-related fatalities with zero fatality rates for three consecutive years (including the Reporting Period). During the Reporting Period, the Group had 1 work injury case, which cost 81 lost days. The injury was a cut on the back of the employee's right hand, which occurred when the employee accidentally collided with objects while assisting workers in clearing materials on the ground at Hong Kong Science Park. The injured employee received immediate medical treatment at the Chinese University of Hong Kong Hospital. To prevent recurrence of similar incidents, the Group has taken corrective actions, including inspecting all relevant work areas to add protective materials to protruding or sharp parts, mandating all workers to wear gloves during work, and conducting incident reviews. As long-term preventive measures, regular safety training is provided to all staff to strengthen their safety awareness.

In addition, the Group was not aware of any material non-compliance with employment-related laws and regulations that would have a significant impact on the Group, including but not limited to the Occupational Safety and Health Ordinance of Hong Kong, the Labour Law of the PRC and the Prevention and Treatment of Occupational Diseases Law of the PRC.

健康與安全

本集團採用以人為本的管理方法，致力於確保員工在安全、舒適的環境中工作。包括減少健康和安全隐患，並在工作場所實施有效的安全措施。

本集團已連續三年（包括本報告期間）實現零工傷死亡事故及零死亡率。於報告期間內，本集團發生1宗工傷個案，導致損失81個工作日。該工傷為僱員右手背割傷，事發時該僱員在香港科學園協助工人清理地面物料時意外撞到物件。受傷僱員立即於香港中文大學醫院接受治療。為防止同類事件再次發生，本集團已採取糾正措施，包括檢查所有相關工作區域，為突出或尖銳部分添加防護物料，強制規定所有工人工作期間佩戴手套，並進行事件檢討。作為長期預防措施，我們定期向全體員工提供安全培訓，以加強他們的安全意識。

此外，本集團亦無發現任何重大違反僱傭相關法律及法規且會對本集團產生重大影響的行為。有關法律及法規包括但不限於香港《職業安全及健康條例》、《中華人民共和國勞動法》及《中華人民共和國職業病防治法》。

Health & Safety Indicators 健康與安全指標	Unit 單位	2026 2026年	2025 2025年	2024 2024年
Work-related fatalities 工作傷亡事故	Numbers 數目	0	0	0
Fatality rate 死亡率	%	0	0	0
Lost days due to work injury 工傷損失天數	Days 天數	81	0	0
Work-related injury 工傷	Cases 件	1	0	0

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Promoting Healthy Lifestyle

The Group has consistently promoted a work-life balance by organizing various activities for employees from time to time, such as birthday parties, fitness programmes, annual dinners, boat trips, and Christmas parties for employees to enhance their well-being. Moreover, we offer our employees with a variety of leave options, including maternity leave, paternity leave, jury leave, compensation leave, and study and examination leave. This helps our employees manage their work and personal responsibilities effectively.

Occupational Health and Safety

Ensuring a safe working environment for all employees is a top priority for the group. The group fully complies with all relevant laws and regulations regarding occupational health and safety in jurisdictions where it operates. A detailed set of internal policies and procedures has been created for assessing, monitoring, and minimizing occupational health and safety risks within the organisation. The Health and Safety Plan details information regarding various aspects, such as the responsibilities of individuals working with a safety organisation, the health and safety training, the personal protection programme, inspections of hazardous conditions, incident investigation, and emergency preparedness. For those employees traveling abroad for work, the Group will arrange travel insurance, and employees should contact the Human Resources Department in advance for the arrangement of business travel insurance.

Occupational health and safety management systems have been implemented in our construction sites and were certified to follow the requirements of ISO 45001:2018 standard (provision of renovation and fitting out works). Sanbase will implement appropriate procedures and conduct emergency drills every six months. Foreseeable emergencies include, but are not limited to, fires, rainstorms, typhoons, landslides, and hazardous substance spills. Additionally, the Group has created self-learning pamphlets and booklets for employees, subcontractors, and vendors. These materials outline work duties, general instructions, and preventive measures, such as guidelines on Site Safety Measures for Working in Hot Weather and Guidelines for Work-Above-Ground Safety.

推廣健康的生活方式

本集團一貫提倡工作與生活平衡，不時為員工舉辦各種活動，如生日會、健身課程、年度晚宴、遊船旅行及聖誕晚會等，以提升員工的福祉。此外，我們還為員工提供多種假期選擇，包括產假、陪產假、陪審假、補償假以及學習和考試假。這有助於我們的員工有效管理工作和個人責任。

職業健康與安全

確保為所有員工提供一個安全的工作環境是本集團的首要任務。本集團完全遵守其經營所在地的職業健康與安全方面相關的法律和法規。我們已制定一套詳細的內部政策及程序，以評估、監測及盡量減少組織內的職業健康及安全風險。職業健康與安全計劃提供關於各方面的詳細信息，如在安全組織工作的個人的責任、健康和安全教育、個人保護計劃、危險狀況檢查、事故調查及應急準備。對於因公出國的員工，本集團將為其安排旅行保險。員工應提前與人力資源部聯繫，以便安排商務旅遊保險。

職業健康與安全管理系統已於我們的施工現場實施，經認證符合ISO 45001:2018標準的要求（提供翻新及裝潢工程）。於發生緊急情況時，莊皇將實施適當的程序及每六個月進行一次演習。可預見的緊急情況將包括但不限於火災、暴雨、颱風、山泥傾瀉及危險品洩漏等。此外，本集團亦為員工、次承判商及供應商製作自學小冊子及手冊。該等材料介紹工作職責、一般說明及預防措施，如《在酷熱天氣下工作的工地指引》及《離地工作的安全指引》。

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Construction Site Safety

Ensuring safety at construction sites is a top priority for the group, given that a significant portion of its operations occur on-site. To address this, the Group has formed a Site Safety Committee led by the Project Manager. The committee composes representatives from management, a Registered Safety Officer, subcontractor supervisors, site supervisors, and worker representatives. All workers on the site must have a valid Construction Industry Mandatory Basic Safety Training Certificate (“**MBSTC**”) and registered construction worker cards. To maintain a safe working environment at all project sites, we provide construction workers with appropriate protective equipment, including safety helmets, goggles, safety shoes, earplugs, and dust masks.

According to our in-house safety rules, workers from the site who repeatedly infringe on our safety requirements will be suspended from work until the rectification is made. Visitors are provided with safety helmets and are accompanied by supervisory staff. Site safety inspections shall be conducted by the Registered Safety Officer on a regular basis to identify defects, unsafe conditions and malpractices, and any breaches of the safety plan. An accident must be reported in every instance. For serious accidents reported, construction work shall be ceased until investigation work has been carried out. The Group complies with relevant laws and regulations, including but not limited to the Factories and Industrial Undertakings Ordinance (Section 6A & 6B), Construction Sites (Safety) Regulations, and Factories and Industrial Undertakings (Dangerous Substances) Regulations of Hong Kong.

Furthermore, the Group actively identifies, evaluates, and manages potential sources of hazards and occupational health and safety deficiencies that could lead to accidents during its operations. This involves the collaborative effort of the Registered Safety Officer to conduct risk assessments for upcoming routine activities and document all pertinent information in the risk assessment sheet. The risk assessments are periodically reviewed every six months, and if there are significant changes in circumstances, a re-assessment is conducted to ensure the continued effectiveness of the safety measures.

建築工地安全

考慮到其業務營運的絕大部分於工地進行，確保建築工地安全是本集團的首要事項。為此，我們成立了現場安全委員會。項目經理將領導該委員會，該委員會由管理層代表、註冊安全主任、次承判商監理人員、工地主管以及工人代表組成。所有現場工作的工人均須取得有效建築業強制性基本安全培訓證明書（「**強制性基本安全訓練**」）及建造業工人註冊證。為維持所有項目現場的安全工作環境，我們為建築工地的工人提供適當及足夠的防護設備（如包括安全頭盔、護目鏡、安全鞋、耳塞及防塵口罩）。

根據我們的內部安全規則，屢次違反安全要求的工地工人將被停工，直至整改完畢。訪客將佩戴安全頭盔並由監督人員陪同。註冊安全主任須定期進行現場安全檢查，以發現缺陷、不安全的情況及不當行為，以及任何違反安全方案要求的行為。每次發生事故均應報告。對於報告的嚴重事故，應停止施工，直至進行調查工作。本集團遵守相關法律及法規，包括但不限於香港的《工廠及工業經營條例（第6A及6B條）》、《建築工地（安全）規例》及《工廠及工業經營（危險物質）規例》。

此外，本集團還積極識別、評估及管理營運過程中可能導致事故的潛在危險源和職業健康與安全缺陷。這需要註冊安全主任通力合作，對即將開展的日常活動進行風險評估，並將所有相關資訊記錄在風險評估表中。風險評估每六個月定期審查一次，如果情況發生重大變化，則進行重新評估，以確保安全措施持續有效。

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Development and Training

The Group is committed to offering a diverse range of training opportunities designed to help employees develop new skills and knowledge tailored to their individual needs and the demands of the business. Department managers play a crucial role in engaging their teams in relevant training activities, ensuring that both the management team and employees remain informed about industry trends. These training initiatives effectively promote continuous learning and professional growth.

To meet the diverse needs of all employees, the Group has enhanced its internal training system by offering not just induction training but also targeted sessions on essential topics such as fire safety, housekeeping rules, protection against falling objects, electrical safety, and the safe use of hand-held power tools. Additionally, we encourage employees to provide feedback on training sessions, enabling us to continually improve our offerings.

Safety training is essential for preventing accidents and raising safety awareness among employees. As outlined in our Health and Safety Plan, we provide mandatory training in site management and front-line supervisors. This training includes emergency response protocols and guidelines for construction activities. The Registered Safety Officer reviews the training programme quarterly to ensure it meets the evolving needs of our construction sites and introduces new training topics as necessary. All safety and environmental induction training sessions are documented and considered during performance appraisals. Our goal is to foster a culture of safety and competence, enabling employees to feel confident in their roles and equipped to handle challenges effectively. This investment in employee development ultimately contributes to a safer and more productive workplace for everyone.

The Group formulates the following year's training plan at the end of each year according to its business needs. The Group will also make appropriate adjustments to the training courses according to the training needs and targets.

發展及培訓

本集團致力於為員工提供各種培訓機會，幫助彼等根據個人需求和企業要求發展新的技能和知識。部門經理在引導團隊參與相關培訓活動方面發揮著至關重要的作用，確保管理團隊和員工都能了解行業趨勢。這些培訓活動有效地促進了員工的持續學習和專業成長。

為了滿足所有員工的不同需求，本集團加強了內部培訓系統，不僅提供入職培訓，並就消防安全、內務管理規則、高空墜物防護、用電安全和手持電動工具的安全使用等基本主題提供了針對性的培訓。此外，我們還鼓勵員工對培訓課程提出回饋意見，以便我們不斷改進培訓課程。

安全培訓對於預防事故和提高員工的安全意識至關重要。正如我們的健康與安全計劃所述，我們為工地管理人員和前線主管提供強制性培訓。培訓內容包括應急協議和施工活動指南。註冊安全主任每季度都會對培訓計劃進行審查，以確保其滿足施工現場不斷變化的需求，並在必要時引入新的培訓主題。所有安全和環境入職培訓課程都會記錄在案，並在績效考核中予以考慮。我們的目標是培養一種安全和適任的文化，讓員工對自己的角色充滿信心，並具備有效應對挑戰的能力。這種對員工發展的投資最終將為每個人創造一個更安全、更高效的工作場所。

本集團根據業務需求於每年年底制定下年度的培訓計劃。本集團亦將根據培訓需求及目標對培訓課程作出適當調整。

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During the Reporting Period, the Group achieved an overall training percentage of 167% (2025: 104%), providing 255 hours (2025: 210 hours) of training with an average training hour of approximately 5.00 hours (2025: 3.13 hours) per employee trained. The percentage of total employees who took part in training in the Group is as follows:

Percentage of Employees Received Training⁷
已受訓僱員百分比⁷

	總人數	2026 2026年	2025 2025年
Overall		167%	104%
By Gender	按性別劃分		
Male	男性	168%	95%
Female	女性	165%	119%
By Employment Category	按僱員類型劃分		
Senior Management Staff	高級管理層	144%	82%
Middle Management Staff	中級管理層	150%	103%
General Staff	一般僱員	225%	118 %

The breakdown of total employees by gender and employment categories is as follows:

Breakdown of Employee Training⁸
受訓僱員明細⁸

	按性別劃分	2026 2026年	2025 2025年
By Gender	按性別劃分		
Male	男性	67%	56%
Female	女性	33%	44%
By Employment Category	按僱員類型劃分		
Senior Management Staff	高級管理層	15%	13%
Middle Management Staff	中級管理層	53%	50%
General Staff	一般僱員	32%	37%

Notes:

7. Formula for calculating the percentage of employees trained = number of employees trained/total number of employees on 31 March 2026 * 100%. Formula for calculating the percentage of employees in the relevant categories = Employees in the specified category who took part in training/total number of employees in the specified category * 100.

於報告期間，本集團整體受訓率為167%（2025年：104%），255個小時（2025年：210個小時）的培訓，每位受訓僱員平均接受約5.00個小時（2025年：3.13個小時）的培訓。本集團參加培訓的員工占員工總數的百分比如下：

按性別及僱員類型劃分受訓僱員明細如下：

附註：

7. 計算受訓員工百分比的公式=受訓員工數／截至2026年3月31日的總員工數* 100%。計算相關類別員工百分比的公式=在指定類別中參加培訓的員工數／指定類別中的總員工數* 100%。

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8. Formula for calculating the breakdown of employees trained = number of employees trained under x category/total number of employees trained on 31 March 2026 * 100%. Formula for calculating the breakdown of employees in relevant categories = Employees in the specified category, who took part in training/Employees who took part in training * 100.

The average number of training hours completed per employee by gender and employment category are as follows:

Average Number of Training Hours (hours)⁹
平均培訓時數 (小時)⁹

Overall	總時數
By Gender	按性別劃分
Male	男性
Female	女性
By Employment Category	按僱員類型劃分
Senior Management Staff	高級管理層
Middle Management Staff	中級管理層
General Staff	一般僱員

Note:

9. Formula for calculating average training hours per employee = Total number of training hours/Total number of employees. Formula for calculating average training hours of employees in relevant categories = Total number of training hours for employees in the specified category/Number of employees in the specified category.

The Group firmly believes that our employees are the core driving force behind continuous corporate innovation. This year, we have further increased resource investment in talent cultivation and comprehensively upgraded our training system. Thanks to the further implementation of diversified training programs, the employee training rate of the Group this year has achieved significant growth compared to last year. This achievement not only highlights the Group's high regard for employees' career growth, but also reflects our firm commitment to building a learning organisation and thriving together with our workforce.

8. 計算受訓員工明細的公式 = 在X類別下受訓的員工數/截至2026年3月31日受訓的總員工數 * 100%。計算相關類別受訓員工明細的公式 = 在指定類別中參加培訓的員工數/參加培訓的員工總數 * 100%。

按性別及僱員類型劃分每名僱員完成的平均培訓時數如下：

	2026 2026年	2025 2025年
Overall	5.00	3.13
By Gender		
Male	5.03	2.85
Female	4.94	3.58
By Employment Category		
Senior Management Staff	4.33	2.45
Middle Management Staff	4.50	3.09
General Staff	6.75	3.55

附註：

9. 計算每位員工平均受訓小時的公式 = 總培訓小時/總員工數。計算相關類別員工的平均受訓小時的公式 = 指定類別員工的總培訓小時/指定類別中的員工數。

本集團深知員工是企業持續創新的核心驅動力。今年，我們進一步加大在人才培養方面的資源投入，全面升級培訓體系。得益於多元化培訓項目的深化實施，本年度本集團的員工培訓率較去年實現顯著增長。這一成果不僅彰顯了集團對員工職業成長的高度重視，也體現了我們致力於打造學習型組織、與員工攜手共進的堅定承諾。

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Labour Standards

Prevention of Child and Forced Labour

The Group maintains a strong commitment to compliance with all relevant laws and regulations, prohibiting the use of child or forced labour in the workplace. The Group has created a detailed Employee Handbook to ensure candidates are of legal working age, the Human Resources Department checks their identity documents, such as academic certificates, ID cards, and hometown information, during the hiring process. By conducting these identity checks, the Group takes proactive measures to verify the eligibility of candidates and uphold its commitment to ethical employment practices. Employees are instructed to report any violations directly to the Human Resources Department and senior management for immediate verification, the Group will immediately investigate, terminate the labor contract and discipline the employees involved. If necessary, the Group will further improve the labour mechanism for violations.

Furthermore, the Employment Agreements and job descriptions clearly outline the working hours, location, assigned tasks, and primary responsibilities to ensure that employees are not compelled to perform tasks that fall outside the scope of their roles. To eliminate any potential for forced labour, the following steps have been implemented:

- Establish comprehensive policies that explicitly prohibit forced labor and outline the consequences for violations.
- If employees are required to work beyond their regular working hours, any overtime work is voluntary and compensated in accordance with applicable laws and regulations.
- Continuously collect employees' feedback to identify and address any issues related to working conditions.

These practices safeguard against forced overtime and uphold the rights and well-being of the employees.

勞工標準

防止童工或強制勞工

本集團一直堅守承諾，遵守所有相關法例法規，在工作場所禁止童工或強制勞工。本集團制定了詳細的員工手冊，以確保應徵者達到法定工作年齡，人力資源部於招聘過程中會檢查應徵者的身份證明文件，如學歷證書、身份證和籍貫信息等。通過進行該等身份核實，本集團採取積極的措施，核實候選人的資格並堅持道德僱傭慣例的承諾。如有任何違規行為，員工請直接向人力資源部和高層管理人員舉報，以立即進行核實，本集團將立即進行調查、解除僱傭合約並對相關員工進行處分。必要時，本集團將進一步完善違規勞動機制。

此外，僱傭合約及相應的職位描述訂明了工作時間、地點、任務及確保僱員在其職責範圍內進行工作的首要職責。為消除強制勞工的可能性，採取了以下措施：

- 制定全面的政策，明確禁止強制勞工，並概述違反規定的後果。
- 倘員工需要逾時工作，加班工作須經協商一致，並按適用法律法規作補償，以防止強制加班的情況發生。
- 不斷收集員工的回饋意見，以發現並解決與工作條件有關的任何問題。

該等慣例確保防止強迫加班並保證員工的權利及福利。

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The Group also prohibits any punishments and behaviours involving verbal abuse, physical punishment, physical abuse, oppression, sexual harassment (including inappropriate language, postures and physical contact), etc., against employees for any reason. If any employee is discovered has violated the Group's regulations, the Group will terminate the probationary period or the Employment Agreement immediately under Employee Handbook.

During the Reporting Period, the Group was not aware of any material non-compliance with child and forced labor-related laws and regulations that would have a significant impact on the Group. Such laws and regulations include but are not limited to the Employment Ordinance of Hong Kong, the Labor Law of the PRC, and the Provisions on the Prohibition of Using Child Labor of the PRC.

Supply Chain Management

Supplier Management

Supplier management is an indispensable part of robust operations. The Group looks forward to long-term cooperation with suppliers for sustainable and innovative development. It provides detailed provisions regarding supplier classification, inspection, management, rights and interests in the Subcontracting and Procurement Policy and Code of Ethics. During the Reporting Period, we worked with 270 major suppliers: 26 from the PRC and 244 from Hong Kong.

Ensuring supplier and subcontractor quality is vital for providing exceptional service to customers. To support a responsible and dependable supply chain, the Group has established a standardized selection process. This procedure assesses multiple aspects, including service quality, responsiveness to concerns, qualifications, and company profile. Following a thorough evaluation process, the most suitable suppliers and subcontractors are selected and documented in a qualified vendor list.

Additionally, periodic evaluations are carried out to ensure that suppliers and subcontractors continue to meet our standards and requirements. As part of every project, a site environmental inspection is conducted to promote sustainability. Designated personnel are responsible for assessing various factors, including waste management, water conservation, noise control, energy efficiency, and chemical management, etc.

本集團亦禁止以任何理由對員工進行辱罵、體罰、暴力、精神壓迫、性騷擾（包括不恰當語言、姿勢和身體的接觸）等懲罰性措施和行為。如發現任何員工違反本集團的規定，本集團將立即按員工手冊立即終止試用期或僱傭合約。

於報告期間，本集團並不知悉任何會對本集團產生重大影響的嚴重違反有關童工及強迫勞工法律法規之情況，包括但不限於香港《僱傭條例》、《中華人民共和國勞動法》及中華人民共和國《禁止使用童工規定》。

供應鏈管理

供應商管理

供應商管理為穩健經營必不可少的一部分。本集團期望與供應商就可持續創新發展展開長期合作。其在《次承判商分包及採購政策》以及《道德準則》中對供應商分類、檢查、管理、權利及權益進行了詳細規定。於報告期間，我們與270家主要供應商合作，其中26家來自中國，244家來自香港。

確保供應商和次承判商的質素，對於為客戶提供卓越服務至關重要。為支持一個負責任和可靠的供應鏈，本集團已制定一套標準化的甄選程序。該程序從多個方面進行評估，如服務質素、對關切問題的回應能力、資格及公司簡介。經過全面評估後，選出最合適的供應商和次承判商，並記錄在合格名單中。

此外，本集團進行定期評估，以確保供應商和次承判商符合我們的要求。作為每個項目的一部分，我們會進行現場環境檢查，以促進可持續發展。指定人員負責評估各種因素，包括廢物管理、節水、噪音控制、能源效率和化學品管理等。

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During fitting-out activities, suppliers and subcontractors are strictly monitored by the Group. If any breach of contract occurs, we may hire temporary staff or other approved suppliers, and subcontractors may be assigned to handle the project and assume responsibility so that our services run smoothly. During the Reporting Period, all of the Group's suppliers were engaged under the above practices relating to supplier management.

Green Procurement

The Group is committed to integrating sustainable development into its business model. To reduce the carbon footprint associated with the procurement process, the Group prioritizes local sourcing. By relying on suppliers and subcontractors primarily located in Hong Kong, the Group minimizes greenhouse gas (GHG) emissions resulting from material deliveries and transportation. This approach not only contributes to mitigating environmental impact but also supports local economic development. By sourcing locally, the Group fosters economic growth and creates employment opportunities for local communities. It recognizes the importance of supporting the local economy and aims to make a positive social and economic contribution through its business activities.

The Group places a high priority on environmentally friendly products and services during the procurement process. A preference is given to suppliers and subcontractors who choose products with less packaging, thus reducing unnecessary waste, and opt to use energy efficient equipment, including LEDs, to reduce energy consumption.

Apart from environmental concerns, the Group will monitor whether its suppliers and contractors comply with applicable health, safety, forced labour, and child labour laws, regulations, and standards. As part of the evaluation process, the Group will visit suppliers' operating sites to ensure they meet all aspects of standards. The Group aims to reduce environmental and social risks in its supply chain through the above practices.

於裝潢活動期間，集團對供應商和次承判商實施嚴格監管。如有任何違約發生，我們可能僱用臨時員工或其他經核准的供應商，並可能指派次承判商處理項目並承擔責任，以便我們的服務順利進行。於報告期間，本集團所有供應商均參與上述與供應商管理相關的慣例。

綠色採購

本集團致力於將可持續發展融入其業務模式。為減少採購過程中的碳足跡，本集團優先考慮本地採購。通過依賴主要位於香港的供應商和次承判商，本集團最大限度地減少材料交付和運輸過程中產生的溫室氣體排放。這種做法不僅有助於減輕對環境的影響，亦促進當地的經濟發展。本集團在當地採購，促進了經濟增長，並為當地社區創造了就業機會。本集團認識到支持當地經濟的重要性，並致力於通過其商業活動為社會和經濟做出積極貢獻。

本集團於採購過程中非常重視環保產品及服務。優先考慮選擇包裝少的產品的供應商及次承判商，從而減少不必要的浪費，傾向於使用節能型設備（包括LED）以減少能源消耗。

除了環境問題外，本集團將監察其供應商及次承判商是否遵守適用的健康、安全、強制勞工及童工法例法規及標準。作為評估流程的一部分，本集團將參觀供應商的經營現場，以確保其滿足所有方面的標準。本集團旨在就供應鏈方面透過上述實踐減少環境及社會風險。

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Product Responsibility

Responsible business practices are critical to a healthy business. The Group believes quality products and customer service are essential for sustainable development. To this end, the Group has formulated a series of relevant policies and guidelines to improve the quality of its products and services continuously. Due to the nature of the Group's businesses, the Group does not have specific product recall procedures in place.

During the Reporting Period, there were no sold or shipped products of the Group that were subject to recalls for safety and health reasons, and the Group was not aware of any incidents of non-compliance with related laws and regulations concerning health and safety, advertising, labelling, and privacy matters relating to products and services provided and methods of redress that would have a significant impact on the Group. Such laws and regulations include but are not limited to the Personal Data (Privacy) Ordinance of Hong Kong, the Protection of Consumer Rights and Interests of the PRC, and the Advertising Law of the PRC.

Quality Services

Our core value is to provide and maintain high-quality services that satisfy our clients. For this purpose, we adhere to policies and procedures established in accordance with ISO 9001:2015 Quality Management System standards and procedures. To ensure the overall quality of the fit-out work, a Project Quality Plan has been implemented in the whole work process, starting with materials purchase, document submission, sample submission, construction and installation, inspection and testing control, mock-up prior to installation, preparation for handover and quality record management.

產品責任

負責任的業務行為是健康業務的關鍵。本集團認為產品質素及客戶服務對可持續發展至關重要。為此，本集團已制定一系列相關政策及指引，以持續提升其產品及服務質素。由於本集團的業務性質，本集團並無制定具體的產品召回程序。

於報告期間，本集團並無銷售或運送的产品因安全及健康問題而被召回，且本集團並不知悉任何會對本集團產生重大影響的、違反與所提供的產品及服務相關的健康與安全、廣告、標籤、私隱事項等相關法律法規的事件。有關法律及法規包括但不限於香港《個人資料（私隱）條例》、《中華人民共和國消費者權益保護法》及《中華人民共和國廣告法》。

優質服務

我們的核心價值為提供及保持高質素的服務，使客戶滿意。為此，我們堅持按照ISO 9001:2015品質管理體系標準及流程制定政策及程序。為確保裝潢工作的整體質素，我們在整個工作流程中實施了工程品質控制計劃，分別是材料採購、文件提交、樣本提交、建築及安裝、驗收及測試控制、安裝前模型、交接準備及品質記錄管理。

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Certain Control Measures

若干控制措施

Material Purchased 材料採購

- Upon the arrival of the materials, the site manager/site supervisor conducts the materials inspection.
材料到達後，工地管理人員／工地主管進行材料檢查。
- Any materials found sub-standard or defective would be rejected and replaced with qualified materials.
任何不符合標準或有缺陷的材料將被拒收，並用合格的材料替換。

Document Submission 文件提交

- All changes and modifications on any forms of documents, including letters, drawings and technical literature, shall be identified, documented, reviewed and approved by the project manager before the implementation.
對任何格式的文件，包括信件、工程圖及技術文獻的所有變更及修改，均應在實施前由項目管理人員確定、記錄、審查及批准。

Construction and Installation 建築及安裝

- The installation procedures shall be in accordance with the approved Method Statement.
安裝程序應符合核准的方法說明。

Inspection and Testing 驗收及測試

- Inspection and testing would be conducted before the handover of the completed work to the client. All the relevant records shall be reviewed for compliance with satisfactory results.
驗收及測試將在向客戶移交完成的工作之前進行。所有相關的記錄均應被審查，以確保符合規定並取得令人滿意的結果。
- If there is any non-compliance or failed result, the subject parts are required to take corrective and preventive actions, and these items are to be re-inspected.
如有任何不符合要求或不合格的結果，須對受檢部件採取糾正及預防措施，並對該等項目進行重新檢查。

In addition to enhancing the project quality, we prioritize the safety of our workers and project sites. The Group has employees who are certified as Registered Safety Officers by the Labour Department. To maintain safety standards, weekly safety inspections are carried out using a checklist developed by the Group. The inspections encompass various criteria, including valid workers' permits, adherence to site safety rules, emergency plans, dust control measures, noise control, identification of tripping hazards, and the safety of electrical equipment. By conducting these inspections, we ensure a comprehensive approach to safety management and the identification and resolution of potential hazards.

除提高項目質素外，我們亦將工人及項目現場的安全放在首位。本集團的員工均獲得勞工處認證為註冊安全主任。為保持安全標準，每週均會根據本集團制定的清單進行安全檢查。檢查涵蓋各種標準，包括有效的工人許可證、遵守工地安全規則、應急計劃、防塵措施、噪音控制、識別絆倒危險及電氣設備安全。通過開展該等檢查，我們確保採取全面的安全管理辦法，並識別及解決潛在危險。

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Customer Service

To enhance customer satisfaction, the Group is focused on improving its customer feedback system and providing more ways for customers to share their opinions and complaints about products and services. The Group provides multiple channels for the public to share their feedback, including official websites, phone calls, the Group's hotline, and in-person meetings. These diverse channels offer customers convenient and accessible ways to communicate their thoughts, enabling the Group to better understand their needs and promptly address any concerns or issues. By actively engaging with customer feedback, the Group strives to continuously enhance its products and services, ensuring a consistently high level of customer satisfaction.

During the project, we communicate with customers regularly to ensure that their requirements are met. Once the project is completed, the customer will receive a maintenance guide that includes appliance installation instructions and a detailed drawing of the completed space. The Group pays close attention to all feedback received during and after the service. Customers have given positive responses in satisfaction surveys during this period. During the Reporting Period, the Group did not receive any material product and service-related complaints.

Advertising and Labelling

A appropriate advertising campaign is essential, and it is important to follow media advertising rules. Online platforms are used by the Group to advertise its business activities. The Group have established relevant policies and procedures to ensure that advertising information is accurate, complete, and does not contain false or misleading information. This can reduce advertising risks. To protect consumers from any harm caused by ads, the Group must comply with advertising laws and regulations.

客戶服務

為提升客戶滿意度，本集團著重改善其客戶意見反饋系統，並提供更多途徑供客戶分享彼等對產品及服務的意見及投訴。本集團提供多種渠道供公眾分享其反饋，包括官方網站、電話、本集團熱線及面談等。該等多樣化的渠道為客戶提供方便快捷的方式，以表達彼等的想法，使本集團能夠更好地了解彼等的需求，並迅速解決任何疑慮或問題。透過積極處理客戶的回饋，本集團力求不斷提升其產品及服務，確保客戶滿意度持續處於高水平。

在項目執行過程中，我們定期與客戶溝通，以確保滿足客戶的要求。項目完成後，客戶將收到維護指南，內容包括電器安裝說明及已竣工場所的詳細圖紙。本集團密切關注服務期間及之後收到的所有反饋。在此期間，客戶在滿意度調查中均給予正面回應。於報告期間，本集團並無接獲任何與產品及服務有關的重大投訴。

廣告及標籤

適當的廣告活動必不可少，且須遵守媒體廣告規則。本集團利用線上平台宣傳其業務活動。本集團已制定相關政策及程序，以確保廣告資料準確、完整，且不包含虛假或誤導資料。這可以降低廣告風險。為保護消費者免受廣告造成的任何傷害，本集團須遵守廣告法律法規。

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Privacy Protection

Protecting the rights, privacy, and data of customers is of paramount importance to the Group. Stringent security and confidentiality standards have been implemented to safeguard the privacy of personal data. The Group ensures compliance with all regulatory requirements related to data privacy, guaranteeing that customer data is handled and protected in accordance with applicable laws and regulations. By maintaining high standards of data privacy, the Group demonstrates its commitment to safeguarding customer information and upholding their rights and privacy.

To ensure that computer systems are used exclusively for business purposes, the Group has established the General Information Technology Policy. Unless permitted or required by law, the Group will not disclose the collected personal data to any third parties without the personnel's prior consent. The Group also requires former employees to give all work-related information and documents to the responsible department. This includes customer details, project plans, contents and progress of various tasks in conjunction with pending tasks. In addition, the Group will not disclose personal data to anyone for promotional purposes. Whenever sensitive information needs to be exchanged, a Non-Disclosure Agreement (NDA) is mandatory as part of the contract.

Protection of Intellectual Property Rights

Group employees are encouraged to innovate and comply with applicable laws and regulations regarding intellectual property protection in the places where they operate. The Group maintains and protects intellectual property rights and encourages its employees to keep up to date with the latest technological breakthroughs.

According to the General Information Technology Policy, employees are forbidden from disclosing confidential information to any third party, including but not limited to Group strategies, business interests, know-how, inventions, and intellectual property, whether during employment or after the termination of employment.

私隱保障

保障客戶的權利、私隱及數據對本集團至關重要。為保護個人數據私隱，本集團實施嚴格的安全和保密標準。本集團確保遵守所有與數據私隱相關的監管要求，保證按照適用的法律法規處理和保護客戶數據。通過保持高標準的數據私隱，本集團展示了其對保護客戶資料、維護客戶權利和私隱的承諾。

為確保電腦系統僅用於商業目的，本集團已制定出通用資訊科技政策。除非法律允許或要求，否則本集團不會在未經人員事先同意的情況下向任何第三方披露所收集的個人數據。本集團亦要求前僱員將所有與工作相關的資料及文件交給負責的部門。這包括客戶詳細資料、項目計劃、各項任務的內容和進度，連同待定的任務。此外，本集團不會為宣傳目的而向任何人披露個人資料。每當需交換敏感資料時，須簽訂保密協議（NDA）作為合約一部分。

知識產權的保護

我們鼓勵集團員工進行創新，並遵守其營運所在地有關知識產權保護的適用法律法規。本集團維護及保護知識產權，並鼓勵員工跟上最新的技術突破的步伐。

根據通用資訊科技政策，無論在僱傭期間還是終止僱傭後，員工禁止向任何第三方披露機密資料，包括但不限於集團策略、商業利益、專有技術、發明及知識產權。

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Anti-corruption

Corporate governance is integral to the growth and development of the Group. Towards the development of an ethical, open, and transparent corporate culture, the Group has formulated a Code of Ethics Policy and Anti-Corruption Policy to govern business practices and protect stakeholders' interests. The Group takes a zero-tolerance approach towards all forms of bribery and corruption. Moreover, the Group explicitly specifies that employees must be honest, loyal to their duties, and not abuse their official status to obtain improper benefits.

Training and briefings on anti-corruption are provided to all employees and directors of the Board in a regular manner by the Group. Group directors and employees were trained for 3 hours on the latest anti-corruption regulations during the Reporting Period. The training materials highlight the importance of embedding integrity in the workplace, provide guidance on adhering to business ethics, and provide industry-specific examples to facilitate the understanding of anti-corruption by employees.

During the Reporting Period, there were no concluded legal cases regarding any forms of fraud raised by the Group or its employees. The Group was not aware of any material non-compliance with relevant laws and regulations of bribery, extortion, fraud and money laundering that would have a significant impact on the Group. Such laws and regulations include but are not limited to the Prevention of Bribery Ordinance of Hong Kong, the Anti-Money Laundering Law of the PRC, the Criminal Law of the PRC, and the Company Law of the PRC and the Anti-Unfair Competition Law of the PRC.

Whistle-blowing Mechanism

The Group has created a transparent Whistle-blowing Policy to identify and prevent misconduct or unethical behavior. The Audit Committee regularly reviews this policy to encourage staff and stakeholders to report corruption and improve anti-corruption efforts. Employees who notice any actual or suspected violations must report them through the channels outlined in the policy. This allows employees and others associated with the Group to voice concerns about misconduct. They can contact the Board via email to whistleblower@sanbase.com.hk or mail to the Group's principal place of business in Hong Kong. The Chief Executive Officer or the Audit Committee will handle the reports, conduct investigations, and present findings to the Board. All reports will be kept confidential and treated fairly. The identity of the whistleblower will not be disclosed without their consent, unless legally required. There will be no unfair treatment or punishment of whistleblowers, and their legal rights will be protected.

反貪污

企業管理乃本集團成長及發展不可或缺的一環。為發展合乎道德、開放及透明的企業文化，本集團已制定出《道德準則政策》及《反貪污政策》，以規範商業行為及保護持份者的利益。本集團對所有形式的賄賂及貪污採取零容忍的態度。此外，本集團明確規定，員工須誠實，忠於職守，且不得濫用其官方身份獲取不正當利益。

本集團定期為所有員工和董事會董事提供有關反貪污的培訓及簡報。於報告期間，本集團董事及僱員接受了3小時的最新反貪污法規培訓。培訓材料強調了在工作場所樹立誠信的重要性，指導員工遵守商業道德，並提供了具體的行業案例，以促進員工對反貪污的理解。

於報告期間，本集團或其員工未就任何形式的欺詐行為提起訴訟。本集團並無知悉任何重大違反賄賂、勒索、欺詐及洗錢等相關法律及法規且會對本集團產生重大影響的情況。該等法律及法規包括但不限於香港《防止賄賂條例》、《中華人民共和國反洗錢法》、《中華人民共和國刑法》及《中華人民共和國公司法》及《中華人民共和國反不正當競爭法》。

舉報機制

本集團已建立透明的舉報政策，以識別及防止不當行為或不道德行為。審核委員會定期檢討該政策，以鼓勵員工及持份者舉報貪污行為，並改善反貪污工作。僱員若發現任何實際或可疑的違規行為，須透過政策中列出的管道舉報。這使員工和其他與本集團有關的人員能夠表達對不當行為的疑慮。彼等可透過電子郵件 whistleblower@sanbase.com.hk 或郵寄至本集團的香港主要營業地點與董事會聯絡。行政總裁或審核委員會將處理舉報、進行調查，並向董事會提交調查結果。所有舉報均會保密及公正處理。除非法律要求，否則在未經舉報人同意的情況下，不會披露舉報人的身份。舉報者不會受到不公平的對待或處罰，彼等的合法權利將受到保護。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

Community Investment

The Group recognizes its role as a responsible corporate citizen and actively monitors the needs of the communities in which it operates. Through various channels, the Group gives back to the community, aiming to promote social harmony and sustainable development while fulfilling its corporate social responsibility. In another effort to help cultivate employees' sense of social responsibility, the Group has always encouraged employees to participate in social welfare activities during their working day and in their spare time to make a greater contribution to society. During the Reporting Period, the focus area of the Group was health and manpower, and the Group's total community investment amount was approximately HKD6,500. Below are the sections where we have made public donations:

- The Group donated HK\$1,000 to Yan Chai Hospital, supporting health initiatives.
- The Group donated HK\$5,500 and organized a volunteer event with Mission Health Greens, focusing on health and manpower.

The Group is dedicated to making a positive impact on the community through our service efforts. We envision a future where our contributions foster health, education, and well-being. By encouraging employee involvement in volunteer projects and collaborating with local organisations, we aim to address social issues and promote sustainable development. Our goal is to inspire others to join us in this mission, creating a stronger, more resilient community for everyone. Through these ongoing efforts, we hope to leave a gift and empower future generations.

社區投資

本集團認識到自身作為負責任企業公民的角色，並積極關注營運所在社區的需求。本集團通過各種渠道回饋社會，於履行企業社會責任的同時，促進社會和諧與可持續發展。同時，為培養僱員的社會責任感，本集團一直鼓勵僱員在工作期間及業餘時間參加社會公益活動，為社會做出更大的貢獻。於報告期間，本集團的關注領域為健康及人力資源，本集團的社區投資總額約為6,500港元。以下為我們公開捐贈的部分：

- 本集團向仁濟醫院捐贈1,000港元，支持健康活動。
- 本集團捐贈5,500港元，並與樂耕園舉辦義工活動，關注教育及人力資源。

本集團致力透過我們的服務工作，為社區帶來正面影響。我們憧憬，在未來，我們的貢獻能促進健康、教育和福祉。透過鼓勵員工參與義工項目，並與當地組織合作，我們旨在解決社會問題並促進持續發展。我們的目標是啟發其他人加入我們的使命，為每個人創造更強大、更有彈性的社區。透過這些持續不斷的努力，我們希望能留下一份贈禮，並賦予未來世代力量。

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THE ESG REPORTING CODE CONTENT INDEX OF THE STOCK EXCHANGE OF HONG KONG LIMITED

香港聯合交易所有限公司環境、社會及 管治報告守則索引

Mandatory Disclosure Requirements

強制披露規定

Chapter/Statement

章節／聲明

Governance Structure 管治架構	Board and ESG Governance Structure 董事會聲明及環境、社會及管治治理架構
Reporting Principles 匯報原則	Reporting Principles 匯報原則
Reporting Boundary 匯報範圍	Reporting Scope 報告範圍

Subject Areas, Aspects, General

Disclosures and KPIs

Description

Section/Declaration

主要範疇、層面、一般披 露及關鍵績效指標

描述

章節／聲明

Aspect A1: Emissions

層面 A1：排放物

General Disclosure 一般披露	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to Exhaust Gas and GHG emissions, discharges into water and land, and generation of hazardous and non-hazardous waste. 有關廢氣及溫室氣體排放、向水及土地的排污、有害及無害廢棄物的產生等的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	Emissions 排放
KPI A1.1 關鍵績效指標 A1.1	The types of emissions and respective emissions data. 排放物種類及相關排放數據。	Emissions – Air Emissions 排放－廢氣排放
KPI A1.2 關鍵績效指標 A1.2	Replaced by Responding to Climate Change 應對氣候變化	Climate and Nature- related Targets – Greenhouse Gas Emission 氣候及自然相關目標－溫 室氣體排放

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KPI A1.3	Total hazardous waste produced (in tonnes) and intensity.	Emissions – Waste Management
關鍵績效指標A1.3	所產生有害廢棄物總量（以噸計算）及密度。	排放－廢棄物管理
KPI A1.4	Total non-hazardous waste produced (in tonnes) and intensity.	Emissions – Waste Management
關鍵績效指標A1.4	所產生無害廢棄物總量（以噸計算）及密度。	排放－廢棄物管理
KPI A1.5	Description of emission target(s) set and steps taken to achieve them.	Emissions – Environmental target
關鍵績效指標A1.5	描述所訂立的排放量目標及為達到這些目標所採取的步驟。	Energy Management, 排放－環境目標能源管理
KPI A1.6	Description of how hazardous and non-hazardous waste is handled, reduction initiatives and results achieved.	Emissions – Waste Management
關鍵績效指標A1.6	描述處理有害及無害廢棄物的方法、減低產生量的措施及所得成果。	排放－廢棄物管理
Aspect A2: Use of Resources		
層面 A2：資源使用		
General Disclosure	Policies on the efficient use of resources, including energy, water and other raw materials.	Use of Resources
一般披露	有效使用資源（包括能源、水及其他原材料）的政策。	資源使用
KPI A2.1	Direct and/or indirect energy consumption by type in total and intensity.	Use of Resources – Energy Management
關鍵績效指標A2.1	按類型劃分的直接及／或間接能源總耗量及密度。	資源使用－能源管理
KPI A2.2	Water consumption in total and intensity.	Use of Resources – Water Management
關鍵績效指標A2.2	總耗水量及密度。	資源使用－用水管理
KPI A2.3	Description of energy use efficiency initiatives and results achieved.	Use of Resources – Energy Management
關鍵績效指標A2.3	描述能源使用效益計劃及所得成果。	資源使用－能源管理
KPI A2.4	Description of whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved.	Use of Resources – Water Management
關鍵績效指標A2.4	描述求取適用水源上可有任何問題，以及提升用水效益計劃及所得成果。	資源使用－用水管理
KPI A2.5	Total packaging material used for finished products (in tonnes) and with reference to per unit produced.	Use of Resources – Use of Packaging Materials
關鍵績效指標A2.5	製成品所用包裝材料的總量（以噸計算）及每生產單位佔量。	資源使用－包裝材料使用

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Aspect A3: The Environment and Natural Resources

層面 A3：環境及天然資源

General Disclosure	Policies on minimizing the issuer's significant impact on the environment and natural resources.	The Environment and Natural Resources
一般披露	減低發行人對環境及天然資源造成重大影響的政策。	環境及天然資源
KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	The Environment and Natural Resources – Indoor Air Quality Control, Noise Control
關鍵績效指標 A3.1	描述業務活動對環境及天然資源的重大影響及已採取管理有關影響的行動。	環境及天然資源－室內空氣質素控制、噪音控制

Aspect A4: Climate Change

層面 A4：氣候變化

General Disclosure	Replaced by Responding to Climate Change	Responding to Climate Change
一般披露	由應對氣候變化替代	應對氣候變化

Aspect B1: Employment

層面 B1：僱傭

General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, antidiscrimination, and other benefits and welfare.	Employment
一般披露	有關薪酬及解僱、招聘及晉升、工作時數、假期、平等機會、多元化、反歧視以及其他待遇及福利的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	僱傭
KPI B1.1	Total workforce by gender, employment type, age group and geographical region.	Employment – Recruitment, Promotion and Dismissal
關鍵績效指標 B1.1	按性別、僱傭類型、年齡組別及地區劃分的僱員總數。	僱傭－招聘、晉升及解僱
KPI B1.2	Employee turnover rate by gender, age group and geographical region.	Employment – Recruitment, Promotion and Dismissal
關鍵績效指標 B1.2	按性別、年齡組別及地區劃分的僱員流失比率。	僱傭－招聘、晉升及解僱

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Aspect B2: Health and Safety

層面 B2：健康與安全

General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.	Health and Safety
一般披露	有關提供安全工作環境及保障僱員避免職業性危害的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	健康與安全
KPI B2.1	Number and rate of work-related fatalities.	Health and Safety
關鍵績效指標 B2.1	因工死亡人數及比率。	健康與安全
KPI B2.2	Lost days due to work injury.	Health and Safety
關鍵績效指標 B2.2	因工傷損失工作日數。	健康與安全
KPI B2.3	Description of occupational health and safety measures adopted, and how they are implemented and monitored.	Health and Safety – Occupational Health and Safety, Construction Site Safety
關鍵績效指標 B2.3	描述所採納的職業健康與安全措施，以及相關執行及監察方法。	健康與安全－職業健康與安全、建築工地安全

Aspect B3: Development and Training

層面 B3：發展及培訓

General Disclosure	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities.	Development and Training
一般披露	有關提升僱員履行工作職責的知識及技能的政策。描述培訓活動。	發展及培訓
KPI B3.1	The percentage of employees trained by gender and employee category (e.g. senior management, middle management).	Development and Training
關鍵績效指標 B3.1	按性別及僱員類別（如高級管理層、中級管理層）劃分的受訓僱員百分比。	發展及培訓
KPI B3.2	The average training hours completed per employee by gender and employee category.	Development and Training
關鍵績效指標 B3.2	按性別及僱員類別劃分，每名僱員完成受訓的平均時數。	發展及培訓

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Aspect B4: Labour Standards			
層面 B4：勞工標準			
General Disclosure		Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour.	Labour Standards – Prevention of Child and Forced Labour
一般披露		有關防止童工及強制勞工的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	勞工標準－防止童工及強制勞工
KPI B4.1		Description of measures to review employment practices to avoid child and forced labour.	Labour Standards – Prevention of Child and Forced Labour
關鍵績效指標 B4.1		描述檢討招聘慣例的措施以避免童工及強制勞工。	勞工標準－防止童工及強制勞工
KPI B4.2		Description of steps taken to eliminate such practices when discovered.	Labour Standards – Prevention of Child and Forced Labour
關鍵績效指標 B4.2		描述在發現違規情況時消除有關情況所採取的步驟。	勞工標準－防止童工及強制勞工
Aspect B5: Supply Chain Management			
層面 B5：供應鏈管理			
General Disclosure		Policies on managing environmental and social risks of the supply chain.	Supply Chain Management
一般披露		管理供應鏈的環境及社會風險政策。	供應鏈管理
KPI B5.1		Number of suppliers by geographical region.	Supply Chain Management
關鍵績效指標 B5.1		按地區劃分的供應商數目。	供應鏈管理－供應商管理
KPI B5.2		Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, and how they are implemented and monitored.	Supply Chain Management – Supplier Management
關鍵績效指標 B5.2		描述有關聘用供應商的慣例，向其執行有關慣例的供應商數目、以及有關慣例的執行及監察方法。	供應鏈管理－供應商管理
KPI B5.3		Description of practices used to identify environmental and social risks along the supply chain, and how they are implemented and monitored.	Supply Chain Management – Green Procurement
關鍵績效指標 B5.3		描述有關識別供應鏈每個環節的環境及社會風險的慣例，以及相關執行及監察方法。	供應鏈管理－綠色採購

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KPI B5.4	Description of practices used to promote environmentally preferable products and services when selecting suppliers, and how they are implemented and monitored.	Supply Chain Management – Green Procurement
關鍵績效指標B5.4	描述在揀選供應商時促使多用環保產品及服務的慣例，以及相關執行及監察方法。	供應鏈管理－綠色採購

Aspect B6: Product Responsibility

層面B6：產品責任

General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.	Product Responsibility
一般披露	有關所提供產品和服務的健康與安全、廣告、標籤及私隱事宜以及補救方法的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	產品責任
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Product Responsibility
關鍵績效指標B6.1	已售或已運送產品總數中因安全與健康理由而須回收的百分比。	產品責任
KPI B6.2	Number of products and service-related complaints received and how they are dealt with.	Product Responsibility – Customer Service
關鍵績效指標B6.2	接獲關於產品及服務的投訴數目以及應對方法。	產品責任－客戶服務
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	Product Responsibility – Protection of Intellectual Property Rights
關鍵績效指標B6.3	描述與維護及保障知識產權有關的慣例。	產品責任－保護知識產權
KPI B6.4	Description of quality assurance process and recall procedures.	Product Responsibility – Quality Service
關鍵績效指標B6.4	描述品質檢定過程及產品回收程序。	產品責任－優質服務
KPI B6.5	Description of consumer data protection and privacy policies, and how they are implemented and monitored.	Product Responsibility – Privacy Protection
關鍵績效指標B6.5	描述消費者資料保障及私隱政策，以及相關執行及監察方法。	產品責任－私隱保護

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Aspect B7: Anti-corruption			
層面 B7：反貪污			
General Disclosure		Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	Anti-corruption
一般披露		有關防止賄賂、勒索、欺詐及洗黑錢的： (a) 政策；及 (b) 遵守對發行人有重大影響的相關法律及規例的資料。	反貪污
KPI B7.1		Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the Reporting Period and the outcomes of the cases.	Anti-corruption
關鍵績效指標 B7.1		於報告期內對發行人或其僱員提出並已審結的貪污訴訟案件的數目及訴訟結果。	反貪污
KPI B7.2		Description of preventive measures and whistle-blowing procedures, and how they are implemented and monitored.	Anti-corruption – Whistle-blowing Mechanism
關鍵績效指標 B7.2		描述防範措施及舉報程序，以及相關執行及監察方法。	反貪污－舉報機制
KPI B7.3		Description of anti-corruption training provided to directors and staff.	Anti-corruption
關鍵績效指標 B7.3		描述向董事及僱員提供的反貪污培訓。	反貪污
Aspect B8: Community Investment			
層面 B8：社區投資			
General Disclosure		Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	Community Investment
一般披露		有關以社區參與來了解營運所在社區需要和確保其業務活動會考慮社區利益的政策。	社區投資
KPI B8.1		Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	Community Investment
關鍵績效指標 B8.1		專注貢獻範疇（如教育、環境事宜、勞工需求、健康、文化、體育）。	社區投資
KPI B8.2		Resources contributed (e.g. money or time) to the focus area.	Community Investment
關鍵績效指標 B8.2		在專注範疇所動用資源（如金錢或時間）。	社區投資

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Governance 管治	Governance 管治	Climate Governance 氣候管治
Strategy 策略	Strategy 策略	Strategy 策略
Risk Management 風險管理	Risk Management 風險管理	Climate Risk Management 氣候風險管理
Metrics and Targets 指標與目標	GHG Emissions GHG 排放	Climate and Nature-related Targets 氣候及自然相關目標
	Cross-industry Metrics – Climate-related Physical Risks, Transition Risks and Opportunities 跨行業指標－氣候相關實體風險、 轉型風險及機遇	Strategy 策略
	Cross-industry Metrics – Capital Deployment 跨行業指標－資本部署	Strategy 策略
	Internal Carbon Prices	Strategy – Current and Anticipated Financial Effect 策略－當前及預期財務影響
	Remuneration 薪酬	Climate Governance 氣候管治
	Industry-based Metrics 行業指標	The Group has not applied industry based metrics under the industry based Guidance for IFRS S2. 本集團未應用 IFRS S2 行業指引下的行業 指標。
	Climate-related Targets 氣候相關目標	Climate and Nature-related Targets 氣候及自然相關目標

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告



To the Shareholders of Sanbase Corporation Limited

(incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Sanbase Corporation Limited (the “**Company**”) and its subsidiaries (collectively referred to as the “**Group**”) set out on pages 126 to 227, which comprise the consolidated statement of financial position as at 31 March 2026, and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including 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 Hong Kong Companies Ordinance.

BASIS FOR OPINION

We conducted our audit in accordance with Hong Kong Standards on Auditing (“**HKSAs**”) as 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 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.

致莊皇集團公司股東

(於開曼群島註冊成立的有限公司)

意見

我們已審計莊皇集團公司(「**貴公司**」)及其附屬公司(統稱「**貴集團**」)列載於第126至227頁的綜合財務報表，當中包括於2026年3月31日的綜合財務狀況表，以及截至該日止年度的綜合損益表及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括重大會計政策信息。

我們認為，該等綜合財務報表已根據香港會計師公會(「**香港會計師公會**」)頒佈的香港財務報告準則會計準則真實而中肯地反映了 貴集團於2026年3月31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，並已遵照香港《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》(「**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佈的《專業會計師道德守則》(「**守則**」)，我們獨立於 貴集團，並已履行守則中的其他專業道德責任。我們相信，我們所獲得的審計憑證能充分及適當地為我們的審計意見提供基礎。

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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.

Key Audit Matter

關鍵審核事項

Recognition of contract revenue

確認合約收入

Refer to notes 4(i) and 5 to the consolidated financial statements.

請參閱綜合財務報表附註4(i)及附註5。

The Group recorded contract revenue from the services of bare shell fit-out, restacking and reinstatement for the year ended 31 March 2026 of approximately HKD308.7 million.

截至2026年3月31日止年度，貴集團自毛坯房裝潢、重裝及還原服務錄得合約收入約308.7百萬港元。

Revenue from contracts for the above services is recognised over the period of the contracts by measuring the progress towards complete satisfaction of the performance obligation on the basis of the actual costs incurred by the Group up to the year-end date as a percentage of total estimated costs for each contract.

上述服務合約收入於合約期內通過按貴集團截至年結日已產生之實際成本佔各合約估計總成本的百分比計算履約責任而確認完成之進度。

關鍵審核事項

關鍵審核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意見。我們對下述每一事項在審計中是如何處理的描述也以此為背景。

How our audit addressed the Key Audit Matter

我們的審核如何處理關鍵審核事項

Our audit procedures in relation to management's recognition of contract revenue included:

我們就有關管理層確認合約收入的審核程序包括：

- Obtaining an understanding of the management's relevant control over the process for the contract revenue recognition including the review of contract terms, project budgets, costs incurred and estimate costs to completion;
- 取得對管理層就合約收入確認程序（包括合約條款、項目預算、已產生成本及估計完工成本之審閱）所作相關控制之瞭解；
- Selecting ongoing contracts on a sample basis and reviewing the terms and conditions of the contracts to understand the respective work nature and contractual relationship with the customers;
- 按抽樣方式選擇正在進行的合約並審閱合約的條款及條件，以了解其工作性質及與客戶的合約關係；

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (Continued)

關鍵審核事項 (續)

Key Audit Matter

關鍵審核事項

We focused on this area as significant management's judgement is involved to estimate the costs to complete individual service contract for projects in progress. The estimated costs to completion are used to determine the progress towards complete satisfaction of performance obligation of an individual service contract and to recognise relevant contract revenue accordingly.

我們關注此領域，乃由於估計完成個別進行中服務合約項目的成本涉及重大管理層判斷。估計完成成本用於釐定個別服務合約履約責任完成之進度並相應地確認相關合約收入。

How our audit addressed the Key Audit Matter

我們的審核如何處理關鍵審核事項

- Agreeing to the correspondences with selected customers, including project acceptance documents or communication evidence to evaluate the reasonableness of management's estimates on the progress towards completion of a project;
- 核對與選定客戶的通信，包括項目接納文件或通信證據，以評估管理層對項目完成進度估計的合理性；
- Assessing management's determination of the progress towards complete satisfaction of the projects through inquiry with project managers, on a sample basis, inspection of project status summary and other correspondences with customers and performing site visits;
- 通過向項目經理查詢、檢查項目概況及與客戶進行其他通信並以抽樣方式進行現場考察，以評估管理層對項目完成進度的決定；
- Comparing actual costs incurred against budget costs, on a sample basis for completed projects, and enquired of management about any material variance identified;
- 按抽樣基準，就已完工項目將實際產生成本與預算成本進行比較，並就所識別的任何重大差異向管理層作出查詢；
- Reviewing the latest project budgets and quotations, on a sample basis, from subcontractors in assessing management's determination of estimated total costs of projects; and
- 以抽樣方式審閱最新項目預算及次承判商的報價，以評估管理層對項目估計總成本的決定；及
- Testing the total costs incurred up to the date of statement of financial position by checking, on a sample basis, subcontractors' invoices and/or quotations.
- 按抽樣方式通過檢查次承判商的發票及／或報價，對截至財務狀況表日期產生的總成本進行測試。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (Continued)

關鍵審核事項 (續)

Key Audit Matter

關鍵審核事項

Impairment assessment of contract assets and trade and retention receivables

合約資產以及貿易及保固金應收款項的減值評估

Refer to notes 3.1(ii)(b), 4(ii), 18 and 19 to the consolidated financial statements.

請參閱綜合財務報表附註3.1(ii)(b)、附註4(ii)、附註18及附註19。

The Group had gross contract assets of approximately HKD28.7 million and gross trade and retention receivables of approximately HKD53.6 million as at 31 March 2026.

於2026年3月31日，貴集團的合約資產總額約為28.7百萬港元以及貿易及保固金應收款項總額約為53.6百萬港元。

Management applied the HKFRS 9 simplified approach to measure expected credit losses which uses a lifetime expected loss allowance for all contract assets and trade and retention receivables. In developing the loss allowances of contract assets and trade and retention receivables, management used judgement in making the assumptions about the risk of default and expected credit loss rate.

管理層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，對所有合約資產以及貿易及保固金應收款項使用全期預期虧損撥備。在制定合約資產以及貿易及保固金應收款項的虧損撥備時，管理層運用判斷，作出有關違約風險及預期虧損率的假設。

The contract assets and trade and retention receivables were grouped based on business segments, geographical locations and credit risk characteristics and collectively assessed for likelihood of recovery, taking into consideration of ageing analysis and historical credit loss experience. The expected credit loss rates were determined based on default rates and were adjusted to reflect forward-looking information on macroeconomic factors.

合約資產及貿易及保固金應收款項根據業務分類、地理位置及信貸風險特性進行分組，並考慮到賬齡分析及過往信貸虧損經驗和集體評估可收回的可能性。預期信貸虧損率乃根據違約率釐定，並經調整以反映有關宏觀經濟因素的前瞻性資料。

How our audit addressed the Key Audit Matter

我們的審核如何處理關鍵審核事項

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

我們就有關合約資產以及貿易及保固金應收款項減值評估的審核程序包括：

- Assessing the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors such as significant judgements involved in determining collectability of contract assets and trade and retention receivables for the calculation of loss allowance;
- 通過考慮估計的不確定性程度和釐定合約資產以及貿易及保固金應收款項可收回性及計算虧損撥備涉及重大判斷等其他固有風險因素的水平，評估重大錯誤陳述的固有風險；
- Understanding the key controls over management's assessment of expected credit losses of contract assets and trade and retention receivables including the evaluations of customers' credit profiles and their respective credit risk;
- 了解管理層就評估合約資產以及貿易及保固金應收款項之預期信貸虧損（包括評估客戶的信貸資料及彼等各自的信貸風險）的關鍵控制措施；
- Evaluating management's key controls in respect of management's assessment of expected credit losses of contract assets and trade and retention receivables, including ageing analysis, review and regular assessment performed on collectability of the receivable balances;
- 評估管理層對於其評估合約資產及貿易及保固金應收款項的預期信貸虧損所作的關鍵控制，包括就應收賬款結餘的可收回性進行的賬齡分析、檢討及定期評估；
- Assessing the appropriateness of the impairment methodology in determining the provision for credit loss allowance;
- 評估在釐定信貸虧損撥備時所使用減值方法之合適性；

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (Continued)

關鍵審核事項 (續)

Key Audit Matter

關鍵審核事項

In addition, certain receivables related to customers with known financial difficulties or significant doubt in collection were assessed individually. For such balances, specific provision was made based on the estimated amount, taking into consideration of the relationship with customers, credit history, business performance and financial capability of those customers and other relevant factors.

此外，若干與已知存在財務困難或收回存在重大疑慮的客戶相關的應收款項已作個別評估。就該等結餘而言，已根據估計金額計提特定撥備，並已考慮與客戶的關係、信用記錄、該等客戶的業務表現及財務能力，以及其他相關因素。

We focused on this area given that the inherent risk in relation to the estimation of expected credit losses of contract assets and trade and retention receivables is considered significant and significant judgements are involved in determining collectability of contract assets and trade and retention receivables and selecting data for the calculation of loss allowance.

基於釐定合約資產及貿易及保固金應收款的可收回性及選擇用作計算虧損撥備的數據時涉及重大判斷，因此對有關合約資產及貿易及保固金應收款的預期信貸虧損所作估計的內在風險被認為屬重大，故屬於我們的關注範圍。

How our audit addressed the Key Audit Matter

我們的審核如何處理關鍵審核事項

- Evaluating the outcome of prior period assessment of the estimation of expected credit losses of contract assets and trade and retention receivables to assess the effectiveness of management's estimation process;
- 評價過往期間就合約資產及貿易及保固金應收款的預期信貸虧損估計數字之結果，以評估管理層的估計程序之有效性；
- Verifying, on a sample basis, the ageing profiles of the trade and retention receivables to the underlying financial record;
- 以抽樣方式驗證貿易及保固金應收款的賬齡資料與相關財務記錄進行比對；
- Testing, on a sample basis, the historical settlement of the customers by agreeing to the bank record to assess the effectiveness of management's estimation process on historical loss rate;
- 以抽樣方式核對銀行記錄及測試客戶的歷史結算情況，以評估管理層對歷史虧損率估計程序之有效性；
- Challenging management for the use of forward-looking information in adjusting the credit loss rates by comparing to external market data or public available information; and
- 透過與外部市場數據或公開可得資料進行比較，對管理層在調整信貸虧損率時對前瞻性資料的使用提出了挑戰；及
- Independently assessing the recoverability of a sample of trade and retention receivables balances, focusing on long overdue balances by examining supporting evidence, including subsequent settlements, credit history, business performance and the financial capability of these customers.
- 以抽樣方式，集中於貿易及保固金應收款的長期末還結餘，獨立評估其可收回性，並審查了相關支持證據，包括期後結算、客戶的信貸歷史、經營業績及財務實力。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF THE DIRECTORS AND THOSE CHARGED WITH GOVERNANCE 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 of the Company 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 of the Company either intend to liquidate the Group or to cease operations or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

其他信息

貴公司董事須對其他信息負責。其他信息包括包含在年報的信息，惟不包括綜合財務報表及我們的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他信息，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。基於我們所執行的工作，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。

董事及治理層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佈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。

在編製綜合財務報表時，貴公司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，除非貴公司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。

治理層須負責監督貴集團的財務報告過程。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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 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.

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

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

核數師就審核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。我們僅向 貴公司按照委聘的協定條款報告我們的意見，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責或承擔任何責任。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滙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。

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。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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

- 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.
- 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 Group 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 those charged with governance 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 those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

核數師就審核綜合財務報表承擔的責任 (續)

- 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。
- 計劃及執行集團審計，並取得與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，作為對貴集團財務報表發表意見的基礎。我們負責指導、監督和審查為進行集團審核而執行的審計工作。我們仍保持為審計意見承擔全部責任。

除其他事項外，我們與治理層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。

我們還向治理層提交聲明，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，以及在適用的情況下，用以消除對獨立性產生威脅的行動或採取的防範措施。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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

From the matters communicated with those charged with governance, 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
Chu, Johnny Chun Yin
Practising certificate number P08355

Hong Kong, 18 June 2026

核數師就審核綜合財務報表承擔的責任 (續)

從與治理層溝通的事項中，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的審計項目董事是朱俊賢。

天職香港會計師事務所有限公司
執業會計師
朱俊賢
執業證書編號 P08355

香港，2026年6月18日

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收益表

FOR THE YEAR ENDED 31 MARCH 2026

截至2026年3月31日止年度

		Notes 附註	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
Revenue	收入	5	344,706	418,769
Cost of sales	銷售成本	7	(341,148)	(399,009)
Gross profit	毛利		3,558	19,760
Other income	其他收入	6	225	5
Administrative expenses	行政開支	7	(19,531)	(19,222)
Fair value change of a financial asset at fair value through profit or loss	按公允值計入損益之 金融資產的公允值變動	16	–	(14,123)
Impairment loss on goodwill	商譽減值虧損	15	(2,910)	–
Reversal of/(provision for) impairment losses on financial assets	金融資產減值虧損之 撥回／(撥備)	3.1(ii)(b)	274	(2,620)
Operating loss	經營虧損		(18,384)	(16,200)
Finance income	財務收入		1,836	2,994
Finance costs	財務成本		(67)	(136)
Finance income – net	財務收入－淨額	8	1,769	2,858
Loss before income tax	除所得稅前虧損		(16,615)	(13,342)
Income tax credit/(expense)	所得稅抵免／(開支)	10	420	(202)
Loss for the year	年內虧損		(16,195)	(13,544)
Other comprehensive income/(loss), net of income tax	其他全面收益／(虧損)， 扣除所得稅			
Item that may be subsequently reclassified to profit or loss:	其後可能重新分類至 損益的項目：			
– Exchange differences on translation of foreign operation	– 換算海外業務的 匯兌差額		283	(37)
Item that will not be reclassified to profit or loss:	不會重新分類至損益的 項目：			
– Remeasurements of employee benefit obligations	– 重新計量僱員福利 責任		370	(63)
Total comprehensive loss for the year	年內全面虧損總額		(15,542)	(13,644)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收益表

FOR THE YEAR ENDED 31 MARCH 2026

截至2026年3月31日止年度

		Notes 附註	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
(Loss)/profit for the year attributable to:	應佔年內（虧損）／溢利：			
Owners of the Company	本公司擁有人		(13,594)	(16,039)
Non-controlling interests	非控股權益		(2,601)	2,495
			<u>(16,195)</u>	<u>(13,544)</u>
Total comprehensive (loss)/income for the year attributable to:	應佔年內全面（虧損）／收益總額：			
Owners of the Company	本公司擁有人		(13,025)	(16,111)
Non-controlling interests	非控股權益		(2,517)	2,467
			<u>(15,542)</u>	<u>(13,644)</u>
			HK Cents 港仙	HK Cents 港仙 (restated) (經重列)
Loss per share attributable to owners of the Company	本公司擁有人應佔每股虧損			
Basic and diluted	基本及攤薄	11	(6.80)	(8.02)

The above consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes.

上述綜合損益及其他全面收益表應與隨附附註一併閱覽。

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

AS AT 31 MARCH 2026

於2026年3月31日

		Notes 附註	31 March 2026 2026年 3月31日 HKD'000 千港元	31 March 2025 2025年 3月31日 HKD'000 千港元 (restated) (經重列)
Assets	資產			
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	13	228	196
Right-of-use assets	使用權資產	14	1,695	2,465
Intangible assets	無形資產	15	3,560	9,544
Financial asset at fair value through profit or loss	按公允值計入損益之 金融資產	16	—	—
Deposits and prepayments	按金及預付款	20	218	68
Deferred income tax assets	遞延所得稅資產	24	2,148	2,227
			7,849	14,500
Current assets	流動資產			
Trade and retention receivables	貿易及保固金應收款	18	49,203	73,794
Contract assets	合約資產	19	28,624	61,539
Deposits, other receivables and prepayments	按金、其他應收款及 預付款	20	7,585	3,704
Income tax recoverable	可收回稅款		1,284	—
Pledged bank deposits	已抵押銀行存款	21	1,016	12,570
Cash and cash equivalents	現金及現金等價物	21	124,937	103,618
			212,649	255,225
Total assets	總資產		220,498	269,725
Equity	權益			
Equity attributable to owners of the Company	本公司擁有人應佔權益			
Share capital	股本	22	1,553	1,553
Share premium	股份溢價		57,632	57,632
Exchange reserve	匯兌儲備		—	(123)
Retained earnings	保留盈利		48,476	61,752
			107,661	120,814
Non-controlling interests	非控股權益		3,194	7,130
Total equity	總權益		110,855	127,944

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

AS AT 31 MARCH 2026

於2026年3月31日

		Notes 附註	31 March 2026 2026年 3月31日 HKD'000 千港元	31 March 2025 2025年 3月31日 HKD'000 千港元 (restated) (經重列)
Liabilities	負債			
Non-current liabilities	非流動負債			
Lease liabilities	租賃負債	14	830	713
Employee benefit obligations	僱員福利責任		554	690
			<u>1,384</u>	<u>1,403</u>
Current liabilities	流動負債			
Trade payables	貿易應付款	23	96,383	120,658
Accruals and other payables	應計及其他應付款	23	1,329	1,255
Contract liabilities	合約負債	19	9,668	16,265
Lease liabilities	租賃負債	14	879	1,835
Income tax payables	應付所得稅		—	365
			<u>108,259</u>	<u>140,378</u>
Total liabilities	總負債		<u>109,643</u>	<u>141,781</u>
Total equity and liabilities	總權益及負債		<u>220,498</u>	<u>269,725</u>

The consolidated financial statements on pages 126 to 227 were approved and authorised for issue by the Board of Directors on 18 June 2026 and were signed on its behalf by:

第126至227頁的綜合財務報表已獲董事會於2026年6月18日批准及授權刊發及由以下董事代其簽署：

Wong Sai Chuen
王世存
Executive Director
執行董事

Hui Man Yee Maggie
許曼怡
Executive Director
執行董事

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覽。

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

FOR THE YEAR ENDED 31 MARCH 2026

截至2026年3月31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 equity 總權益
		Share capital 股本 HKD'000 千港元	Share premium 股份溢價 HKD'000 千港元	Exchange reserve 匯兌儲備 HKD'000 千港元	Retained earnings 保留盈利 HKD'000 千港元	Subtotal 小計 HKD'000 千港元	HKD'000 千港元	HKD'000 千港元
At 1 April 2024	於2024年4月1日	1,553	57,632	(96)	77,836	136,925	7,059	143,984
(Loss)/profit for the year (restated)	年內(虧損)/溢利(經重列)	-	-	-	(16,039)	(16,039)	2,495	(13,544)
Other comprehensive (loss)/income for the year:	年內其他全面(虧損)/收益:							
Exchange differences on translation of foreign operation	換算海外業務的匯兌差額	-	-	(27)	-	(27)	(10)	(37)
Remeasurements of employee benefit obligations	重新計量僱員福利責任	-	-	-	(45)	(45)	(18)	(63)
Total comprehensive (loss)/income for the year (restated)	年內全面(虧損)/收益總額(經重列)	-	-	(27)	(16,084)	(16,111)	2,467	(13,644)
Transactions with owners in their capacity as owners:	以擁有人身份與擁有人進行交易:							
Dividend paid to non-controlling interests	已付予非控股權益之股息	-	-	-	-	-	(2,396)	(2,396)
At 31 March 2025 (restated)	於2025年3月31日(經重列)	1,553	57,632	(123)	61,752	120,814	7,130	127,944
At 1 April 2025	於2025年4月1日	1,553	57,632	(123)	73,815	132,877	7,130	140,007
- As previously reported	一過往呈報	-	-	-	(12,063)	(12,063)	-	(12,063)
- Prior year adjustment (Note 2(v))	一過往年度調整(附註2(v))	-	-	-	-	-	-	-
At 1 April 2025 (restated)	於2025年4月1日(經重列)	1,553	57,632	(123)	61,752	120,814	7,130	127,944
Loss for the year	年內虧損	-	-	-	(13,594)	(13,594)	(2,601)	(16,195)
Other comprehensive income for the year:	年內其他全面收益:							
Exchange differences on translation of foreign operation	換算海外業務的匯兌差額	-	-	251	-	251	32	283
Remeasurements of employee benefit obligations	重新計量僱員福利責任	-	-	-	318	318	52	370
Total comprehensive (loss)/income for the year	年內全面(虧損)/收益總額	-	-	251	(13,276)	(13,025)	(2,517)	(15,542)
Disposal of subsidiaries (Note 25)	出售附屬公司(附註25)	-	-	(128)	-	(128)	(1,419)	(1,547)
At 31 March 2026	於2026年3月31日	1,553	57,632	-	48,476	107,661	3,194	110,855

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覽。

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

FOR THE YEAR ENDED 31 MARCH 2026

截至2026年3月31日止年度

		Notes 附註	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Cash flows from operating activities	經營活動之現金流量			
Cash generated from/(used in) operations	營運產生／（所用）之現金	32(a)	18,987	(20,813)
Interest received	已收利息		1,836	2,994
Income tax paid	已付所得稅		(1,645)	(338)
Net cash generated from/(used in) operating activities	經營活動產生／（所用）之淨現金		19,178	(18,157)
Cash flows from investing activities	投資活動之現金流量			
Payments for purchase of property, plant and equipment	支付購置物業、廠房及設備		(127)	(71)
Net cash outflow from disposal of subsidiaries	出售附屬公司的現金流出淨額	25	(7,592)	—
Release/(placement) of pledged bank deposits	解除／（存放）已抵押銀行存款		11,554	(12,570)
Net cash generated from/(used in) investing activities	投資活動產生／（所用）之淨現金		3,835	(12,641)
Cash flows from financing activities	融資活動之現金流量			
Lease payments	租賃付款	32(b)	(1,932)	(2,859)
Dividend paid to non-controlling interests	已付予非控股權益之利息		—	(2,396)
Net cash used in financing activities	融資活動所用之淨現金		(1,932)	(5,255)
Net increase/(decrease) in cash and cash equivalents	現金及現金等價物增加／（減少）淨額		21,081	(36,053)
Effects of exchange rate changes on cash and cash equivalents	匯率換算對現金及現金等價物之影響		238	33
Cash and cash equivalents at beginning of the year	於年初現金及現金等價物		103,618	139,638
Cash and cash equivalents at end of the year	於年末現金及現金等價物	21	124,937	103,618

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覽。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

1. CORPORATE INFORMATION

Sanbase Corporation Limited was incorporated in the Cayman Islands on 24 March 2017 as an exempted company with limited liability under the Companies Act, Cap. 22 (Act 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of the Company's registered office is 4th Floor, Harbour Place, 103 South Church Street, P.O. Box 10240, Grand Cayman KY1-1002, Cayman Islands. The principal place of business is 16/F, Loon Kee Building, 267-275 Des Voeux Road Central, Hong Kong.

The Company is an investment holding company. The Company and its subsidiaries together are principally engaged in the provision of interior fit-out solutions in Hong Kong and the People's Republic of China (the "PRC"). During the year ended 31 March 2026, the Group disposed of its subsidiaries which operated in the PRC, details are set out in note 25. The ultimate holding company of the Company is Madison Square International Investment Limited. The ultimate controlling party of the Group is Mr. Wong Sai Chuen.

The shares of the Company (the "Shares") have been listed on GEM of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") since 4 January 2018.

These consolidated financial statements are presented in Hong Kong dollars ("HKD") and all values are rounded to the nearest thousand ("HKD'000"), unless otherwise stated. These consolidated financial statements have been approved for issue by the board of directors (the "Board") of the Company on 18 June 2026.

1. 公司資料

莊皇集團公司於2017年3月24日根據開曼群島法例第22章《公司法》(1961年第3號法律，經綜合及修訂)，於開曼群島註冊成立為獲豁免有限公司。本公司註冊辦事處地址為4th Floor, Harbour Place, 103 South Church Street, P.O. Box 10240, Grand Cayman KY1-1002, Cayman Islands。主要營業地點為香港德輔道中267-275號龍記大廈16樓。

本公司為一家投資控股公司。本公司及其附屬公司的主要業務為於香港及中華人民共和國(「中國」)提供室內裝潢解決方案。於截至2026年3月31日止年度內，本集團出售了負責中國業務的附屬公司，詳情載於附註25。本公司的最終控股公司為世曼有限公司。本集團的最終控股方為王世存先生。

本公司的股份(「股份」)自2018年1月4日起於香港聯合交易所有限公司(「聯交所」)GEM上市。

除另有說明者外，該等綜合財務報表以港元(「港元」)列示且所有數值均四捨五入至最接近的千位(「千港元」)。該等綜合財務報表已獲本公司董事會(「董事會」)於2026年6月18日批准刊發。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION

(i) Compliance with HKFRS Accounting Standards and Hong Kong Companies Ordinance

The consolidated financial statements of the Group have been prepared in accordance with HKFRS Accounting Standards and disclosure requirements of the Hong Kong Companies Ordinance (“HKCO”) Cap.622.

HKFRS Accounting Standards comprises the following authoritative literature:

- Hong Kong Financial Reporting Standards
- Hong Kong Accounting Standards
- Interpretations developed by the Hong Kong Institute of Certified Public Accountants

(ii) Historical cost convention

The consolidated financial statements have been prepared on a historical cost basis, except for financial asset measured at fair value.

(iii) Amendment to an HKFRS Accounting Standard that is 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 application of the amendments listed above 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.

2. 編製基準

(i) 遵守香港財務報告準則會計準則及《香港公司條例》

本集團綜合財務報表乃按照香港財務報告準則會計準則以及第622章《香港公司條例》(「《香港公司條例》」)的披露規定編製。

香港財務報告準則會計準則包括以下權威性文件：

- 香港財務報告準則
- 香港會計準則
- 香港會計師公會制定之詮釋

(ii) 歷史成本法

綜合財務報表乃按照歷史成本法編製，惟按公允值計量之金融工具除外。

(iii) 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，本集團已首次應用下列由香港會計師公會頒佈且於2025年4月1日開始之本集團年度期間強制生效的香港財務報告準則會計準則修訂本，以編製綜合財務報表：

香港會計準則第21號 – 缺乏可兌換性
(修訂本)

於本年度應用上文所列之香港財務報告準則會計準則修訂本對本集團於本年度及過往年度的財務狀況及表現及／或該等綜合財務報表所載的披露並無重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(iv) New and amended standards issued but not yet adopted by the Group

The following new and amended standards have been published that are not mandatory for the Group's financial periods beginning 1 April 2025 and have not been early adopted by the Group.

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 HKFRS Accounting Standards	– Annual Improvements to HKFRS Accounting Standards – Volume 11 ²
HKFRS 18	– Presentation and Disclosure in Financial Statements ³
Amendments to HKAS 21	– Translation to a Hyperinflationary Presentation Currency ³

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 Standard mentioned below, the Board anticipates 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 (續)

(iv) 已頒佈但本集團尚未採納之新訂及經修訂準則

本集團並未提早採用下列已頒佈及並未於本集團自2025年4月1日開始的財政期間強制生效的新訂及經修訂準則。

國際財務報告準則第9號及國際財務報告準則第7號之修訂	– 金融工具分類及計量之修訂 ²
國際財務報告準則第9號及國際財務報告準則第7號之修訂	– 依賴自然條件之電力合約 ²
國際財務報告準則第10號及國際會計準則第28號之修訂	– 投資者及其聯營公司或合資企業間之資產出售或注入 ¹
國際財務報告準則會計準則之修訂	– 國際財務報告準則會計準則之年度改進 – 第11冊 ²
國際財務報告準則第18號	– 財務報表之呈列及披露 ³
國際會計準則第21號之修訂	– 換算為高度通貨膨脹之呈列貨幣 ³

¹ 於待釐定日期或之後開始的年度期間生效。

² 於2026年1月1日或之後開始的年度期間生效。

³ 於2027年1月1日或之後開始的年度期間生效。

除下文所述的新訂及經修訂香港財務報告準則會計準則外，董事會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於可預見的將來將不會對綜合財務報表構成重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(iv) New and amended standards issued but not yet adopted by the Group (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 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. 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 (續)

(iv) 已頒佈但本集團尚未採納之新訂及經修訂準則 (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號財務報表的呈列。本新訂香港財務報告準則會計準則在延續香港會計準則第1號中眾多規定的同時，引入於損益表中呈列指定類別及定義小計的新規定；就財務報表附註中管理層界定的表現計量提供披露及改進於財務報表中將予披露的合併及分類資料。此外，香港會計準則第1號的部分段落已移至香港會計準則第8號會計政策、會計估計變更及錯誤（其名稱將於香港財務報告準則第18號生效後更改為財務報表的編製基礎）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號每股盈利亦作出細微修訂。香港財務報告準則第18號及其他準則的修訂將於2027年1月1日或之後開始的年度期間生效，並允許提早應用。應用新準則預計不會對本集團的財務表現及狀況在確認及計量方面造成重大影響。然而，預計將影響綜合損益表的架構及呈列方式。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(v) Prior year adjustment

The financial asset at fair value through profit or loss represents the Group's investment in an unlisted private fund with limited liability incorporated in the Cayman Islands (the "**Fund**"). The Fund's sole underlying investment is a residential and commercial project (the "**Project**") on a parcel of land (the "**Land**") located in Cambodia. In prior years, the Fund was stated at fair value with reference to its share of the net asset value of the Fund provided by its investment manager based on the discounted cash flow of the Project.

In May 2026, the Fund's investment manager submitted to the Company the Fund's latest audited financial statements for the year ended 31 December 2024 (the "**AFS**"). In the AFS, the external auditor of the Fund issued a disclaimer of opinion in its report dated 8 May 2026, regarding the going concern assumption and the fair value estimation of the Project. From reviewing the AFS and following discussions with the investment manager of the Fund, the Board was first made aware of certain conditions that already existed as of 31 March 2025, including (i) the Fund had defaulted on repayment of bank loans secured by the Land, where the Land and incurred development costs represent substantially all the assets of the Fund, and the bank had initiated litigation against the Fund in January 2025 (the "**Litigation**") to demand repayment of the loans; (ii) the Project's development licence had expired in March 2025; and (iii) long outstanding contract payments due to the main contractor. Subsequently in August 2025, as a result of the Litigation, a local court had ordered the Fund to repay the outstanding loans and the related penalties and interest, further evidencing the severity of the Fund's financial position as of 31 March 2025. As of the date of this report, the investment manager of the Fund is actively negotiating with the bank and other creditors and has engaged a global consultancy firm to assist in resolving the Litigation and conducting fundraising efforts to revitalise the Project. No material progress has been reported to date.

2. 編製基準 (續)

(v) 過往年度調整

按公允值計入損益之金融資產指本集團投資於非上市私募基金，一家在開曼群島註冊成立的有限責任公司（「**該基金**」）。該基金的唯一相關投資是一項位於柬埔寨一塊土地（「**該土地**」）上的住宅及商業項目（「**該項目**」）。於過往年度，該基金的公允價值呈現是參考其投資經理提供的其佔資產淨值的份額及項目的貼現現金流。

於2026年5月，該基金的投資經理向本公司提交了該基金截至2024年12月31日止年度的最新經審核財務報表（「**該經審核財務報表**」）。在該經審核財務報表中，該基金的外聘核數師在其日期為2026年5月8日的報告中就持續經營假設及該項目的公允價值估計發出無法表示意見。經審閱該經審核財務報表及與該基金投資經理討論後，董事會首次獲悉於2025年3月31日已存在的若干情況，包括：(i) 該基金已違約，未能償還以該土地作抵押的銀行貸款，該土地及已產生之開發成本佔該基金絕大部分資產，而銀行已於2025年1月對該基金提起訴訟（「**該訴訟**」），要求償還貸款；(ii) 該項目的開發許可證已於2025年3月到期；及(iii) 應付主承建商的合約款項已長期逾期未付。其後於2025年8月，該訴訟結果當地法院已判令該基金償還未償還貸款及相關罰款和利息，進一步證明該基金於2025年3月31日的財務狀況之嚴峻性。於本報告日期，該基金的投資經理正積極與銀行及其他債權人協商，並聘請一家全球諮詢公司協助解決訴訟及開展籌資工作以重啟該項目。至今，尚未接獲任何重大進展的報告。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(v) Prior year adjustment (Continued)

Despite the Fund's ongoing efforts to revitalise the Project, the Board is of the view that, given the foregoing conditions, significant financial and operational uncertainties existed regarding the Project's viability as of 31 March 2025. Accordingly, the Board reassessed the highest and best use of the Project (considering its physical, legal and financial factors) in accordance with HKFRS 13 *Fair value measurement* and concluded that as of 31 March 2025, it should be valued on the basis of the fair value of the Land and incurred development costs in its current state, rather than on a discounted cash flow basis assuming the continued development of the Project. On this basis, the fair value of the Fund was re-estimated as the fair value of the Land and incurred development costs less the Fund's liabilities. As a result, the fair value of the investment was determined to be negligible.

Consequently, prior year figures in the consolidated financial statements have been restated. The following tables show the restatement made to the relevant line items in the consolidated statement of profit or loss and other comprehensive income and consolidated statement of cash flows for the year ended 31 March 2025 and consolidated statement of financial position as at 31 March 2025 as previously reported for the year ended 31 March 2025. Line items that were not affected by the restatement have not been included.

2. 編製基準 (續)

(v) 過往年度調整 (續)

儘管該基金持續努力重啟項目，惟董事會認為，鑑於上述情況，於2025年3月31日，該項目的可行性存在重大財務及經營不確定性。因此，董事會重新評估了該項目的最高及最佳用途（考慮其實物、法律及財務因素）並根據香港財務報告準則第13號按公允價值計量，並得出結論，於2025年3月31日，其應按該土地及已產生之開發成本於現況下之公允價值進行估值，而非按假設該項目持續開發的折現現金流量基準。在此基礎上，該基金的公允價值被重新估計為該土地及已產生之開發成本公允價值扣除該基金負債，結果該投資價值被視為微不足道。

因此，過往年度的綜合財務報表數字已予重列。下表列示截至2025年3月31日止年度原先報告的綜合損益及其他全面收益表及綜合現金流量表以及於2025年3月31日的綜合財務狀況表中相關列項所作出的重列。未受重列影響的列項並未納入。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(v) Prior year adjustment (Continued)

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2025 (EXTRACTS)

2. 編製基準 (續)

(v) 過往年度調整 (續)

截至2025年3月31日止年度的綜合損益及其他全面收益表 (摘錄)

		As previously reported 過往呈報 HK\$'000 千港元	Adjustment 調整 HK\$'000 千港元	As restated 經重列 HK\$'000 千港元
Consolidated statement of profit or loss and other comprehensive income	綜合損益及其他全面收益表			
Fair value change of a financial asset at fair value through profit or loss	按公允值計入損益之金融資產的公允值變動	(2,060)	(12,063)	(14,123)
Operating loss	經營虧損	(4,137)	(12,063)	(16,200)
Loss before income tax	除所得稅前虧損	(1,279)	(12,063)	(13,342)
Loss for the year	年內虧損	(1,481)	(12,063)	(13,544)
Total comprehensive loss for the year	年內全面虧損總額	(1,581)	(12,063)	(13,644)
Loss for the year attributable to owners of the Company	本公司擁有人應佔年內虧損	(3,976)	(12,063)	(16,039)
Total comprehensive loss for the year attributable to owners of the Company	本公司擁有人應佔年內全面虧損總額	(4,048)	(12,063)	(16,111)
Loss per share attributable to owners of the Company	本公司擁有人應佔每股虧損			
Basic and diluted loss per share (HK cents)	每股基本及攤薄虧損 (港仙)	(1.99)	(6.03)	(8.02)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(v) Prior year adjustment (Continued)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025 (EXTRACTS)

Non-current assets	非流動資產
Financial asset at fair value through profit or loss	按公允值計入損益之金融資產
Total assets	總資產
Equity	權益
Retained earnings	保留盈利
Equity attributable to owners of the Company	本公司擁有人應佔權益
Total equity	總權益

2. 編製基準 (續)

(v) 過往年度調整 (續)

於2025年3月31日的綜合財務狀況表 (摘錄)

As previously reported 過往呈報 HK\$'000 千港元	Adjustment 調整 HK\$'000 千港元	As restated 經重列 HK\$'000 千港元
12,063	(12,063)	—
281,788	(12,063)	269,725
73,815	(12,063)	61,752
132,877	(12,063)	120,814
140,007	(12,063)	127,944

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2025 (EXTRACTS)

截至2025年3月31日止年度的綜合現金流量表 (摘錄)

Operating activities	經營活動
Loss before income tax	除所得稅前虧損
Adjustments for:	對以下項目作出調整：
Fair value changes of a financial asset at FVPL	按公允值計量且其變動計入損益之金融資產的公允值變動

As previously reported 過往呈報 HK\$'000 千港元	Adjustment 調整 HK\$'000 千港元	As restated 經重列 HK\$'000 千港元
(1,279)	(12,063)	(13,342)
2,060	12,063	14,123

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

1 Consolidation

Subsidiaries

Subsidiaries are all entities (including 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 consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date when control ceases. The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree, the equity interests issued by the Group and the fair value of any asset or liability resulting from a contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Inter-company 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. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

2. 編製基準 (續)

(vi) 重要的會計政策摘要

1 綜合入賬

附屬公司

附屬公司為本集團擁有控制權的實體（包括架構實體）。當本集團透過參與該實體的活動而獲得或有權享有可變回報，且有能力透過其指揮實體活動的權力影響該等回報時，則本集團控制該實體。附屬公司自控制權轉移至本集團當日起合併入賬，並自控制權終止當日起終止合併入賬。本集團亦採用收購法將業務合併入賬。收購附屬公司的轉讓代價為已轉讓資產、所產生負債及本集團發行的股本權益的公允價值。所轉讓代價包括或有代價安排所產生的任何資產或負債的公允價值及附屬公司預先持有之股權公允價值。於業務合併時所收購可識別資產以及所承擔的負債及或然負債，初步按收購日的公允價值計量。公司間交易、結餘及集團公司之間的交易的未變現收益均予以抵銷。除非該交易提供所轉移資產減值的證據，否則，未變現虧損亦予以對銷。附屬公司財務報表金額已經作出必要的調整以確保與本集團的會計政策保持一致。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies (Continued)

2 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 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.

3 Segment reporting

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

4 Foreign currency translation

(i) 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 Company's functional currency is HKD and majority of the subsidiaries of the Group operate in Hong Kong and the PRC whereas their functional currency are HKD and RMB respectively. The consolidated financial statements are presented in HKD, which is the Company's and the Group's presentation currency.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

2 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。

當收到於附屬公司的投資股息時，倘股息超出附屬公司宣派股息期間全面收益總額，或倘獨立財務報表中投資賬面值超出綜合財務報表所示被投資方資產淨值（包括商譽）的賬面值，則須對該等附屬公司的投資進行減值測試。

3 分部報告

經營分部的報告與向主要經營決策者（「**主要經營決策者**」）提供之內部報告一致之方式呈報。主要經營決策者負責分配資源及評估經營分部之表現，已被確定為作出策略決策的董事。

4 外幣換算

(i) 功能及呈列貨幣

本集團內各實體之財務報表中之項目乃按有關實體營運所在之主要經濟環境之貨幣（「**功能貨幣**」）計量。本公司的功能貨幣為港元，本集團的大部分附屬公司在香港及中國經營及其功能貨幣分別為港元及人民幣。綜合財務報表乃以港元呈列，港元乃本公司及本集團之呈列貨幣。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

4 Foreign currency translation (Continued)

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. 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 (“**FVPL**”) 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.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

4 外幣換算 (續)

(ii) 交易及結餘

外幣交易乃按交易日當日匯率換算為功能貨幣。該等交易結算及按年末匯率換算以外幣結算之貨幣性資產及負債所產生之匯兌盈虧於損益內確認。

按公允值計量並以外幣計值之非貨幣性項目採用釐定公允值當日之匯率換算。按公允值列賬之資產與負債之換算差額作為公允值盈虧的一部分呈報。例如，非貨幣性資產及負債（例如按公允值計量且其變動計入損益（「**按公允值計量且其變動計入損益**」）之股權）之換算差額在損益中確認為公允值盈虧的一部分，而非貨幣性資產，例如分類為按公允值計量且其變動計入其他全面收益之股權之換算差額在其他全面收益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

4 Foreign currency translation (Continued)

(iii) Group companies

The results and financial positions of all the group entities (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:

- (a) 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;
- (b) income and expenses for each statement of profit or loss and statement of comprehensive income are translated at average exchange rates (unless this average 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
- (c) all resulting exchange differences are recognised in other comprehensive income.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate. Currency translation differences arising from the translation of any net investment in foreign entities on consolidation are recognised in other comprehensive income.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

4 外幣換算 (續)

(iii) 集團公司

功能貨幣與呈列貨幣不同之集團全部實體（均無採用高通脹經濟體系的貨幣）之業績及財務狀況按以下方式換算為呈列貨幣：

- (a) 各財務狀況表所呈列之資產及負債乃按該財務狀況表日期之收市匯率換算；
- (b) 各損益表及全面收益表之收益及開支乃按平均匯率換算（除非此平均數值並非該等交易日期當日匯率累計影響之合理約數，否則收益及開支將按交易日期之匯率換算）；及
- (c) 所有因此而產生的兌換差額於其他全面收益內確認。

因收購海外實體而產生之商譽及公允值調整，視為該海外實體之資產及負債，並於結算日的匯率換算。於編製綜合賬目時，貨幣換算產生自換算任何海外實體投資淨額的差額於其他全面收益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies (Continued)

5 Property, plant and equipment

All property, plant and equipment are stated at historical cost less accumulated depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the assets' carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the asset will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate their costs, net of their residual values over their estimated useful lives, as follows:

Furniture and equipment	2-5 years
Leasehold improvements	4 years or over the lease term, whichever is shorter
Motor vehicles	4 years

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. 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.

Gain or loss on disposal are determined by comparing the proceeds with the carrying amount and recognised in profit or loss.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

5 物業、廠房及設備

所有物業、廠房及設備乃按歷史成本減累計折舊及減值虧損列賬。歷史成本包括收購該等項目的直接應佔開支。

僅當與資產有關的未來經濟利益可能流入本集團，而該項目的成本能夠可靠地計量時，則會將該項目其後產生的成本計入該項資產的賬面值或確認為獨立資產（如適當）。入賬為單獨資產的任何部分的賬面值於被取代時終止確認。其他所有維修及保養成本乃於其產生的財政期間自損益表扣除。

物業、廠房及設備的折舊按以下估計可使用年期以直線法分攤其成本並扣除其剩餘價值計算：

傢俬及設備	2-5年
租賃裝修	4年或租賃期內，以較短者為準
汽車	4年

資產的剩餘價值及可使用年期於各報告期末進行審閱並調整（如適用）。倘資產的賬面值高於其估計可收回金額，則其賬面值即時撇減至可收回金額。

出售盈虧是按所得款項與賬面值之差額釐定，並於損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

6 Intangible assets

(i) Goodwill

Goodwill arises on the acquisition of subsidiaries represents the excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identified net assets acquired.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash-generating units (“CGUs”), or groups of CGUs, that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. Goodwill is monitored at the CGU or group of CGUs level.

Goodwill impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of the CGU or the group of CGUs to which goodwill has been allocated is compared to the recoverable amount of the unit, which is the higher of value in use and the fair value less costs to sell. Any impairment is recognised immediately as an expense and is not subsequently reversed.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

6 無形資產

(i) 商譽

商譽於收購附屬公司時產生，即所轉讓代價、於所收購方之任何非控股權益金額及任何先前於所收購方之權益於收購日期之公允值超出已收購可識別資產淨值之公允值之差額。

就減值測試而言，於業務合併所收購的商譽獲分配至預期可受惠於合併協同效應的各現金產生單位（「現金產生單位」）或現金產生單位組別。分配商譽予各單位或單位組別之層級，代表企業內部就商譽進行監察以作內部管理目的之最低層級。商譽乃按現金產生單位或現金產生單位組別層級進行監察。

商譽的減值每年進行檢討，或當有事件或情況改變顯示可能出現減值時作更頻密檢討。商譽已分配至現金產生單位或現金產生單位組合，其賬面值與單位之可收回金額（使用價值與公允值減出售成本之較高者）作比較。任何減值即時確認為開支，且其後不會撥回。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

6 Intangible assets (Continued)

(ii) Customer relationship and contracts

Customer relationship and contracts acquired as part of a business combination are capitalised at fair value separately from goodwill at acquisition date and are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is determined using the straight-line method to allocate the cost of the intangible assets over their estimated useful lives of one to three years.

(iii) Amortisation methods and periods

The Group amortises intangible assets with a limited useful life using the straight-line method over 1 to 3 years.

7 Impairment of non-financial assets

Assets that have an indefinite useful life, for example goodwill, 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. Assets that are subject to amortisation are reviewed 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 to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

6 無形資產 (續)

(ii) 客戶關係及合約

於收購日客戶關係及合約為業務合併的一部份，並已按公允值資本化與商譽分開，按成本減累計攤銷及累計減值虧損列賬。攤銷以直線法將無形資產的成本按其估計可使用年期1至3年計算。

(iii) 攤銷方法和期限

本集團對使用壽命有限的無形資產，採用直線法在1至3年內進行攤銷。

7 非金融資產的減值

不確定使用年期的資產，如商譽或無形資產，毋須攤銷，惟須每年進行減值測試，倘出現顯示可能減值的事件或變動，則須進行較頻繁的測試。當有事件或變動顯示賬面值可能無法收回時，須就攤銷的資產進行減值檢討。減值虧損按資產的賬面值超出其可收回金額的差額確認。可收回金額為資產的公允值減銷售成本及使用價值兩者之中的較高者。就評估減值而言，資產按可獨立識別的現金流量（現金產生單位）的最低水平劃分資產類別。商譽以外的非金融資產倘出現減值，則於各報告期末審閱能否撥回減值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets

(i) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured at amortised cost; and
- those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss).

The classification depends on the entity'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 instruments when and only when its business model for managing those assets changes.

(ii) 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 assets. 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.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產

(i) 分類

本集團按以下計量類別對其金融資產進行分類：

- 將按攤銷成本計量的金融資產，及
- 其後將按公允值計量且其變動計入其他全面收益或損益的金融資產。

分類取決於實體管理金融資產及現金流量合約條款的業務模式。

就按公允值計量的資產而言，其收益及虧損於損益或其他全面收益列賬。就並非持作買賣的權益工具投資而言，則取決於本集團是否於初次確認時行使不可撤銷選擇權，將權益投資按公允值計量且其變動計入其他全面收益（「按公允值計量且其變動計入其他全面收益」）。

本集團僅於管理該等資產的業務模式改變時方會對債務工具進行重新分類。

(ii) 確認及終止確認

金融資產的常規買賣於交易日（本集團承諾買賣資產當日）確認。當從金融資產收取現金流量的權利已到期或已轉讓，且本集團已將所有權的絕大部分風險及回報轉讓，即終止確認金融資產。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets (Continued)

(iii) 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.

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

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:

- 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. Impairment losses are presented as separate line item in profit or loss.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產 (續)

(iii) 計量

初始確認時，本集團按金融資產之公允值加（倘並非按公允值計量且其變動計入損益的金融資產）收購金融資產之直接應佔交易成本計量。按公允值計量且其變動計入損益的金融資產之交易成本於損益內支銷。

在釐定嵌入衍生工具的金融資產的現金流量是否僅為支付本金及利息時，應以整體作考慮。

債務工具

債務工具的後續計量取決於本集團管理資產及資產現金流量特徵的業務模式。本集團將其債務工具分類為以下三種計量類別：

- 攤銷成本：倘持作收取合約現金流量資產的現金流量僅為支付本金及利息，則按攤銷成本計量。來自該等金融資產的利息收入按實際利率法計入財務收入。終止確認產生的任何收益或虧損直接於損益確認。減值虧損於損益表中作為單獨項目呈列。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets (Continued)

(iii) Measurement (Continued)

Debt instruments (Continued)

- FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss and recognised in profit or loss. Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented as separate line item in the consolidated statement of profit or loss and other comprehensive income.
- 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.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產 (續)

(iii) 計量 (續)

債務工具 (續)

- 按公允價值計量且其變動計入其他全面收益：倘為收回合約現金流量及出售金融資產而持有之資產的現金流量僅為支付本金及利息，則該等資產按公允價值計量且其變動計入其他全面收益。賬面值變動計入其他全面收益，惟於損益確認之減值收益或虧損、利息收入及匯兌收益及虧損之確認除外。終止確認金融資產時，先前於其他全面收益確認之累計收益或虧損由權益重新分類至損益並於損益確認。該等金融資產的利息收入按實際利率法計入財務收入。匯兌收益及虧損於綜合收益及其他全面收益表中作為單獨項目列示。
- 按公允值計量且其變動計入損益：未達按攤銷成本或按公允值計量且其變動計入其他全面收益計量標準的資產乃按公允值計量且其變動計入損益。後續按公允值計量且其變動計入損益的債務投資所產生的盈虧於損益確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets (Continued)

(iii) 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 when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in profit or loss.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產 (續)

(iii) 計量 (續)

權益工具

本集團其後就所有權益投資按公允值計量。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允值收益及虧損，公允值收益及虧損於終止確認該投資後不會重新分類至損益。有關投資的股息於本集團收取付款的權利確立時繼續於損益確認。

按公允值計量且其變動計入損益的金融資產之公允值變動於損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets (Continued)

(iv) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For contract assets and 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(ii)(b) for further details.

Receivable related to customers with known financial difficulties or significant doubt on collection of receivables are assessed individually for provision for impairment allowance.

Significant increase in credit risk

In assessing whether the credit risk has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and forward-looking information that is available without undue cost or effort.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產 (續)

(iv) 減值

本集團按前瞻性基準評估與按攤銷成本計量的債務工具有關的預期信貸虧損。所應用的減值方法視乎信貸風險有否大幅增長而定。就合約資產及貿易應收款項而言，本集團已應用香港財務報告準則第9號允許之簡化方法，該方法規定預期整個存續期之虧損自初始確認應收款項時確認，進一步詳情請見附註3.1(ii)(b)。

已知有財務困難或對收回應收款項有重大疑問的客戶，其應收帳款將單獨評估以計提減值撥備。

信貸風險顯著增加

於評估信貸風險自初始確認以來是否已顯著增加時，本集團將於報告日期金融工具發生違約的風險與其於初始確認日期發生違約的風險進行比較。在進行評估時，本集團會考慮合理且有理據支持的定量及定性資料，包括過往經驗及毋須過多成本或精力即可獲取的前瞻性資料。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets (Continued)

(iv) Impairment (Continued)

Significant increase in credit risk (Continued)

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- An actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- Significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- Existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- An actual or expected significant deterioration in the operating results of the debtor;
- An actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 180 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產 (續)

(iv) 減值 (續)

信貸風險顯著增加 (續)

具體而言，評估信貸風險是否已顯著增加時考慮下列資料：

- 金融工具的外部（如有）或內部信貸評級實際或預期顯著惡化；
- 信貸風險的外部市場指標顯著惡化，例如信貸息差大幅增加、債務人的信貸違約掉期價格大幅上升；
- 業務、財務或經濟狀況的現有或預測不利變動預期會導致債務人履行其債務責任的能力大幅下降；
- 債務人的經營業績實際或預期顯著惡化；
- 債務人的監管、經濟或技術環境實際或預期出現重大不利變動而導致債務人履行其債務責任的能力大幅下降。

不論上述評估結果如何，本集團假設當合約付款逾期超過180日時，信貸風險已自初始確認以來已顯著增加，除非本集團有合理且有理據支持的資料顯示並非如此。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets (Continued)

(iv) Impairment (Continued)

Significant increase in credit risk (Continued)

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that the financial instruments that meet either of the following criteria are generally not recoverable:

- when there is a breach of financial covenants by the debtor; or
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when a financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

The Group has rebutted the presumption that default has occurred when a financial asset is more than 90 days past due, because the Board considers the balances and still considered recoverable due to ongoing business relationships with customers, project status and good repayment record.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產 (續)

(iv) 減值 (續)

信貸風險顯著增加 (續)

本集團認為以下情況構成就內部信用風險管理而言的違約事件，因為過往經驗顯示，符合以下任何一項準則的金融工具一般無法收回：

- 債務人違反財務契約；或
- 內部產生或自外部來源獲得的資料顯示，債務人不可能全額償還其債權人（包括本集團）（不考慮本集團持有的任何抵押品）。

儘管有上述規定，當金融資產逾期超過90天時，本集團即認為已發生違約，除非本集團有合理且可佐證的資料證明採用更滯後的違約標準更為適當。

本集團已反駁當金融資產逾期超過90天即發生違約的假設，原因是董事會已審視有關餘額，並仍認為基於與客戶的持續業務關係、項目狀況及良好還款記錄，有關結餘可收回。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

8 Investments and financial assets (Continued)

(iv) Impairment (Continued)

Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- (a) Significant financial difficulty of the issuer or the borrower;
- (b) A breach of contract, such as a default or past due event;
- (c) The lenders of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lenders would not otherwise consider;
- (d) It is becoming probable that the borrower will enter bankruptcy or other financial reorganisation.

Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

8 投資及金融資產 (續)

(iv) 減值 (續)

信貸減值金融資產

當發生對金融資產的估計未來現金流量產生不利影響的一項或多項事件時，該金融資產即出現信貸減值。金融資產出現信貸減值的證據包括以下事件的可觀察數據：

- (a) 發行人或借款人出現重大財務困難；
- (b) 違反合約，例如違約或逾期事件；
- (c) 出於與借款人的財務困難有關的經濟或合約原因，借款人的貸款人向借款人授出貸款人在其他情況下不會考慮的寬限；
- (d) 借款人可能面臨破產或進行其他財務重組。

撇銷政策

當有資料顯示交易對方陷入嚴重財務困難，且並無實際收回的可能時（例如交易對方已被清盤或面臨破產），本集團會撇銷金融資產。經適當考慮法律意見，已撇銷的金融資產仍可根據本集團的收回程序實施強制執行。撇銷構成取消確認事件。任何後續收回款項會於損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

9 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

10 Trade, retention and other receivables

Trade and retention receivables are amounts due from customers for service performed in the ordinary course of business. 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 not, they are presented as non-current.

Trade, retention and other receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Group holds the trade, retention and other receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

9 抵銷金融工具

當有法定可強制執行的權利抵銷已確認金額且擬按淨值基準結算或同時變現資產及結算負債時，金融資產及負債將予抵銷，有關淨額則於財務狀況表內列報。法定可執行權利必須不得依賴未來事件而定，而在一般業務過程中以及倘公司或對手方一旦出現違約、無償債能力或破產時，這也必須具有約束力。

10 貿易、保固金及其他應收款項

貿易及保固金應收款為就於日常業務過程中提供服務而應收客戶的款項。倘貿易、保固金及其他應收款項預期於一年或以內（或倘時間較長，則在業務正常營運週期內）收回，則其將分類為流動資產，否則呈列為非流動。

貿易、保固金及其他應收款項初步按有關無條件代價金額確認，除非其包含重大融資部分，並按公允值確認。本集團為收取合約現金流量而持有貿易、保固金及其他應收款項，因此其後以實際利率法按攤銷成本計量。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

11 Contract assets and contract liabilities

Upon entering into a contract with a customer, the Group obtains rights to receive consideration from the customer and assumes performance obligations to transfer goods or provide services to the customer.

The combination of those rights and performance obligations gives rise to a net contract asset or a net contract liability depending on the relationship between the remaining rights and the performance obligations. The contract is an asset and recognised as contract assets if the Group recognises revenue before its right to consideration becomes unconditional under the relevant contract. Conversely, the contract is a liability and recognised as contract liabilities if consideration received (or an amount of consideration is due) from the customer before the Group transfers the related services. In the consolidated statement of financial position, the contract assets mainly consist of unbilled work in progress and contract liabilities mainly consist of receipts in advance from customers.

Contract assets are assessed for impairment under the same approach adopted for impairment assessment of trade receivables. Contract liabilities are recognised as revenue when the Group transfers the goods or services to customers and therefore satisfied its performance obligation.

The incremental costs of obtaining a contract with a customer are capitalised and presented as contract related assets, if the Group expects to recover those costs, and are subsequently amortised on a systematic basis that is consistent with the transfer to the customers of the goods or services to which the assets relate. The Group recognises an impairment loss in profit or loss to the extent that the carrying amount of the contract related assets recognised exceeds the remaining amounts of consideration that the Group expects to receive less the costs that relate directly to providing those goods or services that have not been recognised as expenses.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

11 合約資產及合約負債

與客戶簽訂合約時，本集團獲得向客戶收取代價的權利，並承擔向客戶轉讓商品或提供服務的履約責任。

該等權利及履約責任的組合產生合約資產淨額或合約負債淨額，視乎餘下權利及履約責任之間的關係。合約乃一項資產，倘在相關合約下，本集團在其收取代價之權利尚未成為無條件前，先確認收益。相反，合約乃一項負債，倘本集團在轉移相關服務前已自客戶收取代價（或代價金額已到期）。於綜合財務狀況表中，合約資產乃包含未開具發票的在建工程及合約負債包含預收客戶款。

合約資產乃按與貿易應收賬款減值估計所採納的相同方法進行減值估計。合約負債於本集團將貨物或服務轉讓予客戶因而完成履約義務時確認為收入。

倘本集團預期可收回增量成本及其後按與轉讓貨物或服務予客戶一致的系統性基準攤銷遞增成本，獲取與客戶的合約所產生的遞增成本則作資本化且於與合約有關資產中呈報。因應已確認與合約有關資產賬面值超過本集團預期收取代價餘下金額減直接與提供該等貨物或服務但尚未確認為開支的成本，本集團於損益確認減值虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

12 Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

Pledged bank deposits are not included in cash and cash equivalents.

13 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

14 Trade and other payables

These amounts represent liabilities for services provided to the Group prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within one year or less after recognition. 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 fair value and subsequently measured at amortised cost using the effective interest method.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

12 現金及現金等價物

現金及現金等價物包括手頭現金、原有到期期限為三個月或以內之銀行通知存款及其他短期高流動性投資。

現金及現金等價物並不包括已抵押存款。

13 股本

普通股分類為權益。發行新股或購股權直接產生的增量成本於扣除稅項後在權益中作為所得款項的減項列示。

14 貿易及其他應付款

該等款項指本集團於財政年度結束前就獲提供的服務未支付的負債。有關款項為無抵押及通常在確認後一年內或較短期間支付。貿易及其他應付款呈列為流動負債，除非付款並非於報告期後12個月內到期。貿易及其他應付款初始按公允值確認，隨後以實際利率法按攤銷成本計量。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

15 Current and deferred income tax

The income tax expense or credit 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.

(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's subsidiaries 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 it considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group measures its tax balances based on either the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

15 即期及遞延所得稅

本期間之所得稅開支或抵免乃就本期間應課稅收入按各司法權區之適用所得稅稅率應付稅項（就暫時差額及未動用稅損應佔之遞延所得稅資產及負債之變動而作出調整）。

(a) 即期所得稅

即期所得稅支出乃根據公司的附屬公司營運及產生應課稅收入的國家於報告期末已頒佈或實質頒佈的稅務法例計算。管理層就適用稅務規例受詮釋所規限的情況定期評估報稅表的狀況，並考慮稅務機關是否有可能接受不確定的稅務處理方法。本集團根據最有可能的金額或預計價值計量其稅項結餘，視乎哪種方法能更準確預測不確定性的解決方法而定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

15 Current and deferred income tax (Continued)

(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 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.

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 Group 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.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

15 即期及遞延所得稅 (續)

(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於財務報表的賬面值之間產生的暫差額悉數撥備。然而，倘遞延所得稅負債因初始確認商譽而產生，則不予確認。倘遞延所得稅資產因初始確認資產或負債於一項交易（業務合併除外）而產生，且交易時不會影響會計或應課稅損益，亦不產生相等的應課稅及可扣減暫時性差額，則亦不予入賬。遞延所得稅乃按報告期末已頒佈或實質頒佈的稅率（及稅法）釐定，並預期在有關遞延所得稅資產變現或遞延所得稅負債清償時應用。

遞延所得稅資產僅在未來應課稅溢利將可用於動用該等暫時差額及虧損時予以確認。

倘本集團能控制撥回暫時差額的時間及該等差額可能不會於可見將來撥回，則不會就海外業務投資賬面值與稅基之間的暫時差額確認遞延所得稅負債及資產。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

15 Current and deferred income tax (Continued)

(c) Offsetting

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when 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.

16 Employee benefits

(i) 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 dates.

Employee entitlements to sick leave and maternity or paternity leaves are not recognised until the time of leave.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

15 即期及遞延所得稅 (續)

(c) 抵銷

當有法定權利將即期稅項資產及負債抵銷，而遞延所得稅餘額與同一稅務機關相關時，則可將遞延所得稅資產及負債抵銷。當實體有法定權利抵銷或有意按淨額基準結算，或同時變現資產及結算負債。

即期及遞延所得稅於損益中確認，惟有關於其他全面收益或直接於權益中確認的項目除外。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。

16 僱員福利

(i) 僱員應享假期

僱員應享年假在僱員享有時確認。已就截至報告日期因僱員提供服務而享有年假的估計責任作出撥備。

僱員應享病假及產假或陪產假於僱員休假時方予確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

16 Employee benefits (Continued)

(ii) Pension obligations

The Group operates the Mandatory Provident Fund Scheme (“**MPF Scheme**”) in Hong Kong which is generally funded through payments to insurance companies under defined contribution plan. It pays contributions to administered pension insurance plans on a mandatory, contractual or voluntary basis. Moreover, all the employees of the Group’s entities incorporated in the PRC participate in employee social security plans, including pension, medical, housing and other welfare benefits, organized and administered by the local governments. The Group has no further payment obligations once these contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(iii) Provision for bonus plans

Bonus payments to employees are discretionary to management. Bonus payments are recognised in profit or loss in the period when the Group has formally announced the bonus payments to employees.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

16 僱員福利 (續)

(ii) 退休金責任

本集團於香港設有強制性公積金計劃(「**強積金計劃**」)，該計劃一般透過根據定額供款向保險公司付款而注資。本集團向管理退休保險計劃作出強制、合約或自願性質供款。此外，所有身為本集團於中國註冊成立實體之僱員，均已參與由地方政府組織及管理之僱員社會保障計劃，涵蓋退休金、醫療、房屋及其他社會福利。本集團一經繳付供款後再無進一步付款責任。供款於應付時確認為僱員福利開支。預付供款按照現金退款或扣減未來付款而確認為資產。本集團向強積金計劃作出之供款即時歸屬。

(iii) 花紅計劃撥備

支付予僱員的花紅付款由管理層酌情決定。在本集團正式宣佈向僱員支付花紅後，花紅付款於期內在損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

16 Employee benefits (Continued)

(iv) Long service payments

The Group's net obligation in respect of long service amounts payable on cessation of employment in certain circumstances under the Hong Kong Employment Ordinance is the amount of future benefit that employees have earned in return for their service in the current and prior periods.

The long service payment liabilities are assessed by using the projected unit credit method. The cost of providing the long service payment liabilities is charged to profit or loss so as to spread the costs over the service lives of employees.

The long service payment liabilities are discounted to determine the present value and reduced by entitlements by employees accrued under the Group's defined contribution retirement scheme that is attributable to contributions made by the Group. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are credited or charged to other comprehensive income in the period in which they arise, respectively. As a result of plan amendment, a past service cost, arising from the change in the present value of the defined benefit obligation for employee service in prior periods on the date of plan amendment, is recognised as an expense.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

16 僱員福利 (續)

(iv) 長期服務金

本集團根據香港《僱傭條例》在若干情況下終止僱用僱員而支付之長期服務金所衍生之負債淨額，是指僱員於本年度及過往期間就提供服務所賺取之未來福利。

長期服務金負債採用預計的單位貸記法評估。支付長期服務金負債之成本會從綜合損益表中扣除，以便將成本於僱員之服務年內攤分。

在釐定現值時，長期服務金負債須予以折現，並扣除在本集團界定供款退休計劃下作為被視為僱員供款的僱員累計權益中由本集團供款之部份。根據經驗調整而產生之精算盈虧，以及精算假設的變動，在產生期間內分別於其他全面收益貸記或扣除。由於計劃修訂，因計劃修訂日期之前期間僱員服務的界定福利責任現值變化而產生之過往服務成本確認為開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

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 a reliable estimate of the amount can be made. Provisions are not recognised for future operating losses. Where the Group expects a provision to be reimbursed, the reimbursement is recognised as a separate asset when the reimbursement is virtually certain.

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.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using 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.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

17 撥備

倘本集團因過往事件而導致現時須承擔法律或推定責任，而履行有關責任時可能需資源外流，且有關金額能可靠估計，則確認撥備。撥備不會就未來經營虧損作出確認。倘本集團預期撥備將獲償付，則償付額於實際可確定將獲償付之時作為單獨資產確認。

倘有多項相若責任，則會整體考慮有關類別責任以確定就履行責任造成流出的可能性。即使就同一類別責任當中的任何一項責任造成流出的可能性不高，但仍會確認撥備。

撥備乃按償付該責任預期所需開支以稅前利率（應能反映當時對金錢的時間值及該責任特定風險的市場評估）計算的現值衡量。因時間的流逝而增加的撥備確認為利息開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

18 Revenue recognition

(i) Revenue from contracts with customers

Revenue is measured at the fair value of the consideration received or receivable for the sales of goods and services in the ordinary course of the Group's activities. Revenue is shown, net of discounts and after eliminating sales with the group companies. The Group recognises revenue when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to the entity; and when specific criteria have been met for each of the Group's activities, as described below.

Revenues are recognised when or as the control of the asset is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may transfer over time or at a point in time. Control of the asset is transferred over time if the Group's performance:

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

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

18 收入確認

(i) 客戶合約收入

收入按於本集團日常業務活動過程中銷售貨品及提供服務的已收代價或應收款項的公允值計量。收入乃經扣除折扣後及對銷集團公司的銷售額後列示。當收入的金額能夠可靠計量，未來經濟利益有可能流入有關實體，而本集團每項活動均符合具體條件時（如下文所述），本集團會確認收入。

收入乃於資產之控制權轉移至客戶時確認。視乎合約條款及應用至合約的法律，資產之控制權可經過一段時間或於某一時間點轉移。倘本集團在履約過程中滿足下列條件，資產之控制權乃經過一段時間轉移：

- 提供全部福利，而客戶亦同步收到並消耗有關福利；或
- 隨著本集團履約而創建並提升客戶所控制之資產；或
- 並無創建對本集團而言有替代用途之資產，而本集團具有可強制執行權利收回迄今已完成履約部份之款項。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

18 Revenue recognition (Continued)

(i) Revenue from contracts with customers (Continued)

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

The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation, by reference to the contract costs incurred up to the end of reporting period as a percentage of total estimated costs for each contract.

Revenue is recognised when specific criteria have been met for the Group's activities described below:

(a) provision of bare shell fit-out, restacking and reinstatement services

Revenue from the provision of these 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. Thus, the Group satisfies a performance obligation over time, by reference to the actual costs incurred as a percentage of the total estimated costs for each contract.

(b) rendering of churn works, design, maintenance and other services

Revenue from the provision of these services is recognised when the services are rendered.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

18 收入確認 (續)

(i) 客戶合約收入 (續)

倘資產之控制權經過一段時間轉移，收入乃參考已圓滿完成履約責任之進度而在合約期間內確認。否則，收入於客戶獲得資產之控制權之時間點確認。

圓滿完成履約責任之進度乃根據本集團為完成履約責任所作出的努力或投入（參考截至報告期末所產生的合約成本佔每份合約估計總成本的百分比）而計量。

收入於就本集團活動滿足特定條件時確認，詳情概述如下：

(a) 提供毛坯房裝潢、重裝及還原服務

提供該等服務所得收入於本集團之履約創造或增強客戶在資產被創造或改良時就控制之資產或在建工程的情況下，隨時間確認。因此，本集團參考已產生的實際成本佔各合約估計成本總額的百分比，隨時間履行履約責任。

(b) 提供零碎工程、設計、保養及其他服務

提供該等服務所得收入於提供服務時確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

18 Revenue recognition (Continued)

(ii) Interest 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).

(iii) Dividend income

Dividends are recognised when the right to receive payment is established.

19 Leases

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

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 as at the commencement date;
- amounts expected to be payable by the Group under residual value guarantees;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option;
- lease payments to be made under reasonably certain extension options are also included in the measurement of the liability; and
- payments of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

18 收入確認 (續)

(ii) 利息收入

利息收入按實際利率乘以金融資產之總賬面值計算，惟其後出現信貸減值之金融資產除外。就信貸減值金融資產而言，實際利率則適用於該金融資產之淨賬面值（扣除虧損撥備後）。

(iii) 股息收入

股息在收取款項的權利確定時確認。

19 租賃

租賃確認為使用權資產，並在租賃資產可供本集團使用之日確認相應負債。

租賃產生之資產及負債初步按現值進行計量。租賃負債包括以下租賃付款之淨現值：

- 固定付款（包括實質固定付款）減任何應收租賃優惠；
- 基於指數或利率的可變租賃付款，採用於開始日期的指數或利率初步計量；
- 剩餘價值擔保下之本集團預期應付款項；
- 採購權之行使價格（倘本集團合理地確定行使該選擇權）；
- 在某些合理延長選項下作出的租賃付款亦被包括在負債計量內；及
- 終止租賃所支付之罰款（倘租賃期反映本集團行使該選擇權）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies

(Continued)

19 Leases (Continued)

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, 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.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received; and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

19 租賃 (續)

租賃付款採用租賃所隱含的利率予以折現。倘無法釐定該利率，則使用承租人的新增借款利率，即承租人在類似條款及條件的類似經濟環境中借入獲得類似價值資產所需資金所必須支付的利率。

本集團以以下方式測定增量借款利率：

- 在可行情況下，使用個別承租人最近得到的第三方融資作起點，作出調整反映得到第三方融資後融資條件的改變；及
- 根據此租賃作出調整，例如：條款、國家、貨幣及抵押。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

2. BASIS OF PREPARATION (Continued)

(vi) Summary of material accounting policies (Continued)

19 Leases (Continued)

Right-of-use assets are measured at cost comprising the amount of the initial measurement of lease liability, any lease payments made at or before the commencement date and restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

Payments associated with short-term leases of car park and offices 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.

20 Dividend distribution

Dividend distribution to the Shareholders is recognised as a liability in the Group's and Company's financial statements in the period in which the final dividends are approved by the Company's shareholders and interim dividends are approved by the Board where appropriate.

2. 編製基準 (續)

(vi) 重要的會計政策摘要 (續)

19 租賃 (續)

使用權資產按成本計量，包括租賃負債的初始計量金額，於開始日期或之前所作的任何租賃付款及修復成本。

使用權資產一般在資產的使用壽命與租賃期兩者孰短的期間內按直線法計提折舊。如本集團合理確定會行使購買權，則在相關的資產的使用壽命期間內對使用權資產計提折舊。

與停車場及辦公室的短期租賃相關的付款以直線法於損益中確認為開支。短期租賃指租期為十二個月或以下的租賃。

20 股息分派

向股東分派的股息於末期股息獲本公司股東批准期間及中期股息獲董事會批准期間在本集團及本公司財務報表內確認為負債。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3. FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, price risk, cash flow and fair value 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.

Risk management is carried out under the policies approved by the Board. The directors of the Company (the "**Directors**") identify and evaluates financial risks in close co-operations with its operating units. The Board provides principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk and investing of excess liquidity.

(i) Market risk

(a) Foreign exchange risk

The Group considers the foreign exchange risk exposure is not significant as majority of the assets and liabilities are denominated in HKD. The Group currently does not hedge its foreign currency exposure.

The foreign currency exchange exposure on financial asset at FVPL denominated in United States Dollar ("**USD**") is considered to be minimal as HKD is currently pegged to USD.

3. 財務風險管理

3.1 財務風險因素

本集團的活動使其面臨多項財務風險：市場風險（包括外匯風險、價格風險、現金流量及公允值利率風險）、信貸風險及流動性風險。本集團的整體風險管理計劃集中於金融市場的難預測性，並尋求盡量降低本集團財務表現所遭受的潛在不利影響。

風險管理按照董事會批准的政策執行。本公司的董事（「**董事**」）確認與經營單位緊密合作以確定和評估財務風險。董事會為整體風險管理訂定指引，亦為若干特定範疇提供政策，例如外匯風險、利率風險、信貸風險，以及投資剩餘的流動資金。

(i) 市場風險

(a) 外匯風險

本集團認為外匯風險並不重大，因大部分資產及負債以港元計值。本集團目前並無對沖其外匯風險。

由於現時港元與美元（「**美元**」）掛鈎，故以美元列值的按公允值計量且其變動計入損益的金融資產的外匯風險被視為極低。

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)

(i) Market risk (Continued)

(b) Cash flow and fair value interest rate risk

Interest rate risk relates to the risk that the fair value or cash flows of a financial instrument will fluctuate because of changes in market interest rates. Financial instruments at variable rates expose the Group to cash flow interest rate risk. Financial instruments at fixed rates expose the Group to fair value interest rate risk. The Group's interest rate risk arises mainly from bank deposits. Other financial assets and financial liabilities are non-interest-bearing and are measured at amortised cost.

At 31 March 2026, it is estimated that an increase/decrease of 50 basis points in interest rates on bank deposits, with all other variables held constant, would decrease/increase the Group's pre-tax loss for the year by approximately HKD630,000 (2025: HKD580,000).

The above sensitivity analysis has been determined assuming that the change in interest rates had occurred at the reporting date and had been applied to the interest rate risk exposure of the financial instruments in existence at that date. The 50 basis points increase/decrease represents management's assessment of a reasonably possible change in interest rates over the year until the next annual reporting date.

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(i) 市場風險 (續)

(b) 現金流量及公允值利率風險

利率風險是指金融工具的公允值或現金流量因市場利率變化而波動的風險。浮動利率金融工具使本集團面臨現金流量利率風險。固定利率金融工具使本集團面臨公允值利率風險。本集團的利率風險主要來自銀行存款。其他金融資產及金融負債為免息並按攤銷成本計量。

於2026年3月31日，在所有其他變量保持不變的情況下，估計銀行存款利率下降／上升50個基點，將使本集團本年度的除稅前虧損增加／減少約630,000港元（2025年：580,000港元）。

上述敏感度分析乃假設利率變化於報告日期發生而釐定並運用於該日存在的金融工具面臨的利率風險。上升／下調50個基點代表管理層對直至下一年度報告日期止的一年內對利率合理可能變化的評估。

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)

(ii) Credit risk

Credit risk arises from cash and cash equivalents, contract assets, trade and retention receivables, deposits and other receivables. The Group's maximum exposure to credit risk is the carrying amounts of these financial assets.

The Group has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

(a) Risk management

Management considers that the Group has limited credit risk with its banks which are leading and reputable with investment grade credit rating. The Group has not incurred significant loss from non-performance by these parties in the past and management does not expect so in the future. Therefore, expected credit loss rate of cash at bank is assessed to be close to zero and no provision was made as at 31 March 2026 and 2025.

The Group is exposed to concentration of credit risk as at 31 March 2026 on trade and retention receivables from the Group's customers with the largest and top five largest gross trade and retention receivables balance amounting to approximately HKD22,780,000 (2025: HKD33,782,000) and HKD35,829,000 respectively (2025: HKD56,108,000), and accounted for 42.5% (2025: 43.1%) and 66.8% (2025: 71.5%) respectively of the total gross trade and retention receivables balance. The major customers of the Group are reputable organisations. Management considers that the credit risk is limited in this regard.

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險

信貸風險自現金及現金等價物、合約資產、貿易及保固金應收款、按金及其他應收款項產生。本集團面臨的最高信貸風險為該等金融資產的賬面值。

本集團設有信貸政策，並會持續監察該等信貸風險。

(a) 風險管理

管理層認為，本集團與其銀行的信貸風險有限，這些銀行的信用評級為投資級信用評級。本集團過去並未因該等方不履行履約而蒙受重大損失，管理層預計未來亦不會蒙受重大損失。因此，截至2026年及2025年3月31日，銀行現金的預期信貸損失率估計接近零，並未提列撥備。

於2026年3月31日，本集團面臨來自本集團客戶貿易及保固金應收款的集中信貸風險，其中最大及五大客戶的總貿易及保固金應收款結餘分別約為22,780,000港元（2025年：33,782,000港元）及35,829,000港元（2025年：56,108,000港元），分別佔總貿易及保固金應收款結餘的42.5%（2025年：43.1%）及66.8%（2025年：71.5%）。本集團主要客戶為聲譽卓著機構。就此，管理層認為信貸風險有限。

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)

(ii) Credit risk (Continued)

(a) Risk management (Continued)

In view of the history of business dealings with customers and the collection history of receivables due from them, management makes periodic assessment on the recoverability of contract assets, trade and retention receivables, and deposits and other receivables based on historical payment records, the length of the overdue period, the financial strength of the debtors, relationship with counterparties, and whether there are any disputes with the debtors. The Group's historical experience in collection of contract assets, trade and retention receivables, and deposits and other receivables falls within the recorded allowances and the Directors are of the opinion that adequate provision for uncollectible receivables has been made in these consolidated financial statements.

(b) Impairment of financial assets

The Group has three main types of financial assets that are subject to the expected credit loss model:

- contract assets and trade and retention receivables;
- other financial assets measured at amortised costs (including deposits and other receivables); and
- cash and cash equivalents.

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(a) 風險管理 (續)

鑒於與客戶的業務往來歷史以及這應收客戶款項的收款歷史，管理層認為，除下文披露的與減值合同資產、貿易及保固金應收款相關的債務人外，本集團應收其客戶的未清償應收款項餘額並無內在的重大信用風險。管理層根據歷史付款記錄、逾期時間長短、債務人的財務實力、與交易對手的關係以及與債務人是否存在任何糾紛，定期評估合約資產、貿易及保固金應收款以及按金及其他應收款的可收回情況。本集團在收回合約資產、貿易及保固金應收款以及按金及其他應收款方面的歷史經驗處於所記錄的備抵範圍內，因此董事認為已於該等綜合財務報表中為無法收回的應收款項作出充分撥備。

(b) 金融資產減值

本集團有三個主要種類的受限於預期信貸虧損模式的金融資產：

- 合約資產、貿易及保固金應收賬；
- 按攤銷成本計量的其他金融資產（包括按金及其他應收款項）；及
- 現金及現金等價物。

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)

(ii) Credit risk (Continued)

(b) Impairment of financial assets (Continued)

The tables below detail the credit risk exposures of the Group's financial assets and other items, which are subject to ECL assessment:

Financial assets at amortised cost 按攤銷成本計量的金融資產

	Notes	External credit rating	12-month or lifetime ECL 12個月或全期 預期信貸虧損	Gross carrying amount 總賬面值	
				2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
Contract assets	19	N/A	Lifetime ECL – (not credit-impaired)	28,687	61,629
合約資產		不適用	全期預期信貸虧損 — (不屬於信貸減值)		
– Trade and retention receivables	18	N/A	Lifetime ECL – (not credit-impaired)	50,572	74,949
— 貿易及保固金應收款		不適用	全期預期信貸虧損 — (不屬於信貸減值)		
	18	N/A	Lifetime ECL – (credit-impaired)	3,028	3,518
		不適用	全期預期信貸虧損 — (屬於信貸減值)		
– Deposits and other receivables	20	N/A	12-month ECL	7,019	2,958
— 按金及其他應收款		不適用	12個月預期信貸虧損		
– Cash and bank balances	27	Aa1 to Aa3	12-month ECL	125,953	116,188
— 現金及銀行結餘		Aa1至Aa3	12個月預期信貸虧損		

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(b) 金融資產減值 (續)

下表載列本集團須進行預期信貸虧損評估之金融資產及其他項目之信貸風險承擔詳情：

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)

(ii) Credit risk (Continued)

(b) Impairment of financial assets (Continued)

Contract assets and trade and retention receivables

The Group applies the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade and retention receivables and contract assets. Except for contract assets and trade and retention receivables with significant outstanding balances or credit-impaired, the Group determines the expected credit losses on these items on a collective basis, grouped by past due status. The information about the credit risk exposure on the Group's contract assets and trade and retention receivables is set out below.

To measure the expected credit losses, contract assets and trade and retention receivable have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(b) 金融資產減值 (續)

合約資產以及貿易及保固金應收款

本集團採用《香港財務報告準則第9號》簡化方法計量預期信貸虧損，對所有貿易及保固金應收款以及合約資產使用全期預計虧損備抵。除了具有重大未償餘額或信貸減值的合約資產以及貿易及保固金應收款外，本集團根據逾期狀態以集體綜合基準計量這些項目的預期信貸虧損。有關本集團合約資產以及貿易及保固金應收款面臨的信貸風險信息如下所示。

為計量預期信貸虧損，合約資產以及貿易及保固金應收款已根據共同信貸風險特徵及逾期天數分組。合約資產與未開具發票的在建工程相關，並且與具有相同類型合約的貿易應收款的風險特徵基本相同。因此，本集團得出的結論是貿易應收款的預期虧損率可以合理地近似於合約資產的信貸虧損率。

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)

(ii) Credit risk (Continued)

(b) Impairment of financial assets (Continued) Contract assets and trade and retention receivables (Continued)

As part of the Group's credit risk management, the Group uses ageing of contract assets and trade and retention receivables to assess the impairment for its customers in relation to its provision of interior fit-out solutions operation in Hong Kong because these customers consist of a large number of customers with common risk characteristics that are representative of the customers' abilities to pay all amounts due in accordance with the contractual terms. The exposure to credit risk for contract assets and trade and retention receivables that are not credit-impaired is assessed on a collective basis by using provision matrix within lifetime expected credit losses model. Contract assets and trade and retention receivables of credit-impaired with gross carrying amount of approximately HKD3,028,000 as at 31 March 2026 (31 March 2025: HKD3,518,000) were assessed individually.

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(b) 金融資產減值 (續) 合約資產以及貿易及保固金應收款 (續)

作為集團信貸風險管理的一部分，集團使用合約資產以及貿易及保固金應收款的帳齡來評估在香港提供室內裝潢解決方案業務的客戶的減值，因為這些客戶由大量具有共同風險特徵的客戶組成，這些特徵代表了客戶根據合約條款支付所有到期款項的能力。不屬於信貸減值的合約資產以及貿易及保固金應收款的信貸風險採用年期預期信貸虧損內的撥備矩陣進行集體綜合基準評估。截至2026年3月31日，已發生信貸減值的合約資產以及貿易及保固金應收款的帳面總值約為3,028,000港元（2025年3月31日：3,518,000港元）已進行單獨評估。

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)

(ii) Credit risk (Continued)

(b) Impairment of financial assets (Continued) Contract assets and trade and retention receivables (Continued)

The following table provides information about the Group's exposure to credit risk and expected credit losses for trade and retention receivables which are assessed on a collective basis by using provision matrix with lifetime ECL (non credit-impaired) as at 31 March 2026 and 2025.

		2026 2026年			2025 2025年		
		Expected credit losses rate	Gross amount of trade and retention receivables	Expected credit losses amount	Expected credit losses rate	Gross amount of trade and retention receivables	Expected credit losses amount
		預期信貸虧損率	貿易及保固金應收款金額	預期信貸虧損金額	預期信貸虧損率	貿易及保固金應收款金額	預期信貸虧損金額
			HKD'000 千港元	HKD'000 千港元		HKD'000 千港元	HKD'000 千港元
Current (not past due)	即期 (未逾期)	0%	19,495	-	0%	44,296	-
31-90 days past due	逾期31至90天	1%	26,869	278	1%	24,298	134
91-180 days past due	逾期91至180天	2%	2,972	58	1%	968	12
181-360 days past	逾期180至360天	20%	78	16	7%	1,106	78
More than 360 days past due	逾期超過360天	88%	1,158	1,017	22%	4,281	931
			50,572	1,369		74,949	1,155

The expected credit loss rate applied on contract assets with gross carrying of HKD 28,687,000 (2025: HKD 61,629,000) on a provision matrix is 0.2% (2025: 0.1%).

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(b) 金融資產減值 (續) 合約資產以及貿易及保固金應收款 (續)

下表載列本集團於2026年及2025年3月31日就貿易及保固金應收款所承受之信貸風險及預期信貸虧損之相關資料。該等應收款項乃採用撥備矩陣以集體基礎進行評估，並以全期預期信貸虧損（不屬於信貸減值）為基礎。

就賬面總額為28,687,000港元（2025年：61,629,000港元）之合約資產，按撥備矩陣所採用之預期信貸虧損率為0.2%（2025年：0.1%）。

綜合財務報表附註

(Continued)

(ii) Credit risk (*Continued*)

The estimated loss rates are estimated based on historical observed default rates over the expected life of the contract assets and trade and retention receivables and are adjusted for forward-looking information that is available without undue cost or effort.

The movement of loss allowances for contract assets, trade and retention receivables as at 31 March 2026 and 2025 are as follows:

Contract assets

3.1 財務風險因素(續)

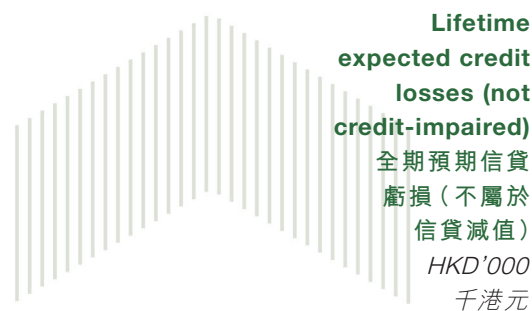
(ii) 信貸風險(續)

合約資產以及貿易及保固金應收款(續)

預計虧損率是根據合約資產以及貿易及保固金應收款預計期限內觀察到的歷史違約率估算得出的，並根據無需過多成本或精力即可獲得的前瞻性資料進行調整。

於2026年及2025年3月31日合約資產，貿易及保固金應收款的虧損撥備之變動如下：

合約資產



Loss allowance as at 1 April 2024	於2024年4月1日的虧損撥備	93
Decrease in loss allowance recognised	確認的虧損撥備減少	(3)
Loss allowance as at 31 March 2025 and 1 April 2025	於2025年3月31日及2025年4月1日的虧損撥備	90
Decrease in loss allowance recognised	確認的虧損撥備減少	(19)
Disposal of subsidiaries	出售附屬公司	(8)
Loss allowance as at 31 March 2026	於2026年3月31日的虧損撥備	63

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)

(ii) Credit risk (Continued)

(b) Impairment of financial assets (Continued)

Contract assets and trade and retention
receivables (Continued)

Trade and retention receivables

		Lifetime ECL (not credit- impaired)	Lifetime ECL (credit-impaired)	Total
		全期預期信貸虧損 (不屬於信貸減值)	全期預期信貸虧損 (屬於信貸減值)	總額
		HKD'000	HKD'000	HKD'000
		千港元	千港元	千港元
Loss allowance as at 1 April 2024	於2024年4月1日的虧損撥備	2,050	-	2,050
(Decrease)/increase in loss allowance recognised	確認的虧損撥備 (減少)/增加	(571)	3,194	2,623
Transfer to credit-impaired	轉撥信貸減值	(324)	324	-
Loss allowance as at 31 March 2025 and 1 April 2025	於2025年3月31日及 2025年4月1日的虧損撥備	1,155	3,518	4,673
Increase/(decrease) in loss allowance recognised	確認的虧損撥備 增加/(減少)	236	(491)	(255)
Transfer to credit-impaired	轉撥信貸減值	(1)	1	-
Disposal of subsidiaries	出售附屬公司	(21)	-	(21)
Loss allowance as at 31 March 2026	於2026年3月31日的 虧損撥備	1,369	3,028	4,397

Trade and retention receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group.

Impairment losses on contract assets and trade and retention receivables are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

貿易及保固金應收款項於並無合理預期可予收回時撇銷。並無合理預期可予收回之跡象包括(其中包括)債務人未能與本集團達成還款計劃。

合約資產以及貿易及保固金應收款的減值虧損於經營溢利內呈列為減值虧損淨額。先前撇銷金額的其後收回貸記入同一項目中。

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(b) 金融資產減值 (續)

合約資產以及貿易及保固金應收
款 (續)

貿易及保固金應收款

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)

(ii) Credit risk (Continued)

(b) Impairment of financial assets (Continued) Contract assets and trade and retention receivables (Continued) Trade and retention receivables (Continued)

During the year ended 31 March 2026, the Group recognised a net reversal of loss allowance of HKD255,000 (31 March 2025: loss allowance of HKD2,623,000). During the year, the net reversal comprised a reversal of impairment allowance of HKD491,000 as a result of recovery of previously credit-impaired balances which was partially offset by the recognition of impairment allowance of HKD236,000 for trade receivables and retention receivables based on collective assessment.

Other financial assets at amortised cost

There is no loss allowance for these assets at amortised cost as at 31 March 2026 (2025: same).

Deposits and other receivables

Other receivables and deposits mainly comprise rental deposits, trade deposits, other deposits, amounts due from former subsidiaries, and other receivables. The Group applies the 12-month expected credit loss model to assess the expected credit losses on these balances. Management assessed the recoverability of these balances with reference to historical settlement records, past experience and other forward-looking factors. As at 31 March 2026 and 2025, the expected credit losses were considered insignificant, and no loss allowance was recognised.

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(b) 金融資產減值 (續) 合約資產以及貿易及保固金應收款 (續) 貿易及保固金應收款 (續)

截至2026年3月31日止年度，本集團確認虧損撥備淨撥回255,000港元（2025年3月31日：虧損撥備2,623,000港元）。年內，該淨撥回包括因收回過往已出現信貸減值之結餘而撥回減值撥備491,000港元，此信貸減值撥備已抵銷依據集體評估合約資產以及貿易及保固金應收款的減值撥回約為236,000港元所帶來的影響。

按攤銷成本計量的其他金融資產
於2026年3月31日，該等按攤銷成本計量的資產並無虧損撥備（2025年：相同）。

按金及其他應收款項

其他應收款項及按金主要包括租賃按金、貿易按金、其他按金、應收前附屬公司款項及其他應收款項。本集團採用12個月預期信貸虧損模型評估該等結餘的預期信貸虧損。管理層已參考歷史結算記錄、過往經驗及其他前瞻性因素評估該等結餘的可收回性。於2026年及2025年3月31日，預期信貸虧損被視為不重大，故未確認虧損撥備。

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)

(ii) Credit risk (Continued)

(b) Impairment of financial assets (Continued)

Cash and bank balances

Bank balances and pledged bank deposits are placed with reputable banks and financial institutions with high credit ratings. Management considers the credit risk on these balances to be low, and the expected credit losses to be insignificant. Accordingly, no loss allowance was recognised as at 31 March 2026 and 2025.

(iii) Liquidity risk

Liquidity risk refers to the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or other financial assets.

Prudent liquidity risk management implies maintaining sufficient cash and cash equivalents.

3. 財務風險管理 (續)

3.1 財務風險因素 (續)

(ii) 信貸風險 (續)

(b) 金融資產減值 (續)

現金及銀行結餘

銀行結餘及已抵押銀行存款存放於信譽良好且擁有高信用評級的銀行及金融機構。管理層認為該等結餘的信貸風險為低，且預期信貸虧損不重大。因此，於2026年及2025年3月31日未確認虧損撥備。

(iii) 流動性風險

流動性風險指實體難以履行以交付現金或其他金融資產的形式清償金融負債的相關責任的風險。

審慎的流動性風險管理指維持足夠的現金及現金等價物。

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)

(iii) Liquidity risk (Continued)

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the reporting date to the contractual maturity date. The amounts disclosed in the table are based on the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

		On demand or less than 1 year 按要求或 一年以下 HKD'000 千港元	From 1 year to 2 years 由一年 至兩年 HKD'000 千港元	From 2 years to 5 years 由兩年 至五年 HKD'000 千港元	Total contractual cash flows 合約現金流 總額 HKD'000 千港元	Carrying amounts 賬面值 HKD'000 千港元
At 31 March 2026	於2026年3月31日					
Trade payables	貿易應付款	96,383	-	-	96,383	96,383
Accruals and other payables	應計及其他應付款	975	-	-	975	975
Lease liabilities	租賃負債	934	672	187	1,793	1,709
At 31 March 2025	於2025年3月31日					
Trade payables	貿易應付款	120,658	-	-	120,658	120,658
Accruals and other payables	應計及其他應付款	927	-	-	927	927
Lease liabilities	租賃負債	1,909	435	345	2,689	2,548

As at 31 March 2026, the Group's net current asset amounted to approximately HKD104,390,000 (31 March 2025: HKD114,847,000).

於2026年3月31日，本集團的流動資產淨值約為104,390,000港元（2025年3月31日：114,847,000港元）。

3. 財務風險管理（續）

3.1 財務風險因素（續）

(iii) 流動性風險（續）

下表為將本集團的金融負債分類至相關到期組別後基於報告日期至合同到期日的剩餘期間作出的分析。下表披露的金額乃基於合約未貼現現金流量。由於貼現影響並不重大，故十二個月內到期的結餘等於其賬面值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3. FINANCIAL RISK MANAGEMENT

(Continued)

3.2 Capital management

The Group's objectives when managing capital are to safeguard its 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.

The gearing ratio (calculated at total debt divided by total equity) of the Group as at 31 March 2026 was 1.5% (2025: 2.0% (restated)).

3. 財務風險管理 (續)

3.2 資本管理

本集團的資本管理目標為保障其持續營運的能力，以為股東提供回報及為其他持份者提供利益以及維持最佳資本架構以減少資本成本。

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

本集團於2026年3月31日的資產負債比率（負債總額除以權益總額計算）為1.5%（2025年：2.0%（經重列））。

As at 31 March 於3月31日

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
Lease liabilities	租賃負債	1,709	2,548
Total debt	總負債	1,709	2,548
Total equity	總權益	110,855	127,944
Gearing ratio	資產負債比率	1.5%	2.0%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

3. FINANCIAL RISK MANAGEMENT

(Continued)

3.3 Fair value estimation

The following financial instrument carried at fair value is categorised based on the level of inputs to valuation techniques within the fair value hierarchy. The different levels have been defined as follows:

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

Disclosures of the financial asset that is measured at fair value is set out in Notes 2(v) and 16 and is included in level 3 of the fair value hierarchy for the years ended 31 March 2026 and 2025.

There were no transfers of financial assets between level 1, level 2 and level 3 fair value hierarchy classifications for the year ended 31 March 2026 and 2025.

The fair values of other financial assets and financial liabilities measured at amortised cost approximate their carrying amounts.

There are no other financial instruments that were measured at fair value as at 31 March 2026 and 2025.

There were no changes in valuation techniques for the year ended 31 March 2026 and 2025.

3. 財務風險管理 (續)

3.3 公允值估計

以下根據公允值計量的金融工具進行分類，乃根據在公允值層級中輸入估值技巧的級別釐定。不同層級的定義如下：

- 相同資產或負債在活躍市場的報價（未經調整）（第一層）；
- 除了第一層所包括的報價外，該資產和負債的可觀察的其他輸入，可為直接（即例如價格）或間接（即源自價格）（第二層）；
- 資產或負債並非依據可觀察市場數據的輸入（即非可觀察輸入）（第三層）。

有關公允價值計量的金融資產之披露載於附註2(v)及16並於2026年及2025年3月31日均納入公允價值層級第三層級。

截至2026年及2025年3月31日止年度，第一層、第二層與第三層公允值層級分類之間並無財務資產的轉撥。

按攤銷成本計量的其他金融資產和負債的公允值乃與其賬面值相若。

於2026年及2025年3月31日，概無其他金融工具乃按公允值計量。

截至2026年及2025年3月31日止年度，估值技巧概無變動。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and judgements are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following are the critical accounting estimations (see below), that the Directors have made in the process of applying the Group's accounting policies and that have the most significant effect on the amounts recognised in the consolidated financial statements.

(i) Construction contracts

The Group reviews and revises the estimates of contract revenue, contract costs and variation orders prepared for each interior fit-out solutions services contract as the contract progresses. Budgeted construction costs are prepared by management on the basis of quotations from time to time provided by major subcontractors, suppliers or vendors involved and the experience of the management. In order to keep the budgets 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.

4. 關鍵會計估計及判斷

估計及判斷會被持續評估，並基於過往經驗及其他因素（包括於有關情況下相信對未來事件的合理預期）。

本集團為未來作出估算。所得之會計估計如其定義，很少與相關的實際結果相符。有關估計及判斷將持續審閱。倘會計估計的修訂僅影響修訂估計的期間，修訂將僅於該期間確認，倘修訂同時影響現時及未來期間，則於修訂期間及未來期間確認。

除涉及估計（見下文）者外，以下關鍵判斷為董事在應用本集團會計政策過程中所作出並且對綜合財務報表內確認的金額構成最重要影響。

(i) 建築合約

本集團根據合約進度審閱及修訂就各室內裝潢解決方案服務合約估計合約收入、合約成本以及工程變更訂單。管理層根據主要次承判商、供應商或賣方不時提供的報價及管理層之經驗編製建築成本預算。為確保預算準確及最新，管理層通過將預算金額與實際產生金額進行比較，對合約預算進行定期審查。該等重大估計或會對於各年度的溢利產生影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS *(Continued)*

(ii) Impairment losses on financial assets

The Group follows the guidance of HKFRS 9 to determine when contract assets, trade and retention receivables are impaired. This determination requires significant judgement and estimation based on assumptions about risk of default and expected loss rates. In making this judgement and estimation, the Group evaluates, among other factors, the duration of receivables and the ageing and collection history of individual debtors and expected future change of credit risks, including the consideration of factors such as general economy measure, changes in macroeconomic indicators etc. Details of the assumptions and inputs used are discussed in Note 3.1(ii)(b).

(iii) Valuation of a financial asset at fair value through profit or loss

As disclosed in note 2(v), the Board is of the view that there were significant financial and operational uncertainties existed regarding the Project's viability as of 31 March 2025. Accordingly, the Board reassessed the highest and best use of the Project (considering its physical, legal and financial factors) in accordance with HKFRS 13 and concluded that as of 31 March 2025 and 31 March 2026, it should be valued on the basis of the fair value of the Land and incurred development costs in its current state, rather than on a discounted cash flow basis assuming the continued development of the Project. On this basis, the fair value of the Fund was re-estimated as the fair value of the Land and incurred development costs less the Fund's liabilities. As a result, the fair value of the investment as at 31 March 2026 was considered to be negligible (2025: negligible).

In the event that the Fund is able to raise sufficient financing to continue with the development of the Project, a significant reversal in the fair value loss recognised may arise.

4. 關鍵會計估計及判斷 (續)

(ii) 金融資產減值虧損

本集團遵循《香港財務報告準則第9號》的指引，以確定合約資產、貿易及保固金應收帳款何時發生減值。這項決定需要根據對違約風險和預期損失率的假設進行重大判斷和估計。在做出此判斷及估計時，本集團會評估應收帳款的存續期、個別債務人的財務狀況及收款歷史，以及預期未來信貸風險的變化，包括考慮一般經濟指標、宏觀經濟指標變化等因素。所用假設和投入的細節請參考附註3.1(ii)(b)。

(iii) 以公允價值計量且其變動計入損益的金融資產的價值

誠如附註2(v)所披露，董事會認為，截至2025年3月31日，該項目在財務及營運方面均存在重大不確定性，令其可行性受到質疑。因此，董事會已根據香港財務報告準則第13號，重新評估該項目的最高及最佳用途（考慮其實體、法律及財務因素），並認為截至2025年3月31日及2026年3月31日，該項目應按土地及已產生開發成本於現況下的公平值計量，而非按假設項目持續開發的貼現現金流量法計量。基於此，該基金的公平值已重新估算為土地及已產生開發成本的公平值，減去基金的負債。故此，截至2026年3月31日，該投資的公平值被視為微不足道（2025年：微不足道）。

倘若該基金能夠籌集足夠融資以繼續開發該項目，則可能導致已確認的公允價值虧損大幅回撥。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

4. CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS *(Continued)*

(iv) Estimations in goodwill impairment assessment

The Group tests whether goodwill has suffered any impairment loss on an annual basis. For the years ended 31 March 2026 and 2025, the recoverable amounts of CGUs was determined based on value in use calculations which require the use of assumptions. The calculations use cash flow projections based on financial budgets approved by management covering a five-year period.

Cash flows beyond the five-year period are extrapolated using the estimated growth rates stated in note 15. These growth rates are consistent with forecasts included in industry reports specific to the industry in which each CGU operates.

4. 關鍵會計估計及判斷 (續)

(iv) 商譽減值評估的估計

本集團每年會測試商譽是否出現減值。截止2026年及2025年3月31日止年度，現金產生單位的可收回金額乃根據需採用假設的使用價值計算釐定。計算根據管理層批准的涵蓋五年期財務預算使用現金流量預測。

五年期後的現金流量使用附註15所述的估計增長率進行推算。該等增長率與各現金產生單位經營所處行業的行業報告中的預測一致。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

5. REVENUE AND SEGMENT INFORMATION 5. 收入及分部資料

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Bare shell fit-out	毛坯房裝潢	276,625	357,099
Restacking	重裝	30,588	15,442
Reinstatement	還原	1,516	3,131
Design	設計	5,200	12,295
Churn works	零碎工程	30,162	28,873
Maintenance and others	保養及其他	615	1,929
		344,706	418,769

The Group's revenue for the years ended 31 March 2026 and 2025 mainly represents revenue from the provision of interior fit-out solutions.

Revenue generated from bare shell fit-out, restacking and reinstatement services were recognised over time while revenue generated from design, churn works, maintenance and other services were recognised at a point in time.

The executive directors have been identified as the CODM who review the Group's internal reporting in order to assess performance and allocate resources. The Group focuses on provision of interior fit-out solutions in Hong Kong and the PRC for the years ended 31 March 2026 and 2025. As set out in note 25, the Group has disposed of its PRC business during the year ended 31 March 2026. Information reported to the CODM, for the purpose of resources allocation and performance assessment, focuses on the operating results of the Group as a whole as the executive directors regard the Group's business as a single operating segment and review consolidated financial statements accordingly. The Group primarily operates in Hong Kong and the PRC. Revenue generated from customers in the PRC is also related to the provision of interior fit-out solutions and the reported geographical segment information is presented below.

本集團截至2026年及2025年3月31日止年度的收入主要為提供室內裝潢解決方案所得的收入。

由毛坯房裝潢、重裝及還原服務而產生的收入乃隨時間而確認，而由設計、零碎工程、保養及其他服務而產生的收入乃根據某個時間點而確認。

執行董事已被確認為本集團的主要經營決策者，負責審閱本集團的內部報告，以評估表現及分配資源。截至2026年及2025年3月31日止年度，本集團專注於在香港及中國提供室內裝潢解決方案。如載於附註25，截至2026年3月31日止年度內，本集團出售了負責中國業務的附屬公司。由於執行董事將本集團的業務視為單一經營分部並相應審閱綜合財務報表，故就資源分配及表現評估而言，向主要經營決策者呈報的資料側重於本集團的整體經營業績。本集團主要於香港及中國經營業務。來自於中國客戶的收入亦與提供室內裝潢解決方案有關，及其呈報地理分部資料列示如下。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

5. REVENUE AND SEGMENT INFORMATION *(Continued)*

Geographical information

The geographical location of customers is based on the location at which the services were provided. The Group's operations and workforce are mainly located in Hong Kong and the PRC. The following table provides an analysis of the Group's revenue from external customers.

Hong Kong	香港
The PRC	中國

Information about major customers

Revenue from customers contributing over 10% of the Group's total revenue are set out below.

Customer A	客戶 A
Customer B	客戶 B
Customer C	客戶 C
Customer D	客戶 D

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

5. 收入及分部資料 (續)

地理資料

客戶的地理位置乃基於提供服務的位置。本集團之經營及人力主要位於香港及中國。下表載列本集團來自外部客戶的收入分析。

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
338,604	409,293
6,102	9,476
344,706	418,769

主要客戶資料

來自佔本集團總收入超過10%的客戶的收入載列如下。

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
35,066	N/A 不適用
N/A (Note) 不適用 (附註)	73,802
N/A (Note) 不適用 (附註)	68,418
N/A (Note) 不適用 (附註)	43,325

附註: 相應收入不超過本集團總收入之10%。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

6. OTHER INCOME

6. 其他收入

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Gain on disposal of subsidiaries (Note 25)	出售附屬公司之收益 (附註25)	225	—
Others	其他	—	5
		225	5

7. EXPENSES BY NATURE

The Group's loss for the years ended 31 March 2026 and 2025 is stated after charging the following cost of sales and administrative expenses:

7. 按性質劃分的開支

本集團截至2026年及2025年3月31日止年度的虧損經扣除以下銷售成本及行政開支後，載列如下：

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Subcontracting charges	分包費用	306,016	357,981
Staff costs (Note 9)	員工成本 (附註9)	44,144	42,959
Cleaning expenses	清潔費用	1,470	3,493
Insurance expenses	保險開支	1,992	3,895
Short-term lease payments (Note 14)	短期租賃付款 (附註14)	485	173
Auditor's remuneration	核數師薪酬		
– Audit service	– 審核服務	700	760
Depreciation on right-of-use assets (Note 14)	使用權資產之折舊 (附註14)	1,852	2,770
Depreciation on property, plant and equipment (Note 13)	物業、廠房及設備之折舊 (附註13)	87	206
Legal and professional fees	法律及專業費用	1,341	2,558
Other expenses	其他開支	2,592	3,436
		2,592	3,436
Total cost of sales and administrative expenses	銷售成本及行政開支總額	360,679	418,231
Representing:	其中：		
Cost of sales	銷售成本	341,148	399,009
Administrative expenses	行政開支	19,531	19,222
		360,679	418,231

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

8. FINANCE INCOME – NET

8. 財務收入－淨額

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Interest income from bank deposits	銀行存款利息收入	1,836	2,994
Interest expense on lease liabilities (Note 14)	租賃負債之利息開支 (附註14)	(67)	(136)
		1,769	2,858

9. STAFF COSTS, INCLUDING DIRECTORS' EMOLUMENTS

9. 員工成本（包括董事酬金）

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Salaries and allowances	薪金及津貼	33,046	34,484
Discretionary bonuses	酌情花紅	9,749	6,760
Retirement benefits contributions (Note)	退休福利供款 (附註)	1,349	1,715
		44,144	42,959

Note: As at 31 March 2026 and 2025, there were no forfeited contributions available to reduce the Group's contributions in future years.

附註：於2026年及2025年3月31日，本集團概無沒收供款可用於扣減未來年度供款。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

9. STAFF COSTS, INCLUDING DIRECTORS' EMOLUMENTS (Continued)

Five highest paid individuals

The five individuals whose emoluments were the highest in the Group for the year included two (2025: two) Directors whose emoluments are reflected in Note 31(a). The emoluments paid and payable to the remaining three (2025: three) individuals during the year are as follows:

Salaries	薪金
Discretionary bonuses	酌情花紅
Retirement benefits contributions	退休福利供款

The emoluments fell within the following bands:

Emolument bands	酬金範圍
HKD2,000,001 to HKD2,500,000	2,000,001港元至 2,500,000港元
HKD2,500,001 to HKD3,000,000	2,500,001港元至 3,000,000港元
HKD3,500,001 to HKD4,000,000	3,500,001港元至 4,000,000港元

During the year, no emoluments have been paid by the Group to the five highest paid individuals mentioned above as an inducement to join or upon joining the Group, or as compensation for loss of office (31 March 2025: Nil).

9. 員工成本（包括董事酬金）（續）

五名最高薪酬人士

年內在本集團內薪酬最高之5名人士包括2名（2025年：2名）董事，其薪酬在附註31(a)中反映。年內已付及應付予餘下3名（2025年：3名）人士之薪酬如下：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
4,331	4,126
4,500	2,917
54	54
8,885	7,097

有關酬金介於以下範圍：

Number of individuals 人數	2026 2026年	2025 2025年
	—	2
	2	1
	1	—

年內本集團並無向上文所述五名最高薪酬人士支付任何酬金，作為加入或於加入本集團時之報酬或離職之補償（2025年3月31日：無）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

10. INCOME TAX (CREDIT)/EXPENSE

10. 所得稅（抵免）／開支

Current income tax	即期所得稅
– Hong Kong profits tax	– 香港利得稅
– Under-provision for prior years	– 往年撥備不足
Deferred income tax (Note 24)	遞延所得稅（附註24）

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
–	1,282
–	29
(420)	(1,109)
(420)	202

On 21 March 2018, the Hong Kong Legislative Council passed The Inland Revenue (Amendment) (No. 7) Bill 2017 (the “**Bill**”) which introduces the two-tiered profits tax rates regime. The Bill was signed into law on 28 March 2018 and was gazetted on the following day. Pursuant to the two-tiered profits tax rates regime, the first HKD2 million of assessable profits of the qualifying group entity will be taxed at 8.25%, and assessable profits above HKD2 million will be taxed at 16.5%. The assessable profits of group entities not qualifying for the two-tiered profits tax rates regime will continue to be taxed at a flat rate of 16.5%.

Accordingly, the Hong Kong profits tax of one of group entities was calculated at 8.25% on the first HKD2 million of the estimated assessable profits and at the rate of 16.5% on the estimated assessable profits above HKD2 million for the year ended 31 March 2025.

No provision for Hong Kong profits tax has been made as the Group had no assessable profit derived from Hong Kong for the year ended 31 March 2026.

於2018年3月21日，香港立法會通過《2017年稅務（修訂）（第7號）條例草案》（「**條例草案**」），引入兩級利得稅稅率制度。條例草案於2018年3月28日簽署成為法律，並於翌日刊登憲報。根據兩級利得稅稅率制度，合資格集團實體的首2百萬港元應課稅溢利將按8.25%的稅率徵稅，而超過2百萬港元的應課稅溢利則按16.5%的稅率徵稅。不符合兩級利得稅稅率制度資格的集團實體之應課稅溢利將繼續沿用16.5%的統一稅率徵稅。

故此，截至2025年3月31日止年度，其中一間集團實體的香港利得稅乃按估計應課稅溢利的首2百萬港元以8.25%的稅率計算，超過2百萬港元的估計應課稅溢利按16.5%的稅率計算。

於截至2026年3月31日止年度，本集團在香港並無取得應課稅溢利，故無就香港的所得稅作出撥備。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

10. INCOME TAX (CREDIT)/EXPENSE (Continued)

Under the Law of the PRC on enterprise income tax (the “EIT”) and Implementation Regulation of the EIT Law, the tax rate of the PRC subsidiary is 25% (31 March 2025: 25%).

No provision for PRC EIT has been made as the PRC subsidiary had no assessable profit during the year up to the date of disposal and the year ended 31 March 2025.

No provision for income tax in other jurisdictions has been made as the Group had no assessable profit in other jurisdictions during the year (31 March 2025: same).

The taxation on the Group’s loss before income tax differs from the theoretical amount that would arise using the tax rates applicable to the respective companies of the Group as follows:

10. 所得稅（抵免）／開支（續）

根據中國企業所得稅（「企業所得稅」）法及企業所得稅法實施條例，中國附屬公司之稅率為25%（2025年3月31日：25%）。

自本年度起直至出售日期及截至2025年3月31日止年度，中國附屬公司並無取得應課稅溢利，故無就中國企業所得稅作出撥備。

本集團於年內在其他司法權區並無取得應課稅溢利，故無就其他司法權區的所得稅作出撥備（2025年3月31日：相同）。

本集團就除所得稅前虧損的稅項，與本集團各公司採用的適用稅率計算的理論稅額有所不同，截列如下：

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
Loss before income tax	除所得稅前虧損	(16,615)	(13,342)
Tax calculated at Hong Kong statutory tax rate	按香港的法定稅率計算的稅項	(2,742)	(2,366)
Effect of different taxation rates in other jurisdictions	其他司法權區不同稅率的影響	122	20
Expenses not deductible for tax purposes	不可扣稅開支	871	2,051
Income not subject to income tax	無須課稅的收入	(56)	(625)
Tax loss not recognised	未確認稅務虧損	1,385	1,095
Tax concession	稅務寬減	—	(2)
Under-provision in prior years	往年撥備不足	—	29
Income tax (credit)/expense	所得稅（抵免）／開支	(420)	202

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

11. LOSS PER SHARE

(a) Basic

Basic loss per share is calculated by dividing the loss attributable to owners of the Company by the weighted average number of Shares in issue during the years ended 31 March 2026 and 2025.

Loss attributable to owners of the Company (HKD'000)	本公司擁有人應佔虧損 (千港元)
Weighted average number of Shares in issue (in thousand)	已發行的加權平均數股份 (千股)
Basic loss per share (HK cents)	每股基本虧損 (港仙)

(b) Diluted

There were no outstanding share options or other potential dilutive equity instruments in issue as at 31 March 2026 and 2025. Accordingly, diluted loss per share is equal to basic loss per share.

12. DIVIDEND

The Board do not recommend the payment of a final dividend for the year ended 31 March 2026 (31 March 2025: nil).

11. 每股虧損

(a) 基本

每股基本虧損乃按截至2026年及2025年3月31日止年度本公司擁有人應佔虧損除以已發行的加權平均數股份計算。

2026 2026年	2025 2025年 (restated) (經重列)
(13,594)	(16,039)
200,000	200,000
(6.80)	(8.02)

(b) 攤薄

於2026年及2025年3月31日，概無尚未行使之購股權或其他已發行之潛在可攤薄權益工具。因此，每股攤薄虧損與每股基本虧損相同。

12. 股息

董事會不建議就截至2026年3月31日止年度派付末期股息(2025年3月31日：無)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

13. PROPERTY, PLANT AND EQUIPMENT

13. 物業、廠房及設備

		Furniture and equipment 傢俬及設備 HKD'000 千港元	Leasehold improvements 租賃裝修 HKD'000 千港元	Motor vehicles 車輛 HKD'000 千港元	Total 合計 HKD'000 千港元
Year ended 31 March 2025	截至2025年3月31日止年度				
Net book amount at 1 April 2024	於2024年4月1日的賬面淨值	330	4	–	334
Additions	添置	71	–	–	71
Depreciation charge (Note 7)	折舊費用 (附註7)	(202)	(4)	–	(206)
Written off	撇銷	(2)	–	–	(2)
Exchange translation difference	匯兌換算差額	(1)	–	–	(1)
Net book amount at 31 March 2025	於2025年3月31日的 賬面淨值	196	–	–	196
At 31 March 2025	於2025年3月31日				
Cost	成本	3,322	2,697	475	6,494
Accumulated depreciation	累計折舊	(3,126)	(2,697)	(475)	(6,298)
Net book amount	賬面淨值	196	–	–	196
Year ended 31 March 2026	截至2026年3月31日止年度				
Net book amount at 1 April 2025	於2025年4月1日的賬面淨值	196	–	–	196
Additions	添置	127	–	–	127
Depreciation charge (Note 7)	折舊費用 (附註7)	(87)	–	–	(87)
Disposal of subsidiaries (Note 25)	出售附屬公司 (附註25)	(8)	–	–	(8)
Net book amount at 31 March 2026	於2026年3月31日的 賬面淨值	228	–	–	228
At 31 March 2026	於2026年3月31日				
Cost	成本	3,302	2,697	475	6,474
Accumulated depreciation	累計折舊	(3,074)	(2,697)	(475)	(6,246)
Net book amount	賬面淨值	228	–	–	228

Depreciation expenses of approximately HKD87,000 (2025: HKD206,000) have been charged to “administrative expenses” for the year ended 31 March 2026.

於截至2026年3月31日止年度，約為87,000港元（2025年：206,000港元）的折舊開支已計入「行政開支」。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

14. LEASES

This note provides information for leases where the Group is a lessee.

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

The consolidated statement of financial position shows the following amounts relating to leases:

Right-of-use assets	使用權資產
Office premises	辦公室物業
Warehouse	倉庫
Office equipment	辦公室設備
Lease liabilities	租賃負債
Current	即期部分
Non-current	非即期部分

The weighted average incremental borrowing rate applied to lease liabilities is 4.27% for both years.

Additions to the right-of-use assets during the year ended 31 March 2026 amounted to approximately HKD1,657,000 (31 March 2025: HKD1,155,000).

14. 租賃

本附註提供有關本集團為承租人的租賃的資料。

(i) 於綜合財務狀況表確認的金額

綜合財務狀況表顯示以下與租賃有關的金額：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
1,290	2,038
69	172
336	255
1,695	2,465
879	1,835
830	713
1,709	2,548

適用於租賃負債的加權平均增量借款利率在兩個年度均為4.27%。

截至2026年3月31日止年度添置的使用權資產約為1,657,000港元（2025年3月31日：1,155,000港元）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

14. LEASES (Continued)

(ii) Amounts recognised in the consolidated statement of profit or loss

The consolidated statement of profit or loss shows the following amounts relating to leases:

14. 租賃 (續)

(ii) 於綜合損益表確認的金額

綜合損益表顯示以下與租賃有關的金額：

		Notes 附註	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Depreciation charge of right-of-use assets	使用權資產之折舊費用			
Office premises	辦公室物業		1,661	2,564
Warehouse	倉庫		104	103
Office equipment	辦公室設備		87	103
		7	1,852	2,770
Interest expense (included in finance cost)	利息開支 (包括財務成本內)	8	67	136
Expense relating to short-term leases (included in administrative expenses)	短期租賃之開支 (包括行政開支內)	7	485	173

The total cash outflow for leases for the year ended 31 March 2026 amounted to approximately HKD2,417,000 (2025: HKD3,032,000).

截至2026年3月31日止年度的租賃現金流出總額約為2,417,000港元 (2025年：3,032,000港元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

14. LEASES (Continued)

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

The Group leases various offices, warehouse and equipment. Lease contracts are typically made for fixed periods of one to five years, but some may have extension options as described in (iv) below.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions.

There were no variable lease payments for the leases entered into by the Group for the years ended 31 March 2026 and 2025.

(iv) Extension and termination options

Extension and termination options are included in a number of property and warehouse leases across the Group. These are used to maximise operational flexibility in terms of managing the assets used in the Group's operations. The Group recognises right-of-use assets with extension and termination options that are exercisable only by the Group and not by the respective lessor only if the Group is highly likely to exercise the options.

14. 租賃 (續)

(iii) 本集團的租賃活動及其列賬方法

本集團租賃多個辦公室、倉庫及設備。租賃合約通常為1至5年的固定期限，惟部分擁有下文(iv)所述的延期選擇權。

租賃條款乃單獨協商達致，當中包含各種不同的條款及條件。

截至2026年及2025年3月31日止年度本集團概無簽訂可變租賃付款的租賃。

(iv) 延期及終止選擇權

本集團的若干物業及倉庫租賃包含延期及終止選擇權。這些用於在管理集團營運中使用的資產方面盡量提升經營靈活性。僅當本集團極有可能行使期權時，本集團才確認具有延期和終止選擇權的使用權資產，這些選擇權只能由本集團而非各自的出租人行使。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

15. INTANGIBLE ASSETS

15. 無形資產

		Goodwill 商譽 HKD'000 千港元	Customer relationship and contracts 客戶關係及 合約 HKD'000 千港元	Total 合計 HKD'000 千港元
Year ended 31 March 2025	截至2025年3月31日止年度			
Net book amount at 1 April 2024 and 31 March 2025	於2024年4月1日及 2025年3月31日的賬面淨值	9,544	–	9,544
At 31 March 2025	於2025年3月31日			
Cost	成本	9,544	2,870	12,414
Accumulated amortisation	累計攤銷	–	(2,870)	(2,870)
Net book amount	賬面淨值	9,544	–	9,544
Year ended 31 March 2026	截至2026年3月31日止年度			
Net book amount at 1 April 2025	於2025年4月1日的賬面淨值	9,544	–	9,544
Disposal of subsidiaries (Note 25)	出售附屬公司(附註25)	(3,074)	–	(3,074)
Impairment loss	減值虧損	(2,910)	–	(2,910)
Net book amount at 31 March 2026	於2026年3月31日的賬面淨值	3,560	–	3,560
At 31 March 2026	於2026年3月31日			
Cost	成本	6,470	2,642	9,112
Accumulated amortisation and Impairment	累計攤銷及減值	(2,910)	(2,642)	(5,552)
Net book amount	賬面淨值	3,560	–	3,560

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

15. INTANGIBLE ASSETS (Continued)

Notes:

Impairment assessment for goodwill

The Group's goodwill before impairment of approximately HKD6,470,000 (2025: HKD6,470,000) was attributable to the acquisition of Core Group Holding Limited ("**Core Group**"). In prior years, the Group also recognised goodwill of approximately HKD3,074,000 arising from the acquisition of Siwu Architectural (Guangzhou) Limited ("**GZ Siwu**"), which was derecognised during the year upon the disposal of GZ Siwu. Details of the disposal are set out in Note 25.

For the purpose of impairment assessment, goodwill is allocated to the cash-generating unit ("**CGU**") to which it relates. As at 31 March 2026, the remaining goodwill was attributable to the Core Group CGU.

Management reviews annually whether the carrying amount of a CGU is higher than the recoverable amount which results in impairment of goodwill. The recoverable amount of a CGU is determined based on value-in-use calculation. The calculation uses pre-tax cash flow projections based on financial budget approved by the directors covering a five-year period. Key assumptions used in the calculation of CGU of Core Group includes pre-tax discount rate of 19% (2025: 18%), revenue growth rate of 2% (2025: 3%) for the five-year forecast period. Cash flows beyond the five-year period are extrapolated using the estimated growth rate of 2.0% (2025: 2.5%).

Management determined the revenue growth rate based on past performance of the CGU and their expectations of the market development. The discount rate applied by the Group is rate that reflect current market assessment of the time value of money and risk specific to the core Group CGU.

As a result of the impairment review and due to a deterioration of the operating results of the Core Group business as compared to its budget, an impairment loss on goodwill of HK\$2,910,000 was recognised during the year ended 31 March 2026 (2025: Nil). Accordingly, the carrying amount of goodwill attributable to Core Group as at 31 March 2026 amounted to HKD3,560,000.

Management considers the revenue growth rate to be the most sensitive key assumption in the impairment assessment of goodwill allocated to the CGU of Core Group. If the revenue growth rate had increased/decreased by 10% on a relative basis from the original revenue growth rate, with all other variables held constant, the recoverable amount of the Core Group CGU would have increased/decreased by approximately HKD869,000 and HKD866,000 respectively as at 31 March 2026 (2025: Nil).

15. 無形資產 (續)

附註：

商譽之減值評估

本集團減值前的商譽約6,470,000港元(2025年：6,470,000港元)乃來自收購Core Group Holding Limited(「**Core Group**」)。於過往年度，本集團亦確認了因收購廣州斯五建築設計有限公司(「**廣州斯五**」)而產生的商譽約3,074,000港元，該商譽已於年內出售廣州斯五時終止確認。出售詳情載於附註25。

就減值評估而言，商譽被分配至其所屬的現金產生單位(「現金產生單位」)。於2026年3月31日，剩餘商譽已分配至Core Group現金產生單位。

管理層每年檢討現金產生單位賬面值是否高於可收回金額以致產生商譽減值。現金產生單位的可收回金額按使用價值釐定。稅前現金流預測的計算方法是按董事批准的涵蓋五年期間的財政預算而釐定。Core Group現金產生單位計算所採用的關鍵假設包括五年預測期19%(2025年：18%)的稅前貼現率、2%的收入增長率(2025年：3%)。超逾五年期之現金流量則採用2.0%(2025年：2.5%)的估計增長率推算。

管理層據現金產生單位之過往表現及市場發展預期釐定收入增長率及毛利率。本集團應用之貼現率乃反映現時市場對金錢時間價值及Core Group現金產生單位特定風險的評估。

由於進行減值檢討及由於Core Group業務的經營業績較預算變差，截至2026年3月31日止年度確認的商譽減值虧損2,910,000港元(2025年：無)。因此，於2026年3月31日，應佔Core Group的商譽賬面值為3,560,000港元。

管理層認為收入增長率是評估分配至Core Group現金產生單位商譽減值評估的最敏感關鍵假設。倘收入增長率較原收入增長率相對上升／下降10%，而所有其他變量維持不變，則於2026年3月31日，Core Group現金產生單位的可收回金額將分別增加／減少約869,000港元及866,000港元(2025年：無)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

16. FINANCIAL ASSET AT FAIR VALUE THROUGH PROFIT OR LOSS

Financial asset measured at FVPL include the following:

Non-current assets

Unlisted fund investment

非流動資產

非上市基金投資

Opening balance

Fair value change

Exchange translation difference

Closing balance

As a percentage of total assets

期初結餘

公允值變動

匯兌換算差額

期末結餘

佔總資產的百分比

As at 31 March 2026, the Group's unlisted fund investment represented its investment in the Project located in Cambodia. The Project, including the Land and the associated development costs, accounted for substantially all of the Fund's assets.

16. 按公允值計量且其變動計入損益的金融資產

按公允值計量且其變動計入損益的金融資產包括以下各項：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
-	-
2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
-	14,202
-	(14,123)
-	(79)
-	-
0%	0%

於2026年3月31日，本集團的非上市基金投資指其於位於柬埔寨的該項目的投資。該項目，包括該土地及相關已產生之開發成本佔該基金絕大部分資產。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

16. FINANCIAL ASSET AT FAIR VALUE THROUGH PROFIT OR LOSS *(Continued)*

Given the conditions disclosed in note 2(v), significant financial and operational uncertainties existed regarding the Project's viability as of 31 March 2025 and 31 March 2026. Accordingly, the Board considers that the Project should be valued on the basis of the fair value of the Land and incurred development costs in its current state. The valuation excluded certain costs that do not contribute to the realisable market value of the physical land or the partially completed construction, including capitalised bank loan interest, commissions and consultancy fees. On this basis, the Fund's adjusted net asset value was negative, and accordingly, the fair value of the investment as at 31 March 2026 was determined to be negligible (2025: negligible).

16. 按公允值計量且其變動計入損益的金融資產 (續)

根據附註2(v)所披露之情況，於2025年3月31日及2026年3月31日，該項目之可行性存在重大財務及營運不確定性。因此，董事會認為，該項目應按現狀下該土地及已產生開發成本於現況下之公平值進行估值。估值並不包括若干不會對實際土地或部分完成建築物之可變現市值作出貢獻之成本，包括已資本化銀行貸款利息、佣金及顧問費。基於此，基金之經調整資產淨值為負數，因此，截至2026年3月31日，該項投資之公平值釐定為微不足道（2025年：微不足道）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

17. FINANCIAL INSTRUMENTS BY CATEGORY

The Group holds the following financial instruments:

17. 按類別劃分的金融工具

本集團持有以下金融工具：

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
Assets as per consolidated statement of financial position	綜合財務狀況表所示資產		
Financial assets at amortised cost	按攤銷成本計量的金融資產		
– Trade and retention receivables (Note 18)	– 貿易及保固金應收款 (附註18)	49,203	73,794
– Deposits and other receivables (Note 20)	– 按金及其他應收款 (附註20)	7,019	2,958
– Cash and bank balances (Note 21)	– 現金及銀行結餘 (附註21)	125,953	116,188
		182,175	192,940
Financial assets at FVPL (Note 16)	按公允值計量且其變動計入損益的金融資產 (附註16)	–	–
Total	合計	182,175	192,940
Liabilities as per consolidated statement of financial position	綜合財務狀況表所示負債		
Financial liabilities measured at amortised costs:	按攤銷成本計量的金融負債：		
– Trade payables (Note 23)	– 貿易應付款 (附註23)	96,383	120,658
– Accruals and other payables	– 應計及其他應付款	965	927
– Lease liabilities (Note 14)	– 租賃負債 (附註14)	1,709	2,548
Total	合計	99,057	124,133

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

18. TRADE AND RETENTION RECEIVABLES

18. 貿易及保固金應收款

		Notes 附註	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Trade receivables	貿易應收款	(a)	50,025	74,958
Retention receivables	保固金應收款	(c)	3,575	3,509
			53,600	78,467
Less: provision for impairment loss (Note 3.1(ii)(b))	減：減值虧損撥備 (附註3.1(ii)(b))		(4,397)	(4,673)
Trade and retention receivables – net	貿易及保固金應收款－淨額		49,203	73,794

Trade and retention receivables balances are categorised as “financial assets measured at amortised cost”. The maximum exposure to credit risk as at 31 March 2026 and 2025 was the carrying value of each class of receivables mentioned above. The Group did not hold any collateral as security. The carrying amounts of trade and retention receivables approximate their fair values. The trade and retention receivables were mainly denominated in HKD.

As at 31 March 2026 and 2025, the carrying amounts of gross trade and retention receivables approximate their fair values and were denominated in the following currencies.

貿易及保固金應收款餘額被分類為「按攤銷成本計量的金融資產」。於2026年及2025年3月31日，上述各類應收款的最大信貸風險為其賬面值。本集團並無持有任何擔保品作為抵押。貿易及保固金應收款之賬面值乃與其公允值相若。貿易及保固金應收款主要以港元計值。

於2026年及2025年3月31日，貿易及保固金應收款的賬面值乃與其公允值相若並按以下貨幣計值：

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
HKD	港元	53,600	77,917
RMB	人民幣	—	550
		53,600	78,467

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

18. TRADE AND RETENTION RECEIVABLES

(Continued)

- (a) The credit terms granted to its customers were generally 30 days to 90 days from the invoice date except for the amount relating to retention money which is payable after 1 year from the date of completion of the works. As at 31 March 2026 and 2025, the ageing analysis of the trade receivables based on the invoice date is as follows:

Within 30 days	30日內
31 to 60 days	31至60日
61 to 90 days	61至90日
91 to 180 days	91至180日
Over 180 days	180日以上

(b) Impairment assessment on financial assets subject to expected credit loss model

The Group applies the simplified approach to provide for expected credit losses prescribed by HKFRS 9. The basis of determining the inputs and assumptions and the estimation techniques are set out in Note 3.1(ii)(b). Details of impairment assessment on financial assets subject to expected credit loss model are set out in Note 3.1(ii)(b).

During the year, the Group reversed HKD255,000 and HKD19,000 impairment allowance in respect of trade and retention receivables and contract assets respectively (31 March 2025: provided HKD2,623,000 impairment allowance to trade and retention receivables and reversed HKD3,000 impairment allowance to contract assets respectively).

18. 貿易及保固金應收款 (續)

- (a) 本集團授予其客戶的信貨期一般為自發票日期起計30日至90日，不包括工程完成日期後1年之應付保固金款項。於2026年及2025年3月31日，按發票日期呈列的貿易應收款之賬齡分析如下：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
17,984	20,338
7,706	21,729
17,221	15,614
1,844	11,265
5,270	6,012
50,025	74,958

(b) 根據預期信貸虧損模式對金融資產進行資產減值評估

本集團採用簡化方法提供香港財務報告準則第9號所規定的預期信貸虧損。釐定輸入數據以及假設及估計方法的基準載於附註3.1(ii)(b)。預期信貸虧損模式下的金融資產減值評估之詳情載列於附註3.1(ii)(b)。

年內，本集團分別對貿易及保固金應收款減值撥回約255,000港元和合約資產減值撥回約19,000港元（2025年3月31日：分別對貿易及保固金應收款和合約資產減值撥備和撥回約2,623,000港元及約3,000港元）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

18. TRADE AND RETENTION RECEIVABLES

(Continued)

(c) As at 31 March 2026 and 2025, the ageing analysis of the retention receivables based on the invoice date was as follows:

Within 30 days	30日內
31 to 60 days	31至60日
61 to 90 days	61至90日
91 to 180 days	91至180日
Over 180 days	180日以上

Movement on the Group's provision for impairment of trade and retention receivables are detailed in Note 3.1(ii)(b).

18. 貿易及保固金應收款 (續)

(c) 於2026年及2025年3月31日，按發票日期呈列的保固金應收款之賬齡分析如下：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
1,451	—
—	165
117	—
493	11
<u>1,514</u>	<u>3,333</u>
<u>3,575</u>	<u>3,509</u>

本集團就貿易及保固金應收款作出減值撥備的變動詳載於附註3.1(ii)(b)。

19. CONTRACT ASSETS AND LIABILITIES

19. 合約資產及負債

Contract assets (Note (i))	合約資產 (附註(i))
Less: provision for impairment loss (Note 3.1(ii)(b))	減：減值虧損撥備 (附註3.1(ii)(b))

Contract liabilities (Note (iii))

合約負債 (附註(iii))

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
28,687	61,629
<u>(63)</u>	<u>(90)</u>
<u>28,624</u>	<u>61,539</u>
<u>9,668</u>	<u>16,265</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

19. CONTRACT ASSETS AND LIABILITIES

(Continued)

Notes:

(i) As at 31 March 2026 and 2025, contract assets related to interior fit-out solution services consist of unbilled amounts resulting from interior fit-out solution services when the revenue recognised exceeds the amount billed to the customer. The contract assets are transferred to trade receivables when the rights become unconditional.

(ii) As at 31 March 2026 and 2025, contract liabilities recognised represented the progress billings received in excess of interior fit-out solution services works performed and advance payments made by customers.

(iii) Revenue recognised in relation to contract liabilities

Revenue recognised that was included in the contract liability balance at the beginning of the year amounted to approximately HKD16,265,000 (2025: HKD5,401,000). There was no revenue recognised from performance obligations satisfied in previous years during the years ended 31 March 2026 and 2025.

(iv) Unsatisfied contracts as at 31 March 2026

Aggregate amount of the transaction price allocated to service contracts that are partially or fully unsatisfied as at 31 March 2026 amounted to approximately HKD49,582,000 (2025: HKD135,678,000).

19. 合約資產及負債 (續)

附註：

(i) 於2026年及2025年3月31日，與室內裝潢解決方案服務有關的合約資產包含因室內裝潢解決方案服務時確認的收入超過向客戶收取的金額而產生的未開具發票金額。當成為無條件權利時，合約資產將轉移至貿易應收款。

(ii) 於2026年及2025年3月31日，已確認的合約負債乃指已收進度發票超過已完成之室內裝潢解決方案服務工程及客戶預付款。

(iii) 與合約負債有關的已確認收入

於年初計入合約負債餘額的已確認收入約為16,265,000港元(2025年：5,401,000港元)。於截至2026年及2025年3月31日止年度內，概無因過往年度已履行履約義務而確認收入。

(iv) 於2026年3月31日未履行合約

於2026年3月31日，分配至服務合約部份或全部未履行的交易價格總額約為49,582,000港元(2025年：135,678,000港元)。

20. DEPOSITS, OTHER RECEIVABLES AND PREPAYMENTS

20. 按金、其他應收款及預付款

Deposits
Other receivables (Note)

按金
其他應收款 (附註)

Financial assets (Note 17)
Prepayments

金融資產 (附註17)
預付款

Less: non-current portion of deposits and prepayments

減：按金及預付款的非即期部分

Current portion

即期部分

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
2,069	2,499
4,950	459
7,019	2,958
784	814
7,803	3,772
(218)	(68)
7,585	3,704

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

20. DEPOSITS, OTHER RECEIVABLES AND PREPAYMENTS (Continued)

Note: Other receivables mainly include amounts due from former subsidiaries of approximately HKD5,279,000 arising from the disposal of subsidiaries completed on 2 September 2025, details of which are set out in Note 25. As at 31 March 2026, approximately HKD4,352,000 remained outstanding. The balances are non-trade, unsecured, non-interest-bearing, and repayable on demand.

Except for prepayments of approximately HKD784,000 (2025: HKD814,000), deposits and other receivables are financial assets categorised as those to be measured at amortised costs. The fair values of the Group's deposits and other receivables approximate their carrying amounts.

The deposits and other receivables were denominated in the following currencies:

HKD	港元
RMB	人民幣
Total	合計

20. 按金、其他應收款及預付款 (續)

附註： 其他應收款項主要包括應收前附屬公司款項約5,279,000港元，此乃由於2025年8月29日完成的出售附屬公司事項所產生，詳情載於附註25。於2026年3月31日，約4,352,000港元仍未償還。該等結餘為非貿易性質、無抵押、不計息且須按要求償還。

除預付款項約784,000港元（2024年：814,000港元）外，按金及其他應收款均分類為按攤銷成本計量的金融資產。本集團之按金及其他應收款的公允值乃與其賬面值相若。

按金及其他應收款乃按以下貨幣計值：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
7,803	2,552
—	406
<u>7,803</u>	<u>2,958</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

21. CASH AND BANK BALANCES

21. 現金及銀行結餘

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Cash at bank and on hand	銀行結餘及手頭現金		
– Cash at bank	– 銀行結餘	124,890	103,522
– Cash on hand	– 手頭現金	47	96
Cash and cash equivalents (Note a)	現金及現金等價物 (附註a)	124,937	103,618
Pledged bank deposits (Note b)	已抵押銀行存款 (附註b)	1,016	12,570
Total cash and bank balances	總現金及銀行結餘	125,953	116,188
Maximum exposure to credit risk	最高信貸風險	125,906	116,092

Notes:

- (a) Cash and cash equivalents comprise deposit with an original maturity of three months or less and carrying interest at prevailing market rate from 0.03% to 2.59% (2025: 0.25% to 3.59%) per annum.
- (b) Pledged bank deposits represent deposits pledged to bank to secure the bank facilities (representing surety bonds and performance guarantees as disclosed in note 27) granted to the Group, and carried with prevailing market interest rate at 0.10% to 0.28% (2025: 0.28% to 1.5%) per annum.

Cash and bank balances are denominated in the following currencies:

附註：

- (a) 現金及現金等價物包括原到期日為三個月或更短的存款，並按現行市場利率介乎每年0.03%至2.59%（2025年：0.25%至3.59%）計息。
- (b) 已抵押銀行存款指已抵押予銀行以擔保本集團獲授銀行信貸（如附註27所披露的履約保函和履約保證）的存款，並按現行市場利率介乎每年0.10%至0.28%（2025年：0.28%至1.5%）計息。

現金及銀行結餘按以下貨幣計值：

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
HKD	港元	121,339	105,434
RMB	人民幣	29	6,336
Others	其他	4,585	4,418
Total	合計	125,953	116,188

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

22. SHARE CAPITAL Share capital

22. 股本 股本

		Number of Shares 股份數目 (in thousand) (千股)	Amount 面值 HKD'000 千港元
Authorised share capital:	法定股本：		
At 1 April 2024, 31 March 2025, 1 April 2025 and 31 March 2026	於2024年4月1日、2025年3月31日、 2025年4月1日及2026年3月31日	5,000,000	39,000
Issued and fully paid:	已發行及繳足：		
At 1 April 2024, 31 March 2025, 1 April 2025 and 31 March 2026	於2024年4月1日、2025年3月31日、 2025年4月1日及2026年3月31日	200,000	1,553

23. TRADE PAYABLES, ACCRUALS AND OTHER PAYABLES

23. 貿易應付款、應計及其他應付款

		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Trade payables	貿易應付款	96,383	120,658
Accruals and other payables	應計及其他應付款	1,329	1,255
		97,712	121,913

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

23. TRADE PAYABLES, ACCRUALS AND OTHER PAYABLES (Continued)

As at 31 March 2026 and 2025, the carrying amounts of trade payables, accruals and other payables approximate their fair values and were denominated in the following currencies.

HKD	港元
RMB	人民幣

As at 31 March 2026 and 2025, the ageing analysis of the trade payables based on invoice date was as follows:

Within 30 days	30日內
31 to 60 days	31至60日
61 to 90 days	61至90日
91 to 180 days	91至180日
Over 180 days	180日以上

24. DEFERRED INCOME TAX

Deferred income tax is calculated in full on temporary differences under the liability method using the tax rate enacted or substantively enacted by the reporting date.

23. 貿易應付款、應計及其他應付款 (續)

於2026年及2025年3月31日，貿易應付款、應計及其他應付款的賬面值乃與其公允值相若並按以下貨幣計值：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
97,712	117,953
—	3,960
97,712	121,913

於2026年及2025年3月31日，按發票日期呈列的貿易應付款之賬齡分析如下：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
74,502	101,619
5,957	2,811
3,969	4,023
3,504	2,842
8,451	9,363
96,383	120,658

24. 遞延所得稅

遞延所得稅乃採用負債法就暫時性差額按財務狀況表的報表日已頒佈或實際頒佈之稅率計算。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

24. DEFERRED INCOME TAX (Continued)

Deferred income tax assets and liabilities are offset when there is legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes related to the same fiscal authority.

24. 遞延所得稅 (續)

遞延所得稅資產及負債只可在即期稅項資產及即期稅項負債有合法權利互相抵銷及遞延所得稅與同一財務機關相關的情況下，方可互相抵銷。

Deferred income tax assets 遞延所得稅資產

The net movements in the deferred income tax account are as follows:

遞延所得稅款項之淨變動如下：

Opening balance	期初結餘
Credit to profit or loss for the year (Note 10)	年內於損益賬計入 (附註10)
Disposal of subsidiaries (Note 25)	出售附屬公司 (附註25)
Exchange translation difference	匯兌換算差額

Closing balance 期末結餘

The movements in deferred income tax assets and liabilities (prior to offsetting of balance within the same tax jurisdiction) during the year are as follows:

遞延所得稅資產及負債 (抵銷同一司法權區之稅項結餘前) 於年內之變動如下：

Deferred income tax assets:

遞延所得稅資產：

		Accelerated tax depreciation and amortisation		Provisions		Tax losses		Total	
		加速稅項折舊及攤銷		撥備		稅損		合計	
		2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
Opening balance	期初結餘	122	125	846	414	1,259	582	2,227	1,121
Credited/(charged) to profit or loss for the year (Note 10)	年內於損益賬計入/(扣除) (附註10)	33	(3)	(110)	432	497	680	420	1,109
Disposal of subsidiaries (Note 25)	出售附屬公司 (附註25)	-	-	-	-	(499)	-	(499)	-
Exchange translation difference	匯兌換算差額	-	-	-	-	-	(3)	-	(3)
Closing balance	期末結餘	155	122	736	846	1,257	1,259	2,148	2,227

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

24. DEFERRED INCOME TAX (Continued)

Deferred income tax assets are recognised for deductible temporary differences to the extent that the realisation of the related tax benefit through future taxable profits is probable.

As at 31 March 2026, the Group did not recognise deferred income tax assets of approximately HKD7,825,000 (2025: HKD6,440,000) in respect of tax losses of HKD47,424,000 (2025: HKD39,030,000) which can be carried forward indefinitely.

Pursuant to the PRC Corporate Income Tax Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in the PRC. A lower withholding tax rate of 5% is applied to Hong Kong investors as there is a tax treaty between the PRC and Hong Kong. However, the 5% treaty rate is not automatically granted. The taxpayer needs to apply to the relevant tax bureau for an approval for the treaty rate. The Group is therefore liable for withholding taxes on dividends distributed by the subsidiary established in the PRC. As at 31 March 2025, deferred income tax liabilities of approximately HKD228,000 had not been recognised for the withholding tax that would be payable on the remittance of earnings of the PRC subsidiary. The related unremitted earnings amounted to approximately HKD2,278,000 as at 31 March 2025, and the Group did not intend to remit these unremitted earnings from the relevant subsidiary to the Company in the foreseeable future. Upon the disposal of the subsidiary in PRC (note 25), the Group is no longer liable for such deferred income tax liabilities.

25. DISPOSAL OF SUBSIDIARIES

On 29 August 2025, 1017 Company Limited, a subsidiary of the Company, entered into a share purchase agreement with a connected person of the Company at the subsidiary level to dispose of 100% equity interest in a subsidiary, Sanbase China Holding Limited, a company incorporated in Hong Kong with limited liability, for an aggregate cash consideration of HK\$1,800,000. Sanbase China Holding Limited and its subsidiary, GZ Siwu, are principally engaged the design and interior fit-out solutions provision in the PRC. The disposal was completed on 2 September 2025. For further details, please refer to the announcement of the Company dated 29 August 2025 and 2 September 2025.

24. 遞延所得稅 (續)

倘有可能透過未來應課稅溢利變現有關稅項優惠，則就可扣減暫時性差額確認遞延所得稅資產。

於2026年3月31日，本集團並未就可無限期限結轉的稅項虧損約7,825,000港元（2025年：6,440,000港元）確認遞延所得稅資產約47,424,000港元（2025年：39,030,000港元）。

根據中國企業所得稅法，於中國成立的外資企業向外國投資者宣派的股息須繳納10%預扣稅。基於中國及香港有特別稅務協定，故中國企業向香港投資企業分派股息，可享有較優惠的稅率5%徵收。但該5%協定稅率並非自動獲得，納稅人需向有關主管稅局申請批准享有稅務協定。因此，本集團須就於中國成立的附屬公司分派的股息繳納預扣稅。於2025年3月31日，本集團並未就中國附屬公司匯出盈利須支付的預扣稅確認約228,000港元的遞延所得稅負債。於2025年3月31日，相關未匯出盈利約為2,278,000港元，本集團不擬於可見未來將該等來自相關附屬公司的未匯出盈利匯出至本公司。處置在於中國的子公司後（附註25），本集團不再就該等遞延所得稅負債承擔責任。

25. 出售附屬公司

於2025年8月29日，本公司附屬公司1017 Company Limited與一名關連人士訂立協議，以出售於附屬公司莊皇中國控股有限公司，一間於香港註冊成立的有限公司，之100%股權，代價為1,800,000港元。莊皇中國控股有限公司及其附屬公司，廣州斯五，主要在中國從事提供設計及室內裝潢解決方案業務。有關出售已於2025年9月2日完成。有關股份購買協議之進一步詳情，請參閱本公司日期為2025年8月29日及2025年9月2日之公告。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

25. DISPOSAL OF SUBSIDIARIES (Continued)

At the date of disposal, the major classes of assets and liabilities of Sanbase China Holding Limited and its subsidiary are as follows:

25. 出售附屬公司 (續)

於出售日期，莊皇中國控股有限公司及其附屬公司之主要資產及負債類別載列如下：

Assets	資產	HK\$'000 千港元
Property, plant and equipment	物業、廠房及設備	8
Right-of-use assets	使用權資產	575
Intangible assets	無形資產	3,074
Deferred income tax assets	遞延所得稅資產	499
Trade and retention receivables	貿易及保固金應收款	73
Deposits, other receivables and prepayments	按金、其他應收款及預付款	229
Contract assets	合約資產	877
Cash and cash equivalents	現金及現金等價物	9,392
Liabilities	負債	
Trade payables	貿易應付款	(5,070)
Accruals and other payables	應計及其他應付款	(12)
Contract liabilities	合約負債	(605)
Lease liabilities	租賃負債	(631)
Income tax payable	應付所得稅	(8)
Amount due to a former intermediate holding company	應付一間前中間控股公司	(64)
Amount due to a former immediate holding company	應付一間前直接控股公司	(3,995)
Amount due to a former fellow subsidiary	應付一間前同系附屬公司	(1,220)
Net assets disposed of	出售之資產淨值	3,122
Gain on disposal of subsidiaries	出售附屬公司之收益	
Cash consideration	現金代價	1,800
Net assets disposed of	出售之資產淨值	(3,122)
Exchange fluctuation reserve released upon disposal	出售後發放匯兌波動儲備	128
Non-controlling interest	非控制權益	1,419
Gain on disposal of subsidiaries	出售附屬公司之收益	225
Net cash outflow arising on disposal of subsidiaries	出售附屬公司產生之淨現金流出	
Cash consideration received	現金代價	1,800
Less: cash and cash equivalents disposed of	減：出售之現金及現金等價物	(9,392)
Net cash outflow	淨現金流出	(7,592)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

26. RELATED PARTY TRANSACTIONS

Related parties are those parties that have the ability to control, jointly control or exert significant influence over the other party in making financial or operational decisions. Parties are also considered to be related if they are subject to common control or joint control. Related parties may be individuals or other entities.

Save as disclosed in Note 25, the Group had no other material related party transaction during the year.

The following is a summary of the significant transactions carried out between the Group and its related parties in the ordinary course of business during the years ended 31 March 2026 and 2025.

Compensation of key management

Key management includes executives of the Group. The compensation paid or payable to key management for employee services is shown below:

Salaries and allowances	薪金及津貼
Discretionary bonuses	酌情花紅
Retirement benefits contributions	退休福利供款

26. 關連方交易

關連方指在作出財務或經營決定時有能力控制、聯合控制另一方或對其產生重大影響力的人士。受共同控制或聯合控制的人士亦被視為有關連。關連方可為個人或其他實體。

除附註25所披露外，在本年度內概無其他關連方交易。

下文概述本集團與其關連方截至2026年及2025年3月31日止年度在日常業務過程中進行的重大交易。

主要管理人員薪酬

主要管理人員包括本集團行政人員。就僱員服務已付或應付主要管理人員的薪酬如下所示：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
3,840	3,840
3,316	1,101
36	36
<u>7,192</u>	<u>4,977</u>

27. CONTINGENT LIABILITIES

The Group had the following contingent liabilities not provided for:

Surety bonds	履約保函
Performance guarantees	履約保證

As at 31 March 2026, the Group provided guarantees of surety bonds of HKD3,797,000 (31 March 2025: HKD22,262,000) in respect of 1 (31 March 2025: 5) interior fit-out solution service contract of the Group in its ordinary course of business.

27. 或然負債

本集團未作出撥備的或然負債如下：

2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元
3,797	22,262
442	6,532
<u>4,239</u>	<u>28,794</u>

於2026年3月31日，本集團已就本集團日常業務過程中的1份（2025年3月31日：5份）室內裝潢解決方案服務合約提供3,797,000港元（2025年3月31日：22,262,000港元）履約保證保函。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

27. CONTINGENT LIABILITIES (Continued)

As at 31 March 2026, performance guarantees of HKD442,000 (31 March 2025: HKD6,532,000) were given by a bank in favour of the Group's customers in respect of 1 (31 March 2025: 5) interior fit-out solution service contract of the Group as security for the due performance and observance of the Group's obligations under the contracts entered into between the Group and their customers.

If the Group fails to provide satisfactory performance to their customers to whom surety bonds and performance guarantees have been given, such customers may demand the bank to pay to them the sum or sum stipulated in such demand. The Group will become liable to compensate such bank accordingly. The relevant surety bonds and performance guarantees will be released.

The surety bonds and performance guarantees were secured by the pledged bank deposits as disclosed in note 21.

At the end of each reporting period, the Directors of the Company do not consider it is probable that a claim will be made against the Group.

28. SHARE OPTION SCHEME

On 8 December 2017, the Company adopted the share option scheme (the **"Share Option Scheme"**), which falls within the ambit of, and is subject to, the regulations under Chapter 23 of the GEM Listing Rules. The purpose of the Share Option Scheme is to attract, retain and motivate employees, Directors and other participants, and to provide a means of compensating them through the grant of options for their contribution to the growth and profits of the Group, and to allow such employees, Directors and other persons to participate in the growth and profitability of the Group.

Qualified participants of the Share Option Scheme include directors (including executive, non-executive and independent non-executive Directors) and employees (whether full-time or part-time) of the Company or any of its subsidiaries or any other person who is in the absolute discretion of the Board has contributed or will contribute to the Group.

27. 或然負債 (續)

於2026年3月31日，一家銀行就本集團1份（2024年3月31日：5份）室內裝潢解決方案服務合約，向本集團客戶提供442,000港元（2024年3月31日：6,532,000港元）的履約保證，作為本集團履行與客戶簽訂合約義務之擔保。

若本集團未能向獲提供履約保函及履約保證的客戶提供合意的服務，該等客戶有權要求銀行按規定支付履約保證金額。然後，本集團將須對銀行作出相應賠償。相關履約保函及履約保證預計將根據各建築合約的條款解除。

有關的履約保證及履約保函，乃以附註21所披露的已抵押銀行存款作抵押。

在每個報告期結束時，本公司董事認為本集團面臨索賠的可能性不大。

28. 購股權計劃

於2017年12月8日，本公司採納的購股權計劃（「購股權計劃」）符合GEM上市規則第23章項下規定的範圍，並須遵守該等規定。購股權計劃旨在吸引、挽留及鼓勵僱員、董事及其他參與者，並透過授出購股權酬謝彼等對本集團增長及溢利作出貢獻，以及讓該等僱員、董事及其他人士分享本集團的增長及盈利。

購股權計劃的合資格參與者包括本公司或其任何附屬公司的董事（包括執行董事、非執行董事及獨立非執行董事）及僱員（不論全職或兼職）或董事會全權認為對本集團已作出或將作出貢獻的任何其他人士。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

28. SHARE OPTION SCHEME (Continued)

The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme is 20,000,000 Shares, representing approximately 10% of the total issued share capital of the Company as at the date of this report.

The total number of Shares issued and to be issued upon the exercise of the options granted to or to be granted to each eligible person under the Share Option Scheme (including exercised, cancelled and outstanding options) in any 12-month period shall not exceed 1% of the Shares in issue.

The offer of a grant of share options under the Share Option Scheme may be accepted upon payment of a consideration of HKD1 by the grantee.

The Share Option Scheme will remain in force for a period of 10 years commencing on 8 December 2017 and the options granted have a 10-year exercise period. Options may be vested over such period(s) as determined by the Board in its absolute discretion subject to compliance with the requirements under any applicable laws, regulations or rules.

The exercise price of share options under the Share Option Scheme is determined by the Board, but shall not be less than the higher of (i) the closing price of the Shares as stated in the daily quotation sheet of the Stock Exchange on the date of grant, which must be a business day; (ii) the average closing price of the Shares as stated in the daily quotation sheets of the Stock Exchange for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share.

No share options has lapsed, or have been granted, exercised or cancelled under the Share Option Scheme since its adoption and up to the date of this report, hence no outstanding share option as at 31 March 2026 and 2025.

28. 購股權計劃 (續)

因根據購股權計劃將予授出的所有購股權獲行使而可能發行的股份總數為20,000,000股，佔於本報告日期本公司已發行股本總數約10%。

於任何12個月期間，因根據購股權計劃已授予或將授予各合資格人士的購股權（包括已獲行使、已註銷及未獲行使的購股權）獲行使而已發行及將予發行的股份總數不得超過已發行股份的1%。

根據購股權計劃授出購股權的要約可由承授人在支付1港元代價後接納。

購股權計劃將於2017年12月8日起計十年內維持有效，及已授出之購股權行使期為十年。購股權可於董事會全權酌情釐定的期間歸屬，惟須遵守任何適用法律、規例或法規的規定。

購股權計劃項下購股權的行使價由董事會釐定，但不得低於以下最高者(i)股份於授出日期（必須為營業日）在聯交所日報表所示的收市價；(ii)緊接授出日期前五個營業日股份在聯交所日報表所示的平均收市價；及(iii)股份面值。

自購股權計劃採納起至本報告日期，概無任何購股權根據購股權計劃已失效或授出、獲行使或註銷，因此，於2026年及2025年3月31日並無任何發行在外的購股權。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

29. PARTICULARS OF PRINCIPAL SUBSIDIARIES

Below table lists the principal subsidiaries of the Group which, in the opinion of the Directors, principally affect the results and net assets of the Group. To give full details of subsidiaries would, in the opinion of the Directors, result in particulars of excessive length. Unless otherwise stated, they have share capital consisting solely of ordinary shares that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group.

	Place of incorporation, operation and kind of legal entity	Issued and fully paid share capital/registered and paid-up capital	Ownership interest held by the Group 本集團持有的擁有權權益		
Name of subsidiaries 附屬公司名稱	註冊成立、主要業務地點及 法律實體類別	已發行及繳足股本／ 註冊及繳足股本	2026 2026年	2025 2025年	Principal activities 主要活動
Indirectly held subsidiaries 間接持有附屬公司					
Sanbase Contracting (Engineering) Limited	Hong Kong, limited liability 香港·有限公司	HKD10,000 10,000港元	100%	100%	Interior fit-out solutions provider 提供室內裝潢解決方案
Sanbase Interior Contracting Limited 誠和樂有限公司	Hong Kong, limited liability 香港·有限公司	HKD10,000 10,000港元	100%	100%	Interior fit-out solutions provider 提供室內裝潢解決方案
Siwu Architectural (Guangzhou) Limited (note) 廣州斯五建築設計有限公司 (附註)	PRC, limited liability 中國·有限公司	RMB1,500,000 人民幣1,500,000元	Nil	65%	Design, interior fit-out solutions provider 設計、室內裝潢解決方案供應商
Studio 5 International Limited 迪澳有限公司	Hong Kong, limited liability 香港·有限公司	HKD10,000 10,000港元	60%	60%	Design, interior fit-out solutions provider 設計、室內裝潢解決方案供應商
Core Group Holding Limited	BVI, limited liability 英屬處女群島·有限公司	USD50,000 50,000美元	60%	60%	Investment holding 投資控股
Sanbase Management Limited	BVI, limited liability 英屬處女群島·有限公司	USD1 1美元	100%	100%	Purchase, administers and holds the Company's Shares for share award scheme 購買、管理及持有本公司股份獎勵計劃 所持股份

Note: As disclosed in note 25, the Group disposed of this subsidiary of during the year ended 31 March 2026.

29. 主要附屬公司之詳情

下表列出董事認為主要影響本集團業績及淨資產的本集團主要附屬公司。董事認為，提供附屬公司的全部詳情會導致篇幅過長。除另有說明外，股本僅由本集團直接持有的普通股構成，所持有的所有者權益比例與本集團持有的表決權相等。

附註： 誠如附註25所披露，截至2026年3月31日止年度，本集團出售了附屬公司。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

29. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Continued)

(a) Non-controlling interests (“NCI”)

Set out below is summarised financial information for subsidiaries that has non-controlling interests that are material to the Group. The amounts disclosed for subsidiaries are after inter-company eliminations.

29. 主要附屬公司之詳情 (續)

(a) 非控股權益 (「非控股權益」)

以下載列本集團有重大非控股權益的附屬公司財務資料摘要。附屬公司披露乃公司內部抵消後之金額。

Summarised balance sheet		GZ Siwu		Core Group and its subsidiaries	
財務狀況表概要		廣州斯五		Core Group 及其附屬公司	
		2026	2025	2026	2025
		2026年	2025年	2026年	2025年
		HKD'000	HKD'000	HKD'000	HKD'000
		千港元	千港元	千港元	千港元
Current assets	流動資產	—	9,558	56,013	59,392
Current liabilities	流動負債	—	(6,096)	(50,778)	(46,304)
Current net assets	淨流動資產	—	3,462	5,235	13,088
Non-current assets	非流動資產	—	1,158	3,742	1,459
Non-current liabilities	非流動負債	—	(471)	(992)	(306)
Non-current net assets	淨非流動資產	—	687	2,750	1,153
Net assets	淨資產	—	4,149	7,985	14,241
Accumulated NCI	累積非控股權益	—	1,519	3,194	5,611

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

29. PARTICULARS OF PRINCIPAL SUBSIDIARIES (Continued)

(a) Non-controlling interest ("NCI") (Continued)

Summarised statement of comprehensive income

全面收益表概要

Revenue	收入
(Loss)/profit and other comprehensive (loss)/income for the year	年內（虧損）／溢利及其他全面（虧損）／收益
(Loss)/profit and total comprehensive income for the year allocated to NCI	年內（虧損）／溢利及全面收益總額分配予非控股權益
Dividend paid to NCI	已付予非控股權益之股息

GZ Siwu

廣州斯五

2026
2026年
HKD'000
千港元

2025
2025年
HKD'000
千港元

Core Group and its subsidiaries

Core Group 及其附屬公司

2026
2026年
HKD'000
千港元

2025
2025年
HKD'000
千港元

6,102	9,476	212,706	200,450
(286)	(49)	(6,043)	6,211
(100)	(17)	(2,417)	2,484
—	—	—	(2,396)

Summarised cash flows

現金流量表概要

Cash flows from operating activities	經營活動之現金流量
Cash flows from investing activities	投資活動之現金流量
Cash flows from financing activities	融資活動之現金流量
Net increase/(decrease) in cash and cash equivalents	現金及現金等價物（減少）／增加淨額

GZ Siwu

廣州斯五

2026
2026年
HKD'000
千港元

2025
2025年
HKD'000
千港元

Core Group and its subsidiaries

Core Group 及其附屬公司

2026
2026年
HKD'000
千港元

2025
2025年
HKD'000
千港元

—	(301)	9,122	(3,766)
—	—	5,530	(71)
—	276	(870)	(6,902)
—	(25)	13,782	(10,739)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

30. STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENTS OF THE COMPANY

(a) Statement of financial position of the Company

30. 本公司財務狀況表及儲備變動

(a) 本公司財務狀況表

Assets

Non-current assets

Property, plant and equipment
Interests in a subsidiary
Financial asset at fair value
through profit or loss

資產

非流動資產

物業、廠房及設備
於一間附屬公司之權益
按公允值計入損益之
金融資產

Current assets

Deposits, other receivables and
prepayments
Amounts due from subsidiaries
Cash and cash equivalents

流動資產

按金、其他應收及預付款
應收附屬公司款
現金及現金等價物

Total assets

總資產

**31 March
2026
2026年
3月31日
HKD'000
千港元**

31 March
2025
2025年
3月31日
HKD'000
千港元
(restated)
(經重列)

1
35,064

35,064 35,065

692 661
13,985 17,056
39,277 39,734

53,954 57,451

89,018 92,516

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

30. STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENTS OF THE COMPANY (Continued)

(a) Statement of financial position of the Company (Continued)

30. 本公司財務狀況表及儲備變動 (續)

(a) 本公司財務狀況表 (續)

		Note	31 March 2026 2026年 3月31日 HKD'000 千港元	31 March 2025 2025年 3月31日 HKD'000 千港元 (restated) (經重列)
Equity	權益			
Equity attributable to the owners of the Company	本公司擁有人應佔權益			
Share capital	股本		1,553	1,553
Share premium	股份溢價	30(b)	57,632	57,632
Other reserve	其他儲備	30(b)	34,986	34,986
Accumulated losses	累計虧損	30(b)	(45,863)	(39,747)
Total equity	總權益		48,308	54,424
Non-current liabilities	非流動負債			
Employee benefit obligations	僱員福利責任		16	20
Liabilities	負債			
Current liabilities	流動負債			
Accruals and other payables	應計及其他應付款		200	419
Amounts due to subsidiaries	應付附屬公司款		40,494	37,653
			40,694	38,072
Total liabilities	總負債		40,710	38,092
Total equity and liabilities	總權益及負債		89,018	92,516

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

30. STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENTS OF THE COMPANY (Continued)

(b) Movements in the Company's reserves

30. 本公司財務狀況表及儲備變動 (續)

(b) 本公司儲備變動

		Share premium	Other reserve (Note) 其他儲備 (附註)	Accumulated losses 累計虧損	Total 合計
		HKD'000 千港元	HKD'000 千港元	HKD'000 千港元	HKD'000 千港元
At 31 March 2024	於2024年3月31日	57,632	34,986	(26,263)	66,355
Loss for the year (restated)	年內虧損 (經重列)	-	-	(13,484)	(13,484)
At 31 March 2025 (restated)	於2025年3月31日 (經重列)	57,632	34,986	(39,747)	52,871
Loss for the year	年內虧損	-	-	(6,116)	(6,116)
At 31 March 2026	於2026年3月31日	57,632	34,986	(45,863)	46,755

Note:

Other reserve of the Company represented the difference between the consideration payable of HKD10,000 and the carrying value of the Company's subsidiary of approximately HKD34,996,000 acquired during the Group's reorganisation before the Company's listing.

附註：

本公司的其他儲備是指應付代價10,000港元與集團在本公司上市前重組期間收購的附屬公司賬面值約34,996,000港元之間的差額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

31. BENEFITS AND INTEREST OF DIRECTORS

(a) Directors' and chief executive's emoluments

The remuneration of each Director and chief executive of the Company for the years ended 31 March 2026 and 2025 are set out below:

Name of Directors	
董事名稱	
Year ended 31 March 2026	截至2026年3月31日止年度
Chairman and chief executive officer	主席兼行政總裁
Mr. Wong Sai Chuen	王世存先生
Executive director	執行董事
Ms. Hui Man Yee Maggie	許曼怡女士
Independent non-executive directors	獨立非執行董事
Mr. Cheung Chi Man Dennis	張志文先生
Mr. Siu Chi Wai	蕭志偉先生
Mr. Law Chun Yat	羅俊逸先生

31. 董事福利及權益

(a) 董事及行政總裁酬金

於截至2026年及2025年3月31日止年度，各董事及本公司行政總裁的酬金載列如下：

	Fees	Salaries	Discretionary bonus	Employer's contribution to a retirement benefit scheme	Total
	袍金 HKD'000 千港元	薪金 HKD'000 千港元	酌情花紅 HKD'000 千港元	僱員退休福利計劃供款 HKD'000 千港元	合計 HKD'000 千港元
Year ended 31 March 2026					
Chairman and chief executive officer					
Mr. Wong Sai Chuen	240	1,980	3,151	18	5,389
Executive director					
Ms. Hui Man Yee Maggie	240	1,380	165	18	1,803
Independent non-executive directors					
Mr. Cheung Chi Man Dennis	216	-	-	-	216
Mr. Siu Chi Wai	144	-	-	-	144
Mr. Law Chun Yat	180	-	-	-	180
	1,020	3,360	3,316	36	7,732

	Fees	Salaries	Discretionary bonus	Employer's contribution to a retirement benefit scheme	Total
	袍金 HKD'000 千港元	薪金 HKD'000 千港元	酌情花紅 HKD'000 千港元	僱員退休福利計劃供款 HKD'000 千港元	合計 HKD'000 千港元
Year ended 31 March 2025					
Chairman and chief executive officer					
Mr. Wong Sai Chuen	240	1,980	901	18	3,139
Executive director					
Ms. Hui Man Yee Maggie	240	1,380	200	18	1,838
Independent non-executive directors					
Mr. Cheung Chi Man Dennis	216	-	-	-	216
Mr. Siu Chi Wai	144	-	-	-	144
Mr. Law Chun Yat	180	-	-	-	180
	1,020	3,360	1,101	36	5,517

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

31. BENEFITS AND INTEREST OF DIRECTORS *(Continued)*

(a) Directors' and chief executive's emoluments *(Continued)*

The executive directors' and chief executives' emoluments shown above were mainly for their services in connection with the management of the affairs of the Company and the Group. The independent non-executive directors' emoluments shown above were mainly for their services as Directors.

No emoluments were paid by the Group to the Directors as an inducement to join, or upon joining the Group, and no compensation was paid or receivable by directors or past directors for loss of office as director of any member of the Group or of any other office in connection with the management of the affairs of any member of the Group during both years.

There was no arrangement under which a director or the chief executive waived or agreed to waive any remuneration during both years.

(b) Directors' retirement benefits and termination benefits

Save as disclosed in Note 31(a), the Directors did not receive any retirement benefits or termination benefits during the financial year (2025: Nil).

(c) Consideration provided to third parties for making available Directors' services

During the year ended 31 March 2026, the Company did not pay any consideration to any third party for making available Directors' services (2025: Nil).

(d) Information about loans, quasi-loans and other dealings in favour of Directors, controlled bodies corporate by and connected entities with such Directors

As at 31 March 2026, there are no loans, quasi-loans or other dealings in favour of Directors, controlled bodies corporate by and connected entities with such Directors (2025: Nil).

(e) Directors' material interests in transactions, arrangements or contracts

No significant transactions, arrangements and contracts in relation to the Group's business to which the Company was a party and in which a director had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year (2025: Nil).

31. 董事福利及權益 (續)

(a) 董事及行政總裁酬金 (續)

上文所示執行董事及行政總裁的薪酬主要為彼等就管理本公司及本集團事務所提供服務之薪酬。上文所示獨立非執行董事的薪酬主要為彼等就擔任董事所提供服務的薪酬。

本集團於兩年內概無向董事支付薪酬，作為促使加入或於加入本集團時隨即支付的酬金，且並無就管理本集團任何成員公司事務而向董事或過往董事支付或由彼等收取作為失去本集團任何成員公司董事職務或任何其他職務之補償。

兩年內概無董事或行政總裁放棄或同意放棄任何酬金之安排。

(b) 董事退休福利及終止福利

除附註31(a)所披露者外，在財政年度內，董事沒有收取任何退休福利及終止福利（2025年：無）。

(c) 就獲提供董事服務向第三方提供的代價

截至2026年3月31日年度內，本公司並未就獲提供董事服務向任何第三方支付供任何代價（2025年：無）。

(d) 有關以董事、受董事控制的法團及關連實體為受益人的貸款、類似貸款及其他交易的資料

於2026年3月31日，概無以董事、受董事控制的法團及關連實體為受益人的任何貸款、類似貸款或其他交易（2025年：無）。

(e) 董事於交易、安排或合約中的重大權益

於年末或年內任何時間，本公司均不存在任何與本集團業務有關的重大交易、安排及合同而董事於當中享有直接或間接的重大權益（2025年：無）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

32. CASH FLOWS INFORMATION

(a) Cash generated from/(used in) operations

Reconciliation of loss before income tax to cash generated from/(used in) operations

32. 現金流量表資料

(a) 營運產生／（所用）之現金

除所得稅前虧損與營運產生／（所用）之現金調節表

	Notes 附註	2026 2026年 HKD'000 千港元	2025 2025年 HKD'000 千港元 (restated) (經重列)
Loss before income tax	除所得稅前虧損	(16,615)	(13,342)
Adjustments for:	調整：		
Depreciation on property, plant and equipment	物業、廠房及設備之折舊	7	206
Depreciation on right-of-use assets	使用權資產之折舊	7	2,770
Fair value changes of a financial asset at FVPL	按公允值計量且其變動計入損益之金融資產的公允值變動	-	14,123
(Reversal of provision)/provision for impairment losses on financial assets	金融資產減值虧損之（撥回）／撥備	(274)	2,620
Impairment loss on goodwill	商譽減值虧損	2,910	-
Finance income – net	財務收入－淨額	8	(2,858)
Provision for employee benefit obligations	僱員福利責任之撥備	234	(319)
Gain of termination of lease	終止租賃收益	-	(2)
Gain of disposal of subsidiaries	出售附屬公司之收益	25	-
Loss on written off of property, plant and equipment	物業、廠房及設備撇銷虧損	-	2
Operating (loss)/profit before working capital changes:	營運資金變動前之經營（虧損）／溢利：	(13,800)	3,200
Trade and retention receivables	貿易及保固金應收款	24,764	(21,869)
Deposits, other receivables and prepayments	按金、其他應收及預付款	1,010	(558)
Contract assets	合約資產	32,016	(22,487)
Trade payables	貿易應付款	(19,108)	10,123
Accruals and other payables	應計及其他應付款	93	(77)
Contract liabilities	合約負債	(5,988)	10,855
Cash generated from/(used in) operations	營運產生／（所用）之現金	18,987	(20,813)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

32. CASH FLOWS INFORMATION (Continued)

(b) Reconciliation of financing activities

This section sets out an analysis and the movements of liabilities from financial activities during the years ended 31 March 2026 and 2025:

32. 現金流量表資料 (續)

(b) 融資活動之調節表

本節載列分析負債及於截至2026年及2025年3月31日止年度內之變動：

		Lease liabilities
		租賃負債
		HKD'000
		千港元
At 1 April 2024	於2024年4月1日	4,121
Cash flows	現金流量	(2,859)
Additions (Note 14(i))	添置 (附註14(i))	1,155
Finance costs	財務成本	136
Termination of lease	終止租賃	(2)
Exchange translation differences	匯兌換算差額	(3)
At 31 March 2025	於2025年3月31日	2,548
At 1 April 2025	於2025年4月1日	2,548
Cash flows	現金流量	(1,932)
Additions (Note 14(i))	添置 (附註14(i))	1,657
Finance costs	財務成本	67
Disposal of subsidiaries (Note 25)	出售附屬公司 (附註25)	(631)
At 31 March 2026	於2026年3月31日	1,709

FIVE YEAR FINANCIAL SUMMARY

五年財務概要

Results

業績

Year ended 31 March

截至3月31日止年度

		2026	2025	2024	2023	2022
		2026年	2025年	2024年	2023年	2022年
		HKD'000	HKD'000	HKD'000	HKD'000	HKD'000
		千港元	千港元	千港元	千港元	千港元
			(restated)			
			(經重列)			
Revenue	收入	344,706	418,769	428,077	517,599	413,122
(Loss)/profit before income tax	除所得稅前（虧損）／溢利	(16,615)	(13,342)	1,749	4,128	(6,833)
Income tax credit/(expense)	所得稅抵免／（開支）	420	(202)	(1,030)	(1,547)	(413)
(Loss)/profit attributable to the owners of the Company for the year	年內本公司擁有人應佔（虧損）／溢利	(13,594)	(16,039)	(1,369)	751	(5,735)
Total comprehensive (loss)/income attributable to the owners of the Company for the year	年內本公司擁有人應佔全面（虧損）／收益總額	(13,025)	(16,111)	(1,133)	750	(5,626)

Assets and Liabilities

資產及負債

As at 31 March

於3月31日

		2026	2025	2024	2023	2022
		2026年	2025年	2024年	2023年	2022年
		HKD'000	HKD'000	HKD'000	HKD'000	HKD'000
		千港元	千港元	千港元	千港元	千港元
			(restated)			
			(經重列)			
Total assets	資產總額	220,498	269,725	266,360	334,481	287,042
Total liabilities	負債總額	109,643	141,781	122,376	190,328	144,893
Net assets	資產淨額	110,855	127,944	143,984	144,153	142,149
Equity attributable to the owners of the Company for the year	年內本公司擁有人應佔權益	107,661	120,814	136,925	137,184	136,434



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