



Flying Financial Service Holdings Limited 匯聯金融服務控股有限公司

(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：8030

2020 Annual Report 年報



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

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本報告乃遵照聯交所 GEM 證券上市規則（「GEM 上市規則」）之規定提供有關匯豐金融服務控股有限公司（「本公司」）之資料，本公司董事（「董事」）願就本報告共同及個別承擔全部責任。各董事經作出一切合理查詢後，確認就彼等所深知及確信：(i) 本報告所載資料在各重大方面均屬準確完整，且無誤導或欺騙成分；(ii) 本報告並無遺漏其他事項，致使其所載任何聲明產生誤導；及 (iii) 本報告內所表達之一切意見均經審慎周詳考慮後始行發表，並以公平合理基準及假設為依據。

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CORPORATE INFORMATION

公司資料

DIRECTORS

Executive Directors

Mr. Zheng Weijing (*Chairman and Chief Executive Officer*)
(resigned on 26 March 2021)

Mr. Zhang Gongjun (*Chairman and Chief Executive Officer*)

Ms. Guo Chanjiao

(duties suspended on 26 March 2021)

Independent Non-executive Directors

Dr. Vincent Cheng

Mr. Leung Po Hon (resigned on 19 November 2020)

Dr. Miao Bo

Mr. Hsu Tawei (appointed on 1 March 2021)

COMPANY SECRETARY

Mr. Chow Chi Wing

COMPLIANCE OFFICER

Mr. Zheng Weijing (resigned on 26 March 2021)

Mr. Zhang Gongjun (appointed on 26 March 2021)

AUTHORIZED REPRESENTATIVES

Mr. Zheng Weijing (resigned on 26 March 2021)

Mr. Zhang Gongjun (appointed on 26 March 2021)

Mr. Chow Chi Wing

AUDIT COMMITTEE

Dr. Vincent Cheng (*Chairman*)

Mr. Leung Po Hon (resigned on 19 November 2020)

Dr. Miao Bo

Mr. Hsu Tawei (appointed on 1 March 2021)

REMUNERATION COMMITTEE

Mr. Hsu Tawei (*Chairman*)

(appointed on 1 March 2021)

Mr. Leung Po Hon (*Chairman*)

(resigned on 19 November 2020)

Mr. Zhang Gongjun

Dr. Miao Bo

董事

執行董事

鄭偉京先生(*主席兼行政總裁*)

(於二零二一年三月二十六日辭任)

張公俊先生(*主席兼行政總裁*)

郭嬋嬌女士

(於二零二一年三月二十六日暫停職務)

獨立非執行董事

鄭嘉福博士

梁寶漢先生(於二零二零年十一月十九日辭任)

苗波博士

徐大偉先生(於二零二一年三月一日獲委任)

公司秘書

周志榮先生

合規主任

鄭偉京先生(於二零二一年三月二十六日辭任)

張公俊先生(於二零二一年三月二十六日獲委任)

法定代表

鄭偉京先生(於二零二一年三月二十六日辭任)

張公俊先生(於二零二一年三月二十六日獲委任)

周志榮先生

審核委員會

鄭嘉福博士(*主席*)

梁寶漢先生(於二零二零年十一月十九日辭任)

苗波博士

徐大偉先生(於二零二一年三月一日獲委任)

薪酬委員會

徐大偉先生(*主席*)

(於二零二一年三月一日獲委任)

梁寶漢先生(*主席*)

(於二零二零年十一月十九日辭任)

張公俊先生

苗波博士

CORPORATE INFORMATION (CONTINUED) 公司資料(續)

NOMINATION COMMITTEE

Mr. Zheng Weijing (*Chairman*)
(resigned on 26 March 2021)
Mr. Zhang Gongjun (*Chairman*)
(appointed on 26 March 2021)
Dr. Vincent Cheng
Mr. Leung Po Hon (resigned on 19 November 2020)
Dr. Miao Bo
Ms. Guo Chanjiao
(duties suspended on 26 March 2021)
Mr. Hsu Tawei (appointed on 1 March 2021)

PRINCIPAL BANKER

Industrial and Commercial Bank of China
Shenzhen Excellence Century Centre Branch
1/F, No. 3, Excellence Century Centre
Fuhua Three Road
Futian District
Shenzhen, China

LEGAL ADVISERS AS TO HONG KONG LAW

Chiu & Partners

AUDITOR

BDO Limited
Certified Public Accountants
25th Floor, Wing On Centre
111 Connaught Road Central
Hong Kong

REGISTERED OFFICE

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 1309, 13/F
Mirror Tower
61 Mody Road
Tsim Sha Tsui
Kowloon
Hong Kong

提名委員會

鄭偉京先生 (*主席*)
(於二零二一年三月二十六日辭任)
張公俊先生 (*主席*)
(於二零二一年三月二十六日獲委任)
鄭嘉福博士
梁寶漢先生 (於二零二零年十一月十九日辭任)
苗波博士
郭嬋嬌女士
(於二零二一年三月二十六日暫停職務)
徐大偉先生 (於二零二一年三月一日獲委任)

主要往來銀行

中國工商銀行
深圳卓越世紀中心支行
中國深圳市
福田區
福華三路
卓越世紀中心3號樓1層

香港法律顧問

趙不渝 馬國強律師事務所

核數師

香港立信德豪會計師事務所有限公司
執業會計師
香港
干諾道中111號
永安中心25樓

註冊辦事處

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands

香港主要營業地點

香港
九龍
尖沙咀
麼地道61號
冠華中心
13樓1309室

CORPORATE INFORMATION (CONTINUED)

公司資料(續)

**HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS
IN THE PEOPLE'S REPUBLIC OF CHINA (THE "PRC")**

18th Floor, Block C, Building 1
Shenzhen Software Industry Base
High-tech Industrial Park
Nanshan District
Shenzhen, China

**PRINCIPAL SHARE REGISTRAR AND TRANSFER
OFFICE IN CAYMAN ISLANDS**

Suntera (Cayman) Limited
(formerly known as SMP Partners (Cayman) Limited)
Suite 3204, Unit 2A, Block 3, Building D
P.O. Box 1586, Gardenia Court, Camana Bay
Grand Cayman, KY1-1100
Cayman Islands

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

Tricor Investor Services Limited
Level 54
Hopewell Centre
183 Queen's Road East
Hong Kong

WEBSITE

www.flyingfinancial.hk

STOCK CODE

8030

**總辦事處及中華人民共和國
(「中國」) 主要營業地點**

中國深圳市
南山區
高新科技產業園
深圳軟件產業基地
1號樓C棟18層

**於開曼群島的主要股份過戶及
登記處**

Suntera (Cayman) Limited
(前名為 SMP Partners (Cayman) Limited)
Suite 3204, Unit 2A, Block 3, Building D
P.O. Box 1586, Gardenia Court, Camana Bay
Grand Cayman, KY1-1100
Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
皇后大道東183號
合和中心
54樓

網站

www.flyingfinancial.hk

股份代號

8030

FINANCIAL HIGHLIGHTS

財務摘要

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元	Changes 變動
OPERATING RESULTS				
	經營業績			
Revenue	收益	19,721	104,390	-81.1%
Loss for the year attributable to owners of the Company	本公司擁有人應佔年度虧損	(468,725)	(673,713)	-30.4%
Basic loss per share	每股基本虧損	RMB(27.07) cents 人民幣(27.07)分	RMB(38.91) cents 人民幣(38.91)分	-30.4%
FINANCIAL POSITION				
	財務狀況			
Total assets	資產總額	394,665	854,816	-53.8%
Cash and cash equivalents	現金及現金等值項目	7,324	16,973	-56.8%
Net assets	資產淨額	301,703	757,229	-60.2%
Dividends				
	股息			
- Interim dividend paid (per share)	- 已付中期股息(每股)	-	-	
- Proposed final dividend (per share)	- 建議末期股息(每股)	-	-	

CHAIRMAN'S STATEMENT

主席報告書

On behalf of the board of directors (the "Board") of Flying Financial Service Holdings Limited ("Flying Financial" or the "Company"), I hereby report the annual results of the Company and its subsidiaries (collectively, the "Group") for the year ended 31 December 2020 (the "reporting period").

In 2020, the revenue of the Group amounted to approximately RMB19.7 million, loss before income tax expenses amounted to approximately RMB490.8 million, and loss attributable to owners of the Company amounted to approximately RMB468.7 million. Throughout the year, the performance of the Group was sluggish with a substantial loss in operating results, which was firstly due to the severe decline in profit and valuation of the Group's investment in property development projects, which involved the continued intensification of the state's regulatory policies on the real estate industry in China. Secondly, the discontinuation of the Group's online financing intermediary business in the fourth quarter of 2019 resulted in a significant reduction in revenue from the financial service platform for the year. Thirdly, the Group's new business is still at an early stage and requires investment but with limited contribution.

In 2020, due to the impact of the global pandemic, China's economy grew slowly as it navigated through risks and challenges. After the imposition of the "three red lines", the real estate industry was under mounting pressure. Although I believe the real estate industry is still the ballast and stabilizer of China's economy, the emphasis on the core regulatory policy of "housing for living, not for speculation" makes the state's efforts to curb asset bubbles and prevent financial risks a top priority. This has prolonged the realisation of the Group's investment in property development projects, significantly reducing their profitability.

In 2020, in view of the regulatory requirements for the internet finance platform business in China, the Group has realised the strategic shift from internet finance services platform to internet microfinance services platform. Through our financial technology service platform, "匯聯科技", the Group has strategically cooperated with a number of enterprises and our business has achieved certain results. We believe that, the development of the internet microfinance business through the collaboration between "匯聯科技" and internet microfinance companies will help the Company's operations to stabilize in the near future and help the Company transform.

各位股東，本人謹代表董事會（「董事會」）提呈匯聯金融服務控股有限公司（「匯聯金融」或「本公司」）及其附屬公司（統稱「本集團」）截至二零二零年十二月三十一日止年度（「報告期」）的全年業績。

二零二零年，本集團錄得收入約人民幣19.7百萬元，除所得稅開支前虧損約人民幣490.8百萬元，本公司擁有人應佔虧損約人民幣468.7百萬元。縱觀本年度，集團業績低迷，經營成果錄得大幅虧損，首先是因為本集團投資的物業發展項目的利潤和估值嚴重下滑，這涉及到國家對於房地產行業政策性調控的持續加碼。其次，本集團於二零一九年第四季度終止了網上融資中介業務導致本年度金融服務平台的收入大減。第三、本集團新業務尚處於初期發展階段，需要投入同時貢獻有限。

二零二零年，全球新冠肺炎疫情帶來衝擊，中國經濟增速放緩，在風險挑戰中破浪前行。房地產行業“三條紅線”之後壓力驟升。雖然本人認為房地產行業依然是中國經濟的壓艙石和穩定劑，但行業堅持“房住不炒”的核心調控政策，國家抑制資產泡沫和防範金融風險成為重中之重。導致本集團所投資的物業發展項目變現週期延長，盈利能力大幅回調。

二零二零年，鑒於中國互聯網金融平台業務的監管要求，本集團已實現由互聯網金融服務平台向互聯網小貸服務平台的戰略轉型。透過金融科技服務平台“匯聯科技”，集團已與多個企業達成戰略合作，業務取得了一定成績。相信，藉着匯聯科技與互聯網小貸公司會作發展的互聯網小貸業務將在近段時間幫助公司經營大致穩定並協助公司邁向轉型。

CHAIRMAN'S STATEMENT (CONTINUED)

主席報告書(續)

In sum, 2020 is a year where the Group transformed and sought for new development opportunities. Despite the setback in the Group's business of investment in property development projects, our internet microfinance business and financial technology services platform have achieved a certain degree of progress. We have also made progress in innovative businesses, such as the construction of the service platform and system of medical aesthetic team.

Looking ahead to 2021, we will remain to be committed to our positioning as a financial services provider to empower the industry through financial technology, enhance compliance management and risk control, and insist on innovation and placing services as the priority. The Group operates its business prudently and keeps introducing technologies to strengthen its core advantages in financial technology services.

We seize opportunities amidst crisis and open up new horizons amidst changes.

At last, on behalf of the Board, management and staff of the Group, I would like to express my gratitude to all shareholders for their continued support. By taking a pragmatic yet innovative approach, my colleagues and I will stand shoulder to shoulder, rise to the challenge, forge ahead fearlessly, and generate returns for our shareholders.

Zhang Gongjun
Chairman

31 March 2021

總體而言，二零二零年是本集團轉型和尋找新發展機遇的一年。雖然本集團在投資物業發展項目業務方面受損，但互聯網小貸業務及金融技術服務平臺取得了一定的進展，在創新業務如醫美團隊建設服務平台及系統的搭建方面亦有所進展。

展望二零二一年，我們將始終堅持金融服務商的定位、始終堅持通過金融科技進行產業賦能、始終堅持合規管理和風險管控、始終堅持創新理念與服務為本。集團會穩健經營並持續加大技術投入，夯實金融科技服務的核心優勢。

在危機中育新機，於變局中開新局。

最後，本人謹代表公司的董事會、集團管理層和全體員工，衷心感謝所有股東的長期支持。本人將與集團同事攜手並肩，直面困難、腳踏實地、開拓創新，以無畏的精神開創全新局面，為股東創造回報。

張公俊
主席

二零二一年三月三十一日

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論與分析

BUSINESS REVIEW

The Group has been committed to developing itself as an influential real estate financial service provider in the PRC and has been putting great efforts in providing financial services to the real estate sector for many years. Leveraging on our experience and expertise in serving as leading real estate developers, our service coverage has been expanded to developers of different scales. We are honored to be able to fulfill the business needs of our business partners and support their continuous growth. During the year, the Group focused on the development of pipeline property development projects and provided services to our partners with our experiences and technologies through our financial service platform. Our core customer base continued to expand. We strived to mitigate compliance risks and reduce operating costs of the Group through business transformation, in order to maintain stable growth and retain our strengths during the downward cycle of the industry.

As at 31 December 2020, the revenue of the Group, loss before income tax expense and loss for the year attributable to the owners of the Company amounted to approximately RMB19.7 million, RMB490.8 million and RMB468.7 million, respectively. In 2020, performance of our investment in property development projects was further adversely affected by the cyclical downtrend of the real estate industry in the PRC, which resulted in a significant decrease in related investment income, financial consultation services income and fair value of the investments. Secondly, due to the repayment abilities of the Group's customers and business partners affected by economic environment of the PRC, the Group had to make substantial provision on loss allowance for the accounts receivables and other receivables. In addition, the Group had faced unprecedented challenges, including the China-USA trade war and the outbreak of coronavirus disease ("COVID-19"). The Group's operation has been affected in certain ways due to the travel restrictions, social distancing and quarantine measures in connection with the outbreak of COVID-19, as the Group has been taking all practicable measures to cope with the potential transmission of COVID-19 by striving for the highest caution standard to protect the health and safety of our staff, business partners and customers.

As at 31 December 2020, the cash and cash equivalents of the Group amounted to approximately RMB7.3 million, which represented a decrease of 56.8% as compared to the previous year. The decrease was mainly due to lack of sufficient operating income to meet the outgoing expenses during the year. The Group recorded a net asset of RMB301.7 million, which represented a decrease of approximately 60.2% as compared to the previous year. The debt to equity ratio and gearing ratio of the Group were approximately 5.2% and 4.0%, representing year-on-year increase of approximately 3.3 percentage point and 2.3 percentage point, respectively.

業務回顧

本集團專注於成為中國重要的房地產金融服務商，且在此領域深耕多年，從作為龍頭房地產開發商積累的經驗和技術能力，逐步擴展到服務行業內規模不等的開發商，我們為能夠解決其業務需求並持續見證業務夥伴持續成長而感到榮幸。本集團在本年度聚焦於深耕存量的物業發展項目，並通過金融科技平台為合作夥伴輸出行業經驗和技術服務，核心客戶持續擴展，力求通過業務轉型的方式降低本集團的合規風險和經營成本，以期在行業下行週期當中保持穩健的發展態勢，並積蓄能量。

截至二零二零年十二月三十一日，本集團實現收入約人民幣19.7百萬元，除所得稅開支前虧損約人民幣490.8百萬元，本公司擁有人應佔年度虧損約人民幣468.7百萬元。二零二零年，本集團主要受到中國內地房地產行業下行週期的持續影響導致在投物業發展項目表現下滑，相關的投資收入、財務顧問服務收入和其公平值大幅減少。第二，由於我們的客戶及業務夥伴的還款能力受到中國經濟環境影響，本集團已就應收賬款及其他應收款項作出大額虧損撥備。此外，本集團亦面對前所未有的挑戰，包括中美貿易戰及新型冠狀病毒病（「新冠肺炎」）爆發。本集團一直採取一切可行措施應對新冠肺炎的潛在傳播，力求以最高的謹慎標準保障員工、業務夥伴和客戶的健康與安全，因此，新冠肺炎疫情的旅遊限制、社交距離及檢疫措施對本集團的經營造成一定影響。

截至二零二零年十二月三十一日，本集團的現金及現金等值項目約人民幣7.3百萬元，較去年同期減少56.8%。減少乃主要由於年內缺乏充足經營收入以應付開支費用。本集團錄得淨資產為人民幣301.7百萬元，較去年同期下降約60.2%。本集團的債務權益比率及資產負債率分別約為5.2%及4.0%，同比分別上升約3.3個百分點及2.3個百分點。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

BUSINESS REVIEW (CONTINUED)

Investment in Property Development Projects

The Group's "investment in property development projects" segment was an extension of the Group's financial solution provider business leveraging on its experience in the financial services industry and also its understanding of the operational environment of the real estate industry via the provision of financial services to property developers of various sizes and other players along the real estate development value chain or their stakeholders in prior years.

Investment in property development projects was the main source of revenue of the Group in the past few years. In this segment, the Group's business and revenue mainly include investment income and financial consultation services income.

Since 2018, regulatory authorities have tightened real estate policies to curb asset bubbles and prevent financial risks and the principle of "houses are for living in, not for speculation" (房住不炒) has become the core direction of public opinion of the industry. The real estate industry highly relies on assets and the application of financial instruments and is materially affected by the policies. In 2019, the real estate industry decelerated. There were policies and regulations imposed by the China Banking and Insurance Regulation Commission in second half of 2019 to further crackdown the financing channels of property developers. In 2020, due to the impact of the global pandemic, China's economic grew slowed as it navigated through risks and challenges. After the imposition of the "three red lines", the real estate industry was under mounting pressure. In order to cope with the impact of the cyclical down trend of the real estate industry, the Group focused on the development of pipeline property development projects in 2020. The Group explored other business opportunities along the business value chain and aimed to control business risks with prudent operation through reducing cash expenditure relating to investment.

In the first half of 2020, with the impact of the outbreak of COVID-19 in the PRC, the majority of the construction and sale activities of the Group's property development projects were suspended and/or postponed. As a result, revenue from the Group's investments in property development projects recorded a significant decline during the year and, due to the expected delay in the cashflow derived from the sale activities of the Group's property development projects and the less than expected repayment to be received from the limited partnerships arising from certain disposal of the equity interests in project companies, a significant fair value loss of the relevant property investment projects was also recorded in 2020. In order to cope with the impact of the cyclical downtrend of the real estate industry, the Group focused on the development of pipeline property development projects in 2020. For the year ended 31 December 2020, there was no investment income generated from the property development projects of the Group. The Group explored other business opportunities along the business value chain and aimed to control business risks with prudent operation through reducing cash expenditure relating to investment.

業務回顧(續)

投資於物業發展項目

憑藉過往年度向各類物業開發商及房地產開發價值鏈的其他參與者或利益相關者提供金融服務所獲的金融服務行業經驗和對房地產行業營運環境的了解，本集團「投資於物業發展項目」分部是本集團金融解決方案供應商業務的延伸。

物業發展項目投資是本集團過往數年業務收益的主要貢獻來源，該分部業務及收益主要包括投資收入和財務顧問服務收入。

從二零一八年開始的地產政策收緊，抑制資產泡沫和防範金融風險成為監管層的主基調，「房住不炒」為房地產行業的核心輿論導向。房地產行業是高度重資產和金融工具深度應用的行業，受政策影響嚴重，二零一九年增速放緩跡象十分明顯。二零一九年下半年，中國銀行保險監督管理委員會頒佈政策及法規以進一步壓制物業開發商的融資渠道。二零二零年，受全球大流行病的影響，中國經濟在應對風險和挑戰中，增長有所放緩。在「三條紅線」實施後，房地產行業承受的壓力越來越大。為了應對房地產行業下行週期的影響，本集團在二零二零年內聚焦於存量物業發展項目的深耕細作，包括發掘業務價值鏈上的其他業務機會，同時通過減少投資性現金支出，以更加穩健的經營方式使業務風險長期可控。

二零二零年上半年，受中國爆發新冠肺炎的影響，本集團大部分物業發展項目的建設及銷售活動暫停及／或延期。因此，本集團於年內的物業發展項目投資收入錄得大幅減少，且由於預期本集團物業發展項目銷售活動所得現金流將有所延遲，以及有限合夥企業將收到的因出售若干項目公司股權而產生的還款少於預期，二零二零年的相關物業投資項目亦錄得重大公平值虧損。為應對房地產行業週期性下行的影響，本集團於二零二零年重點發展籌建中的房地產發展項目。截至二零二零年十二月三十一日止年度，本集團的物業發展項目並無產生投資收入。本集團在業務價值鏈上開拓其他商機，並通過減少與投資相關的現金支出，務求控制業務風險，保持審慎經營。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

BUSINESS REVIEW (CONTINUED)

Investment in Property Development Projects (Continued)

As at 31 December 2020, the fair value of investment in property development projects held by the Group amounted to approximately RMB231.4 million.

Fin-tech Platform

In 2020, the Group has put great effort in transforming its internet finance business segment and cooperated with internet small loan companies to develop internet small loan business. The service of our financial technology service platform, “匯聯科技”, was expanded to cover more property developers. Leveraging on our experience and expertise of serving leading property developers, we have fulfilled the business needs of many partners and enabled the industry for further development. The financial technology service platform has established comprehensive business process and technology system covering customer acquisition, risk identification, risk assessment, loan distribution channel, payment channel and big data analysis through cooperating with Tencent Cloud and other licensed institutions. Business needs of our partners can be fulfilled through quick access to the technologies. The platform facilitates asset-light operation with low risk through technology services and consolidates the position of the Group as a real estate financial service provider and its original aspiration to grow with core customers during the downward cycle of the industry.

With the impact of COVID-19, however, restrictions in travelling have greatly slowed down the communication and cooperation with potential customers, which hindered the development of the financial service platform and affected the financial performance of this segment.

Provision of loan services, financial consultation services, finance lease services

Under these two business segments, the Group provides short-term and long-term financial consultation services, entrusted loans, pawn loans and other loans to borrowers and financial institutions. The Group also provides long-term finance lease services. The Group tailored different types of financial products for its customers depending on their individual circumstances and funding needs in order to resolve the financing needs of the customers.

業務回顧(續)

投資於物業發展項目(續)

於二零二零年十二月三十一日，本集團持有的物業發展項目投資的公平值約人民幣231.4百萬元。

金融科技平台

二零二零年，本集團大力推進互聯網金融業務板塊的轉型，與互聯網小貸公司合作開展互聯網小貸業務。「匯聯科技」金融科技服務平台的服務擴大至覆蓋更多地產商。憑藉服務領先地產商的經驗及專長，我們滿足了眾多合作夥伴的業務需求，使行業得到進一步發展。金融科技服務平台通過與騰訊雲等持牌機構合作，建立了涵蓋獲客、風險識別、風險評估、貸款發放管道、支付管道及大數據分析等全方位的業務流程及技術體系。通過技術的快速接入，可以滿足合作夥伴的業務需求。平台通過技術服務促進輕資產、低風險運營，鞏固本集團作為房地產金融服務商的地位，以及其在行業下行週期中與核心客戶共同成長的初心。

然而，由於新冠肺炎疫情的影響，出行受到限制，大幅減緩與潛在客戶的溝通及合作，阻礙金融服務平台的發展，對該板塊的財務業績有所影響。

提供貸款服務、財務顧問服務、融資租賃服務

根據該兩個業務分部，本集團向借款人及金融機構提供短期和長期財務顧問服務、委託貸款、典當貸款及其他貸款。本集團亦提供長期融資租賃服務。本集團根據客戶個人情況及資金需求，為客戶量身定制不同類型的金融產品，以解決客戶的融資需求。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

BUSINESS REVIEW (CONTINUED)

Cost Reduction and Internal Control

To cope with the industry downturn of its principal business, the Group further reduced its costs and strengthened its internal control. During the year, through optimising human resources and streamlining organizational structure of the Group, the number of staff of the Group decreased from 158 to 90 and the number of departments decreased from 14 to 9. The operation efficiency and per capita efficiency were further enhanced. In addition, the Group refined its business operation and improved its rules and regulations after assessment and supervision of the internal control of various business segments. Our internal control system was improved through supervising the implementation of remedial measures for the loopholes found during our inspection.

In general, the Group focused on its business and adhered to its prudent approach in operation in 2020. Against the backdrop of cyclical downtrend of the industry and the outbreak of COVID-19, the Group was determined to focus on the development of pipeline projects and to build up its internal strengths. All senior management members and our staff are confident and expecting a prosperous future.

FINANCIAL REVIEW

Revenue

For the year ended 31 December 2020, the Group recorded a turnover of approximately RMB19.7 million, representing a decrease of approximately 81.1% from approximately RMB104.4 million in the previous year, primarily due to the effects of development progress of property development projects and downward sales cycle. In the year under review, there were 12 property development projects.

In terms of revenue breakdown, revenue from financial consultation services for the year under review amounted to approximately RMB1.2 million, representing a year-on-year decrease of approximately 96.2%. Revenue from financial service platforms amounted to approximately RMB15.4 million, representing a decrease of approximately 21.0%. Revenue from interest income and finance lease service income for the year under review amounted to approximately RMB3.1 million, representing a year-on-year decrease of approximately 26.9%. For the year under review, there were no investment income from property development projects (2019: approximately RMB49.0 million).

業務回顧(續)

成本削減和內部管控

基於主營業務行業下行，本集團進一步削減成本和加強內部管控。過去一年，通過本集團人力資源優化和組織架構的重組調整，本集團人數從158下降到90，部門數量從14個減少到9個，運營效率和人均效能得到了進一步提升。另外，本年度亦對本集團及下屬各業務板塊內部控制進行再評估和監督，對集團各項規章制度和業務流程進行完善和調整，對發現的漏洞制訂改善方案，並加強執行監督，從而實現內部管理的效能提升。

總體而言，二零二零年對於本集團是深耕和蟄伏的一年。行業週期性下行加上新冠肺炎疫情影響的雙重壓力下，本集團依然保持著清醒的意識，注重存量的深耕細作和內功的持續修煉，本集團全體管理層和員工將等待春暖花開的到來。

財務回顧

收入

截至二零二零年十二月三十一日止年度，本集團錄得營業額約人民幣19.7百萬元，較去年約人民幣104.4百萬元下降約81.1%。營業額減少主要受到物業發展項目發展進度及銷售週期變短的影響。於回顧年度內，我們共有12個物業發展項目。

在收入分類中，於回顧年度，財務顧問服務收入約為人民幣1.2百萬元，同比減少約96.2%。金融服務平台收入約為人民幣15.4百萬元，減幅為約21.0%。於回顧年度，利息收入及融資租賃服務收入約為人民幣3.1百萬元，同比減少約26.9%。於回顧年度，並無物業發展項目投資收入(二零一九年：約人民幣49.0百萬元)。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

FINANCIAL REVIEW (CONTINUED)

Finance Costs

In the year under review, interest expenses of the Group decreased by approximately 83.8% to RMB1.2 million from RMB7.3 million in the previous year, which mainly resulted from the decrease in bank borrowings and corporate bond of the Group during the year.

Other Income/(Expenses), Net

The Group's other income/(expenses), net mainly comprised bad debts written off of loans and accounts receivables, dividend income from equity investments at fair value through other comprehensive income, fair value gain/(loss) on investment properties, recovery of impairment on loans and accounts receivables previously recognised, gain on disposal of a property, plant and equipment, and bank interest income.

Administrative and Employee Benefit Expenses

Administrative and employee benefit expenses of the Group mainly comprised salaries and employee benefits, rental expenses, and marketing and advertising fees. In the year under review, administrative and employee benefit expenses of the Group was approximately RMB53.9 million, representing year-on-year decrease of 47.2%. The decrease was due to implementation of cost control of the Group.

Fair Value Changes in Financial Assets

Under HKFRS 9, investments in the property development projects through limited partnerships and the assets-backed securities of the Group are stated at fair value and classified as financial assets at fair value through profit or loss. The changes in fair values of these investments during the year of approximately RMB362.3 million (2019: RMB522.7 million) was recognised as fair value loss in profit or loss.

In particular, three limited partnerships in which the Group is one of the limited partners have disposed of their respective equity interests in three project companies during the year ended 31 December 2020 due to the expected continuous delay in the construction and sale activities of the relevant property development projects. Based on the latest information available to the management of the Group, it is estimated that the repayment to be received from the limited partnerships arising from such disposals would be significantly less than that originally expected by the Group. As such, a fair value loss of approximately RMB240.7 million was recognised for the relevant property development projects during the year ended 31 December 2020.

財務回顧(續)

財務成本

於回顧年度，本集團的利息開支為人民幣1.2百萬元，較去年的人民幣7.3百萬元減少約83.8%，主要由於年內本集團的銀行借款及公司債券減少。

其他收入／(開支)淨額

本集團其他收入／(開支)淨額主要包括貸款及應收賬款壞賬撇銷、按公平值計入其他全面收益之權益投資之股息收入、投資物業公平值收益／(虧損)、收回以往確認的貸款及應收賬款減值、出售物業、廠房及設備的收益及銀行利息收入。

行政及僱員福利開支

本集團的行政及僱員福利開支主要包括工資及員工福利、租金開支、市場推廣及廣告費用。於回顧年度，本集團的行政及僱員福利開支約為人民幣53.9百萬元，同比下降47.2%，是由於本集團實施成本控制。

金融資產公平值變動

根據香港財務報告準則第9號，本集團透過有限合夥企業於物業發展項目的投資及資產抵押證券將以公平值列賬並分類為按公平值計入損益之金融資產。年內，該等投資的公平值變動約人民幣362.3百萬元(二零一九年：人民幣522.7百萬元)於損益確認為公平值虧損。

具體而言，由於預期相關物業發展項目的建設及銷售活動將持續延期，本集團為有限合夥人之一的三家有限合夥企業已於截至二零二零年十二月三十一日止年度內出售各自於三家項目公司的股權。根據本集團管理層可得的最新資料，估計因該等出售而收到有限合夥企業的還款將遠低於本集團原先的預期。因此，於截至二零二零年十二月三十一日止年度，就相關物業發展項目確認公平值虧損約人民幣240.7百萬元。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

FINANCIAL REVIEW (CONTINUED)

Fair Value Changes in Financial Assets (Continued)

In addition, the Group has withdrawn its equity interest in a limited partnership which had invested in a property development project during the year ended 31 December 2020, due to the expected continuous delay in the construction and sale activities of the relevant property development project. Based on the latest information available to the management of the Group, the relevant property development project would incur a significant loss, so the Group did not expect no any repayment to be received from the project. As a result, a further fair value loss of approximately RMB144.4 million was recognised for the relevant property development project during the year ended 31 December 2020.

Loss Allowance on Financial Assets

In the year under review, impairment loss on loans and accounts receivables and other receivables aggregated approximately RMB89.5 million (2019: approximately RMB108.3 million) due to the increase in credit risk of certain customers.

Loss for the Year Attributable to the Owners of the Company

In the year under review, loss attributable to the owners of the Company was approximately RMB468.7 million (2019: RMB673.7 million), which was primarily due to (i) lack of investment income from property development projects and platform services income during the year, (ii) fair value loss in financial assets at fair value through profit or loss of approximately RMB362.3 million, and (iii) loss allowance on financial assets of approximately RMB89.5 million.

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 December 2020, the Group's bank balances and cash amounted to approximately RMB7.3 million (2019: approximately RMB17.0 million), and the Group's borrowings amounted to approximately RMB15.7 million (2019: approximately RMB14.4 million). The gearing ratio representing the total borrowings of the Group divided by the total assets of the Group was approximately 4.0% (2019: approximately 1.7%). As at 31 December 2020, 100% (2019: approximately 15.0%) of the Group's borrowings would be due within one year, while none (end of 2019: approximately 85.0%) of the Group's borrowings would be due after one year. As at 31 December 2020, the Group's borrowings were denominated in RMB (2019: same), with approximately 19.0% and 81.0% (2019: approximately 0% and 100%) of the Group's borrowings carrying interests at fixed and floating rates, respectively.

財務回顧(續)

金融資產公平值變動(續)

此外，於截至二零二零年十二月三十一日止年度，由於預期相關物業發展項目的建設及銷售活動將持續延期，本集團已提取其於一家投資物業發展項目的有限合夥企業的股權。根據本集團管理層可得的最新資料，相關物業發展項目將會招致重大虧損，故本集團預期不會自該項目收到任何還款。因此，於截至二零二零年十二月三十一日止年度，就相關物業發展項目確認進一步公平值虧損約人民幣144.4百萬元。

金融資產虧損撥備

於回顧年度，貸款及應收賬款以及其他應收款項減值合共約人民幣89.5百萬元(二零一九年：約人民幣108.3百萬元)，原因在於若干客戶的信貸風險增加所致。

本公司擁有人應佔年內虧損

於回顧年度，本公司擁有人應佔虧損約為人民幣468.7百萬元(二零一九年：人民幣673.7百萬元)，主要受到(i)年內缺乏物業發展項目投資收入及平台服務收入；(ii)按公平值計入損益之金融資產的公平值虧損約人民幣362.3百萬元；及(iii)金融資產虧損撥備約人民幣89.5百萬元之影響。

流動資金及財務資源

於二零二零年十二月三十一日，本集團之銀行結餘及現金約為人民幣7.3百萬元(二零一九年：約人民幣17.0百萬元)，本集團的借貸約為人民幣15.7百萬元(二零一九年：約人民幣14.4百萬元)，以本集團總借貸對總資產列示之負債資產比率約為4.0%(二零一九年：約1.7%)。於二零二零年十二月三十一日，本集團100%借貸將於一年內到期(二零一九年：約15.0%)，本集團並無借貸將於一年後到期(二零一九年底：約85.0%)。於二零二零年十二月三十一日，本集團的借貸以人民幣計值(二零一九年：相同)；約19.0%及81.0%的借款分別以固定及浮動利率計息(二零一九年：約為0%及100%)。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

LIQUIDITY AND FINANCIAL RESOURCES (CONTINUED)

As at 31 December 2020, investment properties of the Group with an aggregate carrying amount of approximately RMB47.9 million (2019: RMB49.1 million) were pledged for a bank borrowing.

The Directors considered that, in the foreseeable future, the Group will have sufficient working capital to meet its financial obligations in full when they fall due. In the year under review, the Group did not use any financial instruments for hedging purposes.

ENVIRONMENTAL, SOCIAL AND CORPORATE RESPONSIBILITIES

As a responsible corporation, the Group is committed to maintaining the highest environmental and social standards to ensure sustainable development of its business. The Group has complied with all relevant laws and regulations in relation to its business including health and safety, workplace conditions, employment and the environment. The Group understands a better future depends on everyone's participation and contribution. It has encouraged employees, customers, suppliers and other stakeholders to participate in environmental and social activities which benefit the community as a whole.

The Group maintains strong relationships with its employees, has enhanced cooperation with its suppliers and has provided high quality products and services to its customers so as to ensure sustainable development.

Please also refer to the Environmental, Social and Governance Report contained in this annual report for further details of the Group's environmental performance and relationship with its employees, suppliers and customers.

BUSINESS OUTLOOK

Over the past few years, the Group has experienced significant changes in the political environment, including the increasingly stringent regulations for the real estate industry in China, which have affected the valuation and returns of the Group's property investment projects. There were also changes in the relevant policies in the PRC in relation to internet finance.

流動資金及財務資源(續)

於二零二零年十二月三十一日，本集團為取得銀行借款已抵押總賬面值約人民幣47.9百萬元(二零一九年：人民幣49.1百萬元)的投資物業。

董事認為，於可預見未來，本集團擁有充裕的營運資金可全數償還到期的財務責任。於回顧年度內，本集團並無使用任何金融工具作對沖用途。

環境、社會及企業責任

作為一家具社會責任的企業，本集團致力維持最高要求之環境及社會標準，以確保其業務可持續發展。本集團已遵守所有與其業務有關的相關法例及法規，包括健康及安全、工作環境條件、就業及環境。本集團明白有賴所有人的參與及貢獻才能成就美好將來，亦因此鼓勵僱員、客戶、供應商及其他持份者參與環境及社會活動，惠及整個社區。

本集團與其僱員維持緊密關係，加強與其供應商之間的合作，並為其客戶提供優質產品及服務，以確保可持續發展。

有關本集團之環保表現及其與僱員、供應商及客戶之關係之詳情，請參閱本年報之環境、社會及管治報告。

業務展望

過去數年，本集團持續經歷了中國政治環境的重大變化，包括房地產行業嚴厲且不斷加碼的調控，影響了集團物業投資項目的估值和回報。中國關於互聯網金融的相關政策亦有所變動。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

BUSINESS OUTLOOK (CONTINUED)

Although the Group's business was impacted by the political environment in China, China's economy is still on the upward trend. The Group has state-issued licenses for pawnbroking, finance leasing and factoring, and we have successfully cooperated with internet microfinance companies. In addition, our well-connected corporate partners also have licenses for the disposal of non-performing assets, insurance sales, and auction.

In the coming year, we will continue to have a mix of old and new businesses. On one hand, we will continue to carry on the business of our financial technology service platform, "匯聯科技", which has been expanded for further development. On the other hand, we will strive to explore new businesses. Currently, we have chosen the high-end medical aesthetics market segment in the comprehensive healthcare industry. With the combination of our license advantages and existing clientele, we are making steady progress and are looking forward to a good start. For financial services in the real economy, we will focus on equipment and commodity finance leasing, which will be a good indication of the scale of our businesses.

PRINCIPAL RISKS AND UNCERTAINTIES

Risks related to the Property Market in the PRC

The Group's investments in property development projects are largely dependent on the performance of property market in the PRC. A number of factors would affect the property market in the PRC, including changes in governmental policies, legal environment, social economy and consumers' confidence and preferences. Default on the part of the Group's business partners in the property development projects may also have significant and negative impact on the result of the Group's investments.

The Group pays attention to and monitors closely the property development projects to ensure smooth progress and the compliance of the terms and conditions of the cooperation agreements by its business partners.

業務展望(續)

雖然集團的業務受中國的政治環境影響，但中國經濟奮勇向前蓬勃向上的趨勢不改，本公司擁有國家核發的典當、融資租賃、保理等牌照，也跟互聯網小貸公司順利開展合作，加上我們關係良好的夥伴企業還擁有不良資產處置、保險銷售、拍賣等牌照。

來年，我們還會是新舊業務交替混雜的階段，一方面我們繼續經金融科技服務平台，而「匯聯科技」亦已擴展以進一步發展。另一方面我們將努力探索新業務，目前在大健康賽道，我們選擇了高端醫美這個細分市場，結合我們的牌照優勢和已有客戶積累，目前推進良好，期待有個好的開端。對於實體經濟的金融服務，我們將聚焦于設備及大宗商品的融資租賃，這會對我們的業務規模會有好的說明。

主要風險及不明朗因素

與中國物業市場有關的風險

本集團於物業發展項目的投資主要倚賴於中國物業市場的表現。影響中國物業市場的因素多樣，包括政府政策、法律環境、社會經濟及消費者信心和偏好變動。本集團物業發展項目的業務合作夥伴違約亦可能對本集團的投資業績產生重大不利影響。

本集團關注並密切監控物業發展項目，以確保進度良好且符合與業務夥伴所訂立之合作協定之條款及條件。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

PRINCIPAL RISKS AND UNCERTAINTIES (CONTINUED)

Transformation of the Financial Services Platform

The financial services platform of the Group has undergone strategic transformation according to the requirements of relevant policies and withdrew from the existing development businesses in an orderly and compliant manner. The financial services platform of the Group has also proactively cooperated with internet small loan platforms to develop internet small loan business as part of the transformation, which might last for a relatively longer period of time and be exposed to uncertainties such as loss of customers, increased costs and change of policies. The Group shall oversee the transformation dynamically and make timely adjustments during the process in order to ensure the success of such transformation.

Risks related to Cyber Security

The Group handles significant amount of personal data and credit information of its customers, which is susceptible to cyber threats. The Group's operations, reputation and financial performance could be adversely impacted if the Group suffers from cyber-attacks that disrupt its operations.

The Group makes extensive use of multiple channels to keep informed of emerging cyber security threats to identify and implement measures intended to mitigate the occurrence and/or consequences of such risks.

MAJOR INVESTMENTS

During the year ended 31 December 2020, as one of the ordinary and usual course of business of the Group, the Group continued to invest in property development projects through investments in certain limited partnerships, which engaged in business of property development in the PRC.

主要風險及不明朗因素(續)

金融服務平台的轉型

本集團金融服務平台因政策需要進行了戰略轉型，平台需有序、合規退出存量業務，並積極轉型與互聯網小貸平台合作發展互聯網小貸業務，該業務轉型週期較長，可能導致用戶流失、成本增加、政策變化等不確定因素，本集團必須在轉型過程進行動態監督並及時調整轉型的策略，以確保轉型成功。

與網路安全有關的風險

本集團處理其客戶的大量私人資料及信貸資料，故面臨網路危險。倘本集團遭受網路攻擊中斷其業務營運，則本集團的業務、聲譽及財務表現將受到不利影響。

本集團透過廣泛使用多個管道以知悉新出現的網路安全威脅的資訊，並識別及實施措施以圖減少該等風險的出現及／或該等風險引致的後果。

主要投資

截至二零二零年十二月三十一日止年度，本集團在一般日常業務過程中透過投資若干在中國從事物業發展業務的有限合夥企業繼續投資物業發展項目。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

MAJOR INVESTMENTS (CONTINUED)

The Group held investments in property development projects classified as financial assets at fair value through profit and loss ("financial assets at FVTPL") of approximately RMB231,351,000 as at 31 December 2020, which individually constituted 10% or more of the total amount of the financial assets at fair value (including financial assets at FVTPL and financial assets at fair value through other comprehensive income) as at 31 December 2020 and represented 5% or more of the total assets of the Group as at 31 December 2020. Further details are set out below:

主要投資(續)

於二零二零年十二月三十一日，本集團持有分類為按公平值計入損益之金融資產（「按公平值計入損益之金融資產」）的物業發展項目投資約人民幣231,351,000元，個別構成於二零二零年十二月三十一日的按公平值計量之金融資產總額（包括按公平值計入損益之金融資產及按公平值計入其他全面收益之金融資產）10%或以上及佔本集團於二零二零年十二月三十一日總資產5%或以上。詳情載於下文：

Description of investments	Location	Expire date	Land size of the project	Cost of investment	Fair value/ carrying amount as at 31 December 2020	Fair value gain/(loss) for the year ended 31 December 2020	Dividend received from the investment for the year ended 31 December 2020	% to total amount of financial assets at fair value	% to total assets
投資描述	地點	屆滿日期	項目的土地面積 m ² 平方米	投資成本 RMB'000 人民幣千元	於二零二零年十二月三十一日的公平值/ 賬面值 RMB'000 人民幣千元	截至二零二零年十二月三十一日止年度的公平值收益/(虧損) RMB'000 人民幣千元	截至二零二零年十二月三十一日止年度的投資所得股息 RMB'000 人民幣千元	佔按公平值計量之金融資產總額百分比	佔總資產百分比
Investment in Partnership_ Shenzhen_1603 於深圳合夥企業1603的投資	Longgang District, Shenzhen 深圳市龍崗區	2021 二零二一年	N/A* 不適用*	40,000	36,597	4,307	-	11.5%	9.3%
Investment in Partnership_ Shenzhen_1605 於深圳合夥企業1605的投資	Longgang District, Shenzhen 深圳市龍崗區	2021 二零二一年	N/A* 不適用*	40,000	36,597	4,307	-	11.5%	9.3%
Investment in Partnership_ Chongqing_1801 於重慶合夥企業1801的投資	Banan District, Chongqing 重慶市巴南區	2022 二零二二年	N/A* 不適用*	45,000	37,668	4,225	-	11.9%	9.5%
Investment in Partnership_ Chongqing_1802 於重慶合夥企業1802的投資	Wanzhou District, Chongqing 重慶市萬州區	2022 二零二二年	N/A* 不適用*	37,990	31,809	3,568	-	10.0%	8.1%
Investment in Partnership_ Guangdong_1802 於廣東合夥企業1802的投資	Zengcheng District, Guangdong 廣東省增城區	2021 二零二一年	33,664	25,000	55,645	7,608	-	17.5%	14.1%

* Urban redevelopment projects. Relevant land has not been acquired.

* 市區重建項目。相關土地尚未收購。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

MAJOR INVESTMENTS (CONTINUED)

As at 31 December 2020, for the remaining 7 investments in property development projects, the ranges of:

- their fair values individually ranged from approximately nil to RMB16,741,000;
- percentage to total amount of the financial assets of fair value individually ranged from approximately 0% to 5.3%;
- percentage to total assets individually ranged from approximately 0% to 4.2%.

Looking ahead, the Board is of the view that as a result of the PRC's economy's relatively rapid growth and greater demand for commodity housing in the first and second-tier cities, the real estate industry is expected to maintain a momentum of long-term development given its indispensable role in the national economy. On the other hand, with the control measures such as region-specific regulatory policies and category-specific guidance implemented by the government, the real estate market shall see its development pace slowed down for adjustment, which intensified market segregation and accelerated consolidation of enterprises.

The Group had invested in property development projects (including urban redevelopment projects) in, among others, Shenzhen, Dongguan, Fujian, Xiangyang, Wuhan, Kunming, Guangdong and Chongqing. The Group will closely monitor the changes of policies and market dynamics in different places and adjust the investment direction and strategies of the Group in accordance with the characteristics of different places and projects in due time. The Group is actively looking for investment and development opportunities of Guangdong-Hong Kong-Macao Greater Bay Area and is committed to bringing the underlying value of the urban redevelopment projects, with a view to securing the returns to the shareholders of the Company.

FINAL DIVIDEND

The Board does not recommend the payment of final dividend to shareholders of the Company for the financial year ended 31 December 2020.

主要投資(續)

截至二零二零年十二月三十一日，剩餘7項物業發展項目的投資範圍為：

- 個別公平值介乎約零至人民幣16,741,000元；
- 個別佔按公平值計量之金融資產總額百分比介乎約0%至5.3%；
- 個別佔總資產百分比介乎約0%至4.2%。

展望未來，董事會認為中國經濟將保持平穩較快增長，加上一線及二線城市對住房的剛性需求，房地產行業作為經濟支柱仍會繼續保持長期發展的動力。另一方面，隨著政府透過因城施策和分類指導等調控措施，房地產市場將會進入調整期，加劇市場分化，加速企業整合。

本集團的投資項目覆蓋深圳、東莞、福建、襄陽、武漢、昆明、廣東及重慶等地的房地產業務，包括舊改項目。本集團會密切關注各地的政策變化和市場動態，根據各地區和項目的特點，適時調整集團的投資方向和策略。本集團正積極尋求粵港澳大灣區的投資發展機會和致力發揮舊改項目的潛在價值，為本公司股東帶來回報。

末期股息

董事會並不建議向本公司股東派付截至二零二零年十二月三十一日止財政年度的任何末期股息。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

LITIGATIONS, CLAIMS AND DISPUTES

- (1) As mentioned in the Company's announcement dated 26 March 2021, a writ of civil summons have been issued against Mr. Zheng Weijing ("Mr. Zheng"), Ms. Guo Chanjiao ("Ms. Guo"), two PRC subsidiaries of the Company (namely, Qianhai Flying Financial PRC Service (Shenzhen) Limited and Flying Investment Service (Shenzhen) Company Limited) in October 2020 in relation to the repayment of certain loans and interest accrued thereon. Pursuant to the Writ, (i) Mr. Zheng was demanded for the repayment of an aggregate amount of RMB16,306,300 ("Claimed Amount"), alleging to be the principal and interest accrued thereon pursuant for a loan agreement in 2019; (ii) Ms. Guo, the Company, two PRC subsidiaries of the Company and a number of PRC companies independent to the Group were alleged to be guarantors of the Claimed Amount under an guarantee in 2019 in favour of the claimant under the Writ to secure the Claimed Amount. As of the date of this annual report, no judgement has been concluded in respect of the writ. The Directors, taken advices from the Group's PRC legal counsels, it is probable that the Group has to bear the Claimed Amount accordingly, a provision loss of RMB16,306,300 has been provided for the year ended 31 December 2020.
- (2) As stated in the Company's announcements dated 8 December 2020 and 26 March 2021, Mr. Zheng, Ms. Guo, and three employees of the Group have been held in custody since the evening of 7 December 2020 by the Nanshan Branch of the Shenzhen Public Security Bureau (the "Bureau") in the People's Republic of China (the "PRC") pending investigation regarding certain suspected illegal absorption of public deposits (collectively, the "Custodies"). The Custodies are related to certain unsettled repayment funds (the "Unsettled Repayment Funds") in relation to the online financing intermediary business conducted by a PRC subsidiary of the Company, Shenzhen Flying Financial Internet Financial Services Corporation ("SZ Flying Internet Financial"), the operation of which has already been ceased in the fourth quarter of 2019. As of the date of this annual report, the investigations regarding suspected illegal absorption of public deposits by the Bureau is still ongoing (the "Investigation").

訴訟、申索及糾紛

- (1) 誠如本公司日期為二零二一年三月二十六日的公告所述，於二零二零年十月，鄭偉京先生（「鄭先生」）、郭嬋嬌女士（「郭女士」）、本公司兩間中國附屬公司（即前海匯聯金融服務（深圳）有限公司及匯聯投資服務（深圳）有限公司）就償還若干貸款及其應計利息接獲民事傳訊令狀。根據令狀，(i) 鄭先生被要求償還合共人民幣 16,306,300 元（「申索金額」），指該金額為根據二零一九年一份貸款協議的本金及其應計利息；(ii) 郭女士、本公司、本公司兩間中國附屬公司及若干獨立於本集團的中國公司被指稱為以令狀下申索人為受益人於二零一九年的擔保書項下申索金額的擔保人，以擔保申索金額。截至本年報日期尚未就令狀作出判決。董事經徵詢本集團中國法律顧問的意見後，認為本集團可能須承擔申索金額，因此，已就截至二零二零年十二月三十一日止年度計提撥備虧損人民幣 16,306,300 元。
- (2) 誠如本公司日期為二零二零年十二月八日及二零二一年三月二十六日的公告所述，鄭先生、郭女士及本集團三名僱員自二零二零年十二月七日晚上起被中華人民共和國（「中國」）深圳市公安局南山分局（「分局」）拘留，以待調查若干涉嫌非法吸收公眾存款罪（統稱「相關拘留」）。相關拘留與網上融資中介業務的若干未清償資金（「未清償資金」）有關，有關業務由本公司中國附屬公司深圳市匯聯互聯網金融服務有限公司（「深圳市匯聯互聯網金融」）進行，且已於二零一九年第四季度停止經營。於本年報日期，分局對涉嫌非法吸收公眾存款罪的調查（「調查」）仍在進行當中。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

LITIGATIONS, CLAIMS AND DISPUTES (CONTINUED)

(2) (Continued)

As mentioned in the Company's announcement dated 26 March 2021, certain assets of the Group had been seized by the Bureau during the year ended 31 December 2020, including the Group's investment properties of approximately RMB47,870,000, unlisted equity securities classified as financial assets at FVOCI of approximately RMB54,129,000 and the equity interests of the Group in certain property development projects through limited partnerships in which the Group's investments classified as financial assets at FVTPL of approximately RMB128,838,000 (collectively, the "Seized Assets"). The Seized Assets owned by several PRC subsidiaries of the Company which are subject to certain guarantees (the "Guarantee Documents") provided by these PRC subsidiaries of the Company for the Unsettled Repayment Funds. As mentioned in the same announcement, the Seized Assets were pledged pursuant to the Guarantee Documents for the settlement of the Unsettled Repayment Funds in November 2019.

Based on current information available and advices from the Group's PRC legal counsels, the Directors are view that the potential claims might arise from the Unsettled Repayment Funds would be limited to the Seized Assets under Guarantee Documents and assets owned by SZ Flying Internet Financial mainly included (i) one of the Seized Assets; (ii) amount due from group companies of approximately RMB1,990,000 and (iii) and other assets of approximately RMB426,000 as at 31 December 2020. As the Investigation is still in progress and no decision has been made by the court or Bureau, the Directors, taken advices from the Group's PRC legal counsels, are of the view that the amount of the claims cannot be measured with sufficient reliability..

THE GROUP'S RESPONSE TO THE BASIS OF DISCLAIMER OF OPINION

As disclosed in sections headed "Disclaimer of Opinion" and "Basis for Disclaimer of Opinion" in the independent auditors' report contained on pages 106 to 111 of this annual report, the auditors of the Company (the "Auditors") did not express an audit opinion on the consolidated financial statements of the Group for the year ended 31 December 2020 as a result of certain matters.

訴訟、申索及糾紛(續)

(2) (續)

誠如本公司日期為二零二一年三月二十六日的公告所述，於截至二零二零年十二月三十一日止年度，本集團若干資產已遭分局扣押，當中包括本集團的投資物業約人民幣47,870,000元、分類為按公平值計入其他全面收益之金融資產的非上市股本證券約人民幣54,129,000元，以及本集團透過有限合夥於若干物業發展項目持有的股權，而本集團於其中投資獲分類為按公平值計入損益之金融資產，為數約人民幣128,838,000元(統稱「扣押資產」)。扣押資產為本公司若干中國附屬公司所有，並受限於上述本公司中國附屬公司就未清償資金提供的若干擔保書(「擔保文件」)。誠如同一公告所述，扣押資產已於二零一九年十一月根據擔保文件予以抵押，用作結付未清償資金。

根據目前可獲得的資料及本集團中國法律顧問的意見，董事認為，未清償資金可能產生的潛在申索將僅限於擔保文件下的扣押資產及深圳市匯聯互聯網金融所擁有的資產，主要包括(i)其中一項扣押資產；(ii)應收集團公司款項約人民幣1,990,000元及(iii)於二零二零年十二月三十一日的其他資產約人民幣426,000元。由於調查仍在進行中，且法院或分局尚未作出任何決定，董事在聽取本集團的中國法律顧問的意見後，認為該等申索金額不能以充分可靠的方式計算。

本集團對不發表意見聲明之基準的回應

誠如本年報第106至111頁所載獨立核數師報告中「不發表意見聲明」及「不發表意見聲明之基準」一節所披露，由於若干事項，本公司核數師(「核數師」)並無對本集團截至二零二零年十二月三十一日止年度之綜合財務報表發表審核意見。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

THE GROUP'S RESPONSE TO THE BASIS OF DISCLAIMER OF OPINION (CONTINUED)

The following paragraphs set out the Group's response to the basis of disclaimer of opinion:

(i) Scope limitation – valuation of investments in limited partnerships

In the absence of the relevant supporting documents, including the correspondences with and the financial information of the limited partnerships, which formed the basis for the preparation of the discounted cash flow in measuring the fair value of investments in the limited partnerships as at 31 December 2020, the Auditors are of the view that they have not been provided with sufficient evidence to satisfy themselves as to the reasonableness of the Directors' estimation of the fair value of the Group's investments in the limited partnerships.

The Group had obtained sufficient information from the limited partnerships and the project companies to estimate the fair value of investments in limited partnership. However, the Group was unable to provide sufficient supporting document and information to prove to the Auditors that the relevant information was provided by the limited partnerships and the project companies.

The Group would proactively require the relevant party/(ies) to provide proof of authorization for the correspondence.

(ii) Scope limitation – valuation of assets-backed securities

The Auditors are of the view that they have not been provided sufficient evidence, including the correspondences with and the financial information of the assets-backed securities, to satisfy themselves as to the reasonableness of the Directors' estimation of the fair value of the Group's investment in the assets-backed securities.

The Group had obtained sufficient information from the trust company to estimate the fair value of the investment in the assets-backed securities. However, the Group was unable to provide sufficient supporting document and information to prove to the Auditors that the relevant information was provided by the trust company.

The Group would proactively require the relevant party/(ies) to provide proof of authorization for the correspondence.

本集團對不發表意見聲明之基準的回應(續)

下文各段列載本集團對不發表意見聲明之基準的回應：

(i) 範圍限制－對有限合夥企業投資的估值

由於缺乏相關佐證文件，包括與有限合夥企業的通訊及其財務資料，而該等文件構成編製折現現金流量以計算於二零二零年十二月三十一日於有限合夥企業的投資的公平值的基準，核數師認為彼等未獲提供足夠證據以令彼等信納董事對本集團於有限合夥企業投資的公平值估計屬合理。

本集團已從有限合夥企業和項目公司獲得充足的資料，以估計於有限合夥企業投資的公平值。然而，本集團未能提供充足支持文件及資料，向核數師證明有關資料乃由有限合夥企業和項目公司提供。

本集團將積極要求相關方面提供通訊的授權證明。

(ii) 範圍限制－資產抵押證券的估值

核數師認為，彼等並未獲提供足夠證據(包括與資產抵押證券有關的通訊及資產抵押證券的財務資料)以令彼等信納董事對本集團於資產抵押證券投資的公平值估計屬合理。

本集團已從信託公司取得充足資料，以估計於資產抵押證券的投資的公平值。然而，本集團未能提供充足支持文件及資料，向核數師證明有關資料乃由信託公司提供。

本集團將積極要求相關方面提供通訊的授權證明。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

(iii) Scope limitation – PRC bank related balances, PRC loans and accounts receivables, PRC other payable and disclosure

In absence of the relevant PRC companies' seals which were taken into custody of the Bureau for the confirmation purpose, the Auditors are of the view that, with no alternative audit procedures, they were unable to determine whether the information relating to the Group's PRC bank balances, borrowings, entrusted loans, pledged assets and guarantee documents issued in favor of the PRC banks, if any, loans and accounts receivables and other payables held by the Group's PRC subsidiaries as at 31 December 2020 have been properly accounted for and disclosed in the consolidated financial statements.

The Group had endeavoured to negotiate with the Bureau to provide stamping on the relevant confirmations during the course of audit but in vain. The Group, together with its legal counsel, would continue to communicate with the Bureau for the release of the seals of the relevant PRC companies of the Group so as to facilitate the stamping of the relevant confirmations as required by the Auditors.

(iv) Scope limitation relating to going concern

The Group was unable to provide the Auditors with information that they consider sufficient to evaluate whether the below mentioned plans and measures are feasible.

The financial technical service platform, 匯聯科技, and other platform services of the Group continue to generate steady income which could help to ongoing operation of the Group.

The Group is negotiating with the potential investors in regarding the fund rising plans. The Group would proactively to approach relevant parties to achieve the fund rising plans.

In relation to the bank loans of RMB15,735,000, the Group is actively negotiating with the banks for the debt restructure exercise so as to increase the liquidity of the Group.

The Group is negotiating with a shareholder of the Company for extension of his relevant borrowing so that no action will be taken by that shareholder to demand immediate repayment of the borrowing.

(iii) 範圍限制－中國的銀行相關結餘、中國貸款及應收賬款、中國其他應付款項及披露資料

在缺乏相關中國公司的印章(扣押於分局以作核實)之情況下,核數師認為,在並無其他審計程序的情況下,其未能釐定有關本集團於二零二零年十二月三十一日之中國的銀行賬戶結餘、借貸、委託貸款、質押資產及所出具以中國銀行為受益人的擔保文件(如有)、貸款及應收賬款及本集團的中國附屬公司持有的其他應付款項的資料是否妥為入賬及披露於綜合財務報表。

本集團已盡力與分局協商,以在審計過程中對相關確認書加蓋印章。本集團連同其法律顧問,將繼續與分局溝通,爭取發還本集團相關中國公司的印章。

(iv) 與持續經營有關的範圍限制

本集團未能向核數師提供資料,使彼等認為足以評估下文所述計劃及措施是否可行。

本集團的金融技術服務平台匯聯科技及其他平台服務持續錄得穩定收入,有助本集團的持續營運。

本集團正與潛在投資者就集資計劃進行磋商。本集團將積極與有關各方接觸,以實現集資計劃。

就人民幣15,735,000元的銀行貸款而言,本集團正積極與銀行磋商債務重組計劃,以增加本集團的流動性。

本集團正與本公司一名股東商討延長其相關借款,而該股東不會採取行動要求即時償還借款。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

MATERIAL ACQUISITIONS OR DISPOSALS OF SUBSIDIARIES AND AFFILIATED COMPANIES

There was no material acquisition or disposal of subsidiaries and affiliated companies during the year ended 31 December 2020.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS AND EXPECTED SOURCES OF FUNDING

There was no specific plan for material investments or capital assets as at 31 December 2020.

CONTINGENT LIABILITIES

For the contingent liabilities of the Group as at 31 December 2020, please refer to point 2 of the "LITIGATION, CLAIMS AND DISPUTES" section in Management Discussion And Analysis (2019: nil).

CHARGES ON GROUP ASSETS

As at 31 December 2020, investment properties of the Group with an aggregate carrying amount of approximately RMB47.9 million (2019: RMB49.1 million) were pledged for a bank borrowing.

CAPITAL COMMITMENTS

As at 31 December 2020, the Group had no significant capital commitments (2019: nil).

FOREIGN EXCHANGE EXPOSURE

The Group is mainly exposed to the fluctuation of HK\$ against RMB as its certain bank balances are denominated in HK\$ which is not the functional currency of the relevant group entities. The Group has not made other arrangement to hedge against the exchange rate risk. However, the Directors and the management will continue to monitor the foreign exchange exposure and will consider utilising applicable derivatives to hedge out the exchange risk when necessary.

重大收購或出售附屬公司及聯屬公司

截至二零二零年十二月三十一日止年度，並無重大收購或出售附屬公司及聯屬公司。

重大投資或資本資產之未來計劃及預計資金來源

於二零二零年十二月三十一日，並無重大投資或資本資產之具體計劃。

或然負債

就本集團於二零二零年十二月三十一日的或然負債而言，請參閱管理層討論與分析中「訴訟、申索及糾紛」一節第2點（二零一九年：無）。

集團資產抵押

於二零二零年十二月三十一日，本集團為取得銀行借款已抵押賬面總值約人民幣47.9百萬元之投資物業（二零一九年：人民幣49.1百萬元）。

資本承擔

於二零二零年十二月三十一日，本集團無重大資本承擔（二零一九年：無）。

外匯風險

由於本集團若干銀行結餘以港元計值，而港元並非相關集團實體之功能貨幣，故主要面對港元兌人民幣波動的風險。本集團並未作出其他安排以對沖外匯風險。然而，董事及管理層將不斷監察外匯風險，並將在有需要時考慮採用適當衍生工具對沖外匯風險。

MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)

管理層討論與分析(續)

TREASURY POLICIES

The Group adopts a conservative approach towards its treasury policies. The Group strives to reduce exposure to credit risk by performing ongoing credit evaluation of the financial conditions of its customers. To manage liquidity risk, the Directors closely monitor the Group's liquidity position to ensure that the liquidity structure of the Group's assets, liabilities and commitments can meet its funding requirements.

EMPLOYEES AND REMUNERATION POLICIES

As at 31 December 2020, the Group had a total of 90 staff (2019: 158). Total staff costs (including Directors' emoluments) were approximately RMB25.3 million for the year ended 31 December 2020 (2019: RMB48.8 million). Remuneration is determined with reference to market conditions and the performance, qualifications and experience of individual employee. Year-end bonus based on individual performance will be paid to employees as recognition of and reward for their contributions. Other benefits include share option scheme, and contributions to statutory mandatory provident fund schemes and social insurance together with housing provident funds to its employees in Hong Kong and the PRC respectively.

The emoluments of the Directors are reviewed by the remuneration committee of the Board, having regard to the relevant Director's experience, responsibility, workload and the time devoted to the Group, the Group's operating results and comparable market statistics.

CLOSURE OF REGISTER OF MEMBERS

The register of members of the Company will be closed from Thursday, 17 June 2021 to Wednesday, 23 June 2021, both dates inclusive, during which no transfer of Shares will be registered. In order to ascertain shareholders' eligibility to attend and vote at the AGM, all transfers documents accompanied by the relevant Shares certificates must be lodged with the Company's branch share registrar and transfer office in Hong Kong, Tricor Investor Services Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong for registration by 4:30 p.m. on Wednesday, 16 June 2021.

庫務政策

本集團採納穩健庫務政策。本集團透過對客戶財務狀況進行持續信貸評估，竭力降低信貸風險。為管理流動資金風險，董事會密切監察本集團流動資金狀況，以確保本集團資產、負債及承擔的流動資金結構可應付其資金需求。

僱員及薪酬政策

於二零二零年十二月三十一日，本集團僱員總數為90人(二零一九年：158人)。截至二零二零年十二月三十一日止年度，員工總成本(包括董事酬金)約為人民幣25.3百萬元(二零一九年：人民幣48.8百萬元)。薪酬乃根據市況及個別僱員表現、資歷及經驗而釐定。僱員按個別表現獲年終花紅，作為對其貢獻的表彰及獎勵。其他福利包括購股權計劃，以及分別為香港及中國僱員向法定強制性公積金計劃及社會保險連同住房公積金供款。

董事酬金由董事會薪酬委員會視乎相關董事之經驗、責任、工作量及為本集團付出之時間、本集團之經營業績及可資比較市場數據而審閱。

暫停辦理股份過戶登記

本公司將於二零二一年六月十七日(星期四)至二零二一年六月二十三日(星期三)(包括首尾兩日)暫停辦理股份過戶登記，在此期間本公司股份之轉讓手續將不予辦理。為確定股東出席股東週年大會並於會上投票之資格，所有股權轉讓文件連同有關股票在二零二一年六月十六日(星期三)下午四時三十分前交本公司於香港之股份過戶登記分處卓佳證券登記有限公司(地址為香港皇后大道東183號合和中心54樓)以作登記。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

董事及高級管理層之履歷詳情

DIRECTORS

Executive Directors

Mr. Zheng Weijing (鄭偉京先生), aged 48, the co-founder of the Group, was the Chairman and Chief Executive Officer. Mr. Zheng has been the Vice President of the Company since September 2008 and was appointed as an executive Director on 4 May 2011 and re-designated as Chairman and Chief Executive Officer on 4 November 2014. He was responsible for strategic planning and overseeing the overall operation, general management and risk control of the Group.

Mr. Zheng has completed his study and obtained a certificate of Executive Master of Business Administration from Peking University HSBC School in June 2017, and has finished the professional postgraduate course in Finance from Finance faculty of Graduate School of The Chinese Academy of Social Sciences in May 2007. In the three years preceding the date of this annual report, Mr. Zheng did not hold any directorship in other listed public companies in Hong Kong or overseas. Mr. Zheng was the chairman of the nomination committee of the Board. He was also a director of certain subsidiaries of the Company.

Mr. Zheng had resigned as the Chairman, executive Director and Chief Executive Officer of the Company, and had also ceased to act as the chairman of the nomination committee of the Board, with effect from 26 March 2021.

Mr. Zheng is a director of Ming Cheng Investments Limited, which is interested in the shares of the Company which would fall to be disclosed under the provisions of Division 2 and 3 of Part XV of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong).

Mr. Zhang Gongjun (張公俊先生), aged 55, was appointed as an independent non-executive Director on 20 December 2011 and re-designated to an executive Director on 15 July 2015. Mr. Zhang was re-designated as the Chairman and Chief Executive Officer of the Company on 26 March 2021. Mr. Zhang obtained the certificate of master's degree in business administration from the Peking University in July 2013.

董事

執行董事

鄭偉京先生，48歲，本集團的共同創辦人之一，為本集團的主席兼行政總裁。鄭先生自二零零八年九月起一直擔任本公司的副總裁，於二零一一年五月四日獲委任為執行董事，於二零一四年十一月四日調任為主席兼行政總裁。彼負責本集團的策略規劃，並監督整體運作、全面管理及風險控制。

鄭先生於二零一七年六月從北京大學滙豐商學院畢業並獲得高級工商管理碩士學位，並於二零零七年五月在中國社會科學院研究生院完成金融系金融學專業研究生課程。本年報日期前三年，鄭先生並無於其他香港或海外上市公眾公司擔任任何董事職位。鄭先生為董事會提名委員會主席。彼同時擔任本公司若干附屬公司之董事。

鄭先生已辭任本公司主席、執行董事及行政總裁，並亦已不再擔任董事會提名委員會主席，由二零二一年三月二十六日起生效。

鄭先生為於本公司股份中擁有權益的明晟投資有限公司的董事，有關權益須根據香港法例第571章證券及期貨條例第XV部第2及3分部條文予以披露。

張公俊先生，55歲，於二零一一年十二月二十日獲委任為獨立非執行董事，並於二零一五年七月十五日調任為執行董事。張先生於二零二一年三月二十六日調任為本公司主席及行政總裁。張先生於二零一三年七月獲頒北京大學工商管理碩士學位證書。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (CONTINUED)

董事及高級管理層之履歷詳情(續)

DIRECTORS (CONTINUED)

Executive Directors (Continued)

Prior to being re-designated as an executive Director, Mr. Zhang was the managing director of Shenzhen Sino-investment Management Company Limited, responsible for overall operational management. From August 2008 to January 2012, Mr. Zhang served as a non-executive director of Sino Grandness Food Industry Group Limited, a company incorporated in the Republic of Singapore whose shares are listed on the main board of the Singapore Exchange Securities Trading Limited with stock code T4B. Mr. Zhang currently is also an independent director of SZST Electronics Co., Ltd, a company listed on the Shenzhen Stock Exchange (stock code: 002197) with the appointment date of 21 June 2019. Save as disclosed herein, in the three years preceding the date of this annual report, Mr. Zhang did not hold any directorship in other listed public companies in Hong Kong or overseas. Mr. Zhang is a member of the remuneration committee of the Board. Mr. Zhang was appointed as the chairman of the nomination committee of the Board on 26 March 2021.

Ms. Guo Chanjiao (郭嬋嬌女士), aged 41, was appointed as an executive Director on 26 June 2015. Ms. Guo graduated with a master's degree in business administration from the New York Institute of Technology in May 2012, and a bachelor's degree in international trading in Nankai University in 2003.

Ms. Guo was the assistant to chairman of the board and corporate development director of China Fortune Land Development Co. Ltd. from 2006 to 2008. She was the assistant to chairman of the board of Shenzhen Efung Capital Fund Management Co. Ltd. from 2009 to 2010. From 2011 to 2013, Ms. Guo was the corporate development director of Sino Singapore Tianjin Eco-City. Currently, Ms. Guo is the Chief Operating Officer and Vice President of the Company. In the three years preceding the date of this annual report, Ms Guo did not hold any directorship in other listed public companies in Hong Kong or overseas. Ms. Guo is a member of the nomination committee of the Board.

The Board has resolved, among other matters, to temporarily suspend the executive and/or administrative duties and powers of Ms. Guo as an executive Director, a member of the nomination committee of the Board, and all of her other positions in the Group, as permitted by law with effect from 26 March 2021. Please refer to the announcement of the Company dated 26 March 2021 for further details.

董事(續)

執行董事(續)

於調任為執行董事前，張先生為深圳大華投資管理有限公司的董事總經理，負責整體營運管理。自二零零八年八月至二零一二年一月，張先生一直擔任 Sino Grandness Food Industry Group Limited (於新加坡共和國註冊成立且股份於新加坡證券交易所有限公司主板上上市的公司，股份代號為 T4B) 的非執行董事。張先生現時亦為深圳市証通電子股份有限公司(於深圳證券交易所上市的公司，股票代碼：002197) 的獨立董事，委任日期為二零一九年六月二十一日。除本節所披露者外，張先生於本年報日期前三年並無於香港或海外其他上市公眾公司擔任任何董事職位。張先生為董事會薪酬委員會成員。張先生於二零二一年三月二十六日獲委任為董事會提名委員會主席。

郭嬋嬌女士，41歲，於二零一五年六月二十六日獲委任為執行董事。郭女士在二零一二年五月畢業於紐約理工學院，獲得工商管理碩士學位，亦於二零零三年獲得南開大學國際貿易學士學位。

二零零六年至二零零八年期間，郭女士在華夏幸福基業股份有限公司擔任董事長助理兼公司發展總監，二零零九年至二零一零年間在深圳倚峰創業投資有限公司擔任董事長助理，二零一一年至二零一三年在中新天津生態城擔任公司發展總監一職，現任本公司運營總監兼副總裁。本年報日期前三年，郭女士並無於其他香港或海外上市公眾公司擔任任何董事職位。郭女士為董事會提名委員會成員。

董事會已議決(其中包括)暫時中止郭女士作為執行董事、本公司提名委員會成員的執行及／或行政職責及權力，以及彼於本集團的所有其他職務，由二零二一年三月二十六日起生效。更多詳情請參閱本公司日期為二零二一年三月二十六日的公告。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (CONTINUED) 董事及高級管理層之履歷詳情(續)

DIRECTORS (CONTINUED)

Independent non-executive Directors

Dr. Vincent Cheng (鄭嘉福博士), aged 58, *FCPA (Aust)*, *FCPA (HK)*, *FCIS*, *FTI (HK)*, *CTA HK* was appointed as an independent non-executive Director on 20 December 2011. Dr. Cheng obtained a doctor degree in business administration from European University, a master degree in business administration from Deakin University in Australia, and a bachelor of arts degree in accountancy from the City University of Hong Kong. Dr. Cheng was admitted as a fellow of CPA Australia, the Institute of Chartered Secretaries and Administrators, Hong Kong Institute of Certified Public Accountants and The Taxation Institute of Hong Kong. He was also recognised by the Taxation Institute of Hong Kong as a certified Tax adviser (CTA HK).

From December 1987 to September 2000, Dr. Cheng was employed by a financial planning firm and the last post was finance director. During October 2000 and February 2002, he worked as a project manager to assist a company to seek its listing status in Hong Kong. From May 2003 to July 2010, he joined a listed company in Hong Kong and acted as a qualified accountant and company secretary.

From 10 August 2013 to 22 October 2018, Dr. Cheng was an independent non-executive director of Nanjing Sinolife United Company Limited* (南京中生聯合股份有限公司), a company listed on the Main Board of the Stock Exchange (stock code: 3332). On 16 November 2018, Dr. Cheng was appointed as an independent non-executive director of China Tontine Wines Group Limited, a company listed on the Main Board of the Stock Exchange (stock code: 389). He is an independent non-executive Director who has the qualifications and experience (as mentioned above) to meet the requirements under Rules 5.05(2) of the GEM Listing Rules. Save as disclosed herein, in the three years preceding the date of this annual report, Dr. Cheng did not hold any directorship in other listed public companies in Hong Kong or overseas. Dr. Cheng is the chairman of the audit committee of the Board and a member of the nomination committee of the Board.

* For identification purposes only

董事(續)

獨立非執行董事

鄭嘉福博士，58歲，*FCPA (Aust)*，*FCPA (HK)*，*FCIS*，*FTI (HK)*，*CTA HK*，於二零一一年十二月二十日獲委任為獨立非執行董事。鄭博士取得歐洲大學工商管理博士學位、澳洲迪肯大學工商管理碩士學位，以及香港城市大學會計學士學位。鄭博士獲准為澳洲會計師公會會員、特許秘書及行政人員公會會員、香港會計師公會會員及香港稅務學會會員，亦為香港稅務學會認可的註冊稅務師。

自一九八七年十二月至二零零零年九月，鄭博士獲聘於一間財務策劃公司，離職前擔任財務總監。自二零零零年十月至二零零二年二月，彼擔任項目經理協助一間公司於香港尋求上市地位。自二零零三年五月至二零一零年七月，彼加入一間香港上市公司，擔任合資格會計師及公司秘書。

自二零一三年八月十日至二零一八年十月二十二日，鄭博士擔任南京中生聯合股份有限公司獨立非執行董事，該公司於聯交所主板上市(股份代號：3332)。二零一八年十一月十六日，鄭博士獲中國通天酒業集團有限公司委任為獨立非執行董事，該公司在聯交所主板上市(股份代號：389)。彼作為獨立非執行董事，具備符合GEM上市規則第5.05(2)條規定之資歷及經驗(如上文所述)。除本節所披露者外，鄭博士於本年報日期前三年並無於香港或海外其他上市公眾公司擔任任何董事職位。鄭博士為董事會審核委員會主席及董事會提名委員會成員。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (CONTINUED) 董事及高級管理層之履歷詳情(續)

DIRECTORS (CONTINUED)

Independent non-executive Directors (Continued)

Dr. Miao Bo (苗波博士), aged 43, was appointed as an independent non-executive Director on 15 July 2015. Dr. Miao graduated with a bachelor of laws from the China University of Political Science and Law in 2000, a master of laws in Tsinghua University in 2003 and a doctor of philosophy in laws from the Macquarie University in 2007.

From 2008 to present, Dr. Miao is an assistant professor in the Department of Asian and International Studies from the City University of Hong Kong. In the three years preceding the date of this report, Dr. Miao did not hold any directorship in other listed public companies in Hong Kong or overseas. Dr. Miao is a member of each of the audit committee, remuneration committee and nomination committee of the Board.

Mr. Hsu Tawei (徐大偉先生), aged 63, obtained a bachelor degree in science from National Taiwan University in 1981 and a master degree in business administration from University of Bridgeport in 1992. From 1993 to 2006, he was the vice-president of President Securities Corporation (Taipei). From 2006 to 2017, he was the executive director and responsible officer of President Securities (HK) Limited. From 2017 to 2018, he was the director of DA Capital (HK) Limited. Since 2018, he is the responsible officer of GSI Finance Group Limited.

Mr. Hsu was appointed as the chairman of the remuneration committee of the Board and a member of each of the audit committee and the nomination committee of the Board on 1 March 2021.

董事(續)

獨立非執行董事(續)

苗波博士，43歲，於二零一五年七月十五日獲委任為獨立非執行董事。苗博士於二零零零年畢業於中國政法大學，獲得法律學士學位，於二零零三年獲清華大學法律碩士學位，並於二零零七年獲麥格理大學法律博士學位。

二零零八年至今，苗博士在香港城市大學亞洲及國際研究學系擔任助理教授。本報告日期前三年，苗博士並無於香港或海外其他上市公眾公司擔任任何董事職位。苗博士為董事會審核委員會、薪酬委員會及提名委員會成員。

徐大偉先生，63歲，於一九八一年獲國立台灣大學理學學士學位，並於一九九二年獲橋港大學(University of Bridgeport)工商管理碩士學位。自一九九三年至二零零六年，彼曾任統一綜合證券(台北)的副總裁。自二零零六年至二零一七年，彼曾任統一證券(香港)有限公司的執行董事兼負責人。自二零一七年至二零一八年，彼曾任德安資本(香港)有限公司的董事。自二零一八年起，彼為富安金融集團有限公司的負責人。

徐先生於二零二一年三月一日獲委任為董事會薪酬委員會主席以及董事會審核委員會及提名委員會成員。

BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT (CONTINUED) 董事及高級管理層之履歷詳情(續)

COMPANY SECRETARY

Mr. Chow Chi Wing (周志榮先生), aged 43, was appointed as the Company Secretary and Chief Financial Officer of the Company on 16 July 2015. With effect from 31 October 2020, Mr. Chow resigned as the Chief Financial Officer of the Company. Following the resignation, Mr. Chow was engaged to act as the Company Secretary and an authorized person of the Company as an external service provider with effect from 1 November 2020.

Mr. Chow is not an employee of the Group and Mr. Zhang Gongjun, the executive Director, is the person whom Mr. Chow can contact for the purpose of code provision F.1.1 of the Code.

COMPLIANCE OFFICER

Mr. Zhang Gongjun, an executive Director of the Company, was appointed as the compliance officer on 26 March 2021 to replace the vacancy by the resignation of Mr. Zheng Weijing. Please refer to biography of Mr. Zhang above for details.

公司秘書

周志榮先生，43歲，於二零一五年七月十六日獲委任為本公司公司秘書及財務總監。自二零二零年十月三十一日起，周先生辭任本公司財務總監。於辭任後，周先生獲任為公司秘書及本公司的授權人士（作為外部服務供應商），自二零二零年十一月一日起生效。

周先生並非本集團僱員，根據守則的守則條文第F.1.1條，執行董事張公俊先生為周先生可聯絡的人士。

合規主任

張公俊先生，本公司執行董事，於二零二一年三月二十六日獲委任為合規主任，以填補鄭偉京先生辭任後的空缺。詳情請參閱上文張先生的履歷。

CORPORATE GOVERNANCE REPORT

企業管治報告

The Board hereby presents this Corporate Governance Report in the Company's annual report for the year ended 31 December 2020.

CORPORATE GOVERNANCE PRACTICES

The Company acknowledges the important roles of its Board in providing effective leadership and direction to the Group's business, and ensuring transparency and accountability of the Company's operations. The Board sets appropriate policies and implements corporate governance practices appropriate to the conduct and growth of the Group's business.

The Company has applied and complied with the principles and code provisions as set out in the Corporate Governance Code (the "Code") contained in Appendix 15 to the GEM Listing Rules during the year ended 31 December 2020 save as the deviations as mentioned in the sections headed "Chairman and Chief Executive Officer" and "Board Composition" in this report.

The Company will continue to review its corporate governance practices in order to enhance its corporate governance standard, to comply with the increasingly tightened regulatory requirements and to meet the rising expectations of shareholders and investors.

COMPLIANCE WITH THE REQUIRED STANDARD OF DEALINGS IN SECURITIES TRANSACTIONS BY DIRECTORS OF LISTED ISSUERS

The Company has adopted a code of conduct regarding 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. Having made specific enquires, all the Directors have confirmed that they have complied with the required standard of dealings and the code of conduct regarding securities transactions by Directors adopted by the Company throughout the year under review.

董事會謹此在本公司截至二零二零年十二月三十一日止年度之年報中呈列本企業管治報告。

企業管治常規

本公司深明董事會對於就本集團業務提供有效領導及指引，以及確保本公司經營之透明度及問責性之重要性。董事會制定適當政策，並推行適用於本集團業務營運及增長之企業管治常規。

本公司已於截至二零二零年十二月三十一日止年度採納並遵守GEM上市規則附錄十五的企業管治守則（「守則」）所載原則及守則條文，惟本報告「主席及行政總裁」及「董事會的組成」兩節所述偏差除外。

本公司將繼續審閱企業管治常規，以提高企業管治標準，遵守日益嚴格的監管規定及符合股東與投資者高漲的期望。

遵守上市發行人董事進行證券交易的規定交易準則

本公司已採納董事進行證券交易的行為守則，其條款不遜於GEM上市規則第5.48至5.67條所載規定交易準則。經作出特定查詢後，全體董事確認彼等於回顧年度一直遵守本公司所採納有關董事進行證券交易的規定交易準則及行為守則。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

A. THE BOARD

A.1 Board of Directors

The Company is governed by the Board which has the responsibility for leadership and control of the Company. The Directors are collectively responsible for promoting the success of the Group by directing and supervising the Group's affairs. The Board set strategies and directions for the Group's activities with a view to developing its business and enhancing shareholder value.

A.2 Board composition

The Board currently comprises the following Directors:

Executive Directors:

Mr. Zheng Weijing (*Chairman and Chief Executive Officer*)
(resigned on 26 March 2021)
Mr. Zhang Gongjun (*Chairman and Chief Executive Officer*)
Ms. Guo Chanjiao
(duties suspended on 26 March 2021)

Independent Non-executive Directors:

Dr. Vincent Cheng
Mr. Leung Po Hon
(resigned on 19 November 2020)
Dr. Miao Bo
Mr. Hsu Tawei
(appointed on 1 March 2021)

The biographical details of the Directors and senior management are set out in the section headed "Biographical Details of Directors and Senior Management" of this annual report. The composition of the Board is well balanced. Each of the Directors has relevant expertise and extensive corporate and strategic planning experiences that can contribute to the business of the Group.

As disclosed the announcement of the Company dated 19 November 2020, Mr. Leung Po Hon resigned as an independent non-executive Director of the Company. He also ceased to act as the chairman of the remuneration committee, and the member of each of the audit committee and the nomination committee of the Board with effect from 19 November 2020. Following the resignation of Mr. Leung, the Company failed to comply with Rule 5.05(1) of the GEM Listing Rules as its number of independent non-executive Directors fell below three; Rule 5.28 of the GEM Listing Rules as the audit committee of the Board had less than three members; and Rule 5.34 of the GEM Listing Rules as the remuneration committee of the Board was not chaired by an independent non-executive Director and did not comprise a majority of independent non-executive Directors as members.

A. 董事會

A.1 董事會

本公司由董事會規管，而董事會負責領導並控制本公司。董事通過指示及監察本集團事務共同負責推動本集團取得成功。董事會就本集團業務制定策略及發出指示，旨在發展業務並提高股東價值。

A.2 董事會的組成

董事會現由下列董事組成：

執行董事：

鄭偉京先生 (*主席兼行政總裁*)
(於二零二一年三月二十六日辭任)
張公俊先生 (*主席兼行政總裁*)
郭嬋嬌女士
(於二零二一年三月二十六日暫停職務)

獨立非執行董事：

鄭嘉福博士
梁寶漢先生
(於二零二零年十一月十九日辭任)
苗波博士
徐大偉先生
(於二零二一年三月一日獲委任)

董事及高級管理層之履歷資料詳情載於本年報「董事及高級管理層之履歷詳情」一節。董事會組成已相當平衡。各董事具備相關專業知識與豐富的企業及策略規劃經驗，可為本集團業務作出貢獻。

誠如本公司日期為二零二零年十一月十九日的公告所披露，梁寶漢先生辭任本公司獨立非執行董事。彼亦自二零二零年十一月十九日起不再擔任董事會薪酬委員會主席以及審核委員會及提名委員會成員。於梁先生辭任後，本公司因獨立非執行董事人數少於3人而未能遵守GEM上市規則第5.05(1)條；因董事會的審核委員會成員少於3人而未能遵守GEM上市規則第5.28條；及因董事會的薪酬委員會並非由獨立非執行董事擔任主席，成員亦非大多數為獨立非執行董事而未能遵守GEM上市規則第5.34條。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

A. THE BOARD (CONTINUED)

A.2 Board composition (Continued)

Following the resignation of Mr. Leung, the Company deviated from A.5.1 of the Code as the nomination committee of the Board did not comprise a majority of independent non-executive Directors as members.

On 1 March 2021, the Company appointed Mr. Hsu Tawei as an independent non-executive Director, the chairman of the remuneration committee and a member of each of the audit committee and nomination committee of the Board. The Company then re-complied with the requirements under Rules 5.05(1), 5.28, 5.34 and A.5.1 of the Code.

Except for the matters mentioned above, during the year ended 31 December 2020, the Company has complied with Rules 5.05(1) and (2) and 5.05A of the GEM Listing Rules relating to the appointment of at least three independent non-executive directors representing more than one-third of the Board and at least one of them has appropriate professional qualifications or accounting or related financial management expertise. All independent non-executive Directors also meet the guidelines for assessment of their independence pursuant to Rule 5.09 of the GEM Listing Rules. The Board has received an annual confirmation of independence from each of the independent non-executive Directors. The Company considers all the independent non-executive Directors to be independent.

A. 董事會(續)

A.2 董事會的組成(續)

自梁先生辭任後，本公司偏離守則第A.5.1條，因董事會的提名委員會之成員並非大多數獨立非執行董事。

於二零二一年三月一日，本公司委任徐大偉先生為獨立非執行董事、薪酬委員會主席以及董事會的審核委員會及提名委員會成員。本公司其後重新遵守第5.05(1)、5.28及5.34條和守則第A.5.1條的規定。

除上文所述事項外，截至二零二零年十二月三十一日止年度，本公司符合GEM上市規則第5.05(1)及(2)以及5.05A條有關委任最少三名獨立非執行董事(佔董事會成員三分之一以上)之規定，其中至少一名須具備合適之專業資格或會計或相關財務管理專業知識。全體獨立非執行董事亦符合GEM上市規則第5.09條評估彼等獨立性的指引。董事會已收到各獨立非執行董事寄發的年度獨立性確認函。本公司認為所有獨立非執行董事均為獨立人士。

CORPORATE GOVERNANCE REPORT (CONTINUED)

企業管治報告(續)

A. THE BOARD (CONTINUED)

A.3 The Board

The Board is responsible for the leadership and control of, and promoting the success of the Company. This is achieved by setting up corporate and strategic objectives and policies, and the monitoring and evaluations of operating activities and financial performance of the Company.

All the Directors carry out their duties in good faith and in compliance with applicable laws and regulations, taking decisions objectively and acting in the interests of the Company and its shareholders at all times.

There is no relationship, including financial, business, family or other material/relevant relation(s) among members of the Board and between the Chairman and the Chief Executive Officer of the Company.

Formal service agreements and letters of appointment have been entered into with the executive Directors and the independent non-executive Directors respectively setting out the key terms and conditions of their respective appointments.

The insurance cover in respect of legal action against the Company's Directors and senior officers is covered by the existing Directors & Officers Liability Insurance Policy of the Company.

A.4 Chairman and Chief Executive Officer

Pursuant to the code provision A.2.1 of the Code, the roles of Chairman and Chief Executive Officer should be separate and should not be performed by the same individual. During the year ended 31 December 2020, Mr. Zheng Weijing acted as both the Chairman and the Chief Executive Officer of the Company, and since 26 March 2021, Mr. Zhang Gongjun has acted as both the Chairman and the Chief Executive Officer of the Company. As of the date of this annual report, the roles of the Chairman and the Chief Executive Officer of the Company are not separate and both are performed by Mr. Zhang Gongjun. The Company is in the process of identifying a suitable person to act as the Chief Executive Officer and shall make announcement as and when appropriate. Since the Directors meet regularly to consider major matters affecting the operations of the Company, the Directors consider that this structure will not impair the balance of power and authority between the Directors and the management of the Company and believe that this structure will enable the Company to make and implement decisions promptly and efficiently.

A. 董事會(續)

A.3 董事會

董事會負責領導並控制本公司，以及推動本公司邁向成功。為達至該目標，董事會設定企業及策略目標與政策，並監察與評估本公司的經營活動及財務表現。

全體董事根據適用法律及法規真誠履行職責，客觀作出決策，以及始終以符合本公司及其股東利益的方式行事。

董事會成員間及主席與本公司行政總裁間並無財務、業務、家族或其他重大／相關的關係。

本公司已分別與執行董事及獨立非執行董事訂立正式服務協議及委任書，當中載有彼等各自委任的主要條款及條件。

本公司現有董事及職員責任保單已包含對本公司董事及高級職員提出法律行動的保險。

A.4 主席及行政總裁

根據守則之守則條文第A.2.1條，主席及行政總裁之角色應有區分，且不應由一人同時兼任。截至二零二零年十二月三十一日止年度，鄭偉京先生同時擔任本公司的主席兼行政總裁，及自二零二一年三月二十六日，張公俊先生擔任本公司之主席兼行政總裁。於本報告日期，本公司主席及行政總裁的角色並無區分，均由張公俊先生擔任。本公司正物色合適人選擔任行政總裁並將於適當時機發佈公告。由於董事定期會談審議影響本公司營運的重大事宜，董事認為該架構不會損害董事與本公司高級管理層的權責平衡，並認為該架構有助本公司迅速及有效地作出及執行決策。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

A. THE BOARD (CONTINUED)

A.5 Responsibilities and delegation of functions

The Company has formalised and adopted written terms on the division of functions reserved to the Board and those delegated to the management of the Group. The Board reserves for its decision on all major matters of the Company, including the approval and monitoring of all policy matters, overall strategies and budgets, internal control and risk management 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 full and timely access to all relevant information as well as the advice and services of the company secretary (the "Company Secretary") and senior management of the Company, with a view to ensuring compliance with the 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 being made to the Board. The day-to-day management, administration and operations of the Company are delegated to the executive Directors and senior management of the Company. The Board has delegated a schedule of responsibilities to these officers for the implementation of the Board decisions. The Board periodically reviews the delegated functions and work tasks. Prior to entering into any significant transactions, the aforesaid officers have to obtain the Board's approval.

No corporate governance committee has been established by the Company and the Board is responsible for performing the corporate governance duties, which included:

- (1) to develop and review the policies and practices on corporate governance of the Group;
- (2) to review and monitor the training and continuous professional development of Directors and senior management;
- (3) to review and monitor the Group's policies and practices on compliance with legal and regulatory requirements;
- (4) to develop, review and monitor the code of conduct and compliance manual (if any) applicable to Directors and employees; and
- (5) to review the Company's compliance with the Code and disclosure in the corporate governance report of the Company.

A. 董事會(續)

A.5 職責及職能授權

本公司已制定並採納董事會職能分配書面職權範圍，以及授權本集團管理層的職能。董事會保留就本公司一切重大事宜作出決策的權利，包括批准及監察所有政策事宜、整體策略及預算、內部監控及風險管理制度、重大交易(特別是可能涉及利益衝突的重大交易)、財務資料、董事委任以及其他重大財務與營運事宜。

為確保符合董事會程序以及所有適用法律及法規，全體董事均可全面及時獲取所有相關資料，並得到本公司的公司秘書(「公司秘書」)及高級管理層的意見與服務。在向董事會提出合理要求後，任何董事均可於適當情況下要求獨立專業意見，費用由本公司支付。本公司日常管理、行政工作及營運由本公司執行董事及高級管理層負責。董事會已就實行董事會決策將職責範疇授權予該等高級職員。董事會定期審閱已授權職能及工作。訂立任何重大交易前，上述高級職員須取得董事會批准。

本公司並未成立任何企業管治委員會，由董事會負責履行企業管治職責，包括：

- (1) 制訂及檢討本集團之企業管治政策及常規；
- (2) 檢討及監察董事及高級管理層之培訓及持續專業發展；
- (3) 檢討及監察本集團有關遵守法律及監管規定之政策及常規；
- (4) 制訂、檢討及監察適用於董事及僱員之操守守則及合規手冊(如有)；及
- (5) 檢討本公司遵守守則之情況及本公司企業管治報告之披露。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

A. THE BOARD (CONTINUED)

A.6 Appointment, re-election and removal of directors

Each of Mr. Zheng Weijing, Mr. Zhang Gongjun and Ms. Guo Chanjiao, being executive Directors, have renewed his/her service contract with the Company on 1 January 2018, 15 July 2018 and 26 June 2018, respectively, for a term of three years. The aforementioned service contracts with the Company for each of the executive Directors shall be terminated by not less than three months' notice in writing served by either party.

Each of Dr. Vincent Cheng, Dr. Miao Bo and Mr. Hsu Tawei, being the independent non-executive Directors, has entered into a letter of appointment with the Company for a term of two years commencing from 20 December 2020, 15 July 2020 and 1 March 2021, respectively. The aforementioned appointment letters with the Company for each of the independent non-executive Directors shall be automatically renewed and extended for successive term of one year and may be terminated either after the initial term by either party by giving at least three months' notice in writing or be terminated after one year of the initial term.

The Directors are subject to retirement by rotation in accordance with the Company's articles of association. According to the Company's articles of association, one-third of the Directors are required to retire from office at each annual general meeting, provided that each Director shall be subject to retirement by rotation at least once every three years. The Directors to retire every year shall be those who have been longest in office since their last re-election or appointment.

A. 董事會(續)

A.6 委任、連任及罷免董事

鄭偉京先生、張公俊先生及郭嬋嬌女士(均為執行董事)先後於二零一八年一月一日、二零一八年七月十五日及二零一八年六月二十六日與本公司續訂服務合約,為期三年。各執行董事與本公司訂立之上述服務合約可由其中一方發出不少於三個月書面通知終止。

鄭嘉福博士、苗波博士及徐大偉先生(均為獨立非執行董事)已各自與本公司訂立委任書,分別自二零二零年十二月二十日、二零二零年七月十五日及二零二一年三月一日起計任期兩年。獨立非執行董事各自與本公司訂立的上述委任書可自動續約及延期一年,惟任何一方可於首個任期後發出至少三個月書面通知或首個任期一年後終止。

董事須根據本公司章程細則輪席告退。根據本公司章程細則,三分之一的董事須於每屆股東週年大會輪席告退,惟每名董事須至少每三年輪席告退一次。每年退任的董事為自其上一次重選或委任服務年期最長的董事。

CORPORATE GOVERNANCE REPORT (CONTINUED)

企業管治報告(續)

A. THE BOARD (CONTINUED)

A.7 Board meeting, general meeting and procedures

During the year ended 31 December 2020, the Board convened a total of nine board meetings and one general meeting was held. The following is the Directors' attendance record of meetings held by the Board and general meeting:

		Number of attendance/number of board meetings 出席次數/ 董事會會議數目	Number of attendance/number of general meeting 出席次數/ 股東大會數目
Mr. Zheng Weijing (resigned on 26 March 2021)	鄭偉京先生 (於二零二一年三月二十六日辭任)	8/9	1/1
Mr. Zhang Gongjun	張公俊先生	9/9	1/1
Ms. Guo Chanjiao (duties suspended on 26 March 2021)	郭嬋嬌女士(於二零二一年 三月二十六日暫停職務)	8/9	1/1
Dr. Vincent Cheng	鄭嘉福博士	9/9	1/1
Mr. Leung Po Hon (resigned on 19 November 2020)	梁寶漢先生 (於二零二零年十一月十九日辭任)	7/7	1/1
Dr. Miao Bo	苗波博士	9/9	1/1

Board members were provided with complete, adequate and timely information to allow them to fulfill their duties properly.

Schedules for annual Board meetings and draft agenda of each Board meeting are sent to all Directors in advance. Notice of at least 14 days is given for a regular Board meeting. For other Board and committee meetings, reasonable notice is generally given. Board papers together with all appropriate, complete and reliable information are dispatched to all Directors at least three days before each regular Board meeting to ensure that the Directors have sufficient time to review the related documents and be adequately prepared for the meeting.

The Company Secretary is responsible to keep minutes of all Board and committee meetings. Draft minutes are normally circulated to all Directors for comments within a reasonable time after each meeting and the final versions are open to Directors for inspection. The Company's articles of association contain provisions requiring Directors to abstain from voting and not to be counted in the quorum at meetings for approving transactions in which such Directors or any of their associates have a material interest.

A. 董事會(續)

A.7 董事會會議、股東大會及程序

截至二零二零年十二月三十一日止年度，董事會共召開九次董事會會議及一次股東大會。以下為董事出席董事會舉行的會議及股東大會的出席紀錄：

		Number of attendance/number of board meetings 出席次數/ 董事會會議數目	Number of attendance/number of general meeting 出席次數/ 股東大會數目
Mr. Zheng Weijing (resigned on 26 March 2021)	鄭偉京先生 (於二零二一年三月二十六日辭任)	8/9	1/1
Mr. Zhang Gongjun	張公俊先生	9/9	1/1
Ms. Guo Chanjiao (duties suspended on 26 March 2021)	郭嬋嬌女士(於二零二一年 三月二十六日暫停職務)	8/9	1/1
Dr. Vincent Cheng	鄭嘉福博士	9/9	1/1
Mr. Leung Po Hon (resigned on 19 November 2020)	梁寶漢先生 (於二零二零年十一月十九日辭任)	7/7	1/1
Dr. Miao Bo	苗波博士	9/9	1/1

董事會向其成員提供完整、適當、及時的資料，以使董事會成員能夠恰當地履行其職責。

年度董事會會議時間表及各董事會會議的議程初稿均提前寄發至所有董事。常規董事會會議最少有十四天的通知期。至於其他董事會及委員會會議，一般亦會發出合理通知。於各常規董事會會議前，均於最少三天前向所有董事發送董事會文件連同所有適當、完整及可靠資料，確保董事有充裕時間審閱相關文件，為會議作充分準備。

公司秘書負責所有董事會及委員會會議的會議紀錄。每次會議後一般會於合理時間內向所有董事發送會議紀錄初稿以供董事評註，而最後定稿可供各董事查閱。本公司章程細則載有條文，規定如董事或彼等任何聯繫人在有關交易中涉及重大利益，則有關董事在批准有關交易的會議上須放棄投票，亦不得計入會議之法定人數。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

A. THE BOARD (CONTINUED)

A.8 Continuous professional development

Pursuant to Code Provision A.6.5 of the Code, all Directors should participate in continuous professional development to develop and refresh their knowledge and skills. For the year ended 31 December 2020, each of the Directors (namely, Mr. Zheng Weijing, Mr. Zhang Gongjun, Ms. Guo Chanjiao, Dr. Vincent Cheng and Dr. Miao Bo) has been given relevant guideline materials to ensure that they are apprised of the latest changes in the commercial, legal and regulatory requirements in relation to the Company's businesses, and to refresh their knowledge and skills on the roles, functions and duties of a listed company director.

New Directors, on appointment, will be given an induction package containing all key legal and GEM Listing Rules' requirements as well as guidelines on the responsibilities and obligations to be observed by a director. The package will also include the latest published financial reports of the Company and the documentation for the corporate governance practices adopted by the Board.

The Company also continuously updates Directors on the latest developments regarding listing rules and other applicable regulatory requirements to ensure compliance and enhance their awareness of good corporate governance practices. Circulars or guidance notes are also issued to Directors where appropriate to ensure their awareness of best corporate governance practices.

A.9 Corporate governance functions

The Board is responsible for performing the corporate governance duties and has reviewed the Company's policies and practices on corporate governance and compliance with the Code, reviewed and monitored the continuous professional development of the Directors and reviewed and monitored the Company's policies and practices on compliance with legal and regulatory requirements during the year as well as the disclosures in this report.

A. 董事會(續)

A.8 持續專業發展

根據守則之守則條文第A.6.5條規定，所有董事均須參與持續專業發展，以培養及更新自己的知識及技能。截至二零二零年十二月三十一日止年度，各董事（即鄭偉京先生、張公俊先生、郭嬋嬌女士、鄭嘉福博士及苗波博士）已獲提供相關指導材料，以確保彼等掌握公司業務的商業、法律與監管環境的最新變化，並更新有關彼等作為上市公司董事的角色、職能及職責的知識及技能。

新董事在獲委任後將會取得就任資料文件，載有所有主要法律及GEM上市規則規定，以及有關董事應遵守之責任及義務之指引。資料文件亦包括本公司最新公佈之財務報告及董事會採納之企業管治常規文件。

本公司亦持續向董事提供有關上市規則及其他適用監管規定的最新資料，以確保董事遵守該等規則及提高彼等對良好企業管治常規的認識，並向董事（倘合適）發出通函或指引，以確保其了解最佳企業管治常規。

A.9 企業管治職能

董事會負責履行企業管治職責，並已於年內檢討本公司之企業管治政策及常規以及遵守守則之情況、檢討及監察董事之持續專業發展、檢討及監察本公司有關遵守法律及監管規定方面之政策及常規以及本報告之披露資料。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

B. BOARD COMMITTEES

The Board has established three Board committees, namely, the audit committee (the "Audit Committee"), nomination committee (the "Nomination Committee") and remuneration committee (the "Remuneration Committee") with written terms of reference, which are available for viewing on the websites of the Company and the Stock Exchange, to assist them in the efficient implementation of their functions. Specific responsibilities have been delegated to the above committees.

B.1 Audit Committee

The Audit Committee was established by the Board on 20 December 2011 with written terms of reference in compliance with Rules 5.28 to 5.33 of the GEM Listing Rules and the Code. The terms of reference were last updated on 1 January 2019 and maintained on both the websites of the Company and the Stock Exchange. The primary duties of the Audit Committee are mainly to (i) review the financial statements and reports and consider any significant or unusual items raised by the Company's staff responsible for the accounting and financial reporting function, compliance officer or external auditors before submission to the Board; (ii) review the relationship with the external auditors by reference to the work performed by the auditors, their fees and terms of engagement, and make recommendation to the Board on the appointment, reappointment and removal of external auditors; and (iii) review the adequacy and effectiveness of the Company's financial reporting system, internal control system and risk management system and associated procedures.

B. 董事會轄下的委員會

董事會已成立三個董事會轄下的委員會，即本公司審核委員會（「審核委員會」）、提名委員會（「提名委員會」）及薪酬委員會（「薪酬委員會」），並訂明書面職權範圍以協助有效履行彼等的職責，此等資料可於本公司及聯交所網站查閱。上述委員會均指派有特定職責。

B.1 審核委員會

董事會於二零一一年十二月二十日設立審核委員會，並根據GEM上市規則第5.28至5.33條及守則訂明書面職權範圍。職權範圍最近已於二零一九年一月一日更新，並於本公司及聯交所網站上刊登。審核委員會的主要職責為(i)審閱財務報表及報告，並於本公司負責會計及財務報告職能的職員、合規主任或外聘核數師向董事會提呈任何重大或非尋常項目前對其作出考慮；(ii)參考核數師執行的工作、彼等之核數費用及委聘條款，檢討與外聘核數師的關係並就委任、續聘及罷免外聘核數師向董事會提出建議；及(iii)檢討本公司的財務報告制度、內部監控制度及風險管理制度以及相關程序的充分性和有效性。

CORPORATE GOVERNANCE REPORT (CONTINUED)

企業管治報告(續)

B. BOARD COMMITTEES (CONTINUED)

B.1 Audit Committee (Continued)

As at 31 December 2020, the Audit Committee has two members comprising Dr. Vincent Cheng (Chairman) and Dr. Miao Bo, all of whom are independent non-executive Directors. Mr. Hsu Tawei was appointed as a member of Audit Committee on 1 March 2021. During the year ended 31 December 2020, the Audit Committee had reviewed the annual results and report of the Company for the year ended 31 December 2019, the interim results and report of the Company for the six months ended 30 June 2020 and first and third quarterly results and reports of the Company for the periods ended 31 March 2020 and 30 September 2020 respectively. Subsequent to 31 December 2020 and up to the date of this report, all members of the Audit Committee attended a meeting to review the Group's internal control, risk management and the Structured Agreements (as set out in the section headed "Report of the Directors" of this annual report) for the year ended 31 December 2020. The Group's final results and the annual results announcement for the year ended 31 December 2020 and this annual report had been reviewed by the Audit Committee before submission to the Board for approval. Members of the Audit Committee were of the opinion that the preparation of such results complied with the applicable accounting standards, the GEM Listing Rules and that adequate disclosure have been made.

During the year ended 31 December 2020, six meetings of the Audit Committee were held and the attendance of each member of the Audit Committee is contained in the following table:

		Number of attendance/ number of meetings 出席次數／會議數目
Dr. Vincent Cheng	鄭嘉福博士	6/6
Mr. Leung Po Hon (resigned on 19 November 2020)	梁寶漢先生(於二零二零年 十一月十九日辭任)	6/6
Dr. Miao Bo	苗波博士	6/6

B. 董事會轄下的委員會(續)

B.1 審核委員會(續)

截至二零二零年十二月三十一日，審核委員會共包括兩名成員，即鄭嘉福博士(主席)及苗波博士，彼等均為獨立非執行董事。徐大偉先生於二零二一年三月一日獲委任為審核委員會成員。截至二零二零年十二月三十一日止年度，審核委員會分別檢討本公司截至二零一九年十二月三十一日止年度的年度業績及報告、截至二零二零年六月三十日止六個月的中期業績及報告以及本公司截至二零二零年三月三十一日與二零二零年九月三十日止期間的第一季度與第三季度業績及報告。隨後於二零二零年十二月三十一日至本報告日期，審核委員會全體成員均出席會議檢討本集團截至二零二零年十二月三十一日止年度的內部監控、風險管理及架構協議(載於本年報「董事會報告」一節)。本集團截至二零二零年十二月三十一日止年度的末期業績及全年業績公告與本年報經審核委員會審核後，方提交至董事會審批。審核委員會成員認為編製該等業績符合適用會計準則、GEM上市規則且已作出充分披露。

截至二零二零年十二月三十一日止年度，審核委員會召開六次會議，各審核委員會成員的出席情況載於下表：

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

B. BOARD COMMITTEES (CONTINUED)

B.2 Nomination Committee

The Company has established the Nomination Committee on 20 December 2011 with written terms of reference in compliance with the Code. The terms of reference were last updated on 1 January 2019 and maintained on both the websites of the Company and the Stock Exchange. The primary duties of the Nomination Committee are mainly to (i) review the Board composition; (ii) develop and formulate relevant procedures for the nomination and appointment of directors; (iii) identify qualified individuals to become members of the Board; (iv) monitor the appointment and succession planning of directors; and (v) assess the independence of independent non-executive Directors.

The nomination policy aims to set out the relevant selection criteria and nomination procedures.

In assessing the suitability of a proposed candidate, the following factors would be used as reference by the Nomination Committee, including but not limited to:

- (a) ability to devote sufficient time and attention to the affairs of the Company;
- (b) reputation for integrity and accomplishment and experience in the relevant industry(ies);
- (c) commitment in respect of available time and relevant interest;
- (d) diversity in all its aspects, including but not limited to gender, age, cultural and educational background and ethnicity; and
- (e) effectiveness in carrying out the responsibilities of the Board, such as participating in Board meetings to bring an independent judgement, scrutinising the Company's performance and monitoring the reporting of performance, etc..

B. 董事會轄下的委員會(續)

B.2 提名委員會

本公司於二零一一年十二月二十日成立提名委員會，並根據守則訂明書面職權範圍。職權範圍最近已於二零一九年一月一日更新，並於本公司及聯交所網站上刊登。提名委員會的主要職責包括(i)檢討董事會的組成；(ii)設置及制訂提名及委任董事的相關程序；(iii)物色可成為董事會成員的合資格人選；(iv)監控董事委任及繼任方案；及(v)評估獨立非執行董事的獨立性。

提名政策旨在訂明相關選舉標準及提名程序。

提名委員會參考以下因素評估建議候選人是否勝任，包括但不限於：

- (a) 能否對本公司事務投入足夠時間及精力；
- (b) 誠信聲譽和相關行業成就及經驗；
- (c) 承諾有足夠的時間及相關興趣；
- (d) 於所有方面具備多樣性，包括但不限於性別、年齡、文化及教育背景和種族；及
- (e) 履行董事會職責的效率，如參加董事會會議並提出獨立判斷、檢查本公司表現及監督表現報告等。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

B. BOARD COMMITTEES (CONTINUED)

B.2 Nomination Committee (Continued)

For filling a casual vacancy, the Nomination Committee shall make recommendations for the Board's consideration and approval. For proposing candidates to stand for election at a general meeting, the Nomination Committee shall make nominations to the Board for its consideration and recommendation. A circular setting out information as required pursuant to the applicable laws, rules and regulations of the proposed candidates will be sent to the shareholders. The Board shall have the final decision on all matters relating to its recommendation of candidates to stand for election at any general meeting.

As at 31 December 2020, the Nomination Committee has four members comprising of two executive Directors, Mr. Zheng Weijing (Chairman) and Ms. Guo Chanjiao and two independent non-executive Directors, Dr. Vincent Cheng and Dr. Miao Bo. Mr. Hsu Tawei was appointed as a member of Nomination Committee on 1 March 2021. During the year ended 31 December 2020, two meetings of the Nomination Committee was held to review the structure and composition of the Board and assess the independence of the independent non-executive Directors. The attendance of each member of the Nomination Committee is contained in the following table:

		Number of attendance/ number of meeting 出席次數／會議數目
Mr. Zheng Weijing (resigned on 26 March 2021)	鄭偉京先生 (於二零二一年三月二十六日辭任)	1/1
Ms. Guo Chanjiao (duties suspended on 26 March 2021)	郭嬋嬌女士 (於二零二一年三月二十六日暫停職務)	1/1
Dr. Vincent Cheng	鄭嘉福博士	1/1
Mr. Leung Po Hon (resigned on 19 November 2020)	梁寶漢先生 (於二零二零年十一月十九日辭任)	1/1
Dr. Miao Bo	苗波博士	1/1

B. 董事會轄下的委員會(續)

B.2 提名委員會(續)

提名委員會須就填補臨時空缺向董事會提出建議，供董事會考慮及批准。為提名候選人參加股東大會選舉，提名委員會須向董事會提名，供董事會考慮及推薦。本公司會向股東發出按相關法律、規則及法規要求載列建議候選人資料的通函。推薦候選人參加股東大會選舉的所有相關事項由董事會最終決定。

截至二零二零年十二月三十一日，提名委員會由四名成員組成，包括兩名執行董事，即鄭偉京先生(主席)及郭嬋嬌女士以及兩名獨立非執行董事，即鄭嘉福博士及苗波博士。徐大偉先生於二零二一年三月一日獲委任為提名委員會成員。截至二零二零年十二月三十一日止年度，提名委員會召開兩次會議檢討董事會架構及組成以及評估獨立非執行董事的獨立性。各提名委員會成員的出席情況載於下表：

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

B. BOARD COMMITTEES (CONTINUED)

B.2 Nomination Committee (Continued)

The Board adopted on 29 August 2013 a board diversity policy (the "Board Diversity Policy") and the Nomination Committee had made recommendations to the Board on the measurable objectives for implementing the Board Diversity Policy. The Board recognises that increasing diversity at the Board level will support the attainment of the Company's strategic objectives and sustainable development. The Company seeks to achieve Board diversity through the consideration of a number of factors, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service. The measurable objectives recommended by the Nomination Committee and adopted by the Board include the following:

- (i) At least 33% of the members of the Board shall be non-executive Directors or independent non-executive Directors;
- (ii) At least 80% of the members of the Board shall have attained bachelor's degree or above;
- (iii) At least 33% of the members of the Board shall have obtained accounting or other professional qualifications;
- (iv) At least 33% of the members of the Board shall have more than seven years of experience in the industry he/she is specialised in; and
- (v) At least 33% of the members of the Board shall have China-related work experience.

B. 董事會轄下的委員會(續)

B.2 提名委員會(續)

董事會於二零一三年八月二十九日採納董事會多元化政策(「董事會多元化政策」)，提名委員會就實施董事會多元化政策的可計量目標向董事會提出建議。董事會認可提高董事會的多元化可促進本公司策略目標及可持續發展，本公司擬通過考量多項因素，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、知識及服務年資達致董事會多元化。提名委員會提出而董事會採納的可計量目標包括如下：

- (i) 至少33%的董事會成員須為非執行董事或獨立非執行董事；
- (ii) 至少80%的董事會成員須持有學士或以上學位；
- (iii) 至少33%的董事會成員須持有會計或其他專業資格；
- (iv) 至少33%的董事會成員須具有七年以上的專業行業經驗；及
- (v) 至少33%的董事會成員須具備與中國相關的工作經驗。

CORPORATE GOVERNANCE REPORT (CONTINUED)

企業管治報告(續)

B. BOARD COMMITTEES (CONTINUED)

B.3 Remuneration Committee

The Company established the Remuneration Committee on 20 December 2011 with written terms of reference in compliance with the Code. The Remuneration Committee adopted the approach under code provision B.1.2(c)(ii) of the Code and the primary duties of the Remuneration Committee are mainly to (i) make recommendations to the Board on the Company's policy and structure for all remuneration of Directors and senior management and the establishment of a formal and transparent procedure for developing policy on such remuneration; (ii) make recommendations on the remuneration packages of executive Directors and senior management; and (iii) review and approve performance-based remuneration by reference to corporate goals and objectives resolved by the Board from time to time.

As at 31 December 2020, the Remuneration Committee has two members comprising one independent non-executive Director, Dr. Miao Bo, and an executive Director, Mr. Zhang Gongjun. Mr. Hsu Tawei was appointed as the chairman of the Remuneration Committee on 1 March 2021. The remuneration of the Directors was determined with reference to their respective experience, responsibilities with the Group and general market conditions. During the year ended 31 December 2020, one meeting of the Remuneration Committee were held to review the remuneration package of the Directors and senior management of the Company, and the attendance of each member of the Remuneration Committee is contained in the following table:

		Number of attendance/ number of meetings
		出席次數／會議數目
Mr. Leung Po Hon (resigned on 19 November 2020)	梁寶漢先生(於二零二零年十一月十九日辭任)	1/1
Mr. Zhang Gongjun	張公俊先生	1/1
Dr. Miao Bo	苗波博士	1/1

B. 董事會轄下的委員會(續)

B.3 薪酬委員會

本公司於二零一一年十二月二十日成立薪酬委員會，並根據守則訂明書面職權範圍。薪酬委員會已採納守則條文第B.1.2(c)(ii)段下的方針。薪酬委員會的主要職責包括(i)就本公司董事及高級管理層之全部薪酬待遇政策及架構以及就設立正式而具透明度的程序以制定有關薪酬政策向董事會提出建議；(ii)就執行董事及高級管理層的薪酬待遇提出建議；及(iii)參考董事不時議決的公司目的及目標檢討及批准以表現為本的薪酬。

截至二零二零年十二月三十一日，薪酬委員會由兩名成員組成，包括一名獨立非執行董事，即苗波博士及一名執行董事，即張公俊先生。徐大偉先生於二零二一年三月一日獲委任為薪酬委員會主席。董事的酬金乃參考彼等各自的經驗、對本集團的責任及一般市況釐定。截至二零二零年十二月三十一日止年度，薪酬委員會召開一次會議檢討本公司董事及高級管理層的薪酬待遇，各薪酬委員會成員的出席情況載於下表：

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

C. REMUNERATION OF SENIOR MANAGEMENT

The biographical details of the senior management are set out in the section headed "Biographical Details of Directors and Senior Management" of this annual report.

For the year ended 31 December 2020, the number of senior management other than the Directors who received/was entitled to receive remuneration falling within the following band is set out as follows:

Nil to HK\$1,000,000

零至 1,000,000 港元

Number of individual
人數

1

D. DIRECTORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Board acknowledges its responsibility to prepare the Company's consolidated financial statements for each financial year and to ensure that the consolidated financial statements are prepared in accordance with the statutory requirements and applicable accounting standards. The statement by the auditors of the Company about their responsibilities for the consolidated financial statements is set out in the Independent Auditor's Report on page 106 of this annual report. The Board also ensures the timely publication of the financial statements. The Directors, having made appropriate enquiries, confirm that they are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

E. RISK MANAGEMENT AND INTERNAL CONTROL

The Board has an overall responsibility for the risk management and internal control systems of the Group. The Board has developed its systems of internal control and risk management and is also responsible for reviewing the systems on an annual basis and maintaining adequate internal control and risk management systems to safeguard the interests of the shareholders and the assets of the Company.

The internal audit department has performed annual review on the Group's internal control and risk management systems, policy and procedures for the year ended 31 December 2020 and reported to the Audit Committee its findings and recommendations.

The Board, having taken into account the recommendations of the internal audit department and the Audit Committee, has conducted a review of the effectiveness of the internal control and risk management systems of the Group for the year ended 31 December 2020, and considered the risk management and internal control systems effective and adequate. The systems of risk management and internal control are designed to manage rather than to eliminate the risk of failure to achieve business objectives and can only provide reasonable but not absolute assurance against material misstatement or loss.

C. 高級管理層的酬金

高級管理層的履歷詳情載於本年報「董事及高級管理層之履歷詳情」一節。

截至二零二零年十二月三十一日止年度，除董事以外收取／有權收取以下範疇的酬金的高級管理層人數如下：

D. 董事對綜合財務報表的責任

董事會確認須負責為各財政年度編製本公司綜合財務報表，確保綜合財務報表按法定規定及適用會計準則編製。有關本公司核數師就綜合財務報表所負責任的陳述載於本年報第 106 頁的獨立核數師報告。董事會亦須確保及時刊發財務報表。董事經作出合理查詢後確認，就彼等所知，概無有關可對本公司持續經營之能力構成重大疑問之事件或狀況之任何重大不確定因素。

E. 風險管理及內部監控

董事會全面負責本集團之風險管理及內部監控制度。董事會設立內部監控及風險管理制度，亦負責每年檢討該制度及維持足夠之內部監控及風險管理制度，以保障股東利益及本公司資產。

截至二零二零年十二月三十一日止年度，內部審核部門已對本集團之內部監控制度及風險管理系統、政策及程序進行年度檢討，並向審核委員會匯報其發現及建議。

截至二零二零年十二月三十一日止年度，經考慮內部審核部門及審核委員會的建議後，董事會已檢討本集團之內部監控及風險管理制度的效能，並認為風險管理及內部監控制度有效充足。風險管理及內部監控制度旨在管理而非消除未能達成業務目標的風險，並僅能合理而非絕對保證並無重大錯誤陳述或損失。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

E. RISK MANAGEMENT AND INTERNAL CONTROL (CONTINUED)

Procedures for handling and dissemination of inside information

The Board has approved and adopted an Inside Information Disclosure Policy (the "Policy") for the Company since 2013 for monitoring and disclosing inside information to ensure compliance with the GEM Listing Rules and the Securities and Futures Ordinance. The procedures for handling and dissemination of inside information as set out in the Policy are summarised below:

(i) Handling of Inside Information

- (a) Inside information shall be announced as soon as reasonably practicable after it becomes known to the Board and/or is the subject of a decision by the Board. In cases where a decision by the Board is pending or in cases of incomplete negotiations, the Group shall implement the procedures set out in the Policy to maintain the confidentiality of information. Until an announcement is made, the Directors and the management should ensure that such information is kept strictly confidential, and only the key personnel are informed. If the confidentiality cannot be maintained, an announcement shall be made as soon as practicable.
- (b) Business units shall keep inside information on transactions confidential. If there is a leakage of inside information, they shall inform the Directors immediately so that remedial actions, including making an inside information announcement, can be taken at the earliest opportunity.
- (c) The Group's Finance Department shall keep track of the Group's threshold levels for disclosure pursuant to the size tests under the GEM Listing Rules, so that an announcement can be made as soon as practicable should a notifiable transaction arise.

(ii) Dissemination of Inside Information

- (a) Inside information is announced promptly through the websites of the Stock Exchange and the Company.
- (b) Interviews and Briefing sessions can be organised for the analysts and the media after the designated officers having the approval from the Chairman of the Company. Presentation materials shall be reviewed in advance before they are released at the briefing sessions.

E. 風險管理及內部監控(續)

處理及披露內幕消息之程序

董事會自二零一三年起批准及採納內幕消息披露政策(「政策」)以管理、保障及披露內幕消息，以確保遵守GEM上市規則及證券及期貨條例。載於政策內的處理及披露內幕消息之程序概述如下：

(i) 處理內幕消息

- (a) 董事會在知悉及／或經決議後，將於合理可行的時間內儘快公佈內幕消息。若有關事宜仍有待董事會作出決定或商議尚未結束，本集團將實施政策內的程序以維持資料之保密。直至公告發出前，董事及管理層應確保該資料絕對保密，及限制知情者為必須取得資料的人士。若保密不能維持，公告將在可行情況下儘快發出。
- (b) 部門應對內幕消息的交易保密。如該資料外洩，他們應立即通知董事，以便把握最早時機，採取補救行動，包括發出內幕消息的公告。
- (c) 本集團的財務部將根據GEM上市規則之百分比率的計算方法監控本集團之界線水平作為披露，因而在可行情況下儘快就須予公佈的交易發出公告。

(ii) 披露內幕消息

- (a) 內幕消息會及時經聯交所及本公司之網站公佈。
- (b) 獲指派的指定職員可在得到本公司董事會主席批准後接受訪問或舉行簡報會向分析師及傳媒發佈，而所有簡報材料須於發表前被事先審閱。

CORPORATE GOVERNANCE REPORT (CONTINUED)

企業管治報告(續)

F. INDEPENDENT AUDITORS' REMUNERATION

The remuneration paid/payable to the auditors of the Group for the year ended 31 December 2020 is set out as follows:

Services rendered	提供的服務	Paid/payable 已付／應付 RMB'000 人民幣千元
Statutory audit services	法定審計服務	912
Total	合計	912

G. COMPANY SECRETARY

Mr. Chow Chi Wing ("Mr. Chow") was appointed as the Company Secretary on 16 July 2015. According to the requirements of Rule 5.15 of the GEM Listing Rules, Mr. Chow has taken no less than 15 hours of relevant professional training during the year ended 31 December 2020.

F. 獨立核數師的酬金

截至二零二零年十二月三十一日止年度，已付／應付本集團核數師的酬金如下：

G. 公司秘書

周志榮先生(「周先生」)於二零一五年七月十六日獲委任為公司秘書。根據GEM上市規則第5.15條規定，周先生於截至二零二零年十二月三十一日止年度接受不少於15個小時的相關專業培訓。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

H. COMMUNICATIONS WITH SHAREHOLDERS AND INVESTORS

The Company has established various channels of communication with its shareholders and the public to ensure that they are kept abreast of the Company's latest news and development. Information relating to the Company's financial details, property projects and major events are available through publication of annual and interim reports, announcements, circulars, press releases and on the Company's website.

The Board believes that effective investor relations can help lower financing cost, improve market liquidity of the Company's shares, and build a more stable shareholder base. Therefore, the Company is committed to maintaining a high level of corporate transparency and follow a policy of disclosing relevant information to shareholders, investors, analysts and bankers in a timely manner.

Shareholders and investors may also write directly to the Company's principal place of business in Hong Kong at Room 1309, 13/F, Mirror Tower, 61 Mody Road, Tsim Sha Tsui, Kowloon, Hong Kong or via email to "info@flyingfinancial.hk" for any inquiries. Inquiries are dealt with in an informative and timely manner.

The Board considers that general meetings of the Company provide an important channel for shareholders to exchange views with the Board. The Chairman of the Board as well as the chairmen and/or other members of the Board committees will endeavor to be available at the meetings to answer any questions raised by shareholders.

The Company continues to enhance communication and relationship with its investors. A designated senior management and investor relations team maintains regular dialogue with institutional investors and analysts to keep them informed of the Group's developments.

H. 與股東及投資者之溝通

本公司已設立多種溝通渠道，以確保股東及公眾知悉本公司的最新消息及發展。本公司通過年度及中期報告、公告、通函、新聞稿及本公司網站，發佈有關財務詳情、物業項目及重大事件的信息。

董事會相信，有效的投資者關係有助降低融資成本、改善公司股票的市場流通性以及建立更穩固的股東基礎。因此，本公司致力於維持高水平的企業透明度，遵循政策，及時向股東、投資者、分析師及銀行家披露有關資料。

股東及投資者亦可直接致函本公司之香港主要營業地點（地址為香港九龍尖沙咀麼地道61號冠華中心13樓1309室）或通過電郵（info@flyingfinancial.hk）查詢。本公司會適時處理有關查詢及提供相關資訊。

董事會認為本公司股東大會為股東與董事會交換意見的重要渠道。董事會主席及董事會轄下各委員會主席及／或其他成員將盡量出席會議，回答股東提出的任何問題。

本公司持續加強與投資者的溝通及關係。指派高級管理人員及投資者關係團隊與機構投資者及分析師保持定期對話，讓彼等了解本集團的發展。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

I. SHAREHOLDERS' RIGHTS

Procedures for convening extraordinary meeting on requisition

Shareholders of the Company (the "Shareholders") shall follow the following procedures as prescribed in Article 64 of the articles of association of the Company to convene an extraordinary general meeting of the Company (the "EGM"):

- (1) One or more Shareholders holding, at the date of deposit of the requisition, not less than one tenth of the paid up capital of the Company having the right of voting at general meetings (the "Requisitionist(s)") shall have the right, by written requisition (the "Requisition"), to require an EGM to be called by the Directors for the transaction of any business specified therein.
- (2) The Requisition shall be made in writing to the Directors or the Company Secretary of the Company at both of the following addresses:

Principal place of business of the Company in Hong Kong

Address: Room 1309, 13/F
Mirror Tower
61 Mody Road, Tsim Sha Tsui
Kowloon, Hong Kong

Attention: Board of Directors/Company Secretary

Registered office of the Company

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands
Attention: Board of Directors/Company Secretary

- (3) The EGM shall be held within two months after the deposit of the Requisition.
- (4) If the Directors fail to proceed to convene the EGM within twenty-one (21) days of deposit of the Requisition, the Requisitionist(s) himself (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 Directors shall be reimbursed to the Requisitionist(s) by the Company.

I. 股東權利

要求召開股東特別大會之程序

根據本公司章程細則第64條之規定，本公司股東（「股東」）要求召開本公司股東特別大會（「股東特別大會」）須遵守以下程序：

- (1) 任何一名或以上於遞呈要求日期持有不少於本公司繳足股本（附有於本公司股東大會上投票權）十分之一的股東（「要求人士」）有權透過發出書面要求（「要求」）之方式要求董事會召開股東特別大會，以處理有關要求中指明的任何業務交易。
- (2) 有關要求應按以下地址向本公司董事會或公司秘書以書面形式發出：

本公司於香港的主要營業地點

地址：香港九龍
尖沙咀麼地道61號
冠華中心
13樓1309室

收件人：董事會／公司秘書

本公司註冊辦事處

Cricket Square
Hutchins Drive
P.O. Box 2681
Grand Cayman KY1-1111
Cayman Islands
收件人：董事會／公司秘書

- (3) 股東特別大會應於遞呈要求後兩個月內舉行。
- (4) 倘遞呈要求後二十一(21)日內，董事會未有召開股東特別大會，則要求人士可自行以同樣方式召開大會，而要求人士因董事會未有召開大會而產生的所有合理開支應由本公司向要求人士作出償付。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

I. SHAREHOLDERS' RIGHTS (CONTINUED)

Procedures for raising enquiries

Shareholders should direct their questions about their shareholdings, share transfer, registration and payment of dividend to the Company's branch share registrar and transfer office in Hong Kong (the "Branch Share Registrar"), Tricor Investor Services Limited, details of which are as follows:

Tricor Investor Services Limited

Address: Level 54, Hopewell Centre
183 Queen's Road East, Hong Kong
Email: is-enquiries@hk.tricorglobal.com
Tel: (852) 2980 1333
Fax: (852) 2810 8185

Shareholders may at any time raise any enquiry in respect of the Company at the following designated contacts, correspondence address, email address and enquiry hotlines of the Company:

Attention: Board of Directors/Company Secretary
Address: Room 1309, 13/F
Mirror Tower
61 Mody Road, Tsim Sha Tsui
Kowloon, Hong Kong
Email: info@flyingfinancial.hk
Tel: (852) 2152 9937
Fax: (852) 2152 9927

Shareholders are reminded to lodge their questions together with their detailed contact information for the prompt response from the Company.

I. 股東權利(續)

提交查詢之程序

股東應將有關其持股權、股份轉讓、登記及派付股息之問題直接遞交本公司香港股份過戶登記分處(「股份過戶登記分處」)卓佳證券登記有限公司，詳情如下：

卓佳證券登記有限公司

地址：香港皇后大道東183號
合和中心54樓
電郵：is-enquiries@hk.tricorglobal.com
電話：(852) 2980 1333
傳真：(852) 2810 8185

股東可於任何時間透過本公司如下指定聯絡人、通訊地址、電郵地址及垂詢熱線致詢本公司：

收件人：董事會／公司秘書
地址：香港九龍
尖沙咀麼地道61號
冠華中心
13樓1309室
電郵：info@flyingfinancial.hk
電話：(852) 2152 9937
傳真：(852) 2152 9927

茲提醒股東在垂詢時提供詳細聯絡資料，以便本公司作出及時回應。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

I. SHAREHOLDERS' RIGHTS (CONTINUED)

Procedures for Shareholders to put forward proposals at general meeting

To put forward proposals at a general meeting of the Company, Shareholder(s) 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 in Hong Kong as specified above.

The Proposal will be verified by the Branch Share Registrar in Hong Kong and upon their confirmation that the Proposal is proper and in order, the Board will be asked to include the Proposal in the agenda for the general meeting. Whether a proposal will be put to a general meeting will be decided by the Board in its discretion, unless the proposal put forward by a Shareholder is (i) pursuant to a requisition by a Shareholder to convene an EGM or (ii) as special business to be considered at an annual general meeting as described in Article 67(A) of the article of association of the Company.

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

- (a) not less than twenty-one (21) days' notice and not less than twenty (20) clear business days' notice in writing if the Proposal requires approval by way of any resolution of the Company in its annual general meeting;
- (b) not less than twenty-one (21) days' notice and not less than ten (10) clear business days' notice in writing if the Proposal requires approval by way of a special resolution of the Company in the EGM; or
- (c) not less than fourteen (14) days' notice and not less than ten (10) clear business days' notice in writing if the Proposal requires approval by way of any resolution of the Company other than those specified in paragraphs (a) and (b) above.

I. 股東權利(續)

股東於股東大會上提出建議書之程序

股東如擬於本公司股東大會上提出建議書，須將其建議書(「建議書」)的書面通知連同其詳細聯絡資料送交本公司上文所指定的香港主要營業地點。

建議書將經香港股份過戶登記分處核實，一經核實有關建議書為恰當及適當，董事會須將建議書加入股東大會的議程內。建議書會否在股東大會上提呈將由董事會酌情決定，除非股東提出的建議書(i)乃按股東召開股東特別大會的要求而提出；或(ii)屬於本公司組織章程細則第67(A)條所述將在股東週年大會上審議的特別事項。

為於股東大會上考慮相關股東提出之建議書，向所有股東發出通告之期間因建議書性質不同而有所不同，載列如下：

- (a) 如建議書須於股東週年大會上通過本公司任何決議案之方式獲批准，則須不少於二十一(21)日發出書面通知及不少於二十(20)個淨營業日發出書面通知；
- (b) 如建議書須於股東特別大會上通過本公司特別決議案之方式獲批准，則須不少於二十一(21)日發出書面通知及不少於十(10)個淨營業日發出書面通知；或
- (c) 如建議書須通過上述(a)及(b)段所述方式之外的本公司任何決議案之方式獲批准，則須不少於十四(14)日發出書面通知及不少於十(10)個淨營業日發出書面通知。

CORPORATE GOVERNANCE REPORT (CONTINUED) 企業管治報告(續)

J. NON-COMPETITION UNDERTAKING

Details on the compliance of the non-competition undertaking by the substantial Shareholders for the year ended 31 December 2020 is set out in the paragraph headed “Non-Competition Undertaking” of the section headed “Report of the Directors” of this annual report.

K. CONSTITUTIONAL DOCUMENTS

The Board confirm that there is no change in the Company’s constitutional documents. The Company’s memorandum and articles of association is available on both the websites of the Stock Exchange and the Company.

J. 不競爭承諾

截至二零二零年十二月三十一日止年度，主要股東遵守不競爭承諾之詳情載於本年報「董事會報告」一節「不競爭承諾」一段。

K. 章程文件

董事會確認，本公司之章程文件概無變動。本公司組織章程大綱及細則可於聯交所網站及本公司網站查閱。

REPORT OF THE DIRECTORS

董事會報告

The Board of Directors of the Company is pleased to present the annual report and the audited consolidated financial statements of the Group for the year ended 31 December 2020.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activities of the Group are investment in property development projects, operation of a financial services platform, provision of entrusted loan and other loan services, financial consultation services, and finance lease services in the PRC.

Further discussion and analysis of these activities, including a discussion of the principal risks and uncertainties facing the Group, an indication of the likely future developments in the Group's business and the Company's environmental, social and corporate responsibility, can be found in the section headed "Management Discussion and Analysis" of this annual report. These discussions form part of this report of the Directors.

COMPLIANCE WITH LAWS AND REGULATIONS

The Group's operations are mainly carried out in Hong Kong and the PRC while the Company itself is listed on the Stock Exchange. The Group's establishment and operations accordingly shall comply with all PRC laws and applicable laws in the jurisdictions where it has operations. During the year ended 31 December 2020 and up to the date of this annual report, the Group has complied with all the relevant laws and regulations in the PRC and Hong Kong.

As stated in the Company's announcement dated 8 December 2020, Mr. Zheng Weijing ("Mr. Zheng"), the chairman, chief executive officer and an executive director of the Company, Ms. Guo Chanjiao ("Ms. Guo"), an executive director of the Company, and three employees of the Group have been held in custody since the evening of 7 December 2020 by the Nanshan Branch of the Shenzhen Public Security Bureau (the "Bureau") in the People's Republic of China (the "PRC") pending investigation regarding certain suspected illegal absorption of public deposits (collectively, the "Custodies"). The Custodies are related to certain unsettled repayment funds (the "Unsettled Repayment Funds") in relation to the online financing intermediary business conducted by a PRC subsidiary of the Company, Shenzhen Flying Financial Internet Financial Services Corporation ("SZ Flying Internet Financial"), the operation of which has already been ceased in the fourth quarter of 2019. As of the date of this report, the investigations regarding suspected illegal absorption of public deposits by the Bureau is still ongoing (the "Investigation").

Save as disclosed above, the Directors are not aware of any laws and regulations which are industry specific, and have material implication or impact on the business and operation of the Group.

本公司董事會欣然呈列本集團截至二零二零年十二月三十一日止年度的年報及經審核綜合財務報表。

主要業務及業務回顧

本集團主要業務為於中國投資於物業發展項目、運作金融服務平台、提供委託貸款及其他貸款服務、財務顧問服務、融資租賃服務。

有關該等業務的進一步討論與分析(包括有關本集團所面臨的主要風險及不明朗因素、本集團業務的未來可能發展趨勢以及本公司的環境、社會及企業責任的討論)可於本年報「管理層討論與分析」一節查閱。該等討論構成董事會報告之一部分。

遵守法律及法規

本集團主要於香港及中國經營業務，而本公司本身於聯交所上市。本集團的成立及營運須遵守中國所有法律及其業務所在司法權區之適用法律。截至二零二零年十二月三十一日止年度至本年報日期止，本集團已遵守中國及香港的所有相關法律及法規。

誠如本公司日期為二零二零年十二月八日的公告所述，本公司主席、行政總裁及執行董事鄭偉京先生(「鄭先生」)、本公司執行董事郭嬋嬌女士(「郭女士」)及本集團三名僱員自二零二零年十二月七日晚上起被中華人民共和國(「中國」)深圳市公安局南山分局(「分局」)拘留，以待調查若干涉嫌非法吸收公眾存款罪(統稱「相關拘留」)。相關拘留與網上融資中介業務的若干未清償資金(「未清償資金」)有關，有關業務由本公司中國附屬公司深圳市匯聯互聯網金融服務有限公司(「深圳市匯聯互聯網金融」)進行，且已於二零一九年第四季度停止經營。於本報告日期，分局對涉嫌非法吸收公眾存款罪的調查(「調查」)仍在進行當中。

除上文所披露者外，董事並不知悉任何對本集團業務及營運有重大涵義或影響的行業特有的法律及法規。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

KEY RELATIONSHIPS WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

The Group recognises that employees are valuable assets and regards the personal development of its employees as highly important. The Group wants to continue to be an attractive employer for committed employees. During the year under review, there was no dispute on salary payments and all accrued remunerations, in all kinds, were settled on or before their respective due dates, as stipulated under individual employee's employment contract. The Group also ensures that all the employees are reasonably remunerated by regular review and the policies on salary increment, promotion, bonus, allowances and all other related benefits are updated from time to time. Being people-oriented, the Group is committed to providing a safe and healthy workplace for its employees and encourages them to have a work-life balance.

The Group appreciates the importance of maintaining good relationships with its customers and suppliers to meet its immediate and long-term business goals. The Group values the feedback from its customers through communication to address their concerns in a timely manner. For suppliers, the Group assures the quality of their delivered services and products.

During the financial year ended 31 December 2020, there is no circumstance of any event between the Group and its employees, customers and suppliers which will have a significant impact on the Group's business and on which the Group's success depends.

RESULTS AND DIVIDENDS

The Group's results for the year ended 31 December 2020 and the state of affairs of the Company and the Group at that date are set out in the consolidated financial statements on pages 113 to 254.

The Board did not recommend the payment of any final dividend for the financial year ended 31 December 2020.

與僱員、客戶及供應商之主要關係

本集團深明僱員為寶貴資產，並高度重視僱員之個人發展。本集團有意繼續成為能吸引忠誠僱員的僱主。回顧年度內，概無有關薪金付款的糾紛，且所有應計薪酬均於僱員個人聘用合約所訂明之到期日或之前支付。本集團亦定期檢討以確保全體僱員獲合理報酬，並不時更新有關加薪、晉升、花紅、津貼及所有其他相關福利方面之政策。本集團以人為本，致力為僱員提供安全及健康的工作環境，鼓勵僱員在工作與生活中取得平衡。

本集團重視與客戶及供應商維持良好關係之重要性，以達到其短期及長期業務目標。本集團重視客戶之反饋，會適時處理客戶所關注的事宜。就供應商而言，本集團對供應商交付的服務與產品品質之表現作出肯定。

截至二零二零年十二月三十一日止財政年度，本集團與其僱員、客戶及供應商之間概無發生任何將對本集團之業務及其成功要素有重大影響的事件。

業績及股息

本集團截至二零二零年十二月三十一日止年度的業績及本公司與本集團於該日的狀況載於第113頁至第254頁的綜合財務報表。

董事會並不建議派付截至二零二零年十二月三十一日止財政年度的任何末期股息。

REPORT OF THE DIRECTORS (CONTINUED)

董事會報告(續)

DIVIDEND POLICY

The dividend policy aims to set out the approach to target dividend payout ratio of the Company.

The Company targets to distribute to its shareholders a dividend amount as determined by the Board at its sole and absolute discretion, but subject to:

- a. the requirements of the Company's constitutional documents;
- b. the solvency requirements of the laws of the Cayman Islands;
- c. there being sufficient amount of retained profits and share premium of the Company for the dividend payment;
- d. any financial covenants and other restrictions that exist with respect to certain of the Company's financing arrangements and other agreements by which the Company is bound from time to time;
- e. the earnings, financial position, results of operation, expansion plans, working capital requirements, and anticipated cash needs of the Company and its subsidiaries;
- f. the payment by subsidiaries of cash dividends to the Company; and
- g. other factors which the Board may deem appropriate.

With respect to restriction (e) above, if any of the subsidiaries incurs debt on its own behalf in the future, the instruments governing the debt, such as the indenture governing any notes/bonds, may restrict its ability to pay dividends or make other payments to the Company, and the corporate laws applicable to the subsidiaries also impose requirements that these subsidiaries must meet before they may pay dividends to the Company.

The form and frequency of dividend declaration and payment shall be at the sole and absolute discretion of the Board and the dividend policy does not constitute a legally binding commitment in respect of the future dividends.

The Board will monitor the implementation of the dividend policy and will review the dividend policy, as appropriate, to ensure the compliance of the dividend policy and discuss and approve any revision as and when require.

股息政策

股息政策旨在載列本公司有關目標股息支付比率的方針。

本公司計劃向股東派發董事會酌情釐定的股息金額，唯需：

- a. 遵守本公司章程文件的規定；
- b. 符合開曼群島法例的償付能力規定；
- c. 有足夠保留盈利及本公司股份溢價供派付股息；
- d. 遵守有關本公司若干融資安排或不時受其約束的其他協議之財務契諾或其他限制；
- e. 考慮本公司及其附屬公司的盈利、財務狀況、經營業績、擴張計劃、營運資金要求及預期現金需求；
- f. 視乎附屬公司向本公司的現金股息派付情況；及
- g. 計及董事認為相關的其他因素。

關於上述(e)項限制，倘我們任何附屬公司日後自身產生債務，則票據／債券契據等規管債務的文據可能限制其向本公司派付股息或作出其他分派的能力，且附屬公司適用的公司法例亦可能要求該等附屬公司在向本公司派付股息前符合若干規定。

股息派付形式及頻率由董事會全權酌情決定，而股息政策不就日後股息構成有法定約束力的承諾。

董事會將監察股息政策的實施情況及適時檢討股息政策，確保股息政策得以遵從並於必要時商討及批准修訂股息政策。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

FINANCIAL SUMMARY

A summary of the results and of the assets and liabilities of the Group for the past five financial years is set out in the financial summary on page 255 of this annual report. This summary does not form part of the audited consolidated financial statements.

SHARE CAPITAL AND SHARE OPTIONS

Details of movements in the Company's share capital and share options during the year are set out in notes 27 and 28 to the consolidated financial statements, respectively.

PRE-EMPTIVE RIGHT

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

PROPERTY, PLANT AND EQUIPMENT AND INVESTMENT PROPERTIES

Details of movements in the property, plant and equipment and investment properties of the Group during the year are set out in notes 15 and 16 to the consolidated financial statements.

RESERVES

Details of movements in the reserves of the Company and the Group during the year are set out in note 30(b) to the consolidated financial statements and in the consolidated statement of changes in equity, respectively.

DISTRIBUTABLE RESERVES

As at 31 December 2020, there is no reserves available for distributions to equity holders of the Company comprising share premium account less accumulated losses. (2019: nil).

MAJOR COUNTERPARTIES

The Group's customer base is diversified. Revenue of the Group includes the revenue earned from counterparties which are the limited partnerships in the investment in property development projects segment. For the year ended 31 December 2020, the percentage of revenue attributable to the Group's major counterparties is set out below:

財務概要

本集團在過去五個財政年度之業績及資產與負債概要載於本年報第255頁之財務概要。該概要並不構成經審核綜合財務報表的一部分。

股本及購股權

本公司股本及購股權年內變動詳情分別載於綜合財務報表附註27及28。

優先購買權

本公司章程細則或開曼群島法律並無優先購買權的條文，而本公司無須受責按比例向現有股東提呈新股以供認購。

物業、廠房及設備以及投資物業

本集團於年內的物業、廠房及設備以及投資物業變動詳情載於綜合財務報表附註15及16。

儲備

本公司及本集團於年內的儲備變動分別載於綜合財務報表附註30(b)及綜合權益變動表。

可分派儲備

於二零二零年十二月三十一日，本公司並無可供分派予權益持有人之儲備包括股份溢價賬減累計虧損(二零一九年：無)。

主要交易對手

本集團的客戶基礎多元化。本集團收益包括自交易對手獲得的收益，該等交易對手為投資於物業發展項目分部的有限合夥企業。於截至二零二零年十二月三十一日止年度，本集團主要交易對手應佔收入之百分比如下：

REPORT OF THE DIRECTORS (CONTINUED)

董事會報告(續)

MAJOR COUNTERPARTIES (CONTINUED)

Revenue

- The largest counterparty	17.2%
- The total of the five largest counterparties	54.0%

As far as the Directors are aware, neither the Directors nor their close associates nor any Shareholders (which to the knowledge of Directors own more than 5% of the Company's issued share capital) had any interest in the five largest customers of the Group.

Due to the business nature of the Group, the Group primarily relies on its employee for the conduct of its principal business activities and only retain a minimal number of suppliers for ancillary administrative support services. As such, the Group considers that it does not have any major suppliers.

DIRECTORS

The Directors of the Company during the year were:

Executive Directors

Mr. Zheng Weijing (resigned on 26 March 2021)
Mr. Zhang Gongjun
Ms. Guo Chanjiao (duties suspended on 26 March 2021)

Independent Non-executive Directors

Dr. Vincent Cheng
Mr. Leung Po Hon (resigned on 19 November 2020)
Dr. Miao Bo

Pursuant to Article 105(A) of the Company's articles of association (the "Articles of Association"), at each annual general meeting one-third of the Directors for the time being, or, if their number is not three or a multiple of three, then the number nearest to but not less than one-third, shall retire from office by rotation and shall be eligible for re-election. Every Director, including those appointed for a specific term, shall be subject to retirement by rotation at least once every three years.

By virtue of Articles 105(A) and 105(B) of the Articles of Association, Mr. Zhang Gongjun and Dr. Vincent Cheng will retire at the forthcoming annual general meeting of the Company. Mr. Zhang Gongjun and Dr. Vincent Cheng, being eligible, will offer themselves for re-election at the annual general meeting.

By virtue of Article 109 of the Articles of Association, any person appointed by the Directors to fill a casual vacancy or as additional Director shall hold office until the next following general meeting of the Company and shall then be eligible for re-election at the meeting. Mr. Hsu Tawei, who was appointed by the board of Directors of the Company as independent non-executive Director pursuant to board resolution with effect from 1 March 2021, will retire at the forthcoming annual general meeting of the Company, Mr. Hsu Tawei, being eligible, will offer themselves for re-election at the annual general meeting.

主要交易對手(續)

收入

- 最大交易對手	17.2%
- 五大交易對手合計	54.0%

就董事所悉，董事或彼等之緊密聯繫人士或任何股東(就董事所知擁有本公司已發行股本超過5%者)概無於本集團五大客戶中擁有任何權益。

鑒於業務性質，本集團主要倚賴其僱員經營主要業務活動，僅保留最低數目的供應商提供配套支援服務。因此，本集團認為其並無任何主要供應商。

董事

本公司年內董事如下：

執行董事

鄭偉京先生(於二零二一年三月二十六日辭任)
張公俊先生
郭嬋嬌女士(於二零二一年三月二十六日暫停職務)

獨立非執行董事

鄭嘉福博士
梁寶漢先生(於二零二零年十一月十九日辭任)
苗波博士

根據本公司章程細則(「章程細則」)第105(A)條，於各股東週年大會上，當時的三分之一董事或如人數並非三或三之倍數，則為最接近但不少於三分之一的人數須輪席告退並合資格膺選連任。每名董事(包括有特定任期的董事)須最少每三年輪席告退一次。

憑藉章程細則第105(A)及105(B)條，張公俊先生及鄭嘉福博士將於本公司應屆股東週年大會上輪席告退。張公俊先生及鄭嘉福博士將合資格於該股東週年大會上膺選連任。

根據章程細則第109條，任何人士但凡獲委任為董事以填補臨時空缺或獲委任為新增董事，其任期將維持至本公司下屆股東大會為止，且將於其時符合資格在會上膺選連任。徐大偉先生已根據董事會決議案獲委任為本公司獨立非執行董事，自二零二一年三月一日起生效，彼將於本公司應屆股東週年大會上退任，並符合資格且願意於股東週年大會上膺選連任。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

BOARD OF DIRECTORS AND SENIOR MANAGEMENT

The biographical details of the Directors and senior management are set out in the section headed "Biographical Details of Directors and Senior Management" of this annual report.

DIRECTORS' SERVICE AGREEMENTS

Each of the executive Directors has entered into a service contract with the Company for a term of three years unless and until (i) terminated by either party thereto giving not less than three months' prior written notice; or (ii) the executive Director not being re-elected as a Director or being removed by Shareholders at general meeting of the Company in accordance with the Articles of Association.

Each of the independent non-executive Directors was appointed for an initial term of two years (as set out in the section headed "Corporate Governance Report" of this annual report) and shall be subject to retirement, re-election and removal in accordance with the Articles of Association.

Save as disclosed above, none of the Director being proposed for re-election at the forthcoming annual general meeting 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).

CHANGES IN DIRECTORS' INFORMATION

- (1) Mr. Leung Po Hon resigned as an independent non-executive Director of the Company. He also ceased to act as the chairman of the remuneration committee, and the member of each of the audit committee and the nomination committee of the Board with effect from 19 November 2020. Please refer to the announcement of the Company dated 19 November 2020 for further details.
- (2) Mr. Hsu Tawei was appointed as an independent non-executive Director, the chairman of the remuneration committee and a member of each of the audit committee and nomination committee of the Board with effect from 1 March 2021. Please refer to the announcement of the Company dated 1 March 2021 for further details.
- (3) Mr. Zheng Weijing resigned as the Chairman, executive Director and Chief Executive Officer of the Company, and also ceased to act as the chairman of the nomination committee of the Board, with effect from 26 March 2021. Please refer to the announcement of the Company dated 26 March 2021 for further details.

董事會及高級管理層

董事及高級管理層的履歷詳情載於本年報「董事及高級管理層之履歷詳情」一節。

董事之服務協議

各執行董事已與本公司訂立服務合約，為期三年，除非及直至(i)任何一方給予另一方不少於三個月的事先書面通知予以終止；或(ii)執行董事不再當選董事或遭股東根據章程細則於股東大會上罷免。

各獨立非執行董事的首個任期為兩年(載於本年報「企業管治報告」一節)，並須根據章程細則退任、連任及免職。

除上文所披露者外，擬於應屆股東週年大會上重選連任的董事概無訂有不可由本公司於一年內終止而毋須支付補償(法定補償除外)之服務合約。

董事資料變動

- (1) 梁寶漢先生辭任本公司獨立非執行董事。彼亦不再擔任董事會薪酬委員會主席及審核委員會及提名委員會各成員，自二零二零年十一月十九日起生效。更多詳情，請參閱本公司日期為二零二零年十一月十九日的公告。
- (2) 徐大偉先生獲委任為獨立非執行董事、董事會薪酬委員會主席及審核委員會及提名委員會各成員，自二零二一年三月一日起生效。更多詳情，請參閱本公司日期為二零二一年三月一日的公告。
- (3) 鄭偉京先生辭任本公司主席、執行董事及行政總裁，亦不再擔任董事會提名委員會主席，自二零二一年三月二十六日起生效。更多詳情，請參閱本公司日期為二零二一年三月二十六日的公告。

REPORT OF THE DIRECTORS (CONTINUED)

董事會報告(續)

CHANGES IN DIRECTORS' INFORMATION (CONTINUED)

- (4) Mr. Zhang Gongjun was appointed as the Chairman, Chief Executive Officer, compliance officer, the chairman of the nomination committee of the Company on 26 March 2021. Please refer to the announcement of the Company dated 26 March 2021 for further details.
- (5) The executive and/or administrative duties and powers of Ms. Guo Chanjiao as an executive Director and a member of the nomination committee of the Company had been suspended with effect from 26 March 2021. Please refer to the announcement of the Company dated 26 March 2021 for further details.

Save as disclosed above, there were no changes to the Directors' information since the date of the 2017 third quarterly report of the Company required to be disclosed pursuant to Rule 17.50A(1) of the GEM Listing Rules.

CONFIRMATION OF INDEPENDENCE

The Company has received annual confirmations of independence from all three independent non-executive Directors pursuant to Rule 5.09 of the GEM Listing Rules and the Company considers the independent non-executive Directors to be independent.

DIRECTORS' INTERESTS AND CONTROLLING SHAREHOLDERS' INTERESTS IN CONTRACTS OF SIGNIFICANCE

Save for the interests of Mr. Zheng Weijing in 廣東匯金典當股份有限公司 (Guangdong Huijin Pawn Stock Company Limited*) ("Guangdong Huijin"), being a party to the transactions as disclosed in the paragraph headed "Non-exempt Continuing Connected Transactions" and the paragraph headed "Directors' and Chief Executive's Interests and Short Position in the Shares, Underlying Shares and Debentures" below, no Directors or controlling shareholders (as defined in the GEM Listing Rules) of the Company had material interest, either directly or indirectly, in any contract of significance to the business of the Group to which the Company, or any of its subsidiaries was a party during the year.

* For identification purposes only

董事資料變動(續)

- (4) 於二零二一年三月二十六日，張公俊先生獲委任為本公司主席、行政總裁、合規主任及提名委員會主席。更多詳情，請參閱本公司日期為二零二一年三月二十六日的公告。
- (5) 郭女士作為執行董事及本公司提名委員會成員的執行及／或行政職責及權力已自二零二一年三月二十六日起被中止。更多詳情，請參閱本公司日期為二零二一年三月二十六日的公告。

除上文所披露者外，董事資料自本公司二零一七年第三季度業績報告日期起概無任何根據GEM上市規則第17.50A(1)條須予披露之變動。

獨立性確認

本公司已接獲所有三名獨立非執行董事根據GEM上市規則第5.09條發出的獨立性年度確認書，且本公司認為獨立非執行董事均為獨立人士。

董事及控股股東於重大合約的權益

除鄭偉京先生於廣東匯金典當股份有限公司(「廣東匯金」)(即下文「不獲豁免持續關聯交易」及「董事及主要行政人員於股份、相關股份及債券之權益及淡倉」所披露交易之訂約方)之權益外，概無本公司董事或控股股東(定義見GEM上市規則)直接或間接於本公司或其任何附屬公司於年內所訂立對本集團業務而言屬重大的合約當中擁有重大權益。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

EMOLUMENT POLICY

A remuneration committee is set up for reviewing the Group's emolument policy and structure of all remuneration of the Directors and senior management of the Group, having regard to the Group's operating results, individual performance and comparable market practices.

REMUNERATION OF DIRECTORS AND FIVE INDIVIDUALS WITH HIGHEST EMOLUMENTS

Details of the emoluments of the Directors and the five individuals with the highest emoluments are set out in note 11 to the consolidated financial statements.

EMPLOYEE RETIREMENT SCHEMES

The PRC subsidiaries of the Group participate in defined contribution retirement benefit schemes (the "Schemes") organised by the PRC municipal and provincial government authorities whereby the PRC subsidiaries are required to make contributions at the rate of approximately 14% of the eligible employees' salaries to the Schemes. The Group has accrued for the required contributions which are remitted to the respective local government authorities when the contributions become due. The local government authorities are responsible for the pension obligations payable to the retired employees covered under the Schemes. No forfeited contribution is available to reduce the contribution payable in future years.

The Group also operates a Mandatory Provident Fund Scheme (the "MPF Scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance (Cap. 485 of the Laws of Hong Kong) for employees employed in Hong Kong. The MPF Scheme is a defined contribution retirement scheme administered by independent trustees. Under the MPF Scheme, the Group and its employees are each required to make contributions to the scheme at 5% of the employees' relevant income, subject to a cap of monthly relevant income of HK\$30,000. Contributions to the MPF Scheme vest immediately.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

None of the Directors, substantial shareholders and controlling shareholders of the Company and their respective close associates (having their meanings as defined in the GEM Listing Rules) had any interests in any business which compete or may compete with the business of the Group or any other conflicts of interest which any person may have with the Group as at 31 December 2020.

酬金政策

本公司已成立薪酬委員會以就本集團經營業績、個別表現及可資比較市場慣例檢討本集團全體董事及高級管理人員的酬金政策及架構。

董事及五大高薪人士酬金

董事及五大高薪人士酬金的詳情載於綜合財務報表附註11。

僱員退休計劃

本集團的中國附屬公司參與由中國省市級政府機構組織的定額供款退休福利計劃(「該計劃」)，據此，中國附屬公司須按合資格僱員薪金的約14%向該計劃供款。本集團已於供款到期時向各當地政府機構繳納應匯付的供款。當地政府機構負責向該計劃保障下的退休僱員支付退休金。概無已沒收供款可用作減少未來年度應付之供款。

本集團亦根據香港法例第485章強制性公積金計劃條例為香港僱員實施強制性公積金計劃(「強積金計劃」)。強積金計劃為由獨立受託人管理的定額供款退休計劃。根據強積金計劃，本集團及其僱員各自須向計劃供款，供款額為僱員有關收入的5%，惟不得超過每月相關收入30,000港元的上限。向強積金計劃作出的供款即時歸屬。

董事於競爭業務之權益

於二零二零年十二月三十一日，概無本公司之董事、主要股東、控股股東及彼等各自之緊密聯繫人(定義見GEM上市規則)於任何業務中擁有任何權益足以或可能與本集團業務構成競爭，或任何該等人士可能與本集團有任何其他利益衝突。

REPORT OF THE DIRECTORS (CONTINUED)

董事會報告(續)

NON-COMPETITION UNDERTAKING

As disclosed in the prospectus of the Company dated 20 April 2012 ("Prospectus"), Ming Cheng Investments Limited and Mr. Zheng Weijing (collectively, the "Substantial Shareholders"), among others, has executed a deed of non-competition (the "Non-competition Undertaking") through which they have irrevocably warranted and undertaken to the Company, not to, among others, directly or indirectly engage, participate or hold any right or interest in or render any services to or otherwise be involved in any business in competition with or likely to be in competition with the business of the provision of (i) pawn loan services; (ii) entrusted loan services; and (iii) financial consultation services and business ancillary to any of the foregoing in Hong Kong, the PRC and any other country or jurisdiction to which the Group provides such services and/or in which any member of the Group carries on business mentioned above from time to time.

The Substantial Shareholders have confirmed to the Company in respect of their compliance with the Non-competition Undertaking during the financial year ended 31 December 2020 and up to the date of this annual report.

The independent non-executive Directors have reviewed the compliance with the Non-competition Undertaking during the financial year ended 31 December 2020 and up to the date of this annual report based on information and confirmation provided by or obtained from the Substantial Shareholders, and were satisfied that the Substantial Shareholders have duly complied with the Non-competition Undertaking.

UPDATES ON COMPLIANCE AND REGULATORY MATTERS AS DISCLOSED IN THE PROSPECTUS

As disclosed in the Prospectus, as a provider of pawn loan services to the customers, Guangdong Huijin is subject to the requirements of the Measures for the Administration of Pawning (典當管理辦法) (the "Pawning Measures"). The Pawning Measures prescribe certain thresholds which pawn loan providers have to comply with in respect of the pawn loans advanced to customers and they also govern the rate of interest and total fees that may be charged by a pawn loan provider.

The Pawning Measures provide that the rate of interest charged on a loan provided in respect of pawned property must not exceed the interest rate for a six-month loan as published by the People's Bank of China (the "PBOC") as discounted by the pawn loan period. It further provides that the combined monthly total fees (excluding the consultation fee and the amount of loan repayment) (being administration fee in the business) payable by the pledgor must not exceed 4.2% of the loan amount in respect of loans secured by pledged movable property, 2.7% of the loan amount in respect of loans secured by mortgaged real estate and 2.4% of the loan amount in respect of loans secured by pledged property rights.

不競爭承諾

誠如本公司日期為二零一二年四月二十日之招股章程(「招股章程」)中所披露，明晟投資有限公司及鄭偉京先生(統稱「主要股東」)各自(其中包括)已簽立不競爭契據(「不競爭承諾」)，據此彼等向本公司不可撤銷地擔保及承諾不會(其中包括)於香港、中國及本集團提供有關服務及/或本集團任何成員公司不時經營所述業務的任何其他國家或司法權區直接或間接從事、參與或於其中持有任何權利或權益或提供服務予或以其他方式參與有關與提供(i)典當貸款服務；(ii)委託貸款服務；及(iii)財務顧問服務及上述任何附屬業務構成競爭或可能構成競爭的任何業務。

主要股東已就彼等於截至二零二零年十二月三十一日止財政年度及直至本年報日期遵守不競爭承諾之情況向本公司確認。

獨立非執行董事已根據主要股東提供或自其獲得的資料及確認審閱於截至二零二零年十二月三十一日止財政年度及直至本年報日期遵守不競爭承諾之情況，且信納主要股東已妥為遵守不競爭承諾。

有關招股章程中所披露的合規及監管事宜之更新

誠如招股章程中所披露，作為向我們的客戶提供典當貸款服務的提供者，廣東匯金須遵守《典當管理辦法》(「《典當管理辦法》」)的規定。《典當管理辦法》制訂了典當貸款供應商就向客戶提供典當貸款而須遵循的若干上限，且亦監管典當貸款供應商可能收取的利率及總費用。

《典當管理辦法》規定，就典當財產所提供貸款而收取的利率不得超過中國人民銀行(「中國人民銀行」)公佈的六個月期貸款利率與典當期限折算後之利率。其進一步規定，當戶應付月綜合費(即我們業務中產生的管理費，不包括顧問費及貸款還款額)不應超過動產質押貸款金額的4.2%、房地產抵押貸款金額的2.7%及財產權利質押貸款金額的2.4%。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

UPDATES ON COMPLIANCE AND REGULATORY MATTERS AS DISCLOSED IN THE PROSPECTUS (CONTINUED)

As regards the other thresholds, the Pawning Measures provide that the maximum outstanding amount owing on property pledged or mortgaged by any one legal person or natural person to a pawn loan provider must not exceed 25% of the registered capital of the pawn loan provider; and that the total outstanding amount owing in respect of property right pledged by customers must not exceed 50% of the registered capital of a pawn loan provider. It is also provided in the Pawning Measures that, if the registered capital of a pawn loan provider is more than RMB10 million, the maximum loan amount that may be provided for a single real estate backed loan must not exceed 10% of the registered capital of the pawn loan provider.

For the two years ended 31 December 2011, there were nine incidents where the loans granted by Guangdong Huijin were not in compliance with the relevant thresholds prescribed by the Pawning Measures. According to the PRC legal adviser of the Company, Guangdong Huijin may be subject to administrative penalty as a result of its past non-compliance; the maximum potential penalty that may be imposed by the relevant government authorities on the Group for such non-compliance would be an order to correct the non-compliance and a fine of up to RMB30,000 for each non-compliant transaction. As administrative penalty for illegal acts shall be imposed within two years from the date such illegal act is committed, no administrative penalty for the nine incidents of non-compliant transactions occurred during the two years ended 31 December 2011 shall be imposed after June 2013. As advised by the PRC legal adviser of the Company, customers of the non-compliant transactions are entitled to claim against Guangdong Huijin for overcharged interests and administrations fees within two years commencing from the full repayment of the pawn loans. All of the customers have signed confirmation letters and agree, among other things, not to take any action against Guangdong Huijin for their rights and entitlements in regard to the non-compliant loans granted by Guangdong Huijin.

As at the date of this annual report, the Directors confirm that the Group had not received any order to correct the non-compliance nor any notice of fine from the relevant PRC government authorities. To the best knowledge of the Directors, as at the date of this annual report, the Group had not received any claims against Guangdong Huijin from its customers for overcharged interests and administration fees in respect of the past non-compliance.

有關招股章程中所披露的合規及監管事宜之更新(續)

就其他上限而言，《典當管理辦法》規定，典當貸款供應商對任何一名法人或自然人質押或抵押的財產所欠最高未償還金額不得超過該典當貸款供應商註冊資本的25%；而客戶質押財產權所欠未償還總額不得超過典當貸款供應商註冊資本的50%。《典當管理辦法》亦規定，倘典當貸款供應商的註冊資本為人民幣10百萬元以上，就單筆房地產抵押貸款而提供的最高貸款金額不得超過典當貸款供應商註冊資本的10%。

截至二零一一年十二月三十一日止兩個年度，廣東匯金授出的貸款有九筆未遵守《典當管理辦法》規定的相關上限。根據本公司中國法律顧問的意見，廣東匯金可能因過往不合規事宜而遭受行政處罰；相關政府機構就該等不合規事宜可能對本集團處以的最高處罰將為責令糾正不合規事宜並就各項不合規交易徵收最高人民幣30,000元的罰金。由於對非法行為的行政處罰須於此等非法行為發生後兩年內執行，故於二零一三年六月之後概不會對截至二零一一年十二月三十一日止兩個年度內發生的九宗不合規交易事件處以任何行政處罰。誠如本公司中國法律顧問告知，不合規交易的客戶有權向廣東匯金就於悉數償還典當貸款後兩年內的多收利息及管理費提出索償。全體客戶已簽署確認函件並同意(其中包括)不會就彼等有關廣東匯金授出之不合規貸款方面的權利及權益向廣東匯金作出任何行動。

於本年報日期，董事確認，本集團並未自相關中國政府機構接獲任何糾正不合規事宜之責令或任何罰款通知。據董事所深知，於本年報日期，本集團並未接獲客戶就有關過往不合規事宜之多收利息及管理費而對廣東匯金提起的任何索償。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

UPDATES ON COMPLIANCE AND REGULATORY MATTERS AS DISCLOSED IN THE PROSPECTUS (CONTINUED)

Since November 2010, to ensure ongoing compliance with the Pawning Measures and other relevant laws and regulations, the Group has implemented the following measures:

- (i) in the loan approval process, the business team will fill in details of each loan application, including the party, amount, rate of administration fees and interest of each loan application, in order to ensure all loan applications are in compliance with the Pawning Measures;
- (ii) the risk management team, with the assistance of the legal and compliance team, will cross-check the loan application, in particular the loan amount and the rate of interest and administration fees to be charged, to ensure compliance with the Pawning Measures;
- (iii) the legal and compliance team will keep themselves aware of any changes to the official rate prescribed by the PBOC and notify the management if there may be any risk of breach of any of the threshold(s) prescribed by the Pawning Measures; and they will obtain updates on relevant laws and regulations from time to time and check whether the existing practice is in compliance with these updates and if not, conduct remedial measures; and
- (iv) the Group will consult the external legal advisers and seek their advice on compliance matters as and when required.

For further details of the past non-compliance and ongoing compliance measures with the Pawning Measures, please refer to pages 147 to 152 of the Prospectus.

As at the date of this annual report, based on information and confirmation provided by or obtained from the Group, the independent non-executive Directors were satisfied that the Group have duly complied with the prescribed thresholds under the Pawning Measures for the year ended 31 December 2019.

有關招股章程中所披露的合規及監管事宜之更新(續)

自二零一零年十一月起，為確保持續遵守《典當管理辦法》及其他相關法律及法規，本集團已實施以下措施：

- (i) 在貸款審批過程中，業務團隊將填妥各項貸款申請的詳細資料，包括當事人、金額、管理費率及各項貸款申請的利息，以確保所有貸款申請符合《典當管理辦法》；
- (ii) 風險管理小組將在法律及合規團隊的協助下覆核貸款申請，尤其是貸款金額及將收取的利率及管理費，以確保符合《典當管理辦法》；
- (iii) 法律及合規團隊將即時瞭解中國人民銀行規定的官方利率的任何變動，並就尚可能存在違反《典當管理辦法》規定的任何風險而知會管理層；且彼等將不時獲取相關法律法規的最新情況，檢查我們現行慣例是否符合該等更新版本；倘不符合，則進行補救措施；及
- (iv) 必要時，本集團將諮詢外聘法律顧問並徵求彼等對合規事宜的意見。

有關過往不合規事宜及持續遵守《典當管理辦法》之措施的更多詳情，請參閱招股章程第147頁至第152頁。

於本年報日期，根據本集團提供或自其獲得的資料及確認，獨立非執行董事信納，本集團於截至二零一九年十二月三十一日止年度已妥為遵守《典當管理辦法》規定的相關上限。

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

**DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS
AND SHORT POSITION IN THE SHARES, UNDERLYING
SHARES AND DEBENTURES**

As at 31 December 2020, the interests of the Directors and chief executive of the Company in the Shares, underlying Shares and debentures of the Company and its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (Cap. 571 of the Laws of Hong Kong) (the "SFO")) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which they were taken or deemed to have under such provisions of the SFO), or were required pursuant to section 352 of the SFO, to be entered in the register referred to therein, or were required, pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules, to be notified to the Company and the Stock Exchange were as follows:

(i) Interests in the Shares

**董事及主要行政人員於股份、相關
股份及債券之權益及淡倉**

於二零二零年十二月三十一日，本公司董事及主要行政人員於本公司及其相聯法團(定義見香港法例第571章證券及期貨條例(「證券及期貨條例」)第XV部)之股份、相關股份及債券中擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所之權益(包括根據證券及期貨條例有關條文當作或視為擁有之權益及淡倉)；或根據證券及期貨條例第352條規定須記錄在該條所述之登記冊之權益；或根據GEM上市規則第5.46至第5.67條所述須知會本公司及聯交所之權益如下：

(i) 於股份之權益

Name of Director 董事姓名	Number of Shares held (Note 1) 持有股份數目(附註1)				Total 總計	Approximate percentage of shareholding in the Company 於本公司 持股的概約 百分比 (%)
	Beneficial interest 實益權益	Interest of spouse 配偶權益	Interest of controlled corporation 受控法團權益			
Mr. Zheng Weijing 鄭偉京先生	40,630,202	–	367,739,567 (Note 2) (附註2)		408,369,769	23.59

Notes:

- These represent the Director's long position in the Shares.
- These Shares are held in the name of Ming Cheng Investments Limited, a company wholly-owned by Mr. Zheng Weijing.

附註：

- 代表董事於股份中的好倉。
- 該等股份以明晟投資有限公司名義持有(一家由鄭偉京先生全資擁有的公司)。

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

**DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS
AND SHORT POSITION IN THE SHARES, UNDERLYING
SHARES AND DEBENTURES (CONTINUED)**

董事及主要行政人員於股份、相關
股份及債券之權益及淡倉(續)

(ii) Interests in the underlying Shares

(ii) 於相關股份之權益

Name of Director 董事姓名	Capacity/ Nature of interest 身份／權益性質	Number of underlying Shares 相關股份數目		Approximate percentage of shareholding in the Company 於本公司 持股的概約 百分比 (%)
		Long position 長倉 (Note) (附註)	Short position 淡倉	
Mr. Zheng Weijing 鄭偉京先生	Beneficial owner 實益擁有人	2,020,000	–	0.12
Mr. Zhang Gongjun 張公俊先生	Beneficial owner 實益擁有人	10,400,000	–	0.60
Ms. Guo Chanjiao 郭嬋嬌女士	Beneficial owner 實益擁有人	10,400,000	–	0.60
Dr. Vincent Cheng 鄭嘉福博士	Beneficial owner 實益擁有人	860,000	–	0.05
Dr. Miao Bo 苗波博士	Beneficial owner 實益擁有人	860,000	–	0.05

Notes: Being unlisted physically settled share options to acquire ordinary Shares, further details of which are set out in the section headed "Share Option Scheme" below.

附註：即購買普通股的非上市實物結算購股權，進一步詳情載於下文「購股權計劃」一節。

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

**DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS
AND SHORT POSITION IN THE SHARES, UNDERLYING
SHARES AND DEBENTURES (CONTINUED)**

(iii) Interests in associated corporation – Guangdong Huijin

Name of Director 董事姓名	Nature of interest 權益性質	Equity interest (Long position) 權益(好倉)	Approximate percentage of equity interest 權益概約百分比 (%)
Mr. Zheng Weijing 鄭偉京先生	Interest of controlled corporation (Note) 受控法團權益(附註)	RMB71,240,000 人民幣71,240,000元	70.53

Note: Such registered capital was contributed by 匯聯資產管理有限公司 (Huilian Assets Management Company Limited*) ("Huilian Assets Management"). 深圳市智匯投資諮詢有限公司 (Shenzhen Zhihui Investment Consulting Company Limited*) ("Shenzhen Zhihui") was interested in 72% of the entire equity interest of Huilian Assets Management. Shenzhen Zhihui was owned as to 45% by Mr. Zheng Weijing.

Save as disclosed above, as at 31 December 2020, none of the Directors or chief executive of the Company had any interests or short positions in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which 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 interests and short positions which he/she was taken or deemed to have under such provisions of the SFO) or which was required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or pursuant to Rules 5.46 to 5.67 of the GEM Listing Rules to be notified to the Company and the Stock Exchange.

* For identification purposes only

董事及主要行政人員於股份、相關
股份及債券之權益及淡倉(續)

(iii) 於相聯法團－廣東匯金之權益

附註：該等註冊資本乃由匯聯資產管理有限公司 (「匯聯資產管理」) 注資。深圳市智匯投資諮詢有限公司 (「深圳智匯」) 擁有匯聯資產管理總權益的72%。深圳智匯由鄭偉京先生擁有45%的權益。

除上述所披露者外，於二零二零年十二月三十一日，本公司董事及主要行政人員概無於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債券中擁有須根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所之權益或淡倉(包括根據證券及期貨條例有關條文當作或視為擁有之權益及淡倉)；或根據證券及期貨條例第352條規定須記錄在該條所述之登記冊之權益或淡倉；或根據GEM上市規則第5.46至第5.67條所述須知會本公司及聯交所之權益及淡倉。

REPORT OF THE DIRECTORS (CONTINUED)

董事會報告(續)

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 31 December 2020, so far as is known to the Directors, the following persons (other than the Directors and chief executive of the Company) had an interest or short position in the Shares and underlying Shares as recorded in the register required to be kept by the Company under Section 336 of the SFO:

(i) Interests in the Shares

主要股東及其他人士於股份及相關股份中的權益及淡倉

於二零二零年十二月三十一日，據董事所知，下列人士(本公司董事及主要行政人員除外)於股份及相關股份中擁有須記錄於本公司根據證券及期貨條例第336條規定須存置的登記冊的權益或淡倉：

(i) 於股份之權益

Name of Shareholder 股東姓名	Number of Shares held (Note 1) 持有股份數目(附註1)				Total 總計	Approximate percentage 概約百分比 (%)
	Beneficial Interest 實際權益	Interest of spouse 配偶權益	Security interest 擔保權益	Interest of controlled corporation 受控法團權益		
Ming Cheng Investments Limited 明晟投資有限公司	367,739,567 (Note 2) (附註2)	-	-	-	367,739,567	21.24
Ms. Zhang Chushan 張楚珊女士	-	408,369,769 (Note 3) (附註3)	-	-	408,369,769	23.59
Sino-Africa Resources Holdings Limited 中非資源控股有限公司	255,676,042 (Note 4) (附註4)	-	-	-	255,676,042	14.77
Peace Bloom Limited 逸隆有限公司	145,429,087 (Note 5) (附註5)	-	-	-	145,429,087	8.40
Upsoar Limited 翔昇有限公司	155,518,650 (Note 6) (附註6)	-	-	-	155,518,650	8.98
Mr. Huang Xiguang 黃錫光先生	-	-	-	255,676,042 (Note 4) (附註4)	255,676,042	14.77

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

**SUBSTANTIAL SHAREHOLDERS' AND OTHER
PERSONS' INTERESTS AND SHORT POSITIONS IN
SHARES AND UNDERLYING SHARES (CONTINUED)**

主要股東及其他人士於股份及相關
股份中的權益及淡倉(續)

(i) Interests in the Shares (Continued)

(i) 於股份之權益(續)

Name of Shareholder 股東姓名	Number of Shares held (Note 1) 持有股份數目(附註1)					Total 總計	Approximate percentage 概約百分比 (%)
	Beneficial Interest 實際權益	Interest of spouse 配偶權益	Security interest 擔保權益	Interest of controlled corporation 受控法團權益			
Mr. Hu Jinxi 胡金喜先生	22,200,000	-	-	145,429,087 (Note 5) (附註5)		167,629,087	9.68
Ms. Fu Shanping 傅善平女士	-	-	-	155,518,650 (Note 6) (附註6)		155,518,650	8.98
Kimberland Credit Limited 金百盛信貸有限公司	-	-	408,369,769 (Note 7) (附註7)	-		408,369,769	23.59
Mr. Shi Andong 施安東先生	-	-	-	408,369,769 (Note 7) (附註7)		408,369,769	23.59

Notes:

- These represent the corporation's/person's long position in the Shares.
- Ming Cheng Investments Limited is a company wholly-owned by Mr. Zheng Weijing.
- Ms. Zhang Chushan is the spouse of Mr. Zheng Weijing. By virtue of the provisions of Part XV of the SFO, Ms. Zhang Chushan is deemed to be interested in all the interests in which Mr. Zheng Weijing is interested or deemed to be interested in.
- Sino-Africa Resources Holdings Limited is a company wholly-owned by Mr. Huang Xiguang.
- Peace Bloom Limited is a company wholly-owned by Mr. Hu Jinxi.
- Upsoar Limited is a company wholly-owned by Ms. Fu Shanping.
- Based on the notices of disclosure of interests filed by each of Kimberland Credit Limited and Mr. Shi Andong on 23 January 2020, these long positions in the Shares are held by Kimberland Credit Limited which is directly wholly-owned by Mr. Shi Andong. Under the SFO, Mr. Shi Andong is deemed to be interested in these long positions in Shares held by Kimberland Credit Limited.

附註：

- 代表該法團／人士於股份中的好倉。
- 明晟投資有限公司由鄭偉京先生全資擁有。
- 張楚珊女士為鄭偉京先生的配偶。根據證券及期貨條例第XV部的條文規定，張楚珊女士被視為於鄭偉京先生擁有權益或被視為擁有權益的所有權益中擁有權益。
- 中非資源控股有限公司由黃錫光先生全資擁有。
- 逸隆有限公司由胡金喜先生全資擁有。
- 翔昇有限公司由傅善平女士全資擁有。
- 根據金百盛信貸有限公司及施安東先生各自於二零二零年一月二十三日存檔的權益披露通知，該等股份中的好倉由金百盛信貸有限公司持有，而金百盛信貸有限公司由施安東先生直接全資擁有。根據證券及期貨條例，施安東先生被視為於金百盛信貸有限公司持有的股份中的好倉中擁有權益。

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES (CONTINUED)

(ii) Interests in the underlying Shares

Name of Shareholder 股東姓名	Capacity/ Nature of interest 身份／權益性質	Number of underlying Shares 相關股份數目		Approximate percentage of shareholding in the Company 於本公司 持股的 概約百分比 (%)
		Long position 好倉	Short position 淡倉	
Ms. Zhang Chushan 張楚珊女士	Interest of spouse 配偶權益	2,020,000 (Note) (附註)	–	0.12

Notes: Ms. Zhang Chushan is the spouse of Mr. Zheng Weijing. By virtue of the provisions of Part XV of the SFO, Ms. Zhang Chushan is deemed to be interested in all the interests or short positions in which Mr. Zheng Weijing is interested or deemed to be interested in.

Save as disclosed above, as at 31 December 2020, there was no person who had any interest or short position in the Shares or underlying Shares as recorded in the register required to be kept by the Company under Section 336 of the SFO.

主要股東及其他人士於股份及相關股份中的權益及淡倉(續)

(ii) 於相關股份之權益

附註：張楚珊女士為鄭偉京先生的配偶。根據證券及期貨條例第XV部的條文規定，張楚珊女士被視為於鄭偉京先生擁有權益或被視為擁有權益的所有權益或淡倉中擁有權益。

除上文所披露者外，於二零二零年十二月三十一日，根據本公司按照證券及期貨條例第336條存置之登記冊所示，並無人士於股份或相關股份中擁有權益或淡倉。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

SHARE OPTION SCHEME

The Company has adopted a share option scheme (the "Share Option Scheme") pursuant to the written resolution of the shareholders of the Company on 20 December 2011 for the purpose of providing incentives or rewards to the eligible participants for their contribution to the Group and/or enabling the Group to recruit and retain high-calibre employees and attract human resources that are valuable to the Group.

Details of the Share Option Scheme are as follows:

- 1. Purpose of the Share Option Scheme**
As incentive or rewards to eligible participants for their contribution to the Group.
- 2. Eligible participants of the Share Option Scheme**
Any eligible employee (whether full-time or part-time, including any executive Director), any non-executive Director, any shareholder, any supplier and any customer of the Company or any of its subsidiaries or any entity in which any member of the Group holds any equity interest, and any other party having contribution to the development of the Group.
- 3. Total number of Shares available for issue under the Share Option Scheme and percentage to the issued share capital as at the date of this report**
173,143,250 shares (approximately 10% of the total issued share capital as at the date of this annual report).
- 4. Maximum entitlement of each participant under the Share Option Scheme**
Not exceeding 1% of the issued share capital of the Company for the time being in any 12-month period. Any further grant of options in excess of such limit must be separately approved by the Company's shareholders in general meeting.
- 5. The period within which the Shares must be taken up under an option**
A period (which may not expire later than 10 years from the date of offer of that option) to be determined and notified by the Directors to the grantee thereof.

購股權計劃

根據本公司股東於二零一一年十二月二十日的書面決議案，本公司採納一項購股權計劃（「購股權計劃」）以便對合資格參與者為本集團所作貢獻給予獎勵或獎賞及／或讓本集團得以招攬及挽留高質素僱員及吸引對本集團極重要的人力資源。

購股權計劃詳情如下：

- 1. 購股權計劃之目的**
作為合資格參與者為本集團所作貢獻之獎勵或獎賞。
- 2. 購股權計劃之合資格參與者**
本公司或其任何附屬公司或本集團任何成員公司持有任何股權之任何實體之任何合資格僱員（不論全職或兼職，包括任何執行董事）、任何非執行董事、任何股東、任何供應商及任何客戶，以及對本集團發展貢獻良多之任何其他人士。
- 3. 根據購股權計劃可供發行之股份總數及佔於本報告日期已發行股本之百分比**
173,143,250股股份（相當於本年報日期已發行股本總額約10%）。
- 4. 各參與者根據購股權計劃可獲發行之股份數目上限**
於任何十二個月期間不超過本公司當時已發行股本之1%。超過此上限的任何進一步購股權批授必須經本公司股東於股東大會上逐項批准。
- 5. 必須根據購股權認購股份之期限**
將由董事釐定及通知承授人之期限，但不得遲於購股權要約當日起計十年後屆滿。

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

6. The minimum period for which an option must be held before it can be exercised

Unless otherwise determined by the Directors, there is no minimum period required under the Share Option Scheme for the holding of an option before it can be exercised.

7. The amount payable on application or acceptance of the option and the period within which payments or calls must or may be made

A remittance in favour of the Company of HK\$1.00 on or before the date of acceptance (which may not be later than 21 days from the date of offer).

8. The basis of determining the exercise price

Being determined by the Directors and being not less than the highest of:

- a. the closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of offer;
- b. the average closing price of the Shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of offer; and
- c. the nominal value of the Shares.

9. The remaining life of the Share Option Scheme

The Share Option Scheme is valid and effective for a period of 10 years commencing on 20 December 2011 (being the date of adoption of the Share Option Scheme).

購股權計劃(續)

6. 行使購股權前必須持有購股權之最短期限

除非董事另有決定，購股權計劃並無規定行使購股權前必須持有購股權之最短期限。

7. 申請或接納購股權應付之款項，以及必須或可予繳款或催繳款項之期間

於接納當日或之前(不會遲於自要約當日起計21日)匯寄1.00港元予本公司。

8. 釐定行使價之基準

由董事釐定，惟不會低於下列各項之最高者：

- a. 要約當日股份於聯交所每日報價表所示之收市價；
- b. 緊接要約當日前五個營業日股份於聯交所每日報價表所示平均收市價；及
- c. 股份面值。

9. 購股權計劃餘下之期限

購股權計劃自二零一一年十二月二十日(即採納購股權計劃之日)起計十年內有效及生效。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

On 17 December 2015, options to subscribe for an aggregate of 76,000,000 shares of the Company have been granted by the Company to the existing Directors, employees and advisors of the Group under the Share Option Scheme; 30% of share options have an exercise period from 1 June 2016 to 19 December 2021 ("2015 Share Option 1"); 30% of share options have an exercise period from 1 June 2017 to 19 December 2021 ("2015 Share Option 2"); and the remaining share options have an exercise period from 1 June 2018 to 19 December 2021 ("2015 Share Option 3"). All share options are subject to the fulfillment of relevant profit targets by the Company, as set out below, and share options shall not be vested if any of the profit targets is failed to be met.

Details of the specific categories of options are as follows:

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
2015 Share Option 1 二零一五年購股權I	17 December 2015 二零一五年十二月十七日	31 May 2016 二零一六年五月三十一日	1 June 2016 to 19 December 2021 二零一六年六月一日至 二零二一年十二月十九日	1.046	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statement of the Company for the year ended 31 December 2015: 根據本公司截至二零一五年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利： <ul style="list-style-type: none"> - Equal to or more than RMB35 million, 100% of 2015 Share Option 1 shall be vested; 相等於或多於人民幣35百萬元，則須歸屬二零一五年購股權I的100%； - Equal to or more than RMB25 million but less than RMB35 million, 50% of 2015 Share Option 1 shall be vested; and 相等於或多於人民幣25百萬元但少於人民幣35百萬元，則須歸屬二零一五年購股權I的50%；及 - Less than RMB25 million, no 2015 Share Option 1 shall be vested. 少於人民幣25百萬元，則毋須歸屬二零一五年購股權I。

購股權計劃(續)

於二零一五年十二月十七日，本公司根據購股權計劃向本集團現有董事、僱員及顧問授出購股權，可合共認購本公司76,000,000股股份。其中30%購股權的行使期為二零一六年六月一日至二零二一年十二月十九日(「二零一五年購股權I」)，30%購股權的行使期為二零一七年六月一日至二零二一年十二月十九日(「二零一五年購股權II」)，及餘下購股權的行使期為二零一八年六月一日至二零二一年十二月十九日(「二零一五年購股權III」)。所有購股權須待本公司達成有關盈利目標(如下文所載)後方可作實，倘未能達成有關盈利目標，購股權不得予以歸屬。

特定類別購股權詳情如下：

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

Details of the specific categories of options are as follows: (Continued)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
2015 Share Option 2 二零一五年購股權II	17 December 2015 二零一五年十二月十七日	31 May 2017 二零一七年五月三十一日	1 June 2017 to 19 December 2021 二零一七年六月一日至 二零二一年十二月十九日	1.046	<p>Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statement of the Company for the year ended 31 December 2016: 根據本公司截至二零一六年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利：</p> <ul style="list-style-type: none"> - Equal to or more than RMB65 million, 100% of 2015 Share Option 2 shall be vested; 相等於或多於人民幣65百萬元，則須歸屬二零一五年購股權II的100%； - Equal to or more than RMB50 million but less than RMB65 million, 50% of 2015 Share Option 2 shall be vested; and 相等於或多於人民幣50百萬元但少於人民幣65百萬元，則須歸屬二零一五年購股權II的50%；及 - Less than RMB50 million, no 2015 Share Option 2 shall be vested. 少於人民幣50百萬元，則毋須歸屬二零一五年購股權II。

購股權計劃(續)

特定類別購股權詳情如下：(續)

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

Details of the specific categories of options are as follows: (Continued)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
2015 Share Option 3 二零一五年購股權III	17 December 2015 二零一五年十二月十七日	31 May 2018 二零一八年五月三十一日	1 June 2018 to 19 December 2021 二零一八年六月一日至 二零二一年十二月十九日	1.046	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statement of the Company for the year ended 31 December 2017: 根據本公司截至二零一七年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利： <ul style="list-style-type: none"> - Equal to or more than RMB100 million, 100% of 2015 Share Option 3 shall be vested; 相等於或多於人民幣100百萬元，則須歸屬二零一五年購股權III的100%； - Equal to or more than RMB80 million but less than RMB100 million, 50% of 2015 Share Option 3 shall be vested; and 相等於或多於人民幣80百萬元但少於人民幣100百萬元，則須歸屬二零一五年購股權III的50%；及 - Less than RMB80 million, no 2015 Share Option 3 shall be vested. 少於人民幣80百萬元，則毋須歸屬二零一五年購股權III。

On 15 January 2018, options to subscribe for an aggregate of 98,000,000 shares of the Company have been granted by the Company to the existing directors, employees and advisors of the Group under the Share Option Scheme; 10% of share options have an exercise period from 1 June 2018 to 14 January 2023 ("2018 Share Option 1"); 20% of share options have an exercise period from 1 June 2019 to 14 January 2023 ("2018 Share Option 2"); 30% of share options have an exercise period from 1 June 2020 to 14 January 2023 ("2018 Share Option 3"); and the remaining share options have an exercise period from 1 June 2021 to 14 January 2023 ("2018 Share Option 4").

購股權計劃(續)

特定類別購股權詳情如下：(續)

於二零一八年一月十五日，本公司根據購股權計劃向本集團現有董事、僱員及顧問授出購股權，可合共認購本公司98,000,000股股份。其中10%購股權的行使期為二零一八年六月一日至二零二三年一月十四日(「二零一八年購股權I」)，20%購股權的行使期為二零一九年六月一日至二零二三年一月十四日(「二零一八年購股權II」)，30%購股權的行使期為二零二零年六月一日至二零二三年一月十四日(「二零一八年購股權III」)及餘下購股權的行使期為二零二一年六月一日至二零二三年一月十四日(「二零一八年購股權IV」)。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

All share options are subject to the fulfillment of relevant profit targets by the Company, as set out below, and share options shall not be vested if any of the profit targets is failed to be met.

Details of the specific categories of options are as follows:

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
2018 Share Option 1 二零一八年購股權I	15 January 2018 二零一八年一月十五日	31 May 2018 二零一八年五月三十一日	1 June 2018 to 14 January 2023 二零一八年六月一日 至二零二三年一月十四日	0.842	<p>Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statement of the Company for the year ended 31 December 2017: 根據本公司截至二零一七年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利：</p> <ul style="list-style-type: none"> - Equal to or more than RMB100 million, 100% of 2018 Share Option 1 shall be vested; 相等於或多於人民幣100百萬元，則須歸屬二零一八年購股權I的100%； - Equal to or more than RMB80 million but less than RMB100 million, 50% of 2018 Share Option 1 shall be vested; and 相等於或多於人民幣80百萬元但少於人民幣100百萬元，則須歸屬二零一八年購股權I的50%；及 - Less than RMB80 million, no 2018 Share Option 1 shall be vested. 少於人民幣80百萬元，則毋須歸屬二零一八年購股權I。

購股權計劃(續)

所有購股權須待本公司達成有關盈利目標(如下文所載)後方可作實，倘未能達成有關盈利目標，購股權不得予以歸屬。

特定類別購股權詳情如下：

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

購股權計劃(續)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
2018 Share Option 2 二零一八年購股權II	15 January 2018 二零一八年一月十五日	31 May 2019 二零一九年五月三十一日	1 June 2019 to 14 January 2023 二零一九年六月一日 至二零二三年一月十四日	0.842	<p>Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statement of the Company for the year ended 31 December 2018: 根據本公司截至二零一八年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利：</p> <ul style="list-style-type: none"> - Equal to or more than RMB150 million, 100% of 2018 Share Option 2 shall be vested; 相等於或多於人民幣150百萬元，則須歸屬二零一八年購股權II的100%； - Equal to or more than RMB100 million but less than RMB150 million, 50% of 2018 Share Option 2 shall be vested; and 相等於或多於人民幣100百萬元但少於人民幣150百萬元，則須歸屬二零一八年購股權II的50%；及 - Less than RMB100 million, no 2018 Share Option 2 shall be vested. 少於人民幣100百萬元，則毋須歸屬二零一八年購股權II。

REPORT OF THE DIRECTORS (CONTINUED)
董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

購股權計劃(續)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
2018 Share Option 3 二零一八年購股權III	15 January 2018 二零一八年一月十五日	31 May 2020 二零二零年五月三十一日	1 June 2020 to 14 January 2023 二零二零年六月一日 至二零二三年一月十四日	0.842	<p>Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statement of the Company for the year ended 31 December 2019: 根據本公司截至二零一九年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利：</p> <ul style="list-style-type: none"> - Equal to or more than RMB200 million, 100% of 2018 Share Option 3 shall be vested; 相等於或多於人民幣200百萬元，則須歸屬二零一八年購股權III的100%； - Equal to or more than RMB150 million but less than RMB200 million, 50% of 2018 Share Option 3 shall be vested; and 相等於或多於人民幣150百萬元但少於人民幣200百萬元，則須歸屬二零一八年購股權III的50%；及 - Less than RMB150 million, no 2018 Share Option 3 shall be vested. 少於人民幣150百萬元，則毋須歸屬二零一八年購股權III。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
2018 Share Option 4 二零一八年購股權IV	15 January 2018 二零一八年一月十五日	31 May 2021 二零二一年五月三十一日	1 June 2021 to 14 January 2023 二零二一年六月一日 至二零二三年一月十四日	0.842	<p>Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statement of the Company for the year ended 31 December 2020: 根據本公司截至二零二零年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利：</p> <ul style="list-style-type: none"> - Equal to or more than RMB250 million, 100% of 2018 Share Option 4 shall be vested; 相等於或多於人民幣250百萬元，則須歸屬二零一八年購股權IV的100%； - Equal to or more than RMB200 million but less than RMB250 million, 50% of 2018 Share Option 4 shall be vested; and 相等於或多於人民幣200百萬元但少於人民幣250百萬元，則須歸屬二零一八年購股權IV的50%；及 - Less than RMB200 million, no 2018 Share Option 4 shall be vested. 少於人民幣200百萬元，則毋須歸屬二零一八年購股權IV。

On 31 May 2016, options to subscribe for an aggregate of 22,800,000 Shares, being 100% of 2015 Share Option 1, have been vested to the grantees of the options. On 31 May 2017, options to subscribe for an aggregate of 19,350,000 Shares of 2015 Share Option 2 have been vested to the grantees of the options. On 31 May 2018, options to subscribe for an aggregated of 23,200,000 Shares and 9,800,000 Shares of 2015 Share Option 3 and 2018 Share Option 1, respectively have been vested to the grantees of the options. On 31 May 2019, options to subscribe for an aggregated of 6,840,000 Shares of 2018 Share Option 2 have been vested to the grantees of the options. On 31 May 2020, none of 2018 Share Option 3 have been vested to the grantees of the options.

As at 31 December 2020, the total number of securities available for issue under the Share Option Scheme pursuant to its terms was 74,340,000 Shares, representing in aggregate approximately 4.3% of the Company's issued share capital.

購股權計劃(續)

於二零一六年五月三十一日，共可認購22,800,000股股份的購股權(佔二零一五年購股權I的100%)已向購股權的承授人歸屬。於二零一七年五月三十一日，認購二零一五年購股權II合共19,350,000股股份的購股權已向購股權的承授人歸屬。於二零一八年五月三十一日，分別認購二零一五年購股權III及認購二零一八年購股權I合共23,200,000股及9,800,000股股份的購股權已向購股權的承授人歸屬。於二零一九年五月三十一日，認購二零一八年購股權II合共6,840,000股股份的購股權已向購股權的承授人歸屬。於二零二零年五月三十一日，二零一八年購股權III並無歸屬予購股權承授人。

於二零二零年十二月三十一日，根據購股權計劃條款，其項下可供發行的證券總數為74,340,000股股份，合共佔本公司已發行股本約4.3%。

REPORT OF THE DIRECTORS (CONTINUED)

董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

Details of movements of the share options granted under the Share Option Scheme for the year ended 31 December 2020 were as follows:

購股權計劃(續)

截至二零二零年十二月三十一日止年度，根據購股權計劃授出的購股權的變動詳情如下：

Name	Date of grant	Outstanding as at 1 January 2020 於二零二零年 一月一日 尚未行使	Number of share options 購股權數目			Outstanding as at 31 December 2020 於二零二零年 十二月三十一日 尚未行使
			Granted during the year 年內授出	Exercised during the year 年內行使	Lapsed during the year 年內失效	
Executive Directors 執行董事						
Mr. Zheng Weijing (resigned on 26 March 2021) 鄭偉京先生 (於二零二一年三月二十六日 辭任)	17 December 2015 二零一五年十二月十七日	1,000,000	-	-	-	1,000,000
Mr. Zhang Gongjun 張公俊先生	15 January 2018 二零一八年一月十五日	1,530,000	-	-	(510,000)	1,020,000
	17 December 2015 二零一五年十二月十七日	8,000,000	-	-	-	8,000,000
	15 January 2018 二零一八年一月十五日	3,600,000	-	-	(1,200,000)	2,400,000
Ms. Guo Chanjiao (duties suspended on 26 March 2021) 郭燁嬌女士 (於二零二一年三月二十六日 暫停職務)	17 December 2015 二零一五年十二月十七日	8,000,000	-	-	-	8,000,000
	15 January 2018 二零一八年一月十五日	3,600,000	-	-	(1,200,000)	2,400,000
Independent non-executive Directors 獨立非執行董事						
Dr. Vincent Cheng 鄭嘉福博士	17 December 2015 二零一五年十二月十七日	500,000	-	-	-	500,000
	15 January 2018 二零一八年一月十五日	540,000	-	-	(180,000)	360,000
Mr. Leung Po Hon (resigned on 19 November 2020) 梁寶漢先生 (於二零二零年十一月十九日 辭任)	17 December 2015 二零一五年十二月十七日	500,000	-	-	(500,000)	-
	15 January 2018 二零一八年一月十五日	540,000	-	-	(540,000)	-
Dr. Miao Bo 苗波博士	17 December 2015 二零一五年十二月十七日	500,000	-	-	-	500,000
	15 January 2018 二零一八年一月十五日	540,000	-	-	(180,000)	360,000
Sub-total 小計		28,850,000	-	-	(4,310,000)	24,540,000
Employees in aggregate 僱員合計	17 December 2015 二零一五年十二月十七日	25,000,000	-	-	(4,000,000)	21,000,000
	15 January 2018 二零一八年一月十五日	35,730,000	-	-	(17,610,000)	18,120,000
Sub-total 小計		60,730,000	-	-	(21,610,000)	39,120,000
Advisors in aggregate 顧問合計	17 December 2015 二零一五年十二月十七日	6,000,000	-	-	-	6,000,000
	15 January 2018 二零一八年一月十五日	7,020,000	-	-	(2,340,000)	4,680,000
Sub-total 小計		13,020,000	-	-	(2,340,000)	10,680,000
Total 總計		102,600,000	-	-	(28,260,000)	74,340,000

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

SHARE OPTION SCHEME (CONTINUED)

No options were cancelled during the year. Further details of the share options are set out in note 28 to the consolidated financial statements.

DIRECTORS' RIGHT TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed above, at no time during the year was the Company, any of its subsidiaries, its associated companies, its fellow subsidiaries or its holding companies a party to any arrangements to enable the Directors or the chief executive of the Company to hold any interests or short positions in the shares or underlying shares in, or debentures of, the Company and/or its associated corporations (within the meaning of the SFO).

PERMITTED INDEMNITY PROVISION

The Company has arranged for insurance cover for Directors' and officers' liabilities in respect of legal actions against its Directors and senior officers arising out of corporate activities. During the year ended 31 December 2020 and up to the date of this annual report, save that (i) pursuant to the service contract of each of the executive Directors, the Company shall indemnify such Directors against, to the extent permitted by laws, all losses, claims, compensations, liabilities or expenses incurred as a result of such Directors performing his/her duties and responsibilities under such contracts, including but not limited to any legal proceedings against such Directors and except for wilful default or negligence; and (ii) pursuant to the Articles of Association, the Directors shall be indemnified and secured harmless out of the assets of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them, their or any of their executors or administrators, shall or may incur or sustain by reason of any act done, concurred in or omitted in or about the execution of their duty or supposed duty in their respective offices or trusts, except such (if any) as they shall incur or sustain through their own fraud or dishonesty, no other permitted indemnity provision (as defined in section 9 of the Companies (Directors' Report) Regulation (Cap. 622D of the Laws of Hong Kong)) was or is being in force for the benefit of any of the Directors (whether made by the Company or otherwise) or any of the directors of an associated company (if made by the Company).

購股權計劃(續)

年內並無註銷購股權。購股權之詳情載於綜合財務報表附註28。

董事購買股份或債券之權利

除上文所披露者外，本公司、其任何附屬公司、其相聯法團、其同系附屬公司或其控股公司概無於本年度參與訂立任何安排，致使本公司董事或主要行政人員於本公司及／或其相聯法團(定義見證券及期貨條例)之股份或相關股份或債券中擁有任何權益或淡倉。

獲准許彌償條文

本公司已就企業活動所引致對其董事及高級職員的法律行動中董事及高級職員的責任投保。截至二零二零年十二月三十一日止年度及截至本年報日期，除(i)本公司根據各執行董事的服務合約，在法律許可範圍內，就該等董事根據有關合約履行其職責及責任所引致的任何損失、索賠、賠償、負債或開支(包括但不限於向該等董事提出的法律訴訟，但不包括蓄意違約或疏忽職守所引致者)作出之彌償外，及(ii)根據章程細則，董事可從本公司之資產獲得彌償，就彼等或彼等任何一人、彼等的或彼等任何一名遺囑執行人或遺產管理人將或可能因在其各自之職位或受託的職責中所作出任何行為、同意或忽略或有關執行其職務或據稱職務而可能產生或蒙受的所有訴訟、成本、費用、損失、損害及開支，可獲確保免就此受任何損害，惟此彌償不得伸延至因彼等之欺詐或不誠實行為而產生或蒙受的損害(如有)，概無其他已生效或生效中的獲准許的彌償(定義見香港法例第622D章公司(董事報告)規例第9條)惠及任何董事(無論由本公司或其他人士作出)或聯營公司任何董事(倘由本公司作出)。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS

During the year, the Group had the following continuing connected transactions which are subject to the reporting, annual review, announcement and independent shareholders' approval under Chapter 20 of the GEM Listing Rules.

Structure contracts

Arrangement under the Structured Agreements

The following simplified diagram illustrates the flow of economic benefits from Guangdong Huijin to Flying Investment Services (Shenzhen) Company Limited ("Flying Investment") stipulated under the Exclusivity Agreement (as defined in the Prospectus and set out below), the Equity Pledge Agreement (as defined in the Prospectus and set out below), the Exclusive Option and Equity Custodian Agreement (as defined in the Prospectus and set out below), the Power of Attorney (as defined in the Prospectus and set out below) and the Supplemental Agreement (as defined in the Prospectus) (collectively, the "Structured Agreements"):

- (1) Power of attorney to exercise all shareholders' right in Guangdong Huijin
- (2) Exclusive option to acquire all or part of the equity interest in Guangdong Huijin
- (3) Flying investment as custodian to manage the entire equity interest in Guangdong Huijin
- (4) First priority security interest over the entire equity interest in Guangdong Huijin

不獲豁免持續關連交易

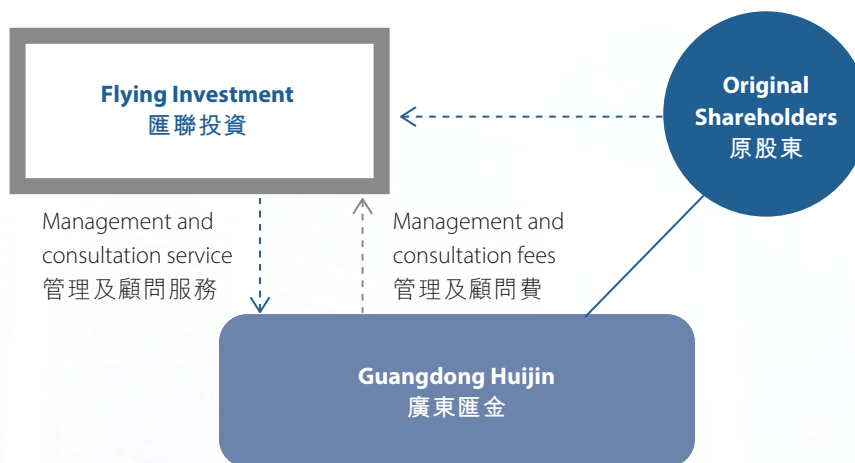
於本年度內，本集團曾進行下列須遵守GEM上市規則第20章申報、年度審閱、公告及獨立股東批准規定的持續關連交易。

架構合約

架構協議之安排

以下的簡圖顯示根據獨家協議（定義見招股章程及載於下文）、股權質押協議（定義見招股章程及載於下文）、獨家購股權及股權託管協議（定義見招股章程及載於下文）、授權書（定義見招股章程及載於下文）及補充協議（定義見招股章程）（統稱為「架構協議」）所規定廣東匯金的經濟利益流入匯聯投資服務（深圳）有限公司（「匯聯投資」）的過程：

- (1) 行使全體股東於廣東匯金的權利的授權書
- (2) 收購廣東匯金全部或部分股本權益的獨家購股權
- (3) 匯聯投資作為託管人管理廣東匯金的全部股本權益
- (4) 於廣東匯金全部股本權益的第一優先抵押權益



"——" denotes direct legal and beneficial ownerships in the equity interest and "- - - ->" denotes contractual relationship.

「——」指於股權的直接合法及實益擁有權及「- - - ->」指合約關係。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements

In accordance with the Structured Agreements, the Original Shareholders (as defined in the Prospectus), being immediate shareholders who are interested in, in aggregate, the entire equity interest in Guangdong Huijin, have granted an exclusive and irrevocable option to Flying Investment or its nominee(s) to acquire all or part of the equity interest in Guangdong Huijin held by the Original Shareholders as permitted by the then PRC laws and regulations. The Group has the intention to acquire Guangdong Huijin or the pawn business it is carrying on when PRC laws and regulations allow the operation of such business by foreign invested enterprises. When Flying Investment or its nominee(s) exercise the option and acquire all of the equity interest in Guangdong Huijin, the Structured Agreements will be terminated. The PRC legal adviser of the Company confirmed that it is sufficient for all immediate shareholders of Guangdong Huijin (but not tracing to the ultimate beneficial owners of the corporate shareholders of Guangdong Huijin) to enter into the Structured Agreements. Subject to compliance with the PRC laws, Flying Investment or its nominee(s) may exercise the option mentioned above at any time and in any manner at their sole discretion.

The Structured Agreements, taken as a whole, enable the financial results of Guangdong Huijin and the economic benefits of its business to flow onto Flying Investment. In addition, all the directors, general manager and senior management staff of Guangdong Huijin (except those elected by the employee representatives) are to be nominated by Flying Investment. Through its control over and supervision of the directors, general manager and senior management of Guangdong Huijin, Flying Investment is able to effectively manage the business, financial and operating activities of Guangdong Huijin so as to obtain benefits from its activities and to ensure due implementation of the Structured Agreements. The Structured Agreements also enable Flying Investment to, if and when permitted by PRC law, acquire the equity interests in Guangdong Huijin in accordance with PRC law. The Directors are of the view that the Structured Agreements enable the Group to be managed coherently with the power to govern the business, financial and operating activities of Guangdong Huijin for the benefit of the Group as a whole. Based on the Structured Agreements, taken as a whole, the Directors consider that, notwithstanding the lack of equity ownership in Guangdong Huijin, our Group controls Guangdong Huijin in substance. On this basis, the Group is regarded as a continuing entity resulting from these Structured Agreements such that the financial position and operating results of Guangdong Huijin are included in the Group's consolidated financial statements.

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作

根據架構協議，原股東（定義見招股章程，即於廣東匯金的全部股本權益中合共持有權益的直接股東）已向匯聯投資或其代名人授出一項獨家及不可撤回之購股權，以在當時中國法律及法規許可的情況下收購原股東於廣東匯金持有的全部或部分股本權益。本集團有意收購廣東匯金或其正在從事中國法律及法規允許外資企業所從事的典當業務。於匯聯投資或其代名人行使購股權及收購廣東匯金的所有股權時，架構協議將會終止。本公司中國法律顧問已確認，廣東匯金的所有直接股東（但並未追溯至廣東匯金企業股東的最終實益擁有人）將訂立架構協議。於遵守中國法律的情況下，匯聯投資或其代名人可全權酌情隨時及以任何方式行使上述購股權。

架構協議（就整體而言）允許廣東匯金的財務業績及其業務的經濟收益流入匯聯投資。此外，廣東匯金全體董事、總經理及高級管理層職員（由僱員代表甄選之人士除外）均由匯聯投資提名。透過其對廣東匯金董事、總經理及高級管理層的控制及監管，匯聯投資可有效管理廣東匯金的業務、財務及營運活動，以自其業務活動獲取利益及確保適當履行架構協議。在中國法律允許的情況下，架構協議亦使匯聯投資可根據中國法律收購廣東匯金的股本權益。董事認為，架構協議令本集團得以貫徹一致的管理，並擁有管理廣東匯金業務、財務及營運活動的權力，以符合本集團的整體利益。根據架構協議，董事認為，整體而言，儘管並無廣東匯金股本權益的所有權，但本集團實質上控制廣東匯金的業務。按此基準，本集團被視為該等架構協議產生的持續實體，而廣東匯金的財務狀況及經營業績已計入本集團的綜合財務報表。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements (Continued)

The following is a summary of the principal terms of the Structured Agreements:

(1) Exclusivity Agreement

Flying Investment and Guangdong Huijin entered into the Exclusivity Agreement (as supplemented by the Supplemental Agreement) on 1 August 2011, pursuant to which, among other matters:

- Guangdong Huijin agreed to engage Flying Investment on an exclusive basis irrevocably to provide management and consultation services in connection with its operations, including but not limited to assisting in formulating the company management mode and operation plans, assisting in formulating market development plans, providing market information and customer source information, being appointed to conduct specific market research and investigation, providing staff training, assisting in establishing sales channel, providing management, financial or other services in relation to Guangdong Huijin's operations, assisting in locating suitable fund-raising channels for Guangdong Huijin's operational capital needs, assisting in provision of customer maintenance and management and assisting in provision to the clients of Guangdong Huijin of feasible fund-raising solutions and procuring the implementation of such solutions;
- unless Flying Investment consents in writing in advance, Guangdong Huijin shall not accept management and consultation services provided by any third party;
- the board of directors of Guangdong Huijin shall be nominated by Flying Investment, and such board of directors shall determine the corporate management and business development and expansion strategy of Guangdong Huijin according to the actual circumstances of its operations;

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作(續)

架構協議之主要條款述要如下：

(1) 獨家協議

匯聯投資與廣東匯金於二零一一年八月一日訂立獨家協議(經補充協議補充)，據此，其中包括：

- 廣東匯金同意獨家不可撤回委聘匯聯投資就其經營提供管理及顧問服務，包括但不限於協助制定公司管理模式及經營計劃、協助制定市場開發方案、提供市場資料及客戶資源資料、獲委任開展特定市場研究及調查、提供職員培訓、協助建立銷售渠道、提供有關廣東匯金營運的管理、財務或其他服務、協助確立應付廣東匯金經營資金需求的合適集資渠道、協助提供客戶維護及管理並協助向廣東匯金的客戶提供可行性集資解決方案及促使落實該等解決方案；
- 除非匯聯投資事先出具書面同意，否則廣東匯金不會接納任何第三方提供的管理及顧問服務；
- 廣東匯金的董事會須由匯聯投資提名，該董事會須根據廣東匯金經營的實際情況確定企業管理、業務發展及擴充策略；

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements (Continued)

(1) Exclusivity Agreement (Continued)

- Flying Investment shall be solely responsible for selection of Guangdong Huijin's senior management and employees, its finance, management and daily operations, and Guangdong Huijin shall comply with all directions and opinions from Flying Investment; and
- Guangdong Huijin shall pay to Flying Investment on a monthly basis (or other methods agreed by both parties), management and consultation fees equivalent to the total revenue less all the related costs, expenses and taxes payable by Guangdong Huijin. Flying Investment shall be entitled to appoint its employees or external auditors to inspect the financial conditions of Guangdong Huijin to audit the exact amount of the management and consultation fees.

The Exclusivity Agreement (as supplemented by the Supplemental Agreement) commenced from 1 August 2011 and will expire on the date on which all the equity interests in Guangdong Huijin are transferred to Flying Investment or its nominee(s) and such transfers are registered.

(2) Equity Pledge Agreement

Flying Investment, Guangdong Huijin and the Original Shareholders entered into the Equity Pledge Agreement (as supplemented by the Supplemental Agreement) on 1 August 2011, pursuant to which, among other matters:

- the Original Shareholders agreed to grant to Flying Investment a first priority security interest over all their respective direct equity interest in Guangdong Huijin and all related rights and revenue for guaranteeing the performance of obligations of the Original Shareholders and Guangdong Huijin under the Exclusivity Agreement and the Exclusive Option and Equity Custodian Agreement, such obligations include, among others, payment of management and consultation fees for the management and consultation service, interests, compensation etc.;

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作(續)

(1) 獨家協議(續)

- 匯聯投資須全權負責甄選廣東匯金的高級管理層及僱員、負責財務、管理及日常運作，且廣東匯金須遵守匯聯投資的所有指示及意見；及
- 廣東匯金每月(或雙方協定的其他方法)須向匯聯投資支付管理及顧問費，相當於總收益減所有相關成本、開支及廣東匯金須繳納的稅金。匯聯投資有權委任其僱員或外聘核數師審查廣東匯金的財務狀況及審核管理及顧問費的準確金額。

獨家協議(經補充協議補充)自二零一一年八月一日起生效，並將於廣東匯金的所有股本權益轉讓至匯聯投資或其代名人且該等轉讓獲登記當日屆滿。

(2) 股權質押協議

匯聯投資、廣東匯金及原股東於二零一一年八月一日訂立股權質押協議(經補充協議補充)，據此，其中包括：

- 原股東同意就彼等各自於廣東匯金的全部直接股權及相關權利及收入向匯聯投資授予第一優先抵押權益以擔保原股東及廣東匯金根據獨家協議及獨家購股權及股權託管協議履行義務。該等義務包括(其中包括)支付管理及顧問服務的管理及顧問費、利息、補償等；

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements (Continued)

(2) Equity Pledge Agreement (Continued)

- during the term of the pledge, Flying Investment shall be entitled to all dividends or distribution in any other forms derived from the pledged equity interests and to exercise its right to deal with the pledged equity interest in a manner permitted by the relevant PRC laws if Guangdong Huijin and/or the Original Shareholders cannot fully perform their respective obligations under the Exclusivity Agreement and/or the Exclusive Option and Equity Custodian Agreement; and
- during the term of the Equity Pledge Agreement, the Original Shareholders shall not transfer, create or permit the existence of other security interest over the pledged equity interests in Guangdong Huijin without prior written consent of Flying Investment.

The Equity Pledge Agreement (as supplemented by the Supplemental Agreement) is effective from the date on which it has been executed by the parties thereto while the pledge created thereunder shall become effective upon such pledge having been duly registered in Guangdong Huijin's register of members and having been duly registered with the relevant Administration for Industry and Commerce of the PRC, and it will remain effective until the termination of either the Exclusivity Agreement (as supplemented by the Supplemental Agreement) or the Exclusive Option and Equity Custodian Agreement (as supplemented by the Supplemental Agreement), whichever is later. The pledges under the Equity Pledge Agreement were duly registered on 5 August 2011 with 河源市工商行政管理局 (Heyuan Administration for Industry and Commerce Bureau).

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作(續)

(2) 股權質押協議(續)

- 於質押期內，倘廣東匯金及／或原股東不能完全履行彼等各自根據獨家協議及／或獨家購股權及股權託管協議的義務，則匯聯投資有權享有全部股息或質押股權利息產生的任何其他形式分派及以相關中國法律許可的方式行使其權利處置質押股權；及
- 於股權質押協議期內，未經匯聯投資的事先書面同意，原股東不得轉讓、設立或允許於廣東匯金的質押股權存在其他抵押權益。

股權質押協議(經補充協議補充)自協議獲協議各方簽署當日起生效，而據此產生的質押須待該質押於廣東匯金的股東名冊內獲正式登記及於相關中國工商行政管理局正式登記後，方可作實，並將一直有效直至獨家協議(經補充協議補充)或獨家購股權及股權託管協議(經補充協議補充)(以較遲者為準)終止為止。股權質押協議項下的質押已於二零一一年八月五日在河源市工商行政管理局正式登記。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements (Continued)

(3) Exclusive Option and Equity Custodian Agreement

Flying Investment, Guangdong Huijin and the Original Shareholders entered into the Exclusive Option and Equity Custodian Agreement (as supplemented by the Supplemental Agreement) on 1 August 2011, pursuant to which, among other matters:

- the Original Shareholders granted, at nil consideration, an exclusive and irrevocable option to Flying Investment or its nominee(s) to acquire all or part of the equity interest in Guangdong Huijin held by the Original Shareholders as permitted by the then PRC laws and regulations during the term of the Exclusive Option and Equity Custodian Agreement at nil consideration or the minimum amount as permitted by the applicable PRC laws. The Original Shareholders further covenant that if such minimum amount is required to be paid by Flying Investment or its nominee(s) to the Original Shareholders as consideration for the acquisition of the equity interest of Guangdong Huijin, such amount would be waived by the Original Shareholders subject to compliance with the then PRC laws and hence there should not be any cash outflow or adverse financial impact on our Group. If such option is exercised in full by Flying Investment or its nominee(s), our Group will be interested in the entire equity interest of Guangdong Huijin;
- subject to compliance with the PRC laws, Flying Investment or its nominee(s) may exercise the option mentioned above at any time and in any manner at their sole discretion;
- pending the acquisition of the entire equity interest in Guangdong Huijin by Flying Investment or its nominee(s), the Original Shareholders shall not, among other matters, transfer, pledge or grant a custodian right over such equity interest in Guangdong Huijin to any third parties without prior written consent of Flying Investment and Guangdong Huijin;
- the Original Shareholders, jointly and severally, irrevocably granted, at nil consideration, a right to Flying Investment or its nominee(s) to manage the entire equity interest in Guangdong Huijin as custodian during the term of the Exclusive Option and Equity Custodian Agreement;

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作(續)

(3) 獨家購股權及股權託管協議

匯聯投資、廣東匯金及原股東於二零一一年八月一日訂立獨家購股權及股權託管協議(經補充協議補充)，據此，當中包括：

- 原股東以零代價授予匯聯投資或其代名人獨家及不可撤回購股權，以零代價或適用中國法律允許的最低金額購買原股東於獨家購股權及股權託管協議期內於廣東匯金所持當時中國法律及法規允許的全部或部分股權。原股東進一步承諾，倘匯聯投資或其代名人須向原股東支付該最低金額作為收購廣東匯金股權的代價，則該金額將由原股東遵守當時的中國法律予以豁免，因此，概無任何現金流出或對本集團造成不利財務影響。倘有關購股權獲匯聯投資或其代名人悉數行使，則本集團將於廣東匯金的全部股權中擁有權益；
- 於遵守中國法律的情況下，匯聯投資或其代名人可全權酌情隨時及以任何方式行使上述購股權；
- 待匯聯投資或其代名人收購廣東匯金全部股權後，未經匯聯投資及廣東匯金的事先書面同意，原股東不得(其中包括)向任何第三方轉讓、抵押或授出廣東匯金股權的託管權；
- 原股東以零代價共同及個別授予匯聯投資或其代名人不可撤回權利以於獨家購股權及股權託管協議期內管理廣東匯金(作為託管人)的全部股權；

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements (Continued)

(3) Exclusive Option and Equity Custodian Agreement (Continued)

- the Original Shareholders and Guangdong Huijin covenanted that, among others:
 - (a) Flying Investment or its nominee(s) shall exercise all shareholders' right of the Original Shareholders in Guangdong Huijin, further details are set out in the paragraph headed "Power of Attorney" below; and
 - (b) Flying Investment shall have the exclusive right to nominate directors, general manager and other senior management staff of Guangdong Huijin, and the Original Shareholders shall appoint such nominees as directors, general manager and other senior management staff of Guangdong Huijin;
- during the term of the Exclusive Option and Equity Custodian Agreement, the Original Shareholders and Guangdong Huijin shall not engage in any transactions which will materially affect the assets, business, rights, operation or management of Guangdong Huijin without prior consent from Flying Investment, including but not limited to the following:
 - (a) to amend the constitutional documents of Guangdong Huijin;
 - (b) to increase or reduce the registered capital of Guangdong Huijin; and
 - (c) during the term of the Exclusive Option and Equity Custodian Agreement, the Original Shareholders and/or Guangdong Huijin shall not transfer, mortgage, pledge or otherwise deal with the assets of Guangdong Huijin; and
- in case of liquidation or dissolution of Guangdong Huijin, Flying Investment or its nominee(s) shall have the right to appoint a liquidator to manage the assets of Guangdong Huijin as permitted by the PRC laws and regulations.

The Exclusive Option and Equity Custodian Agreement (as supplemented by the Supplemental Agreement) is effective from 1 August 2011 and will expire on the date on which all the equity interests in Guangdong Huijin are transferred to Flying Investment or its nominee(s) and such transfers are registered.

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作(續)

(3) 獨家購股權及股權託管協議(續)

- 原股東及廣東匯金協定，其中包括：
 - (a) 匯聯投資或其代名人可行使原股東於廣東匯金的全部股東權利，有關進一步詳情載於下文「授權書」一段；及
 - (b) 匯聯投資擁有獨家權利提名廣東匯金的董事、總經理及其他高級管理層員工，而原股東則委任該等代名人為廣東匯金的董事、總經理及其他高級管理層員工；
- 於獨家購股權及股權託管協議期內，未經匯聯投資的事先同意，原股東及廣東匯金不得從事任何將對廣東匯金的資產、業務、權利、經營或管理造成重大影響的交易，包括但不限於以下方面：
 - (a) 修改廣東匯金的章程文件；
 - (b) 增加或削減廣東匯金的註冊資本；及
 - (c) 於獨家購股權及股權託管協議期內，原股東及／或廣東匯金不得轉讓、抵押、質押或以其他方式處置廣東匯金的資產；及
- 倘廣東匯金遭遇清盤或解散，在中國法律及法規許可的範圍內，匯聯投資或其代名人有權委任清盤人管理廣東匯金的資產。

獨家購股權及股權託管協議(經補充協議補充)自二零一一年八月一日開始生效，並於廣東匯金的全部股權轉讓至匯聯投資或其代名人且該轉讓獲登記當日屆滿。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements (Continued)

(4) Power of Attorney

Flying Investment and each of the Original Shareholders entered into the Power of Attorney (as supplemented by the Supplemental Agreement) on 1 August 2011, pursuant to which, among other matters, Flying Investment or its nominee(s), including its directors (and their successors) were authorised by each of the Original Shareholders to exercise their respective shareholders' right in Guangdong Huijin including the rights to elect and change the directors and supervisors who are not elected by the employee representatives, the rights to decide the increase or reduction of the registered capital and the rights to receive or decline the dividends or other distribution on behalf of the Original Shareholders.

The Power of Attorney (as supplemented by the Supplemental Agreement) is effective from 1 August 2011 and will expire on the date on which all the equity interests in Guangdong Huijin are transferred to Flying Investment or its nominee(s) and such transfers are registered.

During the year ended 31 December 2020, Flying Investment was not entitled to any management and consultation fees (2019: RMB454,000) from Guangdong Huijin in a manner as prescribed in the Exclusivity Agreement (as supplemented by the Supplemental Agreement) on 1 August 2011. The management and consultation fees are equivalent to the total revenue less all the related costs, expenses and taxes payable by Guangdong Huijin as extracted from the audited financial statements of Guangdong Huijin for the year ended 31 December 2020 ("Audited Financial Statements of Huijin"). According to the Audited Financial Statements of Huijin, no dividend or other distribution had been made for the year ended 31 December 2020 by Guangdong Huijin.

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作(續)

(4) 授權書

匯聯投資與各原股東於二零一一年八月一日訂立授權書(經補充協議補充)，據此(其中包括)，各原股東授權匯聯投資或其代名人(包括其董事(及彼等的繼承人))行使彼等各自於廣東匯金的股東權利，包括代表原股東選舉及變更董事及監事(非僱員代表選出)、決定增加或削減註冊股本及收取或拒絕股息或其他分紅的權利。

授權書(經補充協議補充)自二零一一年八月一日起生效，並將於廣東匯金的所有股本權益轉讓至匯聯投資或其代名人且該等轉讓獲登記當日屆滿。

截至二零二零年十二月三十一日止年度，匯聯投資無權按於二零一一年八月一日的獨家協議(經補充協議補充)所述之方式自廣東匯金收取任何管理及顧問費(二零一九年：人民幣454,000元)。管理及顧問費相當於總收入減所有相關成本、開支及廣東匯金所支付稅項(摘錄自截至二零二零年十二月三十一日止年度廣東匯金的經審核財務報表(「匯金之經審核財務報表」))。根據匯金之經審核財務報表，廣東匯金於截至二零二零年十二月三十一日止年度並無派發任何股息或作出其他分派。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (CONTINUED)

Structure contracts (Continued)

Operation of the Structured Agreements (Continued)

(4) Power of Attorney (Continued)

The independent non-executive Directors have reviewed the Structured Agreements and confirmed that: (i) the transactions carried out during the year ended 31 December 2020 have been entered into in accordance with the relevant provisions of the Structured Agreements, have been operated so that any revenue generated by Guangdong Huijin would have been substantially retained by Flying Investment; (ii) no dividends or other distributions have been made by Guangdong Huijin to the holders of its equity interests which are not otherwise subsequently assigned or transferred to the Group; (iii) the Structured Agreements, any new contracts entered into, renewed or reproduced between the Group and Guangdong Huijin during the year ended 31 December 2020 are fair and reasonable, or advantageous, so far as the Group is concerned and in the interests of the Shareholders as a whole; (iv) the Structured Agreements have been entered into in the ordinary and usual course of business of the Group; and (v) the Structured Agreements have been entered into on normal commercial terms or better.

The Company's auditors has carried out procedures on the management fee charged for the year pursuant to the Structured Agreements and reported its conclusion to the Board, confirming that the transactions have received the approval of the Directors, have been entered into in accordance with the relevant Structured Agreements and that no dividends or other distributions have been made by Guangdong Huijin to the registered shareholders of Guangdong Huijin which are not otherwise subsequently assigned/transferred to the Group. The Board confirmed that the Company's auditors have confirmed that none of the matters set out in Rule 20.54 of the GEM Listing Rules has come to the auditors' attention.

For the purposes of Chapter 20 of the GEM Listing Rules, and in particular the definition of "Connected Person", Guangdong Huijin has been treated as the Company's wholly-owned subsidiary, but at the same time, the directors, chief executives or substantial shareholders of Guangdong Huijin and their respective associates have been treated as the Company's "Connected Persons" and transactions between these Connected Persons and the Group other than those under the Structured Agreements shall comply with Chapter 20 of the GEM Listing Rules.

Guangdong Huijin and each of the Original Shareholders have undertaken that, for so long as the Shares are listed on GEM, Guangdong Huijin and each of the Original Shareholders will provide the Group's management and the Company's auditors with full access to its relevant records for the purpose of the Company's auditors' review of the connected transactions.

不獲豁免持續關連交易(續)

架構合約(續)

架構協議之操作(續)

(4) 授權書(續)

獨立非執行董事已審閱架構協議，並確認：(i) 於截至二零二零年十二月三十一日止年度進行的交易乃根據架構協議的有關條文訂立，而該等交易的經營令廣東匯金產生的任何收益實質上由匯聯投資保留；(ii) 廣東匯金並無向其股本權益持有人支付任何其後未以任何方式轉讓或轉撥予本集團的股息或其他分派；(iii) 本集團與廣東匯金的架構協議及於截至二零二零年十二月三十一日止年度訂立、重續或複製的任何新合同就本集團而言屬公平合理或有利，且符合股東的整體利益；(iv) 架構協議在本集團日常業務過程中訂立；及(v) 架構協議按一般商業條款或更佳之條款訂立。

本公司核數師已就根據架構協議收取的年度管理費進程序，並向董事會匯報其結論，確認交易已取得董事批准，乃根據有關架構協議訂立，且廣東匯金並無向其登記股東作出股息或其他分派（其後並無以其他方式出讓／轉讓予本集團）。董事會確認，本公司核數師已確認並無發現GEM上市規則第20.54條所列的事宜需要關注。

就GEM上市規則第20章而言，特別是「關連人士」的定義而言，廣東匯金被視為本公司的全資附屬公司，但與此同時，廣東匯金的董事、主要行政人員或主要股東及彼等各自的聯繫人士被視為本公司的「關連人士」，而該等關連人士與本集團的交易（根據架構協議進行的交易除外）須遵守GEM上市規則第20章的規定。

廣東匯金及各原股東已承諾，在股份於GEM上市期間，廣東匯金及各原股東將會讓本集團管理層及本公司的核數師全權查閱相關紀錄，以供本公司核數師審閱關連交易。

REPORT OF THE DIRECTORS (CONTINUED) 董事會報告(續)

INTEREST CAPITALISED

No interest was capitalised by the Group during the financial year ended 31 December 2020.

RELATED PARTY TRANSACTIONS

Save for the transactions disclosed under “Non-exempt Continuing Connected Transactions”, details of the material related party transactions entered into by the Group are set out in note 33 to the consolidated financial statements which do not constitute notifiable or connected transactions under the GEM Listing Rules. The Directors confirm that the Company has complied with the disclosure requirements (if any) in accordance with Chapter 20 of the GEM Listing Rules.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities during the year ended 31 December 2020.

AUDIT COMMITTEE

The Audit Committee was established by the Board on 20 December 2011. The role, function and composition of the Audit Committee are set out in the paragraph headed “Audit Committee” of the Corporate Governance Report of this annual report.

The Group’s consolidated results and the results announcement for the year ended 31 December 2020 have been reviewed by the Audit Committee. The Board is of opinion that the preparation of such financial information complied with the applicable accounting standards, the requirements under the GEM Listing Rules and any other applicable legal requirements, and that adequate disclosures have been made.

CORPORATE GOVERNANCE

The Company is committed to maintaining the highest standard of corporate governance practices. Information on the corporate governance practices adopted by the Company is set out in the Corporate Governance Report of this annual report.

資本化利息

截至二零二零年十二月三十一日止財政年度，本集團概無產生資本化利息金額。

關連人士交易

除「不獲豁免持續關連交易」所披露的交易外，本集團訂立的重大關連交易的詳情已載於綜合財務報表附註33，而該等交易根據GEM上市規則並不構成須予公佈或關連交易。董事確認，本公司已遵守GEM上市規則第20章之披露規定(如有)。

購回、出售或贖回上市證券

於截至二零二零年十二月三十一日止年度，概無本公司或其任何附屬公司購回、出售或贖回本公司任何上市證券。

審核委員會

董事會於二零一一年十二月二十日成立審核委員會。審核委員會之角色、職能及組成載於本年報企業管治報告「審核委員會」一段。

本集團截至二零二零年十二月三十一日止年度的綜合業績及業績公告已經審核委員會審閱。董事會認為有關財務資料已遵照適用會計準則、GEM上市規則及任何其他適用法例規定而編撰，並已作出充足披露。

企業管治

本公司一直致力維持最高水準之企業管治慣例。有關本公司採納的企業管治慣例的資料載於本年報企業管治報告。

REPORT OF THE DIRECTORS (CONTINUED)

董事會報告(續)

SUFFICIENCY OF PUBLIC FLOAT

As at the date of this annual report, based on information that is publicly available to the Company and within the knowledge of the Directors, the Directors confirm that the Company maintained the amount of public float as required under GEM Listing Rules.

AUDITOR

The consolidated financial statements of the Group for the year ended 31 December 2020 have been audited by BDO Limited, who will retire and a resolution to re-appoint BDO Limited as auditor of the Company will be proposed at the Annual General Meeting. There has been no change in auditors of the Group in any of the preceding 3 years.

ON BEHALF OF THE BOARD

Zhang Gongjun

Chairman

Hong Kong, 31 March 2021

足夠公眾持股量

根據本公司可透過公開渠道獲得的資料且就董事所知，於本年報日期，董事確認本公司已維持GEM上市規則規定的公眾持股量。

核數師

本集團截至二零二零年十二月三十一日止年度的綜合財務報表已由香港立信德豪會計師事務所有限公司審核，其將退任，而有關續聘香港立信德豪會計師事務所有限公司為本公司核數師的決議案將於股東週年大會上提呈。過往三年本集團核數師並無變動。

代表董事會

主席

張公俊

香港，二零二一年三月三十一日

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

環境、社會及管治報告

ABOUT THIS REPORT

We are pleased to present this Environmental, Social and Governance (“ESG”) Report in accordance with the Environmental, Social and Governance Reporting Guide (“ESG Guide”), as set out in Appendix 20 of the Rules Governing the Listing of Securities on the Growth Enterprise Market of the Stock Exchange (the “GEM Listing Rules”). The information stated in this report covers the period from 1 January 2020 to 31 December 2020 (the “reporting period”) which aligns with the financial year as the 2020 annual report of the Group.

CORE BUSINESS OF THE GROUP

In the period under review, the Group’s main activities are investment in property development projects, operation of financial services platform, provision of entrusted loan, pawn loan and other loan services, financial consultation services, and finance lease services mainly in the People’s Republic of China (“PRC” or “China”).

ESG APPROACH

This Report demonstrates Flying Financial Service Holdings Ltd.’s (hereinafter referred to as “Flying Financial”, the “Company”) and its subsidiaries’ (the “Group”) policy, approach and performance in terms of sustainable development for the financial year ended on 31 December 2020.

The scope of this ESG report mainly includes the data and activities of the Hong Kong and Shenzhen offices which are the major operating locations of the Group.

In view of the nature of the business of the Group, the Group does not pose significant environmental risks in its operation as compared to other engineering or manufacturing focused companies. As such, the scope of this report focuses mainly on the Group’s management approach in the areas of labour practices, employee benefits, supply chain management, product responsibility, anti-corruption and anti-money laundering activity and community investment.

STAKEHOLDERS ENGAGEMENT AND MATERIALITY

Our approach to stakeholder engagement is designed to ensure that our stakeholders’ perspectives and expectations are fully understood to help define our current and future sustainability strategies.

The Group believes that the interests of all stakeholders must be taken in account in order to strengthen relationship with our shareholders, employees, customers, suppliers, government authorities and the society as a whole.

關於本報告

根據載於聯交所GEM證券上市規則（「GEM上市規則」）附錄20的《環境、社會及管治報告指引》（「環境、社會及管治指引」），我們欣然呈列本環境、社會及管治報告。本報告的資料涵蓋二零二零年一月一日至二零二零年十二月三十一日（「報告期」），與本集團二零二零年年報的財政年度一致。

本集團的核心業務

於回顧期內，本集團的主要業務為於中華人民共和國（「中國」）投資物業發展項目、運作金融服務平台、提供委託貸款、典當貸款及其他貸款服務、財務顧問服務以及融資租賃服務。

環境、社會及管治方針

本報告說明匯聯金融服務控股有限公司（「本公司」，下稱「匯聯金融」）及其附屬公司（統稱「本集團」）於截至二零二零年十二月三十一日止財政年度有關可持續發展的政策、方針及表現。

本環境、社會及管治報告的範疇主要包括本集團主要經營地點香港及深圳辦公室的數據及活動。

鑑於本集團的業務性質，與其他工程或製造公司相比，本集團經營活動並無重大環境風險。因此，本報告主要涉及本集團於勞工措施、僱員福利、供應鏈管理、產品責任、反貪、反洗黑錢活動及社區投資方面的管理方針。

持份者的參與及重要性

我們的持份者參與方針旨在確保持份者的觀點及預期得到充分理解，以便規劃當前及未來的可持續策略。

本集團認為，我們必須考慮所有持份者的利益，方可促進我們與股東、僱員、客戶、供應商、政府及全社會的關係。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

STAKEHOLDERS ENGAGEMENT AND MATERIALITY (CONTINUED)

The Group proactively engaged with the key stakeholder groups in a variety of ways to ensure effective communication of our objective and progress in relation to the following areas of concern.

持份者的參與及重要性(續)

本集團通過多種方式與主要持份者群體保持積極聯絡，以確保可就以下關注點的目標及進展進行有效溝通。

Major Stakeholder 主要持份者	Major Communication Channels 主要溝通渠道	Major Concerns 主要關注點
Shareholders and Investors 股東及投資者	<ul style="list-style-type: none"> Press release, Corporate Announcements and Circulars 新聞稿、公司公告及通函 Annual and Interim Reports 年報及中期報告 Annual General Meetings 股東週年大會 	<ul style="list-style-type: none"> Profitability 盈利能力 Financial Stability 財務穩定 Development opportunity 發展機會
Employees 僱員	<ul style="list-style-type: none"> Trainings and Team Building Activities 培訓及團隊建設活動 Business Meetings and Briefings 商務會議及簡報 Performance Appraisals 績效評估 	<ul style="list-style-type: none"> Compensation & Benefits 補償及福利 Health & Safety Work Environment 健康及安全的工作環境 Career path 職業路徑
Suppliers 供應商	<ul style="list-style-type: none"> Procurement Meetings 採購會議 Phone Calls, Wechat, Emails, Site Visit 電話、微信、電子郵件、實地探訪 	<ul style="list-style-type: none"> Quality of products and service 產品及服務質量 Integrity 誠信
Customers 客戶	<ul style="list-style-type: none"> Customer Complaint Hotlines 客戶投訴熱線 Meetings and Correspondences 會議及通訊 	<ul style="list-style-type: none"> Quality of Products and services 產品及服務質量 Privacy Protection 私隱保護
Public Community 公共社區	<ul style="list-style-type: none"> Charitable and Volunteering Activities 慈善及志願者活動 Community Interactions 社區互動 	<ul style="list-style-type: none"> Corporate Social Responsibilities 企業社會責任 Community Investment and Charitable Activities 社區投資及慈善活動
Government and Supervisory Institutions 政府及監管機構	<ul style="list-style-type: none"> Major Meeting and Policy Consultation 重要會議及政策諮詢 Information Disclosures 信息披露 Institutional Visits 機構訪問 	<ul style="list-style-type: none"> Compliance Operation 合規經營 Environmental Protection 環境保護 Corporate responsibility 企業責任

In the year, through a wide range of communication channels, we found that ESG compliance and how the Group benefits the community are the major concerns of our stakeholders. Important aspects vary from environmental emissions to privacy protection and community involvement.

於本年度，我們通過一系列溝通方式發現，環境、社會及管治合規和本集團如何惠及社區是持份者的主要關注點。環境排放、私隱保護及社區參與度亦是重點。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

A. ENVIRONMENT PROTECTION

As far as environmental management is concerned, though businesses of the Group in property development investment and the provision of financial services does not pose significant environmental risks, the Group has actively paid attention to reduce the use of natural resources in operations, and implement environmental control measures wherever practicable towards to minimise its impact on the environment.

A.1 Emissions

In order to seek long-term sustainability of the environment, the Group is prudent in controlling its emissions, and complies with relevant environmental laws and regulations in Hong Kong and China during its daily operations.

Given the nature of the business of the Group, the largest contributor of the Group's carbon footprint is the Indirect Greenhouse Gas ("GHG") emissions. The Group's GHG emissions are mainly due to electricity consumption during the operation at the workplace and the consumption of fuel for transportation by employees.

In order to achieve energy conservation and reduce GHG emissions, the Group has established the "Energy Conservation Management Policy" and adopted a number of energy conservation measures to ensure the most efficient use of electricity, reduce emission of GHG and demonstrate our determination to protect our environment, including but not limited to the below:

- Choose energy-efficient appliances and opt for low wattage lights;
- Maximise the use of natural light and limit the use of artificial lighting to the dark areas in the workplace that are out of the sun's reach;
- Advise employees to put their computers in hibernation mode and turn off all other office equipment when not in use;
- Switch off air conditioning systems and lighting after office hours;
- Keeping all the doors and windows closed when the air conditioners are running; and
- Teleconference and internet-meeting practices are also encouraged to avoid unnecessary business travel.

A. 環境保護

環境管理方面，儘管本集團物業發展投資及金融服務業務並無重大環境風險，但本集團仍積極留意在運營中減少自然資源使用，並實施可行的環境控制措施盡量降低對環境的影響。

A.1 排放

為尋求環境的長期可持續發展，本集團嚴格控制排放，日常運營遵守香港及中國相關環境法律法規。

鑑於本集團業務性質，本集團碳足跡之首要組成部分為間接溫室氣體（「溫室氣體」）排放。本集團的溫室氣體排放主要是由於工作場所的經營用電及僱員交通的燃料消耗。

為節約能源及減少溫室氣體排放，本集團制訂了「節能管理政策」，採用一系列節能措施確保電力的高效利用，減少溫室氣體排放，彰顯我們的環保決心。該等措施包括但不限於：

- 選擇節能電器及低功率電燈；
- 盡量使用自然光，僅在工作場所無陽光照射的黑暗區域使用人工照明；
- 建議僱員在不使用時將電腦設置為睡眠模式，並關閉所有其他辦公設備；
- 辦公時間結束後關閉空調系統及照明；
- 空調運轉時關閉所有門窗；及
- 鼓勵進行遠程電話會議及網絡會議，以避免非必要的商務出差。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

A. ENVIRONMENT PROTECTION (CONTINUED)

A.1 Emissions (Continued)

The Group will continue to improve the efficiency of resource utilisation and gradually establish the quantitative targets for future electricity consumption based on the use of resource in the current year.

As far as waste management is concerned, due to our business nature, no significant hazardous waste was generated from our operations during the year under review.

During the year under review, the Group has complied with relevant laws and regulations regarding the use of natural resources in operation and has not received any notice of violation from government authorities.

A.2 Use of Resources

The main resources consumed by the Group are electricity, water and paper. The water consumption of the Group is minimal and there has been no issue in sourcing water that is fit for purpose, while electricity is consumed during daily business operations in our offices through the use of indoor lighting, air-conditioning, functioning of office equipment, function of equipment related to repair and maintenance etc. As mentioned in Section A.1, the Group has established energy conservation procedures to help reduce the use of resources.

A. 環境保護(續)

A.1 排放(續)

本集團將不斷提高資源利用效率，並基於本年度的資源使用情況逐步制訂未來用電的定量目標。

廢棄物管理方面，鑑於我們的業務性質，回顧年度內我們運營並無產生顯著的有害廢棄物。

回顧年度內，本集團一直遵守有關營運使用天然資源的法律法規，並無接獲政府機關的任何違規通知。

A.2 資源使用

本集團所耗用的主要資源為電力、水及紙張。本集團消耗少量水資源，且求取適用水源上沒有任何問題，而辦公室日常業務營運所消耗的電力主要源於使用室內照明、空調、操作辦公設備、操作維修及維護設備等。誠如A.1節所述，本集團已制定節能程序，以削減能源消耗。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

A. ENVIRONMENT PROTECTION (CONTINUED)

A.2 Use of Resources (Continued)

In order to enhance environment protection, the Group has also followed a number of energy saving and efficiency measures stipulated in the "Energy Conservation Management Policy" to promote paperless office and minimize the use of water, including but not limited to the below:

Water Conservation Measures:

- Cultivate the concept of saving for employees;
- Look for water leaks in fittings and use a water meter or flow restrictor where possible;
- Report leaking taps, toilets and showers;
- Install rainwater tanks and water-saving devices where possible; and
- Consider re-using or recycling water where possible.

Paper Conservation Measures:

- Use printers that can print on both sides of the paper; try to look into this option when replacing old printers;
- Recycled paper is used for intra-group informal documents and draft papers;
- Send electronic greetings over email or other forms of electronic applications, such as WhatsApp or WeChat, rather than faxing or writing; and
- Engage third parties for collection and handling of waste paper.

A. 環境保護(續)

A.2 資源使用(續)

為加強環保力度，本集團遵循「節能管理政策」規定的一系列節能提效措施，以推進落實無紙化辦公室及減少用水量。該等措施包括但不限於：

節水措施：

- 培養僱員的節約意識；
- 檢查設備有無漏水，盡量使用水表及限流器；
- 發現水龍頭、廁所及淋浴器漏水，及時匯報；
- 盡量安裝雨水水箱及節水設施；及
- 盡量考慮重複用水或循環用水。

節約用紙措施：

- 使用可雙面打印的打印機；更換舊打印機時盡量選擇可雙面打印的打印機；
- 集團內部非正式文件及草稿紙使用環保紙；
- 通過電郵或其他形式的電子應用程序（如WhatsApp或微信）發送電子問候，取代傳真或書信；及
- 聘請第三方收集與處理廢紙。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

A. ENVIRONMENT PROTECTION (CONTINUED)

A.3 Environment and natural resources

This aspect is not applicable to the Group's operations, as the Group's environmental impact and use of natural resources is minimal.

2020 Key Performance Indicators

These tables present a quantitative overview of our 2020 Environmental aspect performance.

A. 環境保護(續)

A.3 環境及自然資源

由於本集團之環境影響及所使用的自然資源微不足道，此範圍不適用於本集團之業務營運。

二零二零年關鍵績效指標

下表載列二零二零年環境績效表現的定量概覽。

A.1. Emission – GHG	Units	2019	2020	Percentage Increase (+) or Decrease (-) 增加(+)或減少(-) 百分比
A.1. 排放 – 溫室氣體	單位	二零一九年	二零二零年	
Total GHG emission 溫室氣體總排放量	tonnes 噸	197.18	72.97	-62.99%
Total GHG emission per floor area 每平方米樓面面積溫室氣體總排放量	tonnes/m ² 噸/平方米	0.09	0.03	-62.99%
GHG emission for air travel per number of air travel 每次航空旅行的溫室氣體排放量	tonnes/no. of air travel 噸/航空差旅次數	0.28	0.17	-38.29%
Indirect emission 間接排放				
Electricity 電力	tonnes 噸	97.13	64.09	-34.02%
Air travel 航空差旅	tonnes 噸	96.22	3.98	-95.86%
Paper consumption 用紙	tonnes 噸	3.83	4.90	28.11%

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

A. ENVIRONMENT PROTECTION (CONTINUED)

A.3 Environment and natural resources (Continued)

2020 Key Performance Indicators (Continued)

A.2. Use of resources	Units	2019	2020	Percentage Increase (+) or Decrease (-)
A.2. 資源使用	單位	二零一九年	二零二零年	增加(+)或減少(-)百分比
Total energy consumption 能源消耗總量	kWh 千瓦時	108,447.00	73,160.00	-32.54%
Total energy consumption per floor area 每平方米樓面面積能源消耗總量	kWh/m ² 千瓦時/平方米	49.50	33.39	-32.54%
Total paper consumption 用紙總量	kilograms 千克	769.00	996.00	29.52%
Total paper consumption per floor area 每平方米樓面面積用紙總量	kilograms/m ² 千克/平方米	0.36	0.47	28.11%
Total water consumption 用水總量	Gallons 加侖	963.00	493.00	-47.34%
Total water consumption per floor area 每平方米樓面面積用水總量	Gallons/m ² 加侖/平方米	0.47	0.25	-47.34%

Note to KPI:

- The above KPI are calculated based on the Hong Kong and Shenzhen offices' data which are the key operation sites of the Group.
- The indirect greenhouse gas, carbon dioxide is calculated based on Hong Kong and Shenzhen offices' electricity usage and business travel. Figures are calculated based on the offices' electricity usage, the flying distance and frequency of business travels of all staff in Hong Kong and Shenzhen offices.
- Water usage of Hong Kong office is not included as the water supply is shared with other tenants in the building.

During the year, the GHG emissions were 73 tonnes with an intensity of 0.0333 per square foot. This figure represents a decrease of approximately 124 tonnes, or 62.99%, compared to the total GHG emissions in 2019. The Group will continue to control greenhouse gas emissions and closely monitor other environmental data annually for comparison purpose in the future. The Group is keen to achieve emission reduction targets.

Due to our business nature, the Group does not produce any final products nor does it have any industrial facilities. Thus, it does not use any significant amount of packaging materials during its daily operations.

A. 環境保護(續)

A.3 環境及自然資源(續)

二零二零年關鍵績效指標(續)

A.2. Use of resources	Units	2019	2020	Percentage Increase (+) or Decrease (-)
A.2. 資源使用	單位	二零一九年	二零二零年	增加(+)或減少(-)百分比
Total energy consumption 能源消耗總量	kWh 千瓦時	108,447.00	73,160.00	-32.54%
Total energy consumption per floor area 每平方米樓面面積能源消耗總量	kWh/m ² 千瓦時/平方米	49.50	33.39	-32.54%
Total paper consumption 用紙總量	kilograms 千克	769.00	996.00	29.52%
Total paper consumption per floor area 每平方米樓面面積用紙總量	kilograms/m ² 千克/平方米	0.36	0.47	28.11%
Total water consumption 用水總量	Gallons 加侖	963.00	493.00	-47.34%
Total water consumption per floor area 每平方米樓面面積用水總量	Gallons/m ² 加侖/平方米	0.47	0.25	-47.34%

關鍵績效指標附註：

- 上述關鍵績效指標以本集團的主要經營地點—香港及深圳辦公室的數據為基礎計算。
- 間接溫室氣體二氧化碳乃根據香港及深圳辦公室的用電及商務出差計算。計算基於香港及深圳辦公室的用電，以及全體員工商務出差的飛行里數及頻繁程度。
- 香港辦公室的用水並不包括與同一樓宇內其他租戶共享的水供應。

年內，溫室氣體排放量為73噸，密度為0.0333每平方英尺。溫室氣體總排放量較二零一九年減少約124噸，即62.99%。本集團將每年繼續控制溫室氣體排放量，並密切監察其他環境數據，以便日後進行比較。本集團一直致力達到減排目標。

由於我們業務的性質，本集團不生產任何最終產品，亦無任何工業設施。因此，日常運營中不使用大量包裝材料。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

B. SOCIAL COMMITMENT

The group always treat the Employees as the most valuable asset to the Group. Through providing employees with competitive remuneration, welfare and career path to encourage them not only reach their own career goal but also company's. The Group complies with labour laws and regulations to protect the rights of employees and to keep good relationship with them.

B.1 Employment and Labour Practices

As demonstrated in Group Policy, the Group is an equal opportunity employer. The group celebrate diversity and is committed to creating an inclusive environment for all employees.

Any form of discrimination against our potential or current employees on the ground of nationality, age, gender, sexual orientation, gender identity, ethnicity, disability, pregnancy, political inclination is strongly prohibited. The Group also forbid unlawful harassment, harassment and victimisation of any type at workplace.

The Group has formulated "Staff Handbook", "Human Resource Policy" and Compensation and Benefits Management Policy" as guidelines for employment, termination, business conduct, social security funds, compensation, employee benefits, leave benefits, working hours/overtime and performance benefits to ensure all the process complies with the Labour Law of the PRC and the Employment Ordinance (Cap. 57 of the Laws of Hong Kong).

B. 社會承擔

本集團一向視僱員為本集團最寶貴的財富。透過為僱員提供具競爭力的薪酬、福利及職業路徑，本集團不但鼓勵僱員達成本身的職業目標，同時亦促成公司的目標。本集團遵守勞務法律法規，保障僱員權利，與僱員保持良好關係。

B.1 僱傭及勞工常規

如本集團的政策所述，本集團為提供平等機會的僱主。本集團鼓勵多樣化，致力為全體僱員營造具包容性的環境。

本集團嚴禁以國籍、年齡、性別、性取向、性別認同、種族、殘疾、妊娠、政治傾向為由對潛在或現任僱員施加任何形式的歧視，亦禁止在工作場所進行任何類型的非法騷擾、騷擾及侵害。

本集團已制訂「員工手冊」、「人力資源政策」及「薪酬及福利管理政策」，為僱用、解聘、業務守則、社會保險金、報酬、僱員福利、離職福利、工時／加班及績效福利事宜提供指引，確保所有流程遵守中國勞動法及香港法例第57章僱傭條例。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

B. SOCIAL COMMITMENT (CONTINUED)

B.1 Employment and Labour Practices (Continued)

The Group provides a wide range of incentives, including competitive remuneration and benefits packages, which are based on individual performances and qualifications of employees and benchmarked against our industry peers on an annual basis. Benefits to full-time employees include social insurance (endowment insurance, medical insurance, work-related injury insurance, unemployment insurance, childbirth insurance), housing provident fund and annual leave benefits. In addition, the Group also provides additional supplementary benefits to employees, including but not limited to the below:

1. Festive occasion benefit (monetary benefits for all statutory holiday, birthday, marriage, childbirth);
2. Medical care benefits (employees who have worked for the company for more than a year are entitled to have a free annual body check package and certain monetary benefits);
3. Incentive bonus (incentive activities are organized regularly to praise well performed employees); and
4. Other benefits (training, compassionate leave and allowance).

The Group distributed year-end bonus to employees based on individual performance in recognition of their contributions.

During the Year, the Group implemented different measures to reduce employee turnover rate, such as expanding communication channel between employee and management, so that applicants communicate more effectively and efficiently with management regard their working stuff. The Group also strengthen the staff trainings system to meet the career development requirement of employees at all levels; focus on the work pressure of employees, expand the development prospects of the group so that competitive career platform can be provided to the employees.

During the year under review, the Group did not involve in any cases of illegality related to employment during the year.

B. 社會承擔(續)

B.1 僱傭及勞工常規(續)

本集團基於僱員個人表現及資歷，每年參考同業水平，為僱員提供具競爭力的薪酬和福利待遇等眾多激勵措施。全職僱員的福利包括社會保險(養老保險、醫療保險、工傷保險、失業保險、生育保險)、住房公積金及年假福利。此外，本集團亦為僱員提供額外補充福利，包括但不限於以下各項：

1. 節日福利(為所有法定假期、生日、婚禮、生育提供現金福利)；
2. 醫療福利(於本公司任職滿一年的僱員享有免費年度體檢及若干現金福利)；
3. 激勵花紅(定期組織激勵活動以表彰僱員的出色表現)；及
4. 其他福利(培訓、撫恤假及津貼)。

本集團基於僱員個人表現發放年終花紅以表彰所作貢獻。

年內，本集團採取各類措施減少僱員流動率，如加強僱員與管理層的溝通渠道，令申請人能就工作事宜與管理層進行更有效的溝通。本集團亦改善員工培訓制度，滿足各級僱員的職業發展需求；關注僱員的工作壓力，擴大本集團的發展前景，從而為僱員提供具競爭力的職業平台。

於回顧年度，本集團並無於年內捲入與僱傭有關的任何違法行為。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

B. SOCIAL COMMITMENT (CONTINUED)**B.2 Health and Safety**

The Group concerns about the health and safety of its employees and is committed to reduce the occurrence of dangerous accidents.

The Group has established “Employee Code of Conduct” and “Occupational Safety Policy”, requiring all employees to strictly abide by all safety rules and regulations during their work in the office. In addition, the Group provides employees with comprehensive set of insurance, including both medical and non-medical insurances as well as child benefits.

During the year under review, the Group did not notice any violations of Hong Kong health and safety laws and regulations.

B.3 Development and Training

The development of employee professional skills is one of the Group's priorities. The Group has established the “Training Management Policy” to ensure all employees receive an adequate level of training. Different levels of internal trainings are provided to employees to enhance their professional skills.

New Hires are provided with orientation programmes to be familiarized with the culture and structure of the Group and relevant department(s). For front-line employees, technical trainings are provided with the aims to achieve operational excellence and to enrich the employees' knowledge in relation to the businesses and services of the Group. Our annual training plan requires each employee to attend at least 12 hours of training every year.

Specifically, the Group provides trainings to employees based on departmental or functional needs. For instance, employees from the finance team are provided training in corporate governance and new accounting standards.

The Group evaluates the training objectives, training arrangements, training content according to the business needs each year and make changes when necessary. The results of the training and the performance of each individual will also be assessed annually to ensure that all employees benefit from the training.

B. 社會承擔(續)**B.2 健康及安全**

本集團關注僱員的健康和安全，致力減少危險事故的發生。

本集團已制訂「僱員行為守則」及「職業安全指引」，要求所有僱員在辦公室工作時嚴格遵守一切安全規則及條例。此外，本集團向僱員提供全面保險，包括醫療與非醫療保險以及兒童福利。

於回顧年度，本集團概無發現違反香港健康及安全法律法規的情況。

B.3 發展及培訓

培養僱員專業技能是本集團的重中之重。本集團已制訂「管理層培訓政策」，確保所有僱員均可接受充足培訓。本集團為僱員提供不同層級的內部培訓，以發展其專業技能。

本集團向新僱員提供入職培訓，以便彼等了解本集團及有關部門的文化與架構。為實現卓越營運及豐富僱員的業務及服務相關知識，本集團亦為前線員工提供技術培訓。我們的年度培訓計劃要求各僱員每年須最少參加12小時培訓。

具體而言，本集團根據部門或職能需要向僱員提供培訓，例如向財務團隊的僱員提供企業管治與新會計準則的培訓。

本集團每年根據業務需求評估培訓目標、培訓安排及培訓內容，並於必要時作出改變。本集團每年亦會評估各僱員的培訓結果與表現，確保全體僱員能自培訓獲益。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

B. SOCIAL COMMITMENT (CONTINUED)

B.4 Labour Standards

In line with the local employment laws and relevant provisions of the International Labour Organisation, the Group prohibits the employment of child labour or any other form of forced and illegal labour.

According to the recruitment procedure, the Group requires all candidates to provide identification documents to determine if their age meets the legal age requirements. The Group strictly abides by the relevant labour regulations in China and Hong Kong regarding working hours and holidays to ensure the physical and mental health of all employees.

Employees are not encouraged to work beyond working hours. Overtime hours, if necessary, must not exceed legal time and overtime pay will be paid in accordance with the relevant standards.

During the year under review, the Group was not aware of any non-compliance with laws and regulations which have a significant impact on employment and labour practices, or occupational health and safety.

B.5 Supply Chain Management

Due to the nature of the business, the Group has only a handful of suppliers and does not have high reliance on its suppliers. The Group has selected a list of suppliers for office and computer equipment, stationary and promotion activities gifts. With a comprehensive "Purchasing Policy", the Group is able to select and evaluate suppliers or service providers based on their reputation and performance records to ensure that the goods or services purchased are in compliance with national standards.

In relation to the risk management of the internet financial service platform, the Group's responsible team screens and monitors the lenders and borrowers who use the platform. It also performs Know-Your Customer ("KYC") procedure to access the background and sources of fund of both lenders and borrowers, ensuring the best match between the lenders and borrowers. During the reporting period, the platform did not experience any delinquency, attributed to constant risk management screening, monitoring and the maintenance of high quality and reliable users within the platform.

B. 社會承擔(續)

B.4 勞工準則

根據當地就業法及國際勞工組織的相關準則，本集團禁止僱用童工或任何其他形式的強制及非法勞工。

根據招聘程序，本集團要求所有候選人提供身份證明文件，以釐定其年齡有否符合法定年齡要求。本集團嚴格遵守有關工時及休假的相關中國及香港勞動法例，以保證全體僱員身心健康。

本集團不鼓勵僱員超時工作。倘需要，加班時間不得超過法定時間，且僱員有權按照相關準則獲得超時工作的報酬。

回顧年度內，就本集團所知並無出現任何不遵守有關法律法規而對僱傭慣例或職業健康安全有重大影響的情況。

B.5 供應鏈管理

鑑於本集團之業務性質，我們的供應商有限，但並不十分依賴供應商。本集團備有供應商名單，以採購辦公及電腦設備、固定裝置及推廣活動禮品。通過全面的「採購政策」，本集團可根據聲譽及往績挑選及評估供應商或服務供應商，以確保所採購的物品或服務符合國家標準。

就網絡金融服務平台之風險管理而言，本集團之負責團隊篩查及監控使用平台之貸方及借方，並進行「客戶須知」程序，以評估貸方及借方之背景及資金來源，確保雙方之匹配度最高。報告期內，多虧持續不斷的風險管理篩查、監控及維持平台內優質可靠的客戶，該平台並無出現任何違約欠款行為。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

B. SOCIAL COMMITMENT (CONTINUED)**B.6 Product Responsibility****Investment in Property Development Projects**

The Group provides tailor-made financial services to customers of real estate developers and has entered into strategic partnerships with a number of well-known real estate developers.

The Group recognises the importance working with its business partners, especially real estate developers who have a significant impact to the society. Before deciding to work with the potential business partners, the Group has taken rigorous procedures to assess their reputation and ethics.

The Group is committed to working with environmentally conscious companies; and make efforts to reduce energy use, waste and pollution. The Group seeks socially responsible companies that work with high-quality suppliers who have high ethical standards, are able to exceed customers' expectation, interact with the government and regulators with integrity, make sound operational decisions to maximise positive impacts while minimising negative impacts on community. The Group evaluates these companies and focuses on their transparency and accountability, corporate governance and their performance in environmental, social and worker rights.

Financial Services

The Group provides customers with convenient and quick access to short-term finance as well as financial consultation services to meet the customer's financial needs. We have put in place specific procedures in ensuring the quality of the services and products provided. The financial services or products provided to customers are tailored to their financial background, trading experience and risk tolerant level after performing the KYC procedures and assessment. The Group is committed to provide clear information to customers including product details, terms and conditions (such as loan repayment period, administration fee, interest rate, etc.) and any associated risks are communicated to enable customers to make an informed decision. Moreover, the Group has set standards for advertising and sales literature which require information contained in all advertising and sales literature to be true and prohibit the use of false, misleading or inaccurate statements in any form of our communication.

B. 社會承擔(續)**B.6 產品責任****投資於物業發展項目**

本集團向房地產發展商之客戶提供定制式金融服務，並與多個知名房地產發展商達成戰略合夥。

本集團意識到與業務夥伴合作的重要性，尤其是對社會具有重大影響之房地產發展商。本集團在決定與潛在商業夥伴合作前，採取嚴格程序評估其聲譽及道德水平。

本集團致力於與具備環保意識的公司合作，並竭力節能減廢及減少污染物。本集團尋求對社會負責的公司，彼等與具備高水平道德標準的優質供應商合作，超出客戶預期、與政府及監管機構真誠相待、作出良好的經營決策使對社區之正面影響最大化同時減少負面影響。本集團評估該等公司，關注其透明度、可靠程度及企業管治，以及彼等在環境、社會及工人權利方面的表現。

財務服務

本集團向客戶提供便利高效的短期融資以及財務顧問服務，以滿足客戶財務需求，我們已制定特別程序以保證所提供的服務及產品之質量。在進行「客戶須知」程序及評估流程後，向客戶提供之金融服務或產品乃基於彼等之財務背景、交易紀錄及風險承受能力量身定制。本集團致力向客戶提供清晰資訊，包括產品詳情、條款及條件（例如貸款還款期限、管理費、利率等），任何相關風險已知會客戶以確保其作出知情決定。此外，本集團已就廣告及銷售材料制定準則，規定所有廣告及銷售材料所載資料真確無誤，並禁止在任何形式的通訊中使用虛假、誤導或失實陳述。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED) 環境、社會及管治報告(續)

B. SOCIAL COMMITMENT (CONTINUED)

B.6 Product Responsibility (Continued)

Protection of Customer's Data

The Group handles a large amount of personal data and credit information of its customers and regards the maintenance of customer privacy as an important area for maintaining good corporate governance. To protect the confidentiality of customer data, the Group has implemented rigorous policy and procedures ensure a high degree of alertness among staff members in protecting customer data.

The Group has established "Customer's Data Confidential Policy" as a guideline of handing customer's data. As specified in the "Staff Hand Book", the Group's employees are required to sign a "Confidentiality Agreement" acknowledging their rights and obligations under data protection and to provide employees with an understanding of confidentiality and clear guidelines regarding handling of confidential information.

In addition, access to confidential information or documents is restricted and granted on a need-to-know basis. During the reporting period, the Group did not receive any complaints from customers regarding the confidentiality of personal information.

B. 社會承擔(續)

B.6 產品責任(續)

保護客戶資料

本集團處理大量客戶的個人資料及信用資料，注重保護客戶私隱，維持良好的企業管治。本集團實施嚴格政策及程序，確保員工高度重視保護客戶資料，避免外洩。

本集團已訂立「客戶資料保密政策」，作為處理客戶資料的指引。誠如「員工手冊」所述，本集團僱員須簽署「保密協議」，確認彼等保護資料的權利和責任，而本集團須確保僱員了解保密規定並提供處理保密資料的明確指引。

此外，查閱保密資料或文件受到限制，僅在有需要時方可獲得。報告期內，本集團並無接獲客戶關於個人資料私隱的投訴。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

B. SOCIAL COMMITMENT (CONTINUED)**B.6 Product Responsibility (Continued)****Handling of Complaints**

The Group has established policies and procedures for the handling complaints. The Group's Customer Service Department is responsible for reviewing all complaints, collecting evidence and providing advice and comments on general complaints.

Specific or complex complaints will be forwarded to the responsible person of the relevant department for special treatment. The Group provides an initial response upon the receipt of all complaints and the follow up accordingly.

During the reporting period, the Group has not been notified of any violation of law regarding product or services responsibility.

B.7 Anti-Corruption and Anti-Money Laundering

The Group stands against any form of bribery, extortion, fraud, and has a zero-tolerance policy towards misconduct.

To achieve this, the Group has established the "Anti-Fraud Management Policy", "Anti-Money Laundering Internal Control Policy" and "Whistle-blowing Policy" in accordance with the relevant regulatory laws and standards to promote anti-fraud principles and consistent organisational behaviours by providing guidelines and assigning responsibility for the development of controls and conduct of investigations.

The Group's risk management department also gathers information on our existing customer's use of proceeds, the source of funding for repayment, the operating condition of our customers, from time to time in obtaining their updated status and promptly reports any abnormal situation for the purpose of risk management.

B. 社會承擔(續)**B.6 產品責任(續)****處理投訴**

本集團已就處理投訴制定政策及指引。本集團之客戶服務部負責審閱所有投訴、收集證據並就一般投訴提供建議及意見。

特定或複雜的投訴將轉交相關部門負責人作具體處理。收到投訴後，本集團將及時給予客戶初步回覆，並相應跟進。

報告期內，本集團並無獲悉自身曾有違反有關產品或服務責任的法律。

B.7 反貪及反洗黑錢

本集團堅決抵制任何形式的賄賂、勒索及欺詐，絕不容忍瀆職行為。

為此，本集團根據相關法律法規制定《反欺詐管理政策》、《反洗錢內部控制政策》及《舉報政策》，為管控及調查提供指引並明確職責，提高反欺詐意識及保持組織行為一致。

本集團之風險管理部門為管理風險亦收集有關現有客戶的所得款項用途、還款資金來源及經營狀況等資料，並不時獲取其最新資料，一旦發現異常情況立即匯報。

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT (CONTINUED)

環境、社會及管治報告(續)

B. SOCIAL COMMITMENT (CONTINUED)

B.7 Anti-Corruption and Anti-Money Laundering (Continued)

A whistle blowing channel has been in place for our employees to raise any concerns in good faith if they have their concerns and address in proper manner without any fear of receiving any negative impacts. Employees are also required to sign a statement of acknowledgement and agreement to their obligation and responsibility regarding to anti-corruption and anti-money laundering policies to ensure that all staff have been notified that no bribery, extortion, fraud or money laundering would be tolerated. The Group encourages the reporting of suspected business irregularities and provides clear channels specifically for this purpose. The Company is committed to creating a corporate culture of integrity and justice by accepting internal complaints and whistleblowing. All employees may directly contact the Human Resources Department and the senior management in charge of such matters for lodging a complaint or whistleblowing. The current whistleblowing procedures of the Company include direct mails to the senior management of the Company for reporting any misconduct or dishonest activities such as suspected corruption, fraud and other forms of crime. The Group is committed to adhering to the highest integrity and ethical standards.

The Group did not involve in any cases of violations related to corruption in this year, nor was involved in ant corruption litigation cases related to the Group and the employees.

B.8 Community Investment

The Group is committed to exert available resources to support our community and encourage our employees to participate in various charitable and voluntary activities.

The Group will continue to uphold the principle of being responsible for its shareholders and investors, employees, suppliers, customers, public community and will seek further development opportunities to maintain a harmonious relationship with its stakeholders.

B. 社會承擔(續)

B.7 反貪及反洗黑錢(續)

本集團已開通舉報渠道，方便僱員以妥善的方式如實舉報問題，而毋庸擔心會受負面影響。僱員亦須簽署聲明，確認知悉並同意其有關反貪及反洗黑錢政策的責任及義務，確保全體僱員明白我們絕不容忍賄賂、勒索、欺詐或洗黑錢。本集團鼓勵員工舉報疑似業務違規，並就此提供明確的渠道。本公司希望透過接納內部投訴及舉報，創造誠信公正的企業文化。所有僱員可直接聯繫人力資源部及主管有關事宜的高級管理層，以提交投訴或舉報。本公司現時的舉報程序包括直接致信本公司高級管理層舉報任何不當行為或欺詐行為(如涉嫌貪污、欺詐或其他形式的罪行)。本集團致力遵守最高水平的誠信及道德標準。

本集團本年度並無牽涉任何腐敗案件，本集團及僱員均無涉及任何腐敗訴訟案件。

B.8 社區投資

本集團積極運用可用資源支持社區，並鼓勵僱員參與各類慈善志願活動。

本集團將繼續秉承對股東、投資者、僱員、供應商、客戶及公眾負責的原則，進一步發掘發展機會維護各持份者之間的融洽關係。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告



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TO THE SHAREHOLDERS OF FLYING FINANCIAL SERVICE HOLDINGS LIMITED

(incorporated in the Cayman Islands with limited liability)

致匯聯金融服務控股有限公司股東

(於開曼群島註冊成立的有限公司)

DISCLAIMER OF OPINION

We were engaged to audit the consolidated financial statements of Flying Financial Services Holdings Limited (the "Company") and its subsidiaries (together the "Group") set out on pages 113 to 254, which comprise the consolidated statement of financial position as at 31 December 2020 and the consolidated statement of profit or loss and other comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

We do not express an opinion on the consolidated financial statements of the Group. Because of the significance of the matters described in the "Basis for Disclaimer of Opinion" section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these consolidated financial statements. In all other respects, in our opinion the consolidated financial statements have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Basis for Disclaimer of Opinion

A) Scope limitation on the valuation of investments in limited partnerships

As disclosed in note 17(a)(i) to the consolidated financial statements, the Group invested in certain limited partnerships (the "LPs") in the People's Republic of China (the "PRC") and acted as a limited partner. These LPs are engaged in investment in property development project companies in the PRC. The investments in the LPs are unlisted equity securities and accounted for as financial assets at fair value through profit or loss ("FVTPL") with fair value of RMB231,351,000 as at 31 December 2020.

不發表意見

本核數師(以下簡稱「我們」)已獲委聘審計列載於第113頁至第254頁的匯聯金融服務控股有限公司(稱為「貴公司」)及其附屬公司(統稱為「貴集團」)的綜合財務報表,此綜合財務報表包括於二零二零年十二月三十一日的綜合財務狀況表與截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表和綜合現金流量表,以及綜合財務報表的附註,包括主要會計政策概要。

我們對 貴集團的綜合財務報表不發表意見。由於本報告中「不發表意見的基礎」一節所述之重大事項,我們未能取得足夠適當之審計憑證,以便為該等綜合財務報表提供審核意見之基礎。在所有其他方面,我們認為該等綜合財務報表已按照香港公司條例的披露規定妥為編製。

不發表意見的基礎

A) 範圍限制 – 對有限合夥企業投資的估值

誠如綜合財務報表附註17(a)(i)所披露, 貴集團投資於中華人民共和國(「中國」)的若干有限合夥(「有限合夥企業」),並擔任有限合夥人。該等有限合夥企業從事投資於中國的物業發展項目公司。於有限合夥企業的投資為非上市股本證券,並於二零二零年十二月三十一日,以按公平值計入損益(「按公平值計入損益」)的金融資產入賬,公平值為人民幣231,351,000元。

INDEPENDENT AUDITOR'S REPORT (CONTINUED) 獨立核數師報告(續)

DISCLAIMER OF OPINION (CONTINUED)

Basis for Disclaimer of Opinion (Continued)

A) Scope limitation on the valuation of investments in limited partnerships (Continued)

The directors of the Company estimated the fair value of investments in LPs as at 31 December 2020 using the discounted cash flow technique based on the information obtained from the LPs. By applying the discounted cash flow technique, the directors of the Company estimated the fair value of investments in LPs to approximately RMB231,351,000 as at 31 December 2020 and recognised a fair value loss of RMB215,026,000 in the consolidated statement of profit or loss and other comprehensive income.

During the course of our audit, the directors of the Company have not provided us with the relevant documents or information, including the correspondences with and the financial information of the LPs to support the cash flow estimation in measuring the fair value of investments in LPs as at 31 December 2020. There were no alternative audit procedures that we could perform to satisfy ourselves as to whether the fair value of the Group's investments in the LPs as at 31 December 2020 was reasonably estimated.

Any adjustments to the fair value of the investments in LPs as at 31 December 2020 found necessary would affect (i) the fair value of financial assets at FVTPL of as at 31 December 2020; (ii) the fair value changes in FVTPL for the year ended 31 December 2020; (iii) the presentation in the consolidated statement of cash flows for the year ended 31 December 2020; and (iv) the related disclosures in the consolidated financial statements.

不發表意見(續)

不發表意見的基礎(續)

A) 範圍限制－對有限合夥企業投資的估值(續)

貴公司董事根據從有限合夥企業獲得的資料，採用貼現現金流量法，估計於二零二零年十二月三十一日有限合夥企業投資的公平值。透過應用貼現現金流量法，貴公司董事估計，於二零二零年十二月三十一日，有限合夥企業投資的公平值約為人民幣231,351,000元，並於綜合損益及其他全面收益表中確認公平值虧損人民幣215,026,000元。

在我們審核過程中，貴公司董事並無向我們提供有限合夥企業的相關文件或資料，包括與有限合夥企業的通訊及財務資料，以支持計量於有限合夥企業的投資於二零二零年十二月三十一日的公平值所使用的現金流量估計。我們並無其他可執行的審核程序，可以使我們信納貴集團於有限合夥企業的投資於二零二零年十二月三十一日的公平值是否已合理地估計。

倘發現有必要對於有限合夥企業的投資於二零二零年十二月三十一日的公平值作出，將影響：(i)按公平值計入損益的金融資產於二零二零年十二月三十一日的公平值；(ii)截至二零二零年十二月三十一日止年度按公平值計入損益的公平值變動；(iii)截至二零二零年十二月三十一日止年度綜合現金流量表的呈報；及(iv)綜合財務報表的相關披露資料。

INDEPENDENT AUDITOR'S REPORT (CONTINUED) 獨立核數師報告(續)

DISCLAIMER OF OPINION (CONTINUED)

Basis for Disclaimer of Opinion (Continued)

B) Scope limitation on the valuation of assets-backed securities

As disclosed in note 17(b) to the consolidated financial statements, on 29 December 2016, the Group entered into an agreement with an independent third party to subscribe for assets-backed securities ("ABS") in the PRC for a consideration of approximately RMB40 million. The units subscribed by the Group represented 10.5% of the entire units of the ABS. The investment in ABS is unlisted debt securities and accounted for as financial assets at FVTPL with fair value of RMB31,808,000 as at 31 December 2020.

The directors of the Company estimated the fair value of the investment in ABS as at 31 December 2020 by using the discounted cash flow technique based on the information of the ABS obtained from the trust company. By applying the discounted cash flow technique, the directors of the Company estimated the fair value of the Group's investments in ABS to approximately RMB31,808,000 as at 31 December 2020 and recognised a fair value loss of RMB2,832,000 in the consolidated statement of profit or loss and other comprehensive income.

During the course of our audit, the directors of the Company have not provided us with the relevant documents or information, including the correspondences with and the financial information of the ABS prepared by the trust company, to support the cash flow estimation used in measuring the fair value of ABS as at 31 December 2020. There were no alternative audit procedures that we could perform to satisfy ourselves as to whether the fair value of the Group's investments in the ABS as at 31 December 2020 was reasonably estimated.

Any adjustments to the fair value of investments in ABS as at 31 December 2020 found necessary would affect (i) the fair value of FVTPL as at 31 December 2020; (ii) the fair value changes in financial assets at FVTPL for the year ended 31 December 2020; (iii) the presentation in the consolidated statement of cash flows for the year ended 31 December 2020; and (iv) the related disclosures in the consolidated financial statements.

不發表意見(續)

不發表意見的基礎(續)

B) 範圍限制－資產抵押證券的估值

誠如綜合財務報表附註17(b)所披露，於二零一六年十二月二十九日，貴集團與獨立第三方訂立協議，以約人民幣40,000,000元的代價認購中國的資產抵押證券（「資產抵押證券」）。貴集團認購的單位佔資產抵押證券全部單位的10.5%。資產抵押證券的投資為非上市債務證券，並作為按公平值計入損益的金融資產入賬，於二零二零年十二月三十一日的公平值計入為人民幣31,808,000元。

貴公司董事根據從信託公司取得的資產抵押證券的資料，採用貼現現金流量法，估計於資產抵押證券的投資於二零二零年十二月三十一日的公平值。透過應用貼現現金流量法，貴公司董事估計貴集團於資產抵押證券的投資於二零二零年十二月三十一日的公平值約為人民幣31,808,000元，並於綜合損益表及其他全面收益中確認公平值虧損人民幣2,832,000元。

在我們的審計過程中，貴公司董事未向我們提供相關文件或資料，包括與信託公司的通訊及其編制的資產抵押證券最新財務資料，以支持計量資產抵押證券於二零二零年十二月三十一日的公平值時使用的現金流估計。我們並無其他可執行的審核程序，可以使我們信納貴集團投資於資產抵押證券的投資於二零二零年十二月三十一日的公平值是否已合理地估計。

倘發現有必要對於資產抵押證券的投資於二零二零年十二月三十一日的公平值作出任何調整，將影響：(i)按公平值計入損益於二零二零年十二月三十一日的公平值；(ii)截至二零二零年十二月三十一日止年度按公平值計入損益的金融資產的公平值變動；(iii)截至二零二零年十二月三十一日止年度綜合現金流量表的呈報；及(iv)綜合財務報表的相關披露資料。

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

獨立核數師報告(續)

DISCLAIMER OF OPINION (CONTINUED)

Basis for Disclaimer of Opinion (Continued)

C) Scope limitation on PRC bank related balances, PRC loans and accounts receivables, PRC other payables and disclosures

As at 31 December 2020, the Group's PRC subsidiaries had bank balances of approximately RMB6,960,000 placed in various PRC banks and segregated clients' accounts of approximately RMB3,755,000, bank borrowings of approximately RMB15,735,000 from PRC banks, bank facilities of RMB3,000,000 as detailed in notes 21 and 24, respectively, to the consolidated financial statements. In addition, the Group's PRC subsidiaries had loans and accounts receivables and other payables of approximately RMB9,237,000 and RMB20,364,000 respectively as at 31 December 2020.

During our audit of the Company's consolidated financial statements for the year ended 31 December 2020, we were unable to send confirmation requests to the banks and other counterparties of the above-mentioned items to confirm the existence and balances of the various bank balances and the other accounts since the confirmation requests need to be authorised by the PRC subsidiaries evidenced by applying company seals. As detailed in note 1 to the consolidated financial statements, the Company seals of the Group's PRC subsidiaries were taken into custody by the Nanshan Branch of the Shenzhen Public Security Bureau in the PRC.

Given this limitation of our audit work and there was no alternative audit procedures that we could perform to satisfy ourselves as to the existence, completeness and accuracy in respect of the information relating to the Group's bank balances, borrowings, entrusted loans, pledged assets and guarantee documents issued in favour of the PRC banks, if any, loans and accounts receivables and other payables held by the Group's PRC subsidiaries as at 31 December 2020, we were unable to determine whether the above mentioned financial statement items have been properly accounted for and/or disclosed in the consolidated financial statements. Any adjustments to the balances and disclosures relating to the above mentioned financial statement items that might have been found necessary may have a consequential impact on the Group's consolidated financial position as at 31 December 2020, the consolidated financial performance and the presentation in the consolidated statement of cash flows for the year ended 31 December 2020 and the related disclosures in the consolidated financial statements.

不發表意見(續)

不發表意見的基礎(續)

C) 範圍限制－中國的銀行相關結餘、中國貸款及應收賬款、中國其他應付款項及披露資料

於二零二零年十二月三十一日，貴集團的中國附屬公司在多家中國的銀行的銀行結餘約為人民幣6,960,000元及獨立客戶賬戶約為人民幣3,755,000元，從中國的銀行取得的銀行借貸約為人民幣15,735,000元，銀行信貸為人民幣3,000,000元，詳情見綜合財務報表附註21及24。此外，於二零二零年十二月三十一日，本集團的中國附屬公司的貸款和應收賬款及其他應付款分別約為人民幣9,237,000元和人民幣20,364,000元。

在我們審核 貴公司截至二零二零年十二月三十一日止年度的綜合財務報表期間，我們未能向上述項目的銀行及其他對手方發出確認請求，以確認各銀行結餘及其他賬戶的存在及結餘，因為確認請求需經中國附屬公司授權，並加蓋公司印章證明。如綜合財務報表附註1所詳述，貴集團中國附屬公司的公司印章由中國深圳市公安局南山分局扣押。

鑑於我們的審核工作受此限制，且我們並無其他可執行的審核程序，使我們信納與 貴集團中國附屬公司於二零二零年十二月三十一日的銀行結餘、借款、委託貸款、已抵押資產及以中國的銀行為受益人發出的擔保文件(如有)、貸款及應收賬款及其他應付款項有關的資料是否存在、完整及準確，我們無法確定上述財務報表項目是否已於綜合財務報表內適當地入賬及／或披露。與上述財務報表項目有關的結餘及披露的任何調整，可能會對 貴集團於二零二零年十二月三十一日的綜合財務狀況、截至二零二零年十二月三十一日止年度的綜合財務表現及綜合現金流量表的呈列以及綜合財務報表的相關披露造成影響。

INDEPENDENT AUDITOR'S REPORT (CONTINUED) 獨立核數師報告(續)

DISCLAIMER OF OPINION (CONTINUED)

Basis for Disclaimer of Opinion (Continued)

D) Scope Limitation relating to going concern

During the year ended 31 December 2020, the Group incurred a net loss of RMB470,347,000 and had a net operating cash outflow of RMB7,118,000 for the year ended 31 December 2020. As at 31 December 2020, the Group's current liabilities exceeded its current assets by RMB69,967,000 while its cash and cash equivalents amounted to RMB7,324,000 only. As at 31 December 2020, bank borrowings of RMB15,735,000 were immediately repayable. In addition, the Group is involved in various litigations or claims as detailed in note 39 to the consolidated financial statement.

The above-mentioned circumstances indicate the existence of material uncertainties which may cast significant doubt on the Group's ability to continue as a going concern. The directors have prepared a cash flow forecast which takes into account of certain assumptions as set out in note 3(c) to the consolidated financial statements. Based on the directors' assessment, the Group is able to continue as a going concern and it is appropriate to prepare the consolidated financial statements on a going concern basis.

The appropriateness of the consolidated financial statements prepared on a going concern basis largely depends on whether those plans and measures as detailed in note 3(c) can be successfully implemented.

However, in respect of the following plans and measures (i) negotiated with banks for a debt restructuring; (ii) negotiated with a shareholder of the Company for extension of his lending; and (iii) obtain new financing to enhance the Group's liquidity, the directors of the Company have not provided us with information that we consider sufficient to evaluate whether the above mentioned plans and measures are feasible.

不發表意見(續)

不發表意見的基礎(續)

D) 與持續經營有關的多項不確定因素

於截至二零二零年十二月三十一日止年度，貴集團產虧損淨額人民幣470,347,000元，而於截至二零二零年十二月三十一日止年度經營現金流出淨額人民幣7,118,000元。於二零二零年十二月三十一日，貴集團的流動負債超過其流動資產人民幣69,967,000元，而其現金及現金等價物僅為人民幣7,324,000元。於二零二零年十二月三十一日，銀行借款人民幣15,735,000元須即時償還。此外，貴集團涉及多項訴訟或索償，詳情見綜合財務報表附註39。

上述情況顯示存在重大不明朗因素，可能對貴集團持續經營的能力構成重大疑問。董事已編製了一項現金流量預測，其中已考慮到綜合財務報表附註3(c)所載的若干假設。根據董事的評估，貴集團能夠持續經營，故按持續經營基準編製綜合財務報表乃屬恰當。

按持續經營基準編製的綜合財務報表是否合適，主要視乎附註3(c)所詳述的計劃及措施能否成功實施。

然而，就以下計劃及措施而言，(i)與銀行磋商進行債務重組；(ii)與公司一名股東磋商延長其貸款期限；及(iii)取得新的融資以增強集團的流動資金，貴公司董事並無向我們提供我們認為足以評估上述計劃及措施是否可行的資料。

INDEPENDENT AUDITOR'S REPORT (CONTINUED) 獨立核數師報告(續)

DISCLAIMER OF OPINION (CONTINUED)

Basis for Disclaimer of Opinion (Continued)

D) Scope Limitation relating to going concern (Continued)

Due to the limitations on our scope of work as stated above, we were unable to obtain sufficient appropriate evidence to determine whether the directors' conclusion that the Group is able to continue as a going concern and the consolidated financial statements prepared on a going concern basis is appropriate.

Should the Group fail to continue as a going concern, adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets as current assets. The effects of these adjustments have not been reflected in the consolidated financial statements.

DIRECTORS' RESPONSIBILITIES FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The directors are also responsible for overseeing the Group's financial reporting process. The Audit Committee assists the directors in discharging their responsibility in this regard.

不發表意見(續)

不發表意見的基礎(續)

D) 與持續經營有關的多項不確定因素(續)

由於上述對我們工作範圍的限制，我們未能取得足夠的適當證據，以確定董事認為 貴集團能夠持續經營的結論及按持續經營基準編製的綜合財務報表是否適當。

倘 貴集團未能持續經營，則須作出調整，以將 貴集團資產的賬面值撇減至其可收回金額，就可能產生的任何其他負債作出撥備，以及將非流動資產重新分類為流動資產。該等調整的影響並未在綜合財務報表中反映。

董事就綜合財務報表須承擔的責任

董事須負責根據香港會計師公會（「香港會計師公會」）頒佈的《香港財務報告準則》及香港《公司條例》之披露規定擬備真實而中肯的綜合財務報表，並對其認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必需的內部控制負責。

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

董事亦負責監察 貴集團的財務報告流程。 貴公司審核委員會協助董事履行相關責任。

INDEPENDENT AUDITOR'S REPORT (CONTINUED) 獨立核數師報告(續)

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

Our responsibility is to conduct an audit of the Group's consolidated financial statements in accordance with Hong Kong Standards on Auditing issued by the HKICPA and to issue an auditor's report. This report is made solely to you, as a body, in accordance with the terms of our engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

However, because of the matters described in the "Basis for Disclaimer of Opinion" section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these consolidated financial statements.

We are independent of the Group in accordance with the HKICPA's "Code of Ethics for Professional Accountants" (the "Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code.

BDO Limited

Certified Public Accountants

Cheung Or Ping

Practising Certificate Number P05412

Hong Kong, 31 March 2021

核數師就審計綜合財務報表承擔的 責任

吾等之責任為根據香港會計師公會所頒佈之香港審計準則就 貴集團之綜合財務報表進行審核，並發出核數師報告。本報告乃根據委聘條款僅向整體股東作出，並無其他用途。吾等不會就本報告內容向任何其他人士負上或承擔責任。

然而，由於報告的「不發表意見聲明之基準」一節所述事宜，吾等未能獲得足夠的適當審核證據，就該等綜合財務報表的審核意見提供基礎。

根據香港會計師公會的《職業會計師道德守則》(以下簡稱「守則」)，我們獨立於 貴集團，並已履行守則中的其他道德責任。

香港立信德豪會計師事務所有限公司

執業會計師

張珂屏

執業證書編號 P05412

香港，二零二一年三月三十一日

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 DECEMBER 2020 截至二零二零年十二月三十一日止年度

		Notes 附註	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Revenue	收益	7	19,721	104,390
Other income/(expenses), net	其他收入／(開支)淨值	8	12,675	(3,022)
Employee benefit expenses	僱員福利開支		(25,322)	(48,847)
Other administrative expenses	其他行政開支		(28,552)	(53,101)
Provision loss	虧損撥備		(16,306)	-
Fair value changes in financial assets at fair value through profit or loss ("FVTPL")	按公平值計入損益(「按公平值計入損益」)的金融資產公平值變動	37	(362,272)	(522,747)
Impairment loss on goodwill	商譽減值虧損		-	(48,316)
Impairment loss on intangible asset	無形資產減值虧損		-	(19,810)
Loss allowance on financial assets	金融資產虧損撥備		(89,535)	(108,272)
Equity-settled share-based payments	以權益結算股份為基礎之付款	28	-	2,169
Finance costs	財務成本	9	(1,184)	(7,330)
Loss before income tax expense	除所得稅開支前虧損	10	(490,775)	(704,886)
Income tax credit	所得稅抵免	12	20,428	5,624
Loss for the year	年度虧損		(470,347)	(699,262)
Other comprehensive income	其他全面收入			
Item that will not be reclassified to profit or loss:	不會重新分類至損益的項目：			
- Changes in fair value of equity investments at fair value through other comprehensive income ("FVOCI")	- 按公平值計入其他全面收益(「按公平值計入其他全面收益」)的權益投資的公平值變動		13,829	(10,648)
Item that may be reclassified subsequently to profit or loss:	其後可能重新分類至損益的項目：			
- Exchange differences on translating foreign operations	- 海外業務換算的匯兌差額		965	(4,083)
Other comprehensive income for the year	年度其他全面收入		14,794	(14,731)
Total comprehensive income for the year	年度全面收入總額		(455,553)	(713,993)
Loss for the year attributable to:	應佔年度虧損：			
Owners of the Company	本公司擁有人		(468,725)	(673,713)
Non-controlling interests	非控股權益		(1,622)	(25,549)
			(470,347)	(699,262)
Total comprehensive income for the year attributable to:	應佔年度全面收入總額：			
Owners of the Company	本公司擁有人		(455,972)	(688,444)
Non-controlling interests	非控股權益		419	(25,549)
			(455,553)	(713,993)
Loss per share	每股虧損	13		
- Basic (RMB cents)	- 基本(人民幣分)		(27.07)	(38.91)
- Diluted (RMB cents)	- 攤薄(人民幣分)		(27.07)	(38.91)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

AS AT 31 DECEMBER 2020 於二零二零年十二月三十一日

		Notes 附註	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
ASSETS AND LIABILITIES	資產及負債			
Non-current assets	非流動資產			
Property, plant and equipment	物業、廠房及設備	15	1,270	7,442
Investment properties	投資物業	16	47,870	49,140
Financial assets at FVTPL	按公平值計入損益的 金融資產	17	263,159	625,431
Financial assets at FVOCI	按公平值計入其他全面收益 的金融資產	17	54,129	40,300
Loans and accounts receivables	貸款及應收賬款	18	5,242	6,269
			371,670	728,582
Current assets	流動資產			
Loans and accounts receivables	貸款及應收賬款	18	10,055	53,747
Deposits paid, prepayments and other receivables	已付按金、預付款項及 其他應收款項	19	5,615	55,475
Amount due from a non-controlling interest	應收非控股權益款項	20	1	1
Tax recoverable	可收回稅項		-	38
Cash and cash equivalents	現金及現金等值項目	21	7,324	16,973
			22,995	126,234
Current liabilities	流動負債			
Receipts in advance, accruals and other payables	預收款項、應計費用及 其他應付款項	22	50,651	30,985
Contract liabilities	合約負債	23	3,712	2,466
Amount due to a shareholder	應付股東款項	20	11,506	13,442
Dividend payable	應付股息		106	113
Bank borrowings	銀行借款	24	15,735	2,154
Lease liabilities	租賃負債	26	155	5,176
Current tax liabilities	即期稅項負債		11,097	29,676
			92,962	84,012
Net current (liabilities)/assets	流動(負債)/資產淨額		(69,967)	42,222
Total assets less current liabilities	資產總額減流動負債		301,703	770,804
Non-current liabilities	非流動負債			
Bank borrowings	銀行借款	24	-	12,206
Lease liabilities	租賃負債	26	-	1,369
			-	13,575
NET ASSETS	資產淨額		301,703	757,229

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

綜合財務狀況表(續)

AS AT 31 DECEMBER 2020 於二零二零年十二月三十一日

		Notes 附註	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
EQUITY	權益			
Equity attributable to owners of the Company	本公司擁有人應佔權益			
Share capital	股本	27	142,004	142,004
Reserves	儲備	30(a)	147,475	603,447
			289,479	745,451
Non-controlling interests	非控股權益	32	12,224	11,778
TOTAL EQUITY	權益總額		301,703	757,229

On behalf of the board of directors

代表董事會

Zhang Gongjun

張公俊

Executive Director

執行董事

Vincent Cheng

鄭嘉福

Independent Non-Executive Director

獨立非執行董事

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

		Attributable to owners of the Company 本公司擁有人應佔							Non-controlling interests 非控股權益	Total 總額		
		Share capital 股本	Share premium 股份溢價 (附註30(c)(i))	Merger reserve 合併儲備 (附註30(c)(ii))	Statutory reserve 法定儲備 (附註30(c)(iii))	Exchange reserve 匯兌儲備 (附註30(c)(iv))	Share option reserve 購股權儲備 (附註30(c)(v))	Fair value through other comprehensive income reserve 按公平值計入 其他全面收益儲備 (附註30(c)(vi))	Retained earnings 保留溢利	Total 總額		
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元		
Balance at 31 December 2018	於二零一八年十二月三十一日結餘	142,004	217,853	116,659	51,199	6,815	32,039	384	869,111	1,436,064	37,101	1,473,165
Loss for the year	年度虧損	-	-	-	-	-	-	-	(673,713)	(673,713)	(25,549)	(699,262)
Fair value loss on financial assets at FVOCI	按公平值計入其他全面收益的金融資產的公平值虧損	-	-	-	-	-	-	-	(10,648)	(10,648)	-	(10,648)
Exchange differences on translating foreign operation	海外業務換算的匯兌差額	-	-	-	-	(4,083)	-	-	-	(4,083)	-	(4,083)
Transfer of fair value through other comprehensive income reserve upon disposal of investment in equity instruments designated as at FVOCI	出售指定為按公平值計入其他全面收益的權益工具投資時轉讓按公平值計入其他全面收益儲備	-	-	-	-	-	-	600	(600)	-	-	-
Total comprehensive income for the year	年度全面收益總額	-	-	-	-	(4,083)	-	-	(10,448)	(688,444)	(25,549)	(713,993)
Disposal of a subsidiary	出售一間附屬公司	-	-	-	-	-	-	-	-	-	226	226
Equity settled share-based transactions (note 28)	以權益結算股份為基礎之交易(附註28)	-	-	-	-	-	(2,169)	-	-	(2,169)	-	(2,169)
Share options lapsed (note 28)	已失效購股權(附註28)	-	-	-	-	-	(1,857)	-	1,857	-	-	-
Balance at 31 December 2019	於二零一九年十二月三十一日結餘	142,004	217,853	116,659	51,199	2,732	28,013	(9,664)	196,655	745,451	11,778	757,229

		Attributable to owners of the Company 本公司擁有人應佔							Non-controlling interests 非控股權益	Total 總額		
		Share capital 股本	Share premium 股份溢價 (附註30(c)(i))	Merger reserve 合併儲備 (附註30(c)(ii))	Statutory reserve 法定儲備 (附註30(c)(iii))	Exchange reserve 匯兌儲備 (附註30(c)(iv))	Share option reserve 購股權儲備 (附註30(c)(v))	Fair value through other comprehensive income reserve 按公平值計入 其他全面收益儲備 (附註30(c)(vi))	Retained earnings/ (accumulated losses) 保留溢利/ (累計虧損)	Total 總額		
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元		
Balance at 1 January 2020	於二零二零年一月一日結餘	142,004	217,853	116,659	51,199	2,732	28,013	(9,664)	196,655	745,451	11,778	757,229
Loss for the year	年度虧損	-	-	-	-	-	-	-	(468,725)	(468,725)	(1,622)	(470,347)
Fair value gain on financial assets at FVOCI	按公平值計入其他全面收益的金融資產的公平值收益	-	-	-	-	-	-	-	11,788	11,788	2,041	13,829
Exchange differences on translating foreign operation	海外業務換算的匯兌差額	-	-	-	-	965	-	-	-	965	-	965
Total comprehensive income for the year	年度全面收益總額	-	-	-	-	965	-	-	11,788	(468,725)	(455,972)	(455,553)
Disposal of a subsidiary	出售一間附屬公司	-	-	-	-	-	-	-	-	-	27	27
Share options lapsed (note 28)	已失效購股權(附註28)	-	-	-	-	-	(2,727)	-	2,727	-	-	-
Balance at 31 December 2020	於二零二零年十二月三十一日結餘	142,004	217,853	116,659	51,199	3,697	25,286	2,124	(269,343)	289,479	12,224	301,703

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Cash flows from operating activities		
Loss before income tax expense	(490,775)	(704,886)
Adjustments for:		
Bank interest income	(29)	(1,073)
Interest income from financial assets measured at amortised cost	-	(21)
Dividend income from equity investments at FVOCI	-	(2,600)
Interest expenses	1,184	7,330
Depreciation of property, plant and equipment	3,660	7,130
Gain on disposal of property, plant and equipment	(3,138)	(757)
Written off of property, plant and equipment	783	-
Written off of deposits paid, prepayments and other receivables	1,533	-
Amortisation of intangible assets	-	2,476
Impairment loss on goodwill	-	48,316
Impairment loss on intangible assets	-	19,810
Impairment loss on property, plant and equipment	248	319
Impairment loss of right-of-use assets	-	2,110
Fair value loss/(gain) on investment properties	1,270	(840)
Fair value change on financial assets at FVTPL	362,272	522,747
Loss allowance on financial assets	89,535	108,272
(Gain)/loss on disposal of a subsidiary	(47)	249
Bad debts of loans and accounts receivables	-	9,478
Recovery of impairment of loans and accounts receivables and other receivables previously recognised	(10,118)	-
Equity-settled share-based payments	-	(2,169)
Operating cash flows before working capital changes	(43,622)	15,891
Decrease in loans and accounts receivables	13,477	19,559
Decrease/(increase) in deposits paid, prepayments and other receivables	123	(29,520)
Increase/(decrease) in receipts in advance, accruals and other payables	19,771	(47,257)
Increase in contract liabilities	1,246	2,466
Cash used in operations	(9,005)	(38,861)
Income taxes paid	(4)	(12,343)
Income taxes refunded	1,891	1,134
Net cash used in operating activities	(7,118)	(50,070)

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

綜合現金流量表(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Cash flows from investing activities	來自投資活動的現金流量		
Deemed disposal of a subsidiary	視作出售附屬公司	(2)	10
Proceeds from disposal of financial asset at amortised cost	出售按攤銷成本計量的金融資產所得款項	-	5,343
Purchases of property, plant and equipment	購買物業、廠房及設備	(27)	(975)
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款項	-	3,200
Dividend income from equity investments at FVOCI	按公平值計入其他全面收益的權益投資股息收入	-	2,600
Proceeds from disposal of equity investment at FVOCI	出售按公平值計入其他全面收益的權益投資所得款項	-	11,400
Proceeds from disposal of financial assets at FVTPL	出售按公平值計入損益的金融資產所得款項	-	37,490
Return received from financial assets at FVTPL	按公平值計入損益的金融資產所得回報	-	1,841
Interest received	已收利息	29	21
Net cash from investing activities	投資活動所得現金淨額	-	60,930
Cash flows from financing activities	來自融資活動的現金流量		
Advance from a shareholder	股東墊款	4,436	8,663
Repayment to a shareholder	向股東還款	(5,676)	-
Repayment of corporate bond	償還公司債券	-	(56,813)
Proceeds from bank borrowings	銀行借款所得款項	6,720	-
Repayment of bank borrowings	償還銀行借款	(5,345)	(69,449)
Decrease in restricted bank deposit	受限制銀行存款減少	-	77,000
Repayment of principal portion of lease liabilities	償還租賃負債本金部分	(1,725)	(5,031)
Interest paid	已付利息	(1,184)	(6,010)
Net cash used in financing activities	融資活動所用現金淨額	(2,774)	(51,640)
Net decrease in cash and cash equivalents	現金及現金等值項目減少淨額	(9,892)	(40,780)
Cash and cash equivalents at beginning of the year	於年初的現金及現金等值項目	16,973	61,822
Effect of foreign exchange rates, net	匯率影響，淨額	243	(4,069)
Cash and cash equivalents at end of the year	於年末的現金及現金等值項目	7,324	16,973

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

1. GENERAL

Flying Financial Service Holdings Limited (the "Company") is an exempted company with limited liability incorporated in the Cayman Islands on 4 May 2011. The registered office of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, the Cayman Islands. The principal place of business of the Company is located at Room 1309, 13/F, Mirror Tower Centre, 61 Mody Road, Tsim Sha Tsui, Kowloon, Hong Kong. The Company's shares have been listed on the Growth Enterprise Market ("GEM") of The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") since 7 May 2012.

The Group, comprising the Company and its subsidiaries, currently engages in investment in property development projects, operation of financial services platform, provision of entrusted loans and other loan services, financial consultation services and finance lease services mainly in the People's Republic of China (the "PRC"). The Company acts as an investment holding company. The principal activities of its subsidiaries are set out in note 31.

In the opinion of the directors of the Company, the immediate and ultimate holding company of the Company is Ming Cheng Investments Limited, a limited liability company incorporated in the British Virgin Islands (the "BVI").

As stated in the Company's announcement dated 8 December 2020, Mr. Zheng Weijing ("Mr. Zheng"), the chairman, chief executive officer and an executive director of the Company, Ms. Guo Chanjiao ("Ms. Guo"), an executive director of the Company, and three employees of the Group have been held in custody since the evening of 7 December 2020 by the Nanshan Branch of the Shenzhen Public Security Bureau (the "Bureau") in the PRC pending investigation regarding certain suspected illegal absorption of public deposits (collectively, the "Custodies"). The Custodies are related to certain unsettled repayment of funds to the lenders (the "Unsettled Repayment Funds") in relation to the online financing intermediary business conducted by a PRC subsidiary of the Company, Shenzhen Flying Financial Internet Financial Services Corporation ("SZ Flying Internet Financial"), the operation of which has already been ceased in the fourth quarter of 2019. As of the date of this report, the investigation regarding suspected illegal absorption of public deposits by the Bureau is still ongoing (the "Investigation").

1. 一般資料

匯聯金融服務控股有限公司（「本公司」）乃於二零一一年五月四日在開曼群島註冊成立為獲豁免有限責任公司。本公司的註冊辦事處為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, the Cayman Islands。本公司之主要營業地點位於香港九龍尖沙咀麼地道61號冠華中心13樓1309室。本公司股份自二零一二年五月七日起於香港聯合交易所有限公司（「香港聯交所」）GEM（「GEM」）上市。

本集團（包括本公司及其附屬公司）目前主要於中華人民共和國（「中國」）從事投資於物業發展項目、營運金融服務平台、提供委託貸款、其他貸款服務及財務顧問服務及融資租賃服務。本公司為一間投資控股公司。附屬公司主要業務載於附註31。

本公司董事認為，本公司的直接及最終控股公司為明晟投資有限公司（一間於英屬維爾京群島（「英屬維爾京群島」）註冊成立的有限責任公司）。

誠如本公司日期為二零二零年十二月八日的公告所述，本公司主席、行政總裁及執行董事鄭偉京先生（「鄭先生」）、本公司執行董事郭嬋嬌女士（「郭女士」）及本集團三名僱員自二零二零年十二月七日晚上起被中國深圳市公安局南山分局（「分局」）拘留，以待調查若干涉嫌非法吸收公眾存款罪（統稱「相關拘留」）。相關拘留與向貨方償還網上融資中介業務的若干未清償資金（「未清償資金」）有關，有關業務由本公司中國附屬公司深圳市匯聯互聯網金融服務有限公司（「深圳市匯聯互聯網金融」）進行，且已於二零一九年第四季度停止經營。於本報告日期，分局對涉嫌非法吸收公眾存款罪的調查（「調查」）仍在進行當中。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

1. GENERAL (CONTINUED)

As mentioned in the Company's announcement dated 26 March 2021, certain assets of the Group had been seized by the Bureau during the year ended 31 December 2020, including the Group's investment properties of carrying amount of approximately RMB47,870,000 as at 31 December 2020 (note 16), unlisted equity securities classified as financial assets at FVOCI of carrying amount of approximately RMB54,129,000 as at 31 December 2020 (note 17) and the equity interests of the Group in certain property development projects through limited partnerships in which the Group's investments classified as financial assets at FVTPL of carrying amount of approximately RMB128,838,000 as at 31 December 2020 (note 17) (collectively, the "Seized Assets"). The Seized Assets are owned by several PRC subsidiaries of the Company which have provided certain guarantees (the "Guarantee Documents") for the Unsettled Repayment Funds. As mentioned in the same announcement, Mr. Zheng has agreed in November 2019 with the relevant government authorities that the Seized Assets be pledged pursuant to the Guarantee Documents as security for the settlement of the Unsettled Repayment Funds.

In addition, the Company seals of the Group's PRC subsidiaries were taken into custody by the Bureau.

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

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

The Hong Kong Institute of Certified Public Accountants ("HKICPA") has issued a number of new or amended HKFRSs that are first effective for the current accounting period of the Group:

- Amendments to HKFRS 3, Definition of a business
- Amendments to HKAS 1 and HKAS 8, Definition of material
- Amendments to HKFRS 9, HKAS 39 and HKFRS 7, Interest Rate Benchmark Reform

The application of the new revised HKFRSs and amendment to HKFRSs in the current year has had no material impact on the Group's accounting policies.

1. 一般資料(續)

誠如本公司日期為二零二一年三月二十六日的公告所述，於截至二零二零年十二月三十一日止年度，本集團若干資產已遭分局扣押，當中包括於二零二零年十二月三十一日本集團的投資物業，賬面值約人民幣47,870,000元(附註16)、於二零二零年十二月三十一日分類為按公平值計入其他全面收益之金融資產的非上市股本證券，賬面值約人民幣54,129,000元(附註17)，以及於二零二零年十二月三十一日本集團透過有限合夥於若干物業發展項目持有的股權，而本集團於其中投資獲分類為按公平值計入損益之金融資產，賬面值約人民幣128,838,000元(附註17)(統稱「扣押資產」)。扣押資產為本公司若干中國附屬公司所有，並已就未清償資金提供若干擔保書(「擔保文件」)。誠如同公告所述，鄭先生已於二零一九年十一月與相關政府當局達成協議，扣押資產根據擔保文件予以抵押，用作結付未清償資金的抵押品。

此外，本集團中國附屬公司的公司印章交由分局保管。

2. 採納香港財務報告準則(「香港財務報告準則」)

(a) 採納新訂／經修訂香港財務報告準則—於二零二零年一月一日生效

香港會計師公會(「香港會計師公會」)已頒佈若干於本集團當前會計期間首次生效的新訂或經修訂香港財務報告準則：

- 香港財務報告準則第3號之修訂，業務的定義
- 香港會計準則第1號及香港會計準則第8號之修訂，重大的定義
- 香港財務報告準則第9號、香港會計準則第39號及香港財務報告準則第7號之修訂，利率基準改革

採納新訂香港財務報告準則及經修訂香港財務報告準則對本集團的會計政策並無重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

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

The following new/revised HKFRSs, potentially relevant to the Group’s consolidated financial statements, have been issued, but are not yet effective and have not been early adopted by the Group. The Group’s current intention is to apply these changes on the date they become effective.

Amendments to HKAS 1	Classification of Liabilities as Current or Non-current ¹
HK Interpretation 5 (2020)	Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause ⁴
Amendments to HKAS 16	Proceeds before Intended Use ²
Amendments to HKAS 37	Onerous Contracts – Cost of Fulfilling a Contract ²
HKFRS 17	Insurance Contracts ⁴
Amendments to HKFRS 3	Reference to the Conceptual Framework ³
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ⁶
Amendments to HKAS 39, HKFRS 4, HKFRS 7, HKFRS 9 and HKFRS 16	Interest Rate Benchmark Reform – Phase 2 ¹
Amendment to HKFRS 16	COVID-19 – Related Rent Concessions ⁵
Annual Improvements to HKFRSs 2018–2020 Cycle	Amendments to HKFRS 1, First-time Adoption of Hong Kong Financial Reporting Standards ²
Annual Improvements to HKFRSs 2018–2020 Cycle	Amendments to HKFRS 9, Financial Instruments ²
Annual Improvements to HKFRSs 2018–2020 Cycle	Illustrative Examples accompanying HKFRS 16, Leases ²
Annual Improvements to HKFRSs 2018–2020 Cycle	Amendments to HKAS 41, Agriculture ²

¹ Effective for annual periods beginning on or after 1 January 2021.

² Effective for annual periods beginning on or after 1 January 2022.

³ Effective for business combinations for which the date of acquisition is on or after the beginning of the first annual period beginning on or after 1 January 2022.

⁴ Effective for annual periods beginning on or after 1 January 2023.

⁵ Effective for annual periods beginning on or after 1 June 2020.

⁶ The amendments shall be applied prospectively to the sale or contribution of assets occurring in annual periods beginning on or after a date to be determined.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則

下列可能與本集團綜合財務報表有關的新訂／經修訂香港財務報告準則已頒佈但尚未生效，而本集團亦無提早採納。本集團目前打算於該等變動生效之日採納變動。

香港會計準則第1號之修訂	負債分類為流動或非流動 ¹
香港詮釋第5號(二零二零年)	財務報表之呈列－包含按要求償還條款的定期貸款的借款人之分類 ⁴
香港會計準則第16號之修訂	作擬定用途前之所得款項 ²
香港會計準則第37號之修訂	虧損性合約－完成合約成本 ²
香港財務報告準則第17號	保險合約 ⁴
香港財務報告準則第3號之修訂	概念框架之參考 ³
香港財務報告準則第10號及香港會計準則第28號之修訂	投資者與其聯營公司或合資公司之間之資產銷售或投入 ⁶
香港會計準則第39號、香港財務報告準則第4號、香港財務報告準則第7號、香港財務報告準則第9號及香港財務報告準則第16號之修訂	利率基準改革－第2階段 ¹
香港財務報告準則第16號之修訂	COVID-19相關租金減免 ⁵
香港財務報告準則二零一八年至二零二零年週期之年度改進	香港財務報告準則第1號首次採納香港財務報告準則之修訂 ²
香港財務報告準則二零一八年至二零二零年週期之年度改進	香港財務報告準則第9號金融工具之修訂 ²
香港財務報告準則二零一八年至二零二零年週期之年度改進	香港財務報告準則第16號租賃附隨之闡釋性例證 ²
香港財務報告準則二零一八年至二零二零年週期之年度改進	香港會計準則第41號農業之修訂 ²

¹ 於二零二一年一月一日或之後開始之年度期間生效。

² 於二零二二年一月一日或之後開始之年度期間生效。

³ 就收購日期為二零二二年一月一日或之後開始的首個年度期間初或之後的日子的業務合併生效。

⁴ 於二零二三年一月一日或之後開始之年度期間生效。

⁵ 於二零二零年六月一日或之後開始之年度期間生效。

⁶ 該等修訂將對特定日期或之後開始的年度期間發生的資產銷售或投入追溯應用。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

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

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

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

HK Int 5 (2020) was revised as a consequence of the Amendments to HKAS 1 issued in August 2020. The revision to HK Int 5 (2020) updates the wordings in the interpretation to align with the Amendments to HKAS 1 with no change in conclusion and do not change the existing requirements.

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

Amendments to HKAS 16, Proceeds before Intended Use

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

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

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港會計準則第1號負債分類為流動或非流動之修訂及香港詮釋第5號(二零二零年)財務報表之呈列一包含按要價還條款的定期貸款的借款人之分類

該等修訂釐清，將負債分類為流動或非流動以報告期末存在的權利為基準，規定了該分類不會因實體是否將行使權利延後結付負債的預期而受影響，並說明，倘於報告期末契約獲遵守，則視作權利存在。該等修訂亦引入結付款項的釋義，清晰界定結付款項指向對手方轉移現金、股本工具、其他資產或服務。

由於二零二零年八月頒佈的香港會計準則第1號之修訂，對香港詮釋第5號(二零二零年)作出修訂。香港詮釋第5號(二零二零年)的修訂更新了詮釋內的詞彙，以與香港會計準則第1號之修訂保持一致，但並不改變結論，亦不改變現有規定。

本公司董事預計於日後採用該等修訂及修改不會對財務報表產生影響。

香港會計準則第16號作擬定用途前之所得款項之修訂

該等修訂規定，不允許自物業、廠房及設備項目成本中，扣除出售為了讓該資產能按管理層擬定方式營運而將其轉移至所需地點及變為所需狀況的期間所產生的項目所得的任何款項。反之，銷售有關項目的所得款項，及生產該等項目的成本乃於損益確認。

本公司董事現正評估採用該等修訂將對本集團綜合財務報表產生的影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

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

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

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

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

HKFRS 17, Insurance Contracts

The new standard establishes the principles for the recognition, measurement, presentation and disclosure of insurance contracts and supersedes HKFRS 4, Insurance Contracts. The standard outlines a ‘General Model’, which is modified for insurance contracts with direct participation features, described as the ‘Variable Fee Approach’. The General Model is simplified if certain criteria are met by measuring the liability for remaining coverage using the Premium Allocation Approach.

The directors of the Company do not anticipate that the application of this standard in the future will have an impact on the financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港會計準則第37號虧損性合約－完成合約成本之修訂

該等修訂列明，完成合約成本包括與合約直接相關的成本。與合約直接相關的成本可為完成該合約的遞增成本(即直接勞工及材料成本)或與完成合約直接相關的其他成本分配(即用於完成合約的物業、廠房及設備項目的折舊開支分配)。

本公司董事現正評估採用該等修訂將對本集團綜合財務報表產生的影響。

香港財務報告準則第17號保險合約

該新訂準則確立了保險合約的確認、計量、呈列及披露原則，並取代香港財務報告準則第4號保險合約。該準則概述了一種「一般模式」，就具有直接參與分紅特性的保險合約作出修訂，稱為「浮動收費法」。倘通過使用保費分配法計量餘下保險期的方式達到若干標準，該一般模式可作簡化。

本公司董事預計於日後採用該修訂不會對財務報表產生影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

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

Amendments to HKFRS 3, Reference to the Conceptual Framework

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

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

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港財務報告準則第3號概念框架之參考之修訂

該等修訂更新了香港財務報告準則第3號，令其指代經修訂二零一八年財務報告概念框架，而不是二零一零年頒佈的版本。該等修訂在香港財務報告準則第3號內加入一項規定，即就符合香港會計準則第37號範疇的責任，收購方應採用香港會計準則第37號釐定於收購日期是否存在因過往事件導致的現有責任。對於符合香港(國際財務報告詮釋委員會)－詮釋第21號徵費範疇的徵費，收購方應採用香港(國際財務報告詮釋委員會)－詮釋第21號釐定於收購日期是否已經發生導致了須支付徵費責任的責任事件。該等修訂亦加入明確說明，即收購方不會確認在業務合併中收購的或然資產。

本公司董事預計於日後採用該等修訂不會對財務報表產生影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

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

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

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

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

Annual Improvements to HKFRSs 2018–2020

The annual improvements amends a number of standards, including:

- HKFRS 1, First-time Adoption of Hong Kong Financial Reporting Standards, which permit a subsidiary that applies paragraph D16(a) of HKFRS 1 to measure cumulative translation differences using the amounts reported by its parent, based on the parent's date of transition to HKFRSs.
- HKFRS 9, Financial Instruments, which clarify the fees included in the '10 per cent' test in paragraph B3.3.6 of HKFRS 9 in assessing whether to derecognise a financial liability, explaining that only fees paid or received between the entity and the lender, including fees paid or received by either the entity or the lender on other's behalf are included.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港財務報告準則第10號及香港會計準則第28號投資者與其聯營公司或合資公司之間之資產銷售或投入之修訂

修訂本闡明投資者與其聯營公司或合營企業之間出現的資產出售或注資情況。倘與聯營公司或合營企業進行的交易使用權益法入賬，失去對並無包含業務之附屬公司的控制權所得收益或虧損於損益確認且僅以非相關投資者於該聯營公司或合營企業之權益為限。類似地，按於成為聯營公司或合營企業之任何前附屬公司所保留之權益公平值重新計量所得任何收益或虧損，於損益確認且僅以非相關投資者於新聯營公司或合營企業之權益為限。

本公司董事預期應用該等修訂本可能會在未來期間當該等交易產生時對財務報表造成影響。

二零一八年至二零二零年香港財務報告準則之年度改進

年度改進對若干準則進行修訂，包括以下各項：

- 香港財務報告準則第1號首次採納香港財務報告準則，允許適用於香港財務報告準則第1號第D16(a)段之附屬公司，根據母公司過渡至香港財務報告準則之日期使用母公司呈報之金額計量累計匯兌差額。
- 香港財務報告準則第9號金融工具釐清於評估是否終止確認金融負債時應用香港財務報告準則第9號第B3.3.6段中「百分之十」測試時計入之費用，闡明僅計入實體與貸款人之間支付或收取之費用，包括實體或貸款人代表另一方支付或收取之費用。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

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

- HKFRS 16, Leases, which amend Illustrative Example 13 to remove the illustration of reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives are illustrated in that example.
- HKAS 41, Agriculture, which remove the requirement to exclude taxation cash flows when measuring the fair value of a biological asset using a present value technique.

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

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

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

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

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

- 香港財務報告準則第16號租賃修訂用作說明之例子13，刪除出租人償還租賃物業裝修之說明，以解決因該例子中如何說明租賃獎勵措施而可能出現與處理租賃獎勵有關之任何潛在混淆情況。
- 香港會計準則第41號農業刪除於使用現值法計量生物性資產的公平值時剔除稅收現金流量的規定。

本公司董事預期未來應用該等修訂本不會對財務報表造成影響。

香港會計準則第39號、香港財務報告準則第4號、香港財務報告準則第7號、香港財務報告準則第9號及香港財務報告準則第16號利率基準改革－第2階段之修訂

該等修訂解決因利率基準改革(「改革」)而導致公司以替代基準利率代替舊利率基準時可能影響財務報告之問題。該等修訂對於二零一九年十一月頒佈之修訂進行補充，內容有關：(a) 合約現金流量之變化，而實體毋須就改革要求之變動終止確認或調整金融工具之賬面值，而是更新實際利率以反映替代基準利率之變動；(b) 對沖會計處理，倘對沖滿足其他對沖會計標準，則實體毋須僅因其作出改革所要求之變更而終止其對沖會計處理；及(c) 披露，實體將被要求披露有關改革產生之新風險以及其如何管理向替代基準利率過渡之資料。

本公司董事預期未來應用該等修訂本不會對財務報表造成影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

2. ADOPTION OF HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

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

Amendments to HKFRS 16, COVID-19 – Related Rent Concessions

The amendments to HKFRS 16 provides a practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the COVID-19 pandemic. The practical expedient applies only to rent concessions occurring as a direct consequence of the COVID-19 pandemic and only all of the following criteria are satisfied:

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

A lease applying the practical expedient accounts for change in lease payments resulting from rent concessions the same way it would account for the changes applying HKFRS 16 as if the changes were not lease modification. Forgiveness or waiver of lease repayments is accounted for as variable lease payments. The related lease liabilities are adjusted to reflect the amounts forgiven or waived with a corresponding adjustment recognised in the profit or loss in the period in which the event occurs.

The amendment is effective for annual periods beginning on or after 1 June 2020. The directors of the Company anticipate that the application of the amendment will have no material impact on the Group’s consolidated financial statements.

2. 採納香港財務報告準則(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效的新訂／經修訂香港財務報告準則(續)

香港財務報告準則第16號 COVID-19 相關租金減免之修訂

香港財務報告準則第16號修訂本提供可行權宜法，允許承租人選擇不就 COVID-19 疫情直接引致的租金優惠應用租賃修改會計處理。可行權宜法僅適用於由 COVID-19 疫情直接引致的租金優惠以及符合以下全部條件的情況：

- (a) 租賃付款之變動使租賃代價有所修訂，而經修訂之代價與緊接變動前之租賃代價大致相同，或少於緊接變動前之租賃代價；
- (b) 租賃付款之任何減幅僅影響原到期日為二零二一年六月三十日或之前之付款；及
- (c) 租賃之其他條款及條件並無實質變動。

應用可行權宜法的租賃對於由租金優惠產生的租賃付款變動的入賬方式與採用香港財務報告準則第16號對將等變化入賬的方式相同，猶如該等變動並非租賃修改。租賃還款的寬免或豁免按浮動租賃付款入賬。相關租賃負債會作出調整，以反映寬免或豁免的金額，並於事件發生期間的損益中確認相應調整。

修訂本適用於二零二零年六月一日或之後開始的年度期間。本公司董事預期應用修訂本將不會對本集團的綜合財務報表造成重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

3. BASIS OF PREPARATION**(a) Statement of compliance**

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

(b) Basis of measurement

The consolidated financial statements have been prepared under the historical cost basis, except for investment properties and certain financial assets, which are measured at fair values as explained in the accounting policies set out below.

(c) Going concern

During the year ended 31 December 2020, the Group incurred a net loss of RMB470,347,000 and had a net operating cash outflow of RMB7,118,000 during the year ended 31 December 2020. As at 31 December 2020, the Group's current liabilities exceeded its current assets by RMB69,967,000 while its cash and cash equivalents amounted to RMB7,324,000 only. In addition, the Group is involved in various litigations or claims as detailed in note 39 to the consolidated financial statements.

The aforementioned conditions indicate the existence of material uncertainties which may cast significant doubt on the Group's ability to continue as a going concern such that it may not be able to realise its assets and discharge its liabilities in the normal course of business.

3. 編製基準**(a) 遵規聲明**

綜合財務報表乃根據所有香港財務報告準則、香港會計準則(「香港會計準則」)及詮釋(以下統稱為「香港財務報告準則」)及香港公司條例的披露規定而編製。此外，綜合財務報表包括香港聯交所GEM證券上市規則規定的適用披露。

(b) 計量基準

綜合財務報表乃根據歷史成本法編製，惟以公平值計量的投資物業及若干金融資產除外，詳情見下文載列之會計政策。

(c) 持續經營

於截至二零二零年十二月三十一日止年度，本集團產生淨虧損人民幣470,347,000元，同於截至二零二零年十二月三十一日止年度，經營現金流出淨額為人民幣7,118,000元。於二零二零年十二月三十一日，本集團的流動負債超出其流動資產人民幣69,967,000元，而現金及現金等值項目僅為人民幣7,324,000元。此外，誠如綜合財務報表附錄39所載，本集團亦涉入若干訴訟或申索。

上述狀況顯示重大不確定性存在，並可能會對本集團持續經營的能力構成重大隱憂，以致本集團可能無法變現資產及履行日常業務過程中的責任。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

3. BASIS OF PREPARATION (CONTINUED)

(c) Going concern (Continued)

In view of such circumstances, the directors of the Company have given careful consideration to the future liquidity and performance of the Group and its available sources of financing in assessing whether the Group will have sufficient financial resources to continue as a going concern. Certain measures have been taken to mitigate the liquidity issues facing the Group, including, but not limited to, the following:

- (i) In relation to the bank loans of RMB15,735,000, the Group is actively negotiating with the banks for debt restructuring exercises including payment terms, interest rate and collaterals so as to increase the liquidity of the Group;
- (ii) The Group is negotiating with a shareholder of the Company for extension of his relevant borrowing, and such that no action will be taken by that shareholder to demand immediate repayment of the borrowing under negotiation;
- (iii) The Group will implement operation plans to control costs and to generate adequate cash flows from operations; and
- (iv) The Group is also negotiating with various financial institutions and identifying various options for financing the Group's working capital in the foreseeable future, including identification of potential investors to invest in various projects undertaken by the Group.

The directors have reviewed the Group's cash flow projections prepared by management that covered a period of not less than twelve months from the end of the reporting period and considered that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due within the next twelve months from the end of the reporting period, and therefore it is appropriate to prepare the consolidated financial information on a going concern basis.

3. 編製基準(續)

(c) 持續經營(續)

有見及此，本公司董事審慎考慮本集團的未來週轉狀況及業績，以及可用的財務資源，以評估本集團有否足夠財務資源支撐其持續經營。本集團已採取若干措施以緩解其面臨的週轉問題，包括但不限於：

- (i) 有關人民幣15,735,000元的銀行貸款，本集團正積極與銀行就債務重組做法(包括支付條款、利率及抵押品)進行磋商，藉此增加本集團的流動資金；
- (ii) 本集團正與一名本公司股東就延長其相關借貸進行磋商，以令該股東將不會採取行動要求即時償還仍在磋商中的借貸；
- (iii) 本集團將實行營運計劃以控制營運成本並產生足夠現金流量；及
- (iv) 本集團亦正與多間金融機構磋商，及物色可於可視將來為本集團營運資金撥資的多種選擇，包括物色潛在投資者投資本集團承接的多個項目。

董事經審閱管理層所編制，由報告期末起計涵蓋不少於十二個月期間的現金流預測後認為，考慮到上述計劃及措施，於報告期末後十二個月內，本集團將會有足夠營運資金撥付其業務，並有能力於財務責任到期時予以履行；因此，按持續經營基準編制綜合財務資料實屬恰當。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

3. BASIS OF PREPARATION (CONTINUED)**(c) Going concern (Continued)**

Should the Group fail to achieve the above mentioned plans and measures, it might not be able to continue to operate as going concern, and adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets as current assets. The effects of these adjustments have not been reflected in these consolidated financial statements.

(d) Functional and presentation currency

The functional currency of the Company is Hong Kong Dollar ("HK\$"). The consolidated financial statements are presented in Renminbi ("RMB") since most of the companies comprising the Group are operating in RMB environment and the functional currency of most of the companies comprising the Group is RMB.

3. 編製基準(續)**(c) 持續經營(續)**

萬一本集團未能實現上述計劃及措施，則可能無法繼續按持續基準經營，並須作出調整，將本集團資產的賬面值撇減至其可收回金額，以為可能出現的未來負債計提撥備，並將非流動資產重新歸類為流動資產。上述調整的效應未有於該等綜合財務報表中反映。

(d) 功能及呈列貨幣

本公司的功能貨幣為港元(「港元」)。由於組成本集團之大多數公司乃於人民幣(「人民幣」)環境經營，且組成本集團之大多數公司之功能貨幣為人民幣，故綜合財務報表乃以人民幣呈列。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES

(a) Business combination and basis of consolidation

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

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the effective dates of acquisition or up to the effective dates of disposal, as appropriate. Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by other members of the Group.

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

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interest. Amounts previously recognised in other comprehensive income in relation to the subsidiary are accounted for in the same manner as would be required if the relevant assets or liabilities were disposed of.

4. 重大會計政策

(a) 業務合併及綜合基準

綜合財務報表包括本公司及其附屬公司的財務報表。集團內公司間所有交易、結餘及未變現溢利已在編製綜合財務報表時悉數抵銷。除非交易提供證據顯示已轉讓資產有所減值，否則未變現虧損亦會撇銷，在此情況下，虧損於損益確認。

於年內購入或售出之附屬公司之業績由收購生效日期起計或直至出售生效日期止(倘適用)，列入綜合全面收益表內。必要時，附屬公司之財務報表將予調整以使其會計政策與本集團其他成員公司所使用者一致。

於收購後，代表於附屬公司目前擁有權益的非控股權益賬面值為該等權益於初始確認時的金額加有關非控股權益應佔權益的後續變動。全面收益總額乃歸屬於該等非控股權益，即使此舉會導致有關非控股權益結餘出現虧絀。

當本集團失去附屬公司控制權時，出售所產生的損益為以下兩者的差額：(i) 已收代價的公平值與任何保留權益的公平值之總額；及(ii) 該附屬公司的資產(包括商譽)及負債與任何非控股權益的過往賬面值。以往於其他全面收益確認與附屬公司有關的金額，入賬方式與出售相關資產或負債所需使用的方式相同。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(b) Subsidiaries**

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

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

(c) Property, plant and equipment

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

The cost of property, plant and equipment includes its purchase price and the costs directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are recognised as an expense in profit or loss during the financial period in which they are incurred.

4. 重大會計政策(續)**(b) 附屬公司**

附屬公司指本集團可控制的被投資方。倘以下三個元素全部滿足：(i) 對被投資方擁有權力；(ii) 對被投資方之可變回報承擔風險或享有權利，及(iii) 可使用其權力影響該等可變回報，則本公司擁有被投資方的控制權。倘事實及情況表明任何該等控制權元素可能變動，則重新評估控制權。

於本公司的財務狀況表內，於附屬公司的投資乃按成本扣除減值虧損(如有)呈列。附屬公司的業績按已收及應收股息的基準計入本公司賬目。

(c) 物業、廠房及設備

物業、廠房及設備按成本減累計折舊及累計減值虧損後列賬。

物業、廠房及設備的成本包括其購入價及收購該等項目的直接應佔成本。

其後成本僅會在項目相關的未來經濟利益可能會流入本集團及能可靠地計量項目成本時，方會計入資產賬面值或確認為獨立資產(視情況而定)。已更換零件的賬面值已取消確認。所有其他維修及保養均於其產生的財政期間於損益表確認為開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(c) Property, plant and equipment (Continued)

Property, plant and equipment are depreciated so as to write off their cost net of expected residual value over their estimated useful lives on a straight-line basis. The useful lives, residual value and depreciation method are reviewed, and adjusted if appropriate, at the end of each reporting period. The useful lives are as follows:

Office buildings	The shorter of the lease terms or 20 years
Other buildings leased for own use carried at costs	Over the lease terms
Leasehold improvements	Over the leases term but not exceeding 5 years
Furniture, fixtures and office equipment	3 years to 5 years
Motor vehicles	5 years

An asset is written down immediately to its recoverable amount if its carrying amount is higher than the asset's estimated recoverable amount.

The gain or loss on disposal of an item of property, plant and equipment is the difference between the net sale proceeds and its carrying amount, and is recognised in profit or loss on disposal.

4. 重大會計政策(續)

(c) 物業、廠房及設備(續)

物業、廠房及設備按於其估計可使用年期使用直線法折舊，以將其成本(扣除預計剩餘價值)撇銷。於各報告期末，可使用年期、剩餘價值及折舊法會予以審閱及調整(如適合)。可使用年期列示如下：

辦公樓宇	租賃期或20年 (以較短者為準)
按成本列賬租作自用的其他樓宇	租賃期內
租賃裝修	租賃期內但不超過5年
傢俬、裝置及辦公設備	3年至5年
汽車	5年

倘資產的賬面值高於其估計可收回金額，資產即時撇減至其可收回金額。

出售物業、廠房及設備項目的損益，指銷售所得款項淨額與其賬面值兩者間的差額，於出售時在損益賬中予以確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(d) Investment properties**

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

(e) Government grant

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable and are recognised as other revenue, rather than reducing the related expense.

4. 重大會計政策(續)**(d) 投資物業**

投資物業為持作賺取租金或資本升值或兩者兼有，而非於日常業務過程中持作出售、用於生產或提供貨品或服務，或作行政用途的物業。投資物業初步確認時乃按成本計量，隨後乃按公平值計量，其變動在損益確認。

(e) 政府補助金

作為補償已產生的開支或虧損或為向本集團提供即時財務支援而不涉及未來相關成本的應收政府補助金，於其應收期間在損益中確認，並確認為其他收益，而非扣除相關開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(f) Leasing

All leases (irrespective of they are operating leases or finance leases) are required to be capitalised in the statement of financial position as right-of-use assets and lease liabilities, but accounting policy choices exist for an entity to choose not to capitalise (i) leases which are short-term leases and/or (ii) leases for which the underlying asset is of low-value. The Group has elected not to recognise right-of-use assets and lease liabilities for low-value assets and leases for which at the commencement date have a lease term less than 12 months. The lease payments associated with those leases have been expensed on straight-line basis over the lease term.

Right-of-use asset

The right-of-use asset is recognised at cost and would comprise: (i) the amount of the initial measurement of the lease liability (see below for the accounting policy to account for lease liability); (ii) any lease payments made at or before the commencement date, less any lease incentives received; (iii) any initial direct costs incurred by the lessee; and (iv) an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories. The Group measures the right-of-use assets applying a cost model. Under the cost model, the Group measures the right-of-use assets at cost, less any accumulated depreciation and any impairment losses, and adjusted for any remeasurement of lease liability.

The depreciation method used for right-of-use assets is the same as that used for property, plant and equipment. Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term are depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

4. 重大會計政策(續)

(f) 租賃

所有租賃(不論為經營租賃或融資租賃)均須於財務狀況表資本化為使用權資產及租賃負債,惟實體可因會計政策決定而選擇不將(i)屬短期租賃的租賃及/或(ii)相關資產為低價值的租賃資本化。本集團已選擇不就低價值資產及於開始日期租期少於12個月的租賃確認使用權資產及租賃負債。與該等租賃相關的租賃付款已於租期內按直線法支銷。

使用權資產

使用權資產乃按成本確認並包括(i)租賃負債於初次計量日期的金額(請見下文有關租賃負債入賬的會計政策);(ii)於開始日期或之前作出的任何租賃付款減已收取的任何租賃優惠;(iii)承租人產生的任何初步直接成本;及(iv)承租人根據租賃條款及條件規定的情況下分解及移除相關資產時將產生的估計成本,除非該等成本乃為生產存貨而產生則除外。本集團採用成本模式計量使用權資產。根據成本模式,本集團按成本減任何累計折舊及任何減值虧損計量使用權資產,並就租賃負債的任何重新計量作出調整。

使用權資產使用的折舊方法與物業、廠房和設備使用者相同。本集團有理由確定在租賃期屆滿時能夠取得相關租賃資產的擁有權的使用權資產,由開始日起至可使用年期屆滿時止計提折舊。否則,使用權資產以直線法按估計可使用年期與租賃期兩者中較短者計提折舊。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(f) Leasing (Continued)

Lease liability

The lease liability is recognised at the present value of the lease payments that are not paid at the date of commencement of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group uses the Group's incremental borrowing rate.

The following payments for the right of use the underlying asset during the lease term that are not paid at the commencement date of the lease are considered to be lease payments: (i) fixed payments less any lease incentives receivable; (ii) variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date; (iii) amounts expected to be payable by the lessee under residual value guarantees; (iv) the exercise price of a purchase option if the lessee is reasonably certain to exercise that option; and (v) payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease.

Subsequent to the commencement date, the Group measures the lease liability by: (i) increasing the carrying amount to reflect interest on the lease liability; (ii) reducing the carrying amount to reflect the lease payments made; and (iii) remeasuring the carrying amount to reflect any reassessment or lease modifications, e.g., a change in future lease payments arising from change in an index or rate, a change in the lease term, a change in the in substance fixed lease payments or a change in assessment to purchase the underlying asset.

4. 重大會計政策(續)

(f) 租賃(續)

租賃負債

租賃負債乃按並非於租賃開始日期支付的租賃付款現值確認。倘租賃隱含的利率可輕易釐定，則租賃付款將採用該利率折現。倘該利率無法輕易釐定，本集團將採用本集團的遞增借款利率。

下列並非於租賃開始日期支付的租期內就使用相關資產權支付的款項被視為租賃付款：(i) 固定付款減任何應收租賃優惠；(ii) 初次使用於開始日期的指數或利率計量的浮動租賃付款（取決於指數或利率）；(iii) 承租人根據剩餘價值擔保預期將應付的金額；(iv) 購買選擇權的行使價（倘承租人合理確定行使該選擇權）；及(v) 終止租賃的罰款付款（倘租期反映承租人行使選擇權終止租賃）。

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(f) Leasing (Continued)

Lease liability (Continued)

When the Group revises its estimate of the term of any lease (because, for example, it re-assesses the probability of a lessee extension or termination option being exercised), it adjusts the carrying amount of the lease liability to reflect the payments to make over the revised term, which are discounted using a revised discount rate. The carrying value of lease liabilities is similarly revised when the variable element of future lease payments dependent on a rate or index is revised, except the discount rate remains unchanged. In both cases, an equivalent adjustment is made to the carrying value of the right-of-use asset, with the revised carrying amount being amortised over the remaining (revised) lease term. If the carrying amount of the right-of-use asset is adjusted to zero, any further reduction is recognised in profit or loss.

When the Group renegotiates the contractual terms of a lease with the lessor, if the renegotiation results in one or more additional assets being leased for an amount commensurate with the standalone price for the additional rights-of-use obtained, the modification is accounted for as a separate lease, in all other cases, where the renegotiated increases the scope of the lease (whether that is an extension to the lease term, or one or more additional assets being leased), the lease liability is remeasured using the discount rate applicable on the modification date, with the right-of-use asset being adjusted by the same amount. With the exception to which the practical expedient for Covid-19-Related Rent Concessions applies (see note 2(b)), if the renegotiation results in a decrease in the scope of the lease, both the carrying amount of the lease liability and right-of-use asset are reduced by the same proportion to reflect the partial or full termination of the lease with any difference recognised in profit or loss. The lease liability is then further adjusted to ensure its carrying amount reflects the amount of the renegotiated payments over the renegotiated term, with the modified lease payments discounted at the rate applicable on the modification date and the right-of-use asset is adjusted by the same amount.

4. 重大會計政策(續)

(f) 租賃(續)

租賃負債(續)

當本集團修改其對任何租賃期限的估計時(因為(例如)其重新評估承租人行使續租或終止選項的可能性),租賃負債的賬面值亦會予以調整,以反映於修訂期限所作的付款,該付款使用經修訂貼現率進行貼現。當取決於某一利率或指數的未來租賃付款的可變要素獲修訂時,租賃負債的賬面值同樣獲修訂,惟貼現率保持不變。於此兩種情況下,使用權資產的賬面值均會進行相應的調整,經修訂賬面值於剩餘(經修訂)租賃期內攤銷。倘使用權資產之賬面值調整至零,則任何進一步扣減均於損益中確認。

當本集團與出租人就租賃合同條款重新協商時,倘重新協商導致一個或以上額外資產獲出租,其金額與所獲得的額外使用權的單獨價格相當,於所有其他情況下,該修改作為單獨租賃入帳。倘重新協商中擴大了租賃範圍(不論延長租賃期或增加一項或以上租賃資產),則採用修訂日期適用之貼現率對租賃負債進行重新計量,同時對使用權資產進行相同金額調整。倘重新協商導致租賃範圍縮小,則租賃負債及使用權資產之賬面值均按相同比例減少,以反映部分或全部終止租賃,任何差額於損益中確認,惟應用Covid-19相關租金優惠的可行權宜法的特殊情況外(見附註2(b))。租賃負債再作進一步調整,以確保其賬面值反映重新協商期限內重新協商之付款金額,經修訂租賃付款按修訂日期適用之利率貼現,而使用權資產則按相同金額予以調整。

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Financial instruments

(i) Financial assets

A financial asset (unless it is a accounts receivables without a significant financing component) is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. Account receivable without a significant financing component is initially measured at the transaction price.

All regular way purchases and sales of financial assets are recognised on the trade date, that is, the date that the Group commits to purchase or sell the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the market place.

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

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. Financial assets at amortised cost are subsequently measured using the effective interest rate method. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain on derecognition is recognised in profit or loss.

4. 重大會計政策(續)

(g) 金融工具

(i) 金融資產

並非按公平值計入損益的金融資產(並無重大融資成分的應收賬款除外)初步按公平值加上與其收購或發行直接相關的交易成本計量。並無重大融資成分的應收賬款初步按交易價計量。

所有以常規方式購買及銷售的金融資產於交易日(即本集團承諾購買或出售資產當日)確認。常規買賣指規定於一般由市場規則或慣例確立的期間內交付資產的金融資產買賣。

在確定嵌入式衍生工具金融資產的現金流量是否僅為支付本金及利息時，會整體考慮有關金融資產。

債務工具

債務工具的后續計量取決於本集團管理該項資產的業務模式及該項資產的現金流量特徵。本集團將其債務工具分類為三種計量類別：

攤銷成本：為收取合約現金流量而持有且該等現金流量僅為支付本金及利息的資產按攤銷成本計量。按攤銷成本計量的金融資產其後用實際利率法計量。利息收入、匯兌收益及虧損及減值均於損益確認。取消確認的任何收益亦於損益確認。

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Financial instruments (Continued)

(i) Financial assets (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. Debt investments at FVOCI are subsequently measured at fair value. Interest income calculated using the effective interest rate method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in other comprehensive income. On derecognition, gains and losses accumulated in other comprehensive income are reclassified to profit or loss.

FVTPL: Financial assets at FVTPL include financial assets held for trading, financial assets designated upon initial recognition at FVTPL, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at FVTPL, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at FVOCI, as described above, debt instruments may be designated at FVTPL on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

4. 重大會計政策(續)

(g) 金融工具(續)

(i) 金融資產(續) *債務工具(續)*

按公平值計入其他全面收益：收取合約現金流量及出售金融資產而持有且該等現金流量僅為支付本金及利息的資產按公平值計入其他全面收益計量。按公平值計入其他全面收益的債務投資其後按公平值計量。利息收入用實際利率法計算，匯兌收益及虧損及減值於損益確認。其他收益及虧損淨額於其他全面收益確認。取消確認時，於其他全面收益累計的收益及虧損重新分類至損益。

按公平值計入損益：按公平值計入損益的金融資產包括持作買賣的金融資產、於初步確認時指定為按公平值計入損益的金融資產或強制規定為按公平值計量的金融資產。倘收購金融資產的目的為出售或於短期內購回，則該金融資產會分類為持作買賣。除非衍生工具(包括單獨處理之嵌入式衍生工具)指定為有效對沖工具，否則亦列為持作買賣。不論業務模式如何，現金流量並非僅為支付本金及利息的金融資產均分類為按公平值計入損益並按公平值計入損益計量。如上文所述，不論債務工具的分類標準符合按攤銷成本計量或按公平值計入其他全面收益，倘可消除或顯著減少會計錯配，則債務工具可於初步確認時指定為按公平值計入損益。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Financial instruments (Continued)

(i) Financial assets (Continued)

Equity instruments

On initial recognition of an equity investment that is not held for trading, the Group could irrevocably elect to present subsequent changes in the investment's fair value in other comprehensive income. This election is made on an investment-by-investment basis. Equity investments at FVOCI are measured at fair value. Dividend income are recognised in profit or loss unless the dividend income clearly represents a recovery of part of the cost of the investments. Other net gains and losses are recognised in other comprehensive income and are not reclassified to profit or loss in subsequent periods. All other equity instruments are classified as FVTPL, whereby changes in fair value, dividends and interest income are recognised in profit or loss.

(ii) Impairment loss on financial assets

The Group recognises loss allowances for expected credit losses ("ECLs") on loans and accounts receivables, other receivables, deposit paid, financial asset measured at amortised cost and debt investments measured at FVOCI. The ECLs are measured on either of the following bases: (1) 12-month ECLs: these are the ECLs that result from possible default events within the 12 months after the reporting date; and (2) lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument. The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

4. 重大會計政策(續)

(g) 金融工具(續)

(i) 金融資產(續)

股本工具

於初步確認並非持作買賣的權益投資時，本集團可不可撤銷地選擇於其他全面收益呈列投資公平值的後續變動。有關選擇乃按投資情況個別作出。按公平值計入其他全面收益的權益投資按公平值計量。除非股息收入明確表示收回部分投資成本，否則股息收入於損益確認。其他收益及虧損淨額於其他全面收益確認且其後期間不會重新分類至損益。所有其他股本工具均分類為按公平值計入損益，而公平值變動、股息及利息收入均於損益確認。

(ii) 金融資產減值虧損

本集團就貸款及應收賬款、其他應收款項、已付按金、按攤銷成本計量的金融資產及按公平值計入其他全面收益的債務投資確認預期信貸虧損(「預期信貸虧損」)虧損撥備。預期信貸虧損按以下其中一項基準計量：(1)12個月的預期信貸虧損：為於報告日期後12個月內可能發生的違約事件導致的預期信貸虧損；及(2)年限內預期信貸虧損：金融工具預計年期內所有可能發生的違約事件產生的預期信貸虧損。估計預期信貸虧損的最長期間為本集團面臨信貸風險的最長合約期間。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Financial instruments (Continued)

(ii) Impairment loss on financial assets (Continued)

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive. The shortfall is then discounted at an approximation to the assets' original effective interest rate.

The Group has elected to measure loss allowances for financial consultation service receivables, platform services income receivables and finance lease receivables and has calculated ECLs based on lifetime ECLs. The Group has established a provision matrix that is based on the Group's historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For other debt financial assets, the ECLs are based on the 12-month ECLs. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information.

The Group assumes that the credit risk on a financial asset has increased significantly if it is more than 90 days past due.

4. 重大會計政策(續)

(g) 金融工具(續)

(ii) 金融資產減值虧損(續)

預期信貸虧損為信貸虧損的概率加權估計。信貸虧損乃按本集團根據合約應付的合約現金流量與本集團預期收取的所有現金流量之間的差額計算得出。該差額其後按資產原有實際利率相近的差額貼現。

本集團已選擇計量應收財務顧問服務收入、應收平台服務收入及應收融資租賃款項虧損撥備，並已根據年限內預期信貸虧損計算預期信貸虧損。本集團已設立根據本集團過往信貸虧損經驗計算的撥備矩陣，並按債務人前瞻性因素及經濟環境作出調整。

就其他債務金融資產而言，預期信貸虧損根據12個月預期信貸虧損釐定。然而，倘開始以來信貸風險顯著增加，撥備將以年限內預期信貸虧損為基準。

當釐定金融資產的信貸風險是否自初始確認後大幅增加，並於估計預期信貸虧損時，本集團考慮相關及無須付出過多成本或努力即可獲得的合理及可靠資料。此包括根據本集團的過往經驗及已知信貸評估得出定量及定性之資料及分析，並包括前瞻性資料。

本集團假設，倘金融資產逾期超過90日，則信貸風險會大幅增加。

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(g) Financial instruments (Continued)****(ii) Impairment loss on financial assets (Continued)**

The Group considers a financial asset to be credit-impaired when: (1) the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held); or (2) the financial asset is more than 90 days past due.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account, except for investments in debt instruments that are measured at FVTOCI, for which the loss allowance is recognised in other comprehensive income and accumulated in "FVTOCI reserve (recycling)".

Interest income on credit-impaired financial assets is calculated based on the amortised cost (i.e. the gross carrying amount less loss allowance) of the financial asset. For non credit-impaired financial assets interest income is calculated based on the gross carrying amount.

(iii) Financial liabilities

The Group classifies its financial liabilities, depending on the purpose for which the liabilities were incurred. Financial liabilities at FVTPL are initially measured at fair value and financial liabilities at amortised cost are initially measured at fair value, net of directly attributable costs incurred.

4. 重大會計政策(續)**(g) 金融工具(續)****(ii) 金融資產減值虧損(續)**

本集團認為金融資產於下列情況下屬產生信貸減值：(1) 借入人不大可能在本集團並無追索權(如變現擔保)(如持有)下向本集團悉數支付其信貸義務；或(2) 該金融資產逾期超過90日。

除按公平值計入其他全面收益的債務工具投資(其虧損撥備於其他全面收益確認並於按公平值計入其他全面收益儲備(可劃轉)中累計)外，本集團於損益確認所有金融工具的減值收益或虧損，並透過虧損撥備賬對其賬面值進行相應調整。

已產生信貸減值的金融資產的利息收入按該金融資產的攤銷成本(即賬面總值減虧損撥備)計量。就未產生信貸減值的金融資產而言，利息收入按賬面總值計量。

(iii) 金融負債

本集團視乎負債產生的目的將金融負債分類。按公平值計入損益之金融負債初步按公平值計量，而按攤銷成本計量之金融負債則初步按公平值扣除所產生的直接應佔成本計量。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Financial instruments (Continued)

(iii) Financial liabilities (Continued)

Financial liabilities at amortised cost

Financial liabilities at amortised cost including other payables, contract liabilities, amount due to a shareholder, bank borrowings, accruals, lease liabilities, corporate bond and convertible bonds issued by the Group are subsequently measured at amortised cost, using the effective interest method. The related interest expense is recognised in profit or loss.

Gains or losses are recognised in profit or loss when the liabilities are derecognised as well as through the amortisation process.

(iv) Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts or payments through the expected life of the financial asset or liability, or where appropriate, a shorter period.

(v) Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

4. 重大會計政策(續)

(g) 金融工具(續)

(iii) 金融負債(續)

按攤銷成本計量之金融負債

按攤銷成本計量之金融負債(包括其他應付款項、合約負債、應付股東款項、銀行借款、應計款項、租賃負債及本集團發行之公司債券及可換股債券)隨後採用實際利率法按攤銷成本計量。相關利息開支於損益確認。

當負債取消確認以及在攤銷過程中,收益或虧損於損益賬中確認。

(iv) 實際利率法

實際利率法為就有關期間計算一項金融資產或金融負債的攤銷成本及分配利息收入或利息開支的方法。實際利率指實際用於將估計未來現金收入或付款按相關金融資產或負債的預計年期或較短期間(如適用)準確折算的利率。

(v) 股本工具

本公司所發行之股本工具以已收所得款項(扣除直接發行費用)入賬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(g) Financial instruments (Continued)

(vi) Derecognition

The Group derecognises a financial asset when the contractual rights to the future cash flows in relation to the financial asset expire or when the financial asset has been transferred and the transfer meets the criteria for derecognition in accordance with HKFRS 9.

Financial liabilities are derecognised when the obligation specified in the relevant contract is discharged, cancelled or expires.

(h) Revenue recognition

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

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

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

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

4. 重大會計政策(續)

(g) 金融工具(續)

(vi) 取消確認

倘與金融資產相關的未來現金流的合約性權利到期或金融資產已轉讓及轉讓事項根據香港財務報告準則第9號符合取消確認標準，則本集團會取消確認金融資產。

金融負債於有關合約所訂明責任解除、註銷或屆滿時取消確認。

(h) 收益確認

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

貨品或服務的控制權是在一段時間內或某一時間點轉移，取決於合約的條款與適用於合約的法律規定。倘本集團符合下列條件時，貨品或服務的控制權在一段時間內轉移：

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

倘貨品或服務的控制權在一段時間內轉移，則收益於整個合約期間經參考完成履約責任的進度確認。否則，收益於客戶獲得貨品或服務控制權的時點確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(h) Revenue recognition (Continued)

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

(i) Consultancy services fee income from limited partnership

For consultancy services from limited partnership there are 3 categories of consultancy services:

- The 1st category of service is to assist investors in concluding contracts with the property developer and setting up the limited partnership ("LP") for investment in property development project. Revenue is recognised at a point in time when investor injects capital into the LP, which represents the acceptance of the setup of LP by the investor and the investor is obliged to pay for the satisfied performance obligation ("PO").
- The 2nd category of service is to provide general financial advisory and support to the LP, with timely reporting to the investor within contract period which normally lasts for around 2 years. Revenue is recognised over time, as the investor is simultaneously receiving and consuming the benefits for general financial advisory and support from the Group and the investor is obliged to pay for the satisfied PO over time.

4. 重大會計政策(續)

(h) 收益確認(續)

倘合約中包含為客戶提供超過一年轉移貨品或服務的重大融資利益的融資成分，則收益按應收金額的現值計量，並使用訂立合約時本集團與客戶的單獨融資交易中反映的貼現率貼現。倘合約中包含為本集團提供重大融資利益的融資成分，則根據該合約確認的收益包括按實際利率法計算的合約負債所產生的利息開支。對於付款與承諾的貨品或服務轉移之間的期限為一年或少於一年的合約，交易價不會因重大融資成分的影響而調整，而是使用香港財務報告準則第15號可行的權宜之計。

(i) 有限合夥顧問服務收入

有限合夥顧問服務包括三類服務：

- 第一類服務幫助投資者與物業開發商簽約及就物業開發項目投資建立有限合夥(「有限合夥」)。收益於投資者向有限合夥注資的時點確認，即投資者接受所建立之有限合夥而須就已完成之履約責任(「履約責任」)付款時。
- 第二類服務為有限合夥提供一般財務顧問及支持服務，於一般約兩年的合約期內向投資者及時提供。收益隨時間確認，因為投資者同時接收並使用本集團提供一般財務顧問及支持服務所帶來的裨益，而須隨時間就已完成之履約責任付款。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(h) Revenue recognition (Continued)****(i) Consultancy services fee income from limited partnership (Continued)**

- The 3rd category of service is to assist the investor in assisting the LP to withdraw the property development project. Revenue is recognised at a point in time when LP successfully withdrawn from the property development project company, at which point in time the PO is therefore satisfied and the LP is obliged to pay.

There is no variable consideration for above consultancy services. The Group uses the expected cost plus a margin approach and adjusted market assessment approach to estimate the stand-alone services price.

(ii) Investment income

Investment income is derived from returns in proportion to the Group's investment contribution in the LPs, after deduction of fixed returns of premium level limited partners and operating expenses of the LPs. The investment income is recognised at the point of date when the dividend return is approved by the board of the LP. The dividend income is recognised when:

- the right to receive payment of the dividend is established;
- it is probable that the economic benefits associated with the dividend will flow to the Group; and
- the amount of the dividend can be measured reliably.

4. 重大會計政策(續)**(h) 收益確認(續)****(i) 有限合夥顧問服務收入(續)**

- 第三類服務為幫助投資者協助有限合夥退出物業開發項目。收益於有限合夥成功自物業開發項目公司退出的時點確認，屆時將完成履約責任，而有限合夥須付款。

上述顧問服務無可變代價。本集團按預期成本加利潤率及經調整市場評估法估計獨立服務價格。

(ii) 投資收入

投資收入為本集團基於對有限合夥的投資貢獻收取扣除高級有限合夥人固定回報及有限合夥經營開支後的投資回報。本集團於有限合夥董事會批准股息回報之日確認投資收入。於以下情況確認股息收入：

- 確立收取股息付款的權利；
- 與股息有關的經濟利益可能流入本集團；及
- 能可靠計量股息金額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(h) Revenue recognition (Continued)

(iii) Platform services income

For the platform services, there are 2 categories of services:

- The 1st category of the service is to match borrower's financing target with investor's fund. Service charge is recognised at a point when matching is successful and the borrower draws down the loan, which representing the borrower accepts the service performed by the Group. PO is satisfied at the point and the borrower is obliged to pay for the service.
- The 2nd category of service is to provide community finance by monthly instalment plan (normally 2 years) to the borrower. Service charge is recognised over time when monthly instalments are repaid. The borrower simultaneously receives and consumes the benefits for the instalment services from the Group and the borrower is obliged to pay for the satisfied PO over time.

There is variable consideration for above platform services. The Group used the expected cost plus a margin approach and adjusted market assessment approach to estimate the stand-alone services price.

(iv) Interest income

Interest income (as the case may be, including the administration fees that are an integral part of the effective interest rate) from financing services (including pawn loan, entrusted loan and other loan services) is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

4. 重大會計政策(續)

(h) 收益確認(續)

(iii) 平台服務收入

平台服務包括兩類服務：

- 第一類服務匹配借款人的融資目標與投資者的資金。服務費於成功匹配及借款人提取貸款時確認，即借款人接受本集團提供的服務時，履約責任即告完成，借款人須就服務付款。
- 第二類服務按月付計劃（通常為兩年）向借款人提供社區金融。服務費於每月分期付款時隨時間確認。借款人同時接收並使用本集團分期付款服務所帶來的裨益，而須隨時間就已完成之履約責任付款。

上述平台服務有可變代價。本集團按預期成本加利潤率及經調整市場評估法估計獨立服務價格。

(iv) 利息收入

融資服務（包括典當貸款、委託貸款及其他貸款服務）的利息收入（視情況而定，包括組成實際利率一部分的管理費）乃參考尚未償還本金及適用的實際利率，按時間基準累計，有關利率為於初步確認時按金融資產的估計未來所收現金在預計年期內準確貼現至該資產賬面淨值的利率。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(h) Revenue recognition (Continued)****(v) Financial lease service income**

Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases.

(vi) Financial consultation service

The financial consultation service is to provide general financial advisory to the borrower for fund raising. Revenue will be recognised at a point in time when the Group provided the funding proposal to the customer. The borrower has the legal title which indicates that he has obtained control of the proposal. Thus, the borrower has obliged to pay for the satisfied PO.

(vii) Contract assets and liabilities

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

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

Contract asset is recognised when (i) the Group completes the services under such services contracts but not yet billed to the client due to contracted billing term, if any, or (ii) the customers retain retention money to secure the due performance of the contracts. Any amount previously recognised as a contract asset is reclassified to accounts receivables at the point at which it is invoiced to the customer. If the considerations (including advances received from customers) exceeds the revenue recognised to date under the output method then the Group recognises a contract liability for the difference.

4. 重大會計政策(續)**(h) 收益確認(續)****(v) 融資租賃服務收入**

融資租賃收入於會計期間分配，以反映本集團就該等租賃尚餘投資淨額之固定回報率。

(vi) 財務顧問服務

財務顧問服務為借款人提供籌資方面的一般財務顧問服務。收益於本集團向客戶提供籌資建議的時點確認。借款人有說明其取得建議控制權的合法所有權。因此，借款人須就已完成之履約責任付款。

(vii) 合約資產及負債

合約資產指本集團就轉讓予客戶的服務收取代價的權利，且有關權利尚未成為無條件，而應收款項指本集團無條件收取代價的權利，即代價僅須經過一段時間便會到期應付。

合約負債指本集團就自客戶所收代價(或應收代價)而須向客戶轉讓服務的責任。

合約資產於(i)本集團根據服務合約完成服務，但因合約的開票條款(如有)規限而尚未向客戶開票，或(ii)客戶為擔保妥為履約而留置保證金時確認。先前確認為合約資產的款項於向客戶開具發票時重新分類為應收賬款。倘代價(包括所收客戶預付款)超過目前為止按輸出法確認的收益，則本集團就差額確認合約負債。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(h) Revenue recognition (Continued)

(vii) Contract assets and liabilities (Continued)

However, the Group considers the impact from recognition of contract assets is immaterial and therefore no contract assets is recognised during the year.

(i) Income taxes

Income taxes for the year comprise current tax and deferred tax.

Current tax is based on the profit or loss from ordinary activities adjusted for items that are non-assessable or disallowable for income tax purposes and is calculated using tax rates that have been enacted or substantively enacted at the end of reporting period.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for tax purposes. Except for goodwill and recognised assets and liabilities that affect neither accounting nor taxable profits, deferred tax liabilities are recognised for all temporary differences. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Deferred tax is measured at the tax rates expected to apply in the period when the liability is settled or the asset is realised based on tax rates that have been enacted or substantively enacted at the end of reporting period.

An exception to the general requirement on determining the appropriate tax rate used in measuring deferred tax amount is when an investment property is carried at fair value under HKAS 40 "Investment Property". Unless the presumption is rebutted, the deferred tax amounts on these investment properties are measured using the tax rates that would apply on sale of these investment properties at their carrying amounts at the reporting date. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all the economic benefits embodied in the property over time, rather than through sale.

4. 重大會計政策(續)

(h) 收益確認(續)

(vii) 合約資產及負債(續)

然而，本集團認為確認合約資產的影響並不重大，故不會於年內確認合約資產。

(i) 所得稅

年內的所得稅包括即期稅項及遞延稅項。

即期稅項乃根據日常業務之溢利或虧損，就所得稅項而言毋須課稅或不可扣稅項目作出調整，按報告期末已制定或實質上已制定之稅率計算。

遞延稅項會就用作財務報告用途的資產及負債賬面值與用作稅項用途的相應金額的暫時差異確認。除商譽及不影響會計或應課稅溢利的已確認資產及負債外，遞延稅項負債就所有暫時差異進行確認。倘有可用以抵銷可扣減暫時差異的應課稅溢利，則會確認遞延稅項資產。遞延稅項以於報告期間完結時已頒佈或實質上已頒佈的稅率為基準，按預期將於清償負債或變現資產的期間所採用的稅率計量。

就釐定計量遞延稅項金額時所用適當稅率的一般規定而言，有一個例外情況，即投資物業乃根據香港會計準則第40號「投資物業」按公平值列賬。除非該假定被推翻，否則此等投資物業的遞延稅項金額乃以出售此等投資物業時所適用的稅率以及按其於報告日期的賬面值而計量。當投資物業為可計提折舊並根據一個業務模式而持有，而該業務模式的目的為隨著時間推移而消耗該物業所體現的絕大部分經濟利益(而非通過出售)時，該假定即被推翻。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(i) Income taxes (Continued)**

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

Income taxes are recognised in profit or loss except when they relate to items recognised in other comprehensive income in which case the taxes are also recognised in other comprehensive income or when they relate to items recognised directly in equity in which case the taxes are also recognised directly in equity.

(j) Foreign 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").

In the individual financial statements of the consolidated entities, foreign currency transactions are translated into the functional currency of the individual entity using the exchange rates prevailing at the dates of the transactions. At reporting date, monetary assets and liabilities denominated in foreign currencies are translated at the foreign exchange rates ruling at that date. Foreign exchange gains and losses resulting from the settlement of such transactions and from the reporting date retranslation of monetary assets and liabilities are recognised in profit or loss.

Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined and are reported as part of the fair value gain or loss. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

4. 重大會計政策(續)**(i) 所得稅(續)**

遞延稅項負債就於附屬公司及共同控制實體的投資產生的應課稅暫時差額確認，惟本集團可控制暫時差額的撥回及暫時差額可能不會於可見將來撥回者除外。

所得稅於損益中確認，惟倘所得稅與其他全面收益內確認的項目相關除外，在此情況下，稅項亦在其他全面收益中確認；或倘所得稅與直接於權益中確認的項目相關，在此情況下，稅項亦直接於權益中確認。

(j) 外幣

本集團各實體的財務報表所包括的項目，乃採用該實體經營所在的主要經濟環境的貨幣（「功能貨幣」）計量。

於合併實體的獨立財務報表中，外幣交易乃按交易當日的匯率換算為個別實體的功能貨幣。於報告日期，以外幣計值的貨幣資產及負債乃按該日期的匯率換算。因結算該等交易及於報告日期重新換算的貨幣資產及負債所產生的外匯損益均於損益中確認。

以外幣計值且按公平值呈列的非貨幣項目乃按公平值釐定當日適用的匯率重新換算，並呈報為公平值盈虧的一部分。按歷史成本以外幣入賬的非貨幣項目不作重新換算。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(j) Foreign currency (Continued)

In the consolidated financial statements, all individual financial statements of foreign operations, originally presented in a currency different from the Group's presentation currency, have been converted into RMB. Assets and liabilities have been translated into RMB at the closing rates at the reporting date. Income and expenses have been converted into RMB at the exchange rates ruling at the transaction dates or at the average rates over the reporting period provided that the exchange rates do not fluctuate significantly. Any differences arising from this procedure have been recognised in other comprehensive income and accumulated separately in the exchange reserve in equity.

Goodwill and fair value adjustments on identifiable assets acquired arising on an acquisition of a foreign operation on or after 1 January 2005 are treated as assets and liabilities of that foreign operation and translated at the rate of exchange prevailing at the end of reporting period. Exchange differences arising are recognised in the exchange reserve.

(k) Employee benefits

(i) Short term employee benefits

Short term employee benefits are employee benefits (other than termination benefits) that are expected to be settled wholly before twelve months after the end of the annual reporting period in which the employees render the related service. Short term employee benefits are recognised in the year when the employees render the related service.

4. 重大會計政策(續)

(j) 外幣(續)

於綜合財務報表中，原以本集團呈報貨幣以外的貨幣呈列的海外業務的所有獨立財務報表均已換算為人民幣。資產及負債已按報告日期的收市匯率換算為人民幣。收入與支出按交易日的匯率，或按報告期間的平均匯率換算為人民幣(假設匯率並無重大波動)。任何因此程序產生的差額已於其他全面收益中確認並於權益內的匯兌儲備單獨累計。

於二零零五年一月一日或之後因收購海外業務而產生之已收購可識別資產之商譽及公平值調整將視為海外業務之資產及負債，並按報告期末之匯率進行換算。所產生之匯兌差額於匯兌儲備中確認。

(k) 僱員福利

(i) 短期僱員福利

短期僱員福利是指預期在僱員提供相關服務的年度呈報期末後十二個月以前將全數結付的僱員福利(離職福利除外)。短期僱員福利於僱員提供相關服務的年度內確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(k) Employee benefits (Continued)****(ii) Defined contribution retirement plans**

The Group operates a defined contribution retirement benefit scheme ("MPF Scheme") under the Mandatory Provident Fund Schemes Ordinance, for all of its employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employee's basic salaries.

The employees of the Group's subsidiaries which operate in the PRC are required to participate in a central pension scheme operated by the local municipal government. These subsidiaries are required to contribute certain percentage of employees' salaries to the central pension scheme.

Contributions are recognised as an expense in profit or loss as employees render services during the year. The Group's obligations under these plans are limited to the fixed percentage contributions payable.

(l) Share-based payments

Where share options are awarded to employees and others providing similar services, the fair value of the options at the date of grant is recognised in profit or loss over the vesting period with a corresponding increase in the employee share option reserve within equity. Non-market vesting conditions are taken into account by adjusting the number of equity instruments expected to vest at the end of each reporting period so that, ultimately, the cumulative amount recognised over the vesting period is based on the number of options that eventually vest. Market vesting conditions are factored into the fair value of the options granted. As long as all other vesting conditions are satisfied, a charge is made irrespective of whether the market vesting conditions are satisfied. The cumulative expense is not adjusted for failure to achieve a market vesting condition.

4. 重大會計政策(續)**(k) 僱員福利(續)****(ii) 定額供款退休計劃**

本集團根據強制性公積金計劃條例為其所有合資格參與定額供款退休福利計劃(「強積金計劃」)的僱員實施強積金計劃。供款乃根據僱員基本薪資的百分比而作出。

本集團於中國經營的附屬公司的僱員須參加由當地市政府運作的中央退休金計劃。該等附屬公司須按僱員薪金的若干百分比向中央退休金計劃供款。

由於僱員於年內提供服務，故供款在損益中確認為開支。本集團於該等計劃項下的責任僅限於按固定百分比供款。

(l) 股份付款

當僱員及提供類似服務之其他人士獲頒授購股權時，於授出日期購股權的公平值乃於歸屬期於損益內確認，並於權益內相應增加僱員購股權儲備。非市場歸屬條件乃透過調整預期將於各報告期末歸屬之股本工具之數目予以考慮，以便最終於歸屬期確認的累計金額乃以最終歸屬的購股權數量計算。市場歸屬條件乃將授出購股權的公平值作為因素計入。所有其他歸屬條件得以達成時，不論市場歸屬條件能否達成，均會收取費用。累計開支不會因未能達成市場歸屬條件而作出調整。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(l) Share-based payments (Continued)

Where the terms and conditions of options are modified before they vest, the increase in the fair value of the options, measured immediately before and after the modification, is also recognised in profit or loss over the remaining vesting period.

Where equity instruments are granted to persons other than employees and others providing similar services, the fair value of goods or services received is recognised in profit or loss unless the goods or services qualify for recognition as assets. A corresponding increase in equity is recognised. For cash-settled share based payments, a liability is recognised at the fair value of the goods or services received.

(m) Impairment of assets (other than financial assets)

At the end of each reporting period, the Group reviews the carrying amounts of the following assets to determine whether there is any indication that those assets have suffered an impairment loss or an impairment loss previously recognised no longer exists or may have decreased:

- property, plant and equipment (including right-of-use assets);
- investments in subsidiaries.

If the recoverable amount (i.e. the greater of the fair value less costs of disposal and value in use) of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately, unless the relevant asset is carried at a revalued amount under another HKFRS, in which case the impairment loss is treated as a revaluation decrease under the HKFRSs.

4. 重大會計政策(續)

(l) 股份付款(續)

倘購股權的條款及條件於歸屬前修訂，購股權的公平值增加(緊隨修訂前後計量)亦會按餘下歸屬期在損益中確認。

倘股本工具授予僱員及提供類似服務之其他人士以外人士，則在損益中確認已收貨品或服務之公平值，惟該貨品或服務合資格確認為資產除外。將於權益中確認相應之增加。對於以現金結算的以股份形式付款，負債以已收貨品或服務的公平值確認。

(m) 資產(金融資產除外)減值

於各報告期末，本集團會審閱下列資產的賬面值以釐定是否有跡象顯示該等資產出現減值虧損或以往確認的減值虧損不再出現或有所減少：

- 物業、廠房及設備(包括使用權資產)；
- 於附屬公司的投資。

倘資產的可收回金額(即公平值減銷售成本與使用價值兩者的較高者)估計低於其賬面值，則該資產的賬面值將減至其可收回金額。減值虧損即時確認為開支，除非相關資產根據其他香港財務報告準則以經重估金額列值，此時減值虧損根據香港財務報告準則視為一項重估減少金額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(m) Impairment of assets (other than financial assets) (Continued)**

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised as income immediately, unless the relevant asset is carried at a revalued amount under another HKFRS, in which case the reversal of impairment loss is treated as a revaluation increase under that HKFRS.

Value in use is based on the estimated future cash flows expected to be derived from the asset or cash generating unit, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

(n) Capitalisation of borrowing costs

Borrowing costs attributable directly to the acquisition, construction or production of any qualifying asset which require a substantial period of time to be ready for their intended use or sales, are capitalised as part of the cost of those assets.

Income earned on temporary investments of specific borrowings pending their expenditure on those assets is deducted from borrowing cost capitalised. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

4. 重大會計政策(續)**(m) 資產(金融資產除外)減值(續)**

倘某項減值虧損其後撥回，則該項資產的賬面值將增至重新估計之可收回金額，惟以增加後的賬面值不得超逾該項資產於過往年度並無確認減值虧損所釐定的賬面值為限。減值虧損撥回時將即時確認為收入，除非相關資產根據其他香港財務報告準則以經重估金額列值，此時減值虧損撥回根據香港財務報告準則為一項重估增加金額。

使用價值根據預期來自於資產或現金產生單位的估計未來現金流量，並使用反映當前市場對貨幣時間價值的評估及對資產或現金產生單位的特定風險的稅前折現率折現至其現值計算。

(n) 借款成本資本化

因收購、興建或生產合資格資產(即須相當時間方可作擬定用途或出售的資產)而直接產生的借款成本將作為該等資產的部分成本資本化。

特定借款有待用作該等資產的開支時作暫時投資所賺得的收入，會自資本化借款成本中扣除。所有其他借款成本乃於其產生期間在損益內確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

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**4. SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

(o) Provisions and contingent liabilities

Provisions are recognised for liabilities of uncertain timing or amount when the Group has a legal or constructive obligation arising as a result of a past event and it is probable to result in an outflow of economic benefits that can be reasonably estimated.

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

(p) Related parties

- (a) A person or a close member of that person's family is related to the Group if that person:
- (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of key management personnel of the Group or the Company's parent.

4. 重大會計政策(續)

(o) 撥備及或然負債

如本集團因過往事件產生法定或推定責任而出現時間或金額未確定之負債，並可合理估計將可能導致經濟利益流出時，即會確認撥備。

倘若導致經濟利益流失的可能性不大，或未能可靠地衡量該責任的金額，該責任會披露為或然負債，除非導致經濟利益流失之可能性極低。潛在責任(須視乎日後是否發生一宗或多宗事件而確定其會否實現)亦會披露為或然負債，除非導致經濟利益流失的可能性極低。

(p) 關連方

- (a) 倘適用下列情況，該名人士或該名人士的近親家屬成員便被視為與本集團有關連：
- (i) 對本集團有控制權或共同控制權；
 - (ii) 對本集團有重大影響力；或
 - (iii) 為本集團或本公司母公司主要管理人員。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(p) Related parties (Continued)**

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

4. 重大會計政策(續)**(p) 關連方(續)**

- (b) 倘適用下列任何情況，該實體便被視為與本集團有關連：
- (i) 該實體及本集團屬同一集團的成員(即各母公司、附屬公司及同系附屬公司互相關連)；
 - (ii) 一個實體為另一實體的聯營公司或合資公司(或為某一集團的成員的聯營公司或合資公司，而該另一實體為此集團的成員)；
 - (iii) 兩個實體皆為相同第三方的合資公司；
 - (iv) 一個實體為第三方實體的合資公司及另一實體為第三方實體的聯營公司；
 - (v) 該實體為本集團或與本集團有關連的實體為僱員福利而設的離職後福利計劃；
 - (vi) 該實體受(a)所識別的人士控制或共同控制；
 - (vii) 於(a)(i)所識別對實體有重大影響的人士，或是實體(或實體的母公司)主要管理人員；或
 - (viii) 該實體或其所屬集團之任何成員公司向本集團或本公司之母公司提供主要管理人員服務。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

**4. SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

(p) Related parties (Continued)

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

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

(q) Share capital

Ordinary shares are classified as equity. Share capital is determined using the nominal value of shares that have been issued.

Any transaction costs associated with the issuing of capital are deducted from capital (net of any related income tax benefit) to the extent they are incremental costs directly attributable to the equity transaction.

(r) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and short term highly liquid investments with original maturities of three months or less that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

4. 重大會計政策(續)

(p) 關連方(續)

某一人士的近親家屬成員指預期可影響該人士與實體進行買賣或於買賣時受該人士影響的有關家屬成員並包括：

- (i) 該名人士的子女及配偶或家庭夥伴；
- (ii) 該名人士的配偶或家庭夥伴的子女；及
- (iii) 該名人士或該名人士的配偶或家庭夥伴的受養人。

(q) 股本

普通股乃分類為權益。股本乃採用已發行股份的面值釐定。

與發行資本相關的任何交易成本乃自資本(扣除任何相關所得稅利益)中扣除，惟僅限於直接來自權益交易的遞增成本。

(r) 現金及現金等值項目

現金及現金等值項目包括銀行及手頭現金、銀行活期存款以及原到期日為三個月或以下、且可隨時兌換為已知數額現金而須承受極低價值變動風險的高流動性短期投資。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

4. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**(s) Segment reporting**

The Group identifies operating segments and prepares segment information based on the regular internal financial information reported to the executive directors for their decisions about resources allocation to the Group's business components and for their review of the performance of those components. The business components in the internal financial information reported to the executive directors are determined following the Group's major operations.

The measurement policies the Group uses for reporting segment results under HKFRS 8 "Operating Segments" are the same as those used in its financial statements prepared under HKFRSs.

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, the directors are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing 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.

4. 重大會計政策(續)**(s) 分部報告**

本集團定期向執行董事報告內部財務資料，以供彼等就本集團業務組成部分的資源分配作決定，以及供彼等檢討該等組成部分的表現，而本集團則根據該等資料劃分營運分部及編製分部資料。內部財務資料呈報予執行董事的業務組成部分乃根據本集團主要業務釐定。

本集團按香港財務報告準則第8號「經營分部」制定報告分部業績的計量政策，與財務報表的其他按香港財務報告準則制定的政策一致。

5. 關鍵會計判斷及估計不確定性因素的主要來源

於應用本集團的會計政策時，董事須就其他來源並不明顯的資產及負債的賬面值作出判斷、估計及假設。估計及相關假設乃以過往經驗及其他被認為有關的因素為基礎。實際結果與此等估計不同。

估計及相關假設乃按持續基準審閱。會計估算的修訂乃於估計有所修訂的期間(倘修訂僅影響該期間)，或修訂期間及未來期間(倘修訂影響當前期間及未來期間)內確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

(a) Critical judgments in applying accounting policies

(i) Subsidiary

Pursuant to a group reorganisation (the "Reorganisation") carried out by the Group to rationalise the structure of the Group in preparation for the listing of the Company's shares on GEM of the Hong Kong Stock Exchange, the Company became the holding company of the subsidiaries comprising the Group. The contractual arrangements under the Reorganisation ("Contractual Arrangements") enable the Company to exercise control over Guangdong Huijin Pawn Stock Company Limited ("Guangdong Huijin"), a joint-stock limited company incorporated in the PRC.

The Contractual Arrangements were entered into in order for the Group to manage and operate the business of Guangdong Huijin in the PRC, under which Flying Investment Services (Shenzhen) Company Limited ("Flying Investment") is exposed, has rights, to variable returns from its involvement with Guangdong Huijin. Flying Investment, one of the subsidiaries of the Company, has the ability to affect those returns through its power over Guangdong Huijin, and the variable returns are transferred to Flying Investment by means of management and consultation fees payable by Guangdong Huijin to Flying Investment. Further details of the Contractual Arrangements are set out in the paragraph headed "Structure Agreements" in the prospectus of the Company dated 20 April 2012 in connection with its listing.

Accordingly, Guangdong Huijin is accounted for as a subsidiary as a consequence of the Contractual Arrangements. Significant judgments have been exercised by management in assessing and concluding Guangdong Huijin as a subsidiary of the Group.

5. 關鍵會計判斷及估計不確定性因素的主要來源(續)

(a) 應用會計政策的關鍵判斷

(i) 附屬公司

根據本集團為籌備本公司股份於香港聯交所GEM上市而優化本集團之架構所進行的集團重組(「重組」)，本公司成為組成本集團的附屬公司的控股公司。根據重組之合約安排(「合約安排」)，本公司可對廣東匯金典當股份有限公司(「廣東匯金」，於中國註冊成立的股份有限公司)行使控制權。

訂立合約安排旨在令本集團管理及營運廣東匯金在中國的業務。根據合約安排，本公司附屬公司匯聯投資服務(深圳)有限公司(「匯聯投資」)通過參與廣東匯金的業務而承擔風險，並有權獲取可變回報。匯聯投資通過其對廣東匯金的權力影響該等回報，而可變回報透過廣東匯金向匯聯投資支付管理及顧問費的方式轉移予匯聯投資。合約安排的進一步詳情載於本公司於二零一二年四月二十日就上市而編製的招股章程「架構協議」一段。

因此，因合約安排，故廣東匯金乃作為一家附屬公司而入賬。在評估及斷定廣東匯金為本集團的附屬公司時，管理層已作出重大判斷。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

(a) Critical judgments in applying accounting policies (Continued)

(ii) Income tax

The Group is subject to income and other taxes in a number of jurisdictions. Significant judgment is required in determining the provision for income taxes. Transactions and calculations may exist for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions in the period in which such determination is made. In addition, deferred tax assets are recognised for unused tax losses to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

(iii) Determining the lease term of contracts with renewal and termination options – Group as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease if it is reasonably certain not to be exercised.

The Group has the option, under some of its leases, to lease the assets for additional terms. The Group applies judgement in evaluating whether it is reasonably certain to exercise the option to renew. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal option. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that are beyond its control and affects its ability to exercise (or not to exercise) the option to renew (e.g. a change in business strategy).

5. 關鍵會計判斷及估計不確定性因素的主要來源(續)

(a) 應用會計政策的關鍵判斷(續)

(ii) 所得稅

本集團在多個司法權區均須繳納所得稅及其他稅項。釐定所得稅撥備時須作出重大判斷。在正常業務過程中，多項交易及計算的最終稅項釐定仍存在不明朗因素。本集團根據對是否需要繳付額外稅款的估計，就預期稅務項目確認負債。倘此等事項的最終稅務後果與最初錄得的金額不同，則有關差額將影響作出此等釐定期間的即期稅項及遞延稅項撥備。此外，僅在可能取得未來應課稅溢利作扣減可扣稅暫時差額的情況下，方確認由未動用稅項虧損產生之遞延稅項資產。在釐定可予確認之遞延稅項資產的款額時，須根據可能的時間、未來應課稅溢利水平連同未來稅項計劃策略作出重大管理層判斷。

(iii) 釐定有續租選擇權及終止選擇權的合約之租期 – 本集團為承租人

本集團將租期釐定為不可撤銷租賃期限，連同(如合理確定將行使選擇權)延長租賃的選擇權涵蓋的任何期間或(如合理確定不行使選擇權)終止租賃的選擇權涵蓋的任何期間。

根據部分租賃，本集團有權選擇將資產租期延長。本集團於評估是否可合理確定行使續租選擇權時應用判斷，即本集團考慮行使續租選擇權所帶來經濟誘因的所有相關因素。於開始日期後，倘存在超出其控制的重大事件或環境變化從而影響其行使(或不行使)續租選擇權(例如業務策略變動)，則本集團重新評估租期。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

(b) The key sources of estimation uncertainty

In addition to information disclosed elsewhere in these financial statements, other key sources of uncertainty at the end of each reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

(i) Impairment of financial assets

The Group adopts the impairment policy to recognise loss allowances for ECLs on receivables, financial asset measured at amortised cost and debt investments measured at FVOCI. ECLs are probability-weighted estimate of credit losses and the Group has to make judgement to determine whether the credit risk of a financial asset has increased significantly since initial recognition by considering and analysing on the Group's historical experience and informed credit assessment including forward-looking information.

(ii) Satisfaction of performance obligations of consultancy services

Certain revenue from consultancy service income is recognised overtime over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. The revenue recognition on an uncompleted consultancy service is dependent on estimating the total performance obligations to be performed of the consultancy contract, as well as their completed satisfaction to date. In order to ensure that the percentage of completion of performance obligations is accurate and up-to-date, management frequently reviews and estimates the progress of the consultancy services rendered based on its past experience and the nature of the consultancy services provided by the Group.

5. 關鍵會計判斷及估計不確定性因素的主要來源(續)

(b) 估計不確定性因素的主要來源

除於該等財務報表披露之資料外，於各報告期末有重大風險可導致下一個財政年度的資產及負債賬面值須予重大調整的不確定性因素的其他主要來源討論如下。

(i) 金融資產減值

本集團採用減值政策就應收款項、按攤銷成本計量之金融資產及按公平值計入其他全面收益之債務投資的預期信貸虧損確認虧損撥備。預期信貸虧損為信貸虧損的概率加權估計，本集團須在考慮及分析本集團的過往經驗及已知信貸評估(包括前瞻性資料)後作出判斷，釐定金融資產的信貸風險是否自初始確認後大幅增加。

(ii) 履行顧問服務的履約責任

來自顧問服務的若干收益於整個合約期間經參考完成履約責任的進度按時段確認。有關未完成顧問服務的收益確認取決於預計將予執行的顧問合約的全部履約責任，以及迄今已完成滿意度。為保證履約責任已完成的百分比比例屬準確及最新，管理層會基於過往經驗及本集團提供的顧問服務的性質來經常審閱及預估所提供顧問服務的進程。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

(b) The key sources of estimation uncertainty (Continued)

(iii) Estimated impairment of property, plant and equipment (including right-of-use assets)

Determining whether an item of property, plant and equipment is impaired requires an estimate of the recoverable amount of the relevant cash-generating unit to which the asset belongs, which is the higher of the value in use or fair value less costs of disposal. The value-in-use calculation requires the Group to estimate the future cash flows expected to arise from the cash-generating unit and a suitable discount rate in order to calculate the present value. Where the actual future cash flows are less than expected or change in facts and circumstances which results in the downward revision of future cash flows, a material impairment loss may arise. Details of the recoverable amount calculation for the cash-generating units in respect of property, plant and equipment are set out in note 15.

The impairment loss on property, plant and equipment during the year ended 31 December 2020 was approximately RMB248,000 (2019: RMB2,429,000). As at 31 December 2020, the carrying amount of property, plant and equipment was approximately RMB1,270,000 (2019: RMB7,442,000).

5. 關鍵會計判斷及估計不確定性因素的主要來源(續)

(b) 估計不確定性因素的主要來源(續)

(iii) 物業、廠房及設備(包括使用權資產)估計減值

釐定物業、廠房及設備項目是否出現減值時，需要估計相關資產所屬現金產生單位之可收回金額，可收回金額為使用價值或公平值減出售成本(以較高者為準)。計算使用價值時，本集團須估計預期可自現金產生單位產生的未來現金流量及適當折現率，從而計算現值。倘實際未來現金流量低於預期，或事實及情況變動導致未來現金流量減少，則可能產生重大減值虧損。物業、廠房及設備現金產生單位之可收回金額的詳情載於附註15。

截至二零二零年十二月三十一日止年度，物業、廠房及設備減值虧損約為人民幣248,000元(二零一九年：人民幣2,429,000元)。於二零二零年十二月三十一日，物業、廠房及設備的賬面值約為人民幣1,270,000元(二零一九年：人民幣7,442,000元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

(b) The key sources of estimation uncertainty (Continued)

(iv) Leases – Estimating the incremental borrowing rate

The Group cannot readily determine the interest rate implicit in the lease, and therefore, uses its incremental borrowing rate (“IBR”) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR, therefore, reflects what the Group “would have to pay”, which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary’s functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates.

5. 關鍵會計判斷及估計不確定性因素的主要來源(續)

(b) 估計不確定性因素的主要來源(續)

(iv) 租賃－估計累進借貸利率

本集團無法輕易釐定租賃內所隱含的利率，因此，使用累進借貸利率（「累進借貸利率」）計量租賃負債。累進借貸利率為本集團於類似經濟環境中為取得與使用權資產價值相近之資產，而以類似抵押品與類似期間借入所需資金應支付之利率。因此，累進借貸利率反映了本集團「應支付」的利率，當無可觀察的利率時（如就並無訂立融資交易之附屬公司而言）或當須對利率進行調整以反映租賃之條款及條件時（如當租賃並非以附屬公司之功能貨幣訂立時），則須作出利率估計。當可觀察輸入數據可用時，本集團使用可觀察輸入數據（如市場利率）估算累進借貸利率並須作出若干實體特定的估計。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

5. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

(b) The key sources of estimation uncertainty (Continued)

(v) Fair value measurement

The fair value measurement of the Group's financial assets utilises market observable inputs and data as far as possible. Inputs used in determining fair value measurements are categorised into different levels based on how observable the inputs used in the valuation technique utilised are (the "fair value hierarchy").

- Level 1: Quoted prices in active markets for identical items (unadjusted);
- Level 2: Observable direct or indirect inputs other than Level 1 inputs;
- Level 3: Unobservable inputs (i.e. not derived from market data).

The classification of an item into the above levels is based on the lowest level of the inputs used that has a significant effect on the fair value measurement of the item. Transfers of items between levels are recognised in the period they occur.

The Group measures investment properties (note 16), equity investments at FVOCI and at FVTPL and debt investment at FVTPL (note 17) at fair value. For more detailed information in relation to the fair value measurement, please refer to the applicable notes.

5. 關鍵會計判斷及估計不確定性因素的主要來源(續)

(b) 估計不確定性因素的主要來源(續)

(v) 公平值計量

本集團金融資產的公平值計量盡量使用市場可觀察輸入數據及數據。釐定公平值計量時使用的輸入數據，根據所運用估值技術中使用的輸入數據的可觀察程度，分類為不同層級（「公平值層級」）。

- 第一層級：相同項目於活躍市場的報價（未作調整）；
- 第二層級：直接或間接可觀察輸入數據（不包括第一層級輸入數據）；
- 第三層級：不可觀察輸入數據（即並非源自市場的數據）。

項目於上述層級的歸類乃根據所使用的對該項目之公平值計量有重大影響的輸入數據的最低層級確定。項目在層級之間的轉移於發生期間確認。

本集團以公平值計量投資物業（附註16）、按公平值計入其他全面收益及按公平值計入損益的權益投資及按公平值計入損益的債務投資（附註17）。有關公平值計量的更多詳情，請參閱相關附註。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

6. SEGMENT INFORMATION

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

The Group has four (2019: four) reportable and operating segments. The segments are managed separately as each business offers different services and requires different business strategies. The following summary describes the operations in each of the Group's reportable segments:

Investment in property development projects	Investments income and relevant consultation service income generated from LPs, which invest in property development projects and are accounted for as financial assets at FVTPL;
Operation of financial services platform	Provision of financial consultation services and financial services platform;
Provision of entrusted loan, pawn loan, other loan services, and financial consultation services	Provision of short-term and long-term loans and financial consultation services to borrowers and financial institutions; and
Finance lease services	Provision of long-term finance lease services.

6. 分部資料

本集團根據主要營運決策者所審閱並賴以作出戰略決策的報告釐定其經營分部。

本集團有四個(二零一九年：四個)可呈報及經營分部。由於從事的服務及所需業務策略各不相同，故區分管理。下文概述本集團各可呈報分部的經營情況：

投資於物業發展項目	有限合夥(投資於物業發展項目並入賬列作按公平值計入損益的金融資產)產生的投資收入及有關顧問服務收入；
運作金融服務平台	提供金融顧問服務及金融服務平台；
提供委託貸款、典當貸款、其他貸款服務以及財務顧問服務	向借款人及財務機構提供短期及長期貸款及財務顧問服務；及
融資租賃服務	提供長期融資租賃服務。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

6. SEGMENT INFORMATION (CONTINUED)

Segment information about reportable segments:

(a) Business segments

		Investment in property development projects	Operation of financial services platform	Provision of entrusted loan, pawn loan, other loan services and financial consultation services 提供委託貸款、 典當貸款、其他 貸款服務及 財務顧問服務	Finance lease services	Total
		投資於物業 發展項目 RMB'000 人民幣千元	運作金融 服務平台 RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	總計 RMB'000 人民幣千元
For the year ended 31 December 2020	截至二零二零年十二月三十一日 止年度					
Revenue from external customers	來自外部客戶的收益	823	15,410	3,471	17	19,721
Reportable segment (loss)/profit	可呈報分部(虧損)/溢利	(444,384)	(16,696)	(24,165)	496	(484,749)
Items included in the measure of segment profit or loss or segment assets:	計入分部溢利或虧損或分部資產 計量的項目：					
Change in fair value of financial assets at FVTPL	按公平值計入損益之金融資產 公平值變動	362,272	-	-	-	362,272
Other expenses/(income), net	其他開支/(收入)淨額	105	(10,244)	(949)	(1,504)	(12,592)
Depreciation of property, plant and equipment	物業、廠房及設備折舊	239	1,585	1,836	-	3,660
Written off of property, plant and equipment	撇銷物業、廠房及設備	86	-	697	-	783
Impairment loss on property, plant and equipment	物業、廠房及設備減值虧損	27	-	221	-	248
Gain on disposal of property, plant and equipment	出售物業、廠房及設備的收益	(128)	(370)	(1,191)	(1,449)	(3,138)
Written off on deposits paid, prepayments and other receivables	撇銷已付按金、預付款項及 其他應收款項	30	1,020	240	243	1,533
Loss allowance on financial assets	金融資產虧損撥備	78,409	5,897	4,971	258	89,535
Recovery of impairment of loans and accounts receivables and other receivables	收回貸款及應收賬款及 其他應收款項減值	-	(9,271)	(847)	-	(10,118)
Addition of non-current assets	添置非流動資產	-	2,041	27	-	2,068
Salaries and wages	薪金及工資	1,179	10,177	11,647	53	23,056
As at 31 December 2020	於二零二零年十二月三十一日					
Reportable segment assets	可呈報分部資產	235,978	61,586	47,954	265	345,783
Reportable segment liabilities	可呈報分部負債	5,206	18,375	31,095	4,952	59,628

6. 分部資料(續)

可呈報分部資料：

(a) 業務分部

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

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6. SEGMENT INFORMATION (CONTINUED)

(a) Business segments (Continued)

		Investment in property development projects	Operation of financial services platform	Provision of entrusted loan, pawn loan, other loan services and financial consultation services 提供委託貸款、 典當貸款、其他 貸款服務及 財務顧問服務	Finance lease services	Total
		投資於物業 發展項目 RMB'000 人民幣千元	運作金融 服務平台 RMB'000 人民幣千元	貸款服務及 財務顧問服務 RMB'000 人民幣千元	融資租賃服務 RMB'000 人民幣千元	總計 RMB'000 人民幣千元
For the year ended 31 December 2019	截至二零一九年十二月三十一日 止年度					
Revenue from external customers	來自外部客戶的收益	57,163	19,495	26,961	771	104,390
Reportable segment loss	可呈報分部虧損	(579,820)	(113,862)	764	(1,666)	(694,584)
Items included in the measure of segment profit or loss or segment assets:	計入分部溢利或虧損或分部資產計量 的項目：					
Change in fair value of financial assets at FVTPL	按公平值計入損益之金融資產 公平值變動	522,747	-	-	-	522,747
Other (expense)/income, net	其他開支／(收入)淨額	(1,035)	5,877	(160)	(270)	4,412
Depreciation of property, plant and equipment	物業、廠房及設備折舊	4,032	470	1,793	821	7,116
Amortisation of intangible assets	無形資產攤銷	-	2,476	-	-	2,476
Impairment loss on goodwill	商譽減值虧損	-	48,316	-	-	48,316
Impairment loss on intangible assets	無形資產減值虧損	-	19,810	-	-	19,810
Impairment loss on property, plant and equipment	物業、廠房及設備減值虧損	-	-	319	-	319
Gain on disposal of property, plant and equipment	出售物業、廠房及設備收益	-	-	757	-	757
Gain on disposal of right-of-use assets	出售使用權資產收益	-	-	106	-	106
Impairment loss on right-of-use assets	使用權資產減值虧損	-	-	742	1,368	2,110
Loss allowance on financial assets	金融資產虧損撥備	79,493	22,608	5,843	(330)	107,614
Addition of non-current assets	添置非流動資產	40	675	2,176	-	2,891
Salaries and wages	薪金及工資	21,853	13,977	10,145	159	46,134
As at 31 December 2019	於二零一九年十二月三十一日					
Reportable segment assets	可呈報分部資產	694,754	66,891	38,886	2,280	802,811
Reportable segment liabilities	可呈報分部負債	41,141	5,761	8,857	8,799	64,558

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

6. SEGMENT INFORMATION (CONTINUED)

(b) Reconciliation of reportable segment revenues, (loss)/profit before income tax expenses, assets and liabilities

6. 分部資料(續)

(b) 可呈報分部收益、除所得稅開支前(虧損)/溢利、資產及負債之對賬

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Revenue	收益		
Revenue from external customers	來自外部客戶的收益	19,721	104,390
Loss before income tax expense	除所得稅開支前虧損		
Reportable segment loss	可呈報分部虧損	(484,749)	(694,584)
Gain/(loss) on disposal of a subsidiary	出售附屬公司收益/(虧損)	47	(249)
Fair value (loss)/gain on investment properties	投資物業公平值(虧損)/收益	(1,270)	840
Depreciation of property, plant and equipment	物業、廠房及設備折舊	-	(14)
Equity-settled share-based payments	以權益結算股份為基礎之付款	-	2,169
Unallocated finance costs	未分配財務成本	-	(6,156)
Unallocated corporate expenses	未分配公司開支	(4,803)	(6,892)
Consolidated loss before income tax expense	除所得稅開支前綜合虧損	(490,775)	(704,886)
Assets	資產		
Reportable segment assets	可呈報分部資產	345,783	802,811
Investment properties	投資物業	47,870	49,140
Amount due from a non-controlling interest	應收非控股權益款項	1	1
Cash and cash equivalents	現金及現金等值項目	931	412
Unallocated corporate assets	未分配公司資產	80	2,452
Consolidated total assets	綜合資產總額	394,665	854,816
Liabilities	負債		
Reportable segment liabilities	可呈報分部負債	59,628	64,558
Amount due to a shareholder	應付股東款項	11,506	13,442
Dividend payable	應付股息	106	113
Bank borrowings	銀行借款	15,735	14,360
Unallocated corporate liabilities	未分配公司債券	5,987	5,114
Consolidated total liabilities	綜合負債總額	92,962	97,587

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綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

6. SEGMENT INFORMATION (CONTINUED)

(c) Geographic information and disaggregation of revenue from contracts with customers

In the following table, segment revenue of the Group's reportable segments are disaggregated by primary geographical market, major products and service lines and timing of revenue recognition.

For the year ended 31 December	截至十二月三十一日 止年度	Investment in property development projects		Operation of financial services platform		Provision of entrusted loan, pawn loans, other loan services and financial consultation services 提供委託貸款、典當貸款、 其他貸款服務 以及財務顧問服務		Finance lease services		Total	
		投資於物業發展項目	運作金融服務平台	提供委託貸款、典當貸款、 其他貸款服務 以及財務顧問服務	融資租賃服務	總計					
		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Primary geographical markets	主要地區市場										
PRC	中國	823	57,163	15,410	19,495	2,648	26,074	17	771	18,898	103,503
Hong Kong	香港	-	-	-	-	823	887	-	-	823	887
Total	總計	823	57,163	15,410	19,495	3,471	26,961	17	771	19,721	104,390
Revenue	收益										
Investment income	投資收入	-	49,000	-	-	-	-	-	-	-	49,000
Financial consultation services income	財務顧問服務收入	823	8,163	-	-	370	23,465	-	-	1,193	31,628
Platform services income	平台服務收入	-	-	15,410	19,495	-	-	-	-	15,410	19,495
Interest income	利息收入	-	-	-	-	3,101	3,496	-	-	3,101	3,496
Finance lease service income	融資租賃服務收入	-	-	-	-	-	-	17	771	17	771
		823	57,163	15,410	19,495	3,471	26,961	17	771	19,721	104,390
Timing of revenue recognition	收入確認時間										
At a point in time	在特定時點	-	49,000	15,410	15,162	370	23,101	-	-	15,780	87,263
Transferred over time	隨時間轉移	823	8,163	-	4,333	3,101	3,860	17	771	3,941	17,127
		823	57,163	15,410	19,495	3,471	26,961	17	771	19,721	104,390

The Group's non-current assets (excluding financial assets) are predominantly attributable to a single geographical region, which is the PRC. Therefore, no analysis of non-current assets by geographical region is presented.

(c) 客戶合約收益的地區資料及分拆

下表載列按主要地區市場、主要產品及服務項目及確認收益時間分拆的本集團可報告分部的分部收益。

本集團的非流動資產(不包括金融資產)主要歸屬於單一地區,即中國。因此,並無按地區呈列非流動資產分析。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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6. SEGMENT INFORMATION (CONTINUED)

(d) Information about major customers

The Group's customer base is diversified. Revenue of the Group includes the following revenue earned from counterparties with whom transactions have exceeded 10% of the Group's revenue, all of which were derived from revenue by the operation of financial services platform segment for the year ended 31 December 2020. (2019: Investment in property development projects):

Counterparty A	交易對手 A
Counterparty B	交易對手 B
Counterparty C	交易對手 C
Counterparty D	交易對手 D

N/A: The relevant comparative figures for the corresponding period in 2020 and 2019 representing revenue from the relevant customers did not exceed 10% of the Group's revenue.

6. 分部資料(續)

(d) 主要客戶資料

本集團的客戶基礎龐大。本集團收益包括自下列交易超過本集團收益10%的交易對手獲得的收益，有關收益均來自截至二零二零年十二月三十一日止年度通過營運金融服務平台分部的收益(二零一九年：投資物業開發項目)：

2020	2019
二零二零年	二零一九年
RMB'000	RMB'000
人民幣千元	人民幣千元
N/A 不適用	21,062
N/A 不適用	20,092
3,396	N/A 不適用
3,366	N/A 不適用

不適用：二零二零年及二零一九年同期自相關客戶所得收益的相關比較數字不超過本集團收益10%。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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7. REVENUE

Revenue, which is also the Group's turnover, represents the income from its principal activities. Revenue recognised during the year are as follows:

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Revenue from contract with customers within the scope of HKFRS 15:	香港財務報告準則第15號範圍內的客戶合約收益：		
Financial consultation services income	財務顧問服務收入	1,193	31,628
Platform services income	平台服務收入	15,410	19,495
		16,603	51,123
Revenue from other sources:	其他來源收入：		
Investment income from investments in property development projects through LPs (note 17(a)(i))	透過有限合夥投資於物業發展項目的投資收入(附註17(a)(i))	-	49,000
Interest income	利息收入	3,101	3,496
Finance lease service income	融資租賃服務收入	17	771
		3,118	53,267
		19,721	104,390

Disaggregation of revenue from contracts with customers by the timing of revenue recognition and by geographic markets is disclosed in note 6(c).

The following table provides information about loans and accounts receivables and contract liabilities from contracts with customers.

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Loans and accounts receivable	貸款及應收賬款	-	5,265
Contract liabilities (note 23)	合約負債(附註23)	(3,712)	(2,466)

Contract liabilities increased by RMB1,246,000 in 2020 as a result of the advance consideration received from the customers for financial consultation services.

The transaction price allocated to the performance obligation that is unsatisfied, has not been disclosed, as substantially all of the Group's contracts with customers within the scope of HKFRS 15 have a duration of one year or less.

7. 收益

收益(亦為本集團的營業額)指來自其主要活動的收入。年內確認的收益如下：

	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Revenue from contract with customers within the scope of HKFRS 15:		
Financial consultation services income	1,193	31,628
Platform services income	15,410	19,495
	16,603	51,123
Revenue from other sources:		
Investment income from investments in property development projects through LPs (note 17(a)(i))	-	49,000
Interest income	3,101	3,496
Finance lease service income	17	771
	3,118	53,267
	19,721	104,390

按收入確認時間及地區市場劃分的客戶合約收益之分拆披露於附註6(c)。

下表載列有關客戶合約貸款及應收賬款及合約負債的資料。

	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Loans and accounts receivable	-	5,265
Contract liabilities (note 23)	(3,712)	(2,466)

由於就財務顧問服務自客戶收取墊款代價，合約負債於二零二零年增加人民幣1,246,000元。

由於本集團絕大部分客戶合約(按香港財務報告準則第15號界定)的期限均為一年或以下，故未有披露分配至未完成履約責任的交易價格。

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綜合財務報表附註(續)

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8. OTHER INCOME/(EXPENSES), NET

		Notes	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
		附註		
Bank interest income	銀行利息收入		29	1,073
Interest income on financial asset measured at amortised cost	按攤銷成本計量的金融資產利息收入	(a)	-	21
Dividend income from equity investments at FVOCI	按公平值計入其他全面收益的權益投資股息收入		-	2,600
Fair value (loss)/gain on investment properties	投資物業公平值(虧損)/收益	16	(1,270)	840
Gain/(loss) on disposal of a subsidiary	出售附屬公司的收益/(虧損)		47	(249)
Bad debts of loans and accounts receivables	貸款及應收賬款壞賬撇銷		-	(9,478)
Recovery of impairment on loans and accounts receivables and other receivables previously recognised	收回以往確認的貸款及應收賬款及其他應收款項減值	18	10,118	-
Gain on disposal of property, plant and equipment	出售物業、廠房及設備收益		3,138	757
Others	其他		613	1,414
			12,675	(3,022)

Note:

- (a) Interest income from investments included interest income from financial asset at amortised cost.

9. FINANCE COSTS

		Notes	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
		附註		
Interest on bank borrowings	銀行借款利息	24	793	2,364
Effective interest on corporate bond	公司債券的實際利息	25	-	3,792
Interest on lease liabilities	租賃負債利息	26	391	1,174
			1,184	7,330

8. 其他收入/(開支)淨額

	Notes	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
	附註		
Bank interest income		29	1,073
Interest income on financial asset measured at amortised cost	(a)	-	21
Dividend income from equity investments at FVOCI		-	2,600
Fair value (loss)/gain on investment properties	16	(1,270)	840
Gain/(loss) on disposal of a subsidiary		47	(249)
Bad debts of loans and accounts receivables		-	(9,478)
Recovery of impairment on loans and accounts receivables and other receivables previously recognised	18	10,118	-
Gain on disposal of property, plant and equipment		3,138	757
Others		613	1,414
		12,675	(3,022)

附註：

- (a) 投資利息收入包括按攤銷成本計量的金融資產的利息收入。

9. 財務成本

	Notes	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
	附註		
Interest on bank borrowings	24	793	2,364
Effective interest on corporate bond	25	-	3,792
Interest on lease liabilities	26	391	1,174
		1,184	7,330

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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10. LOSS BEFORE INCOME TAX EXPENSE

10. 除所得稅開支前虧損

		2020 二零二零年	2019 二零一九年
	Notes 附註	RMB'000 人民幣千元	RMB'000 人民幣千元
Auditor's remuneration	核數師酬金	912	1,265
Depreciation charge	折舊開支		
– Owned property, plant and equipment	– 自有物業、廠房及設備	1,153	1,577
– Right-of-use assets included within	– 計入以下各項的使用權資產		
– Other buildings leased for own use carried at cost	– 按成本列賬租作自用的其他樓宇	2,507	5,452
– Motor vehicles	– 汽車	-	101
Short-term leases expenses	短期租賃開支	2,349	665
Legal and professional fees	法律及專業費	8,321	9,441
Technical service fees	技術服務費	4,745	6,553
Impairment loss on property, plant and equipment	物業、廠房及設備減值虧損	248	319
Impairment loss on right-of-use assets	使用權資產減值虧損	-	2,110
Written off of property, plant and equipment	撤銷物業、廠房及設備	783	-
Written off of deposits paid, prepayments and other receivables	撤銷已付按金、預付款項及其他應收款項	1,533	-
Amortisation of intangible assets	無形資產攤銷	-	2,476
Employee benefit expenses including directors' remuneration	僱員福利開支(包括董事薪酬)	25,322	48,847
Salaries and wages	薪金及工資	23,438	41,685
Pension scheme contributions – defined contribution plans	退休金計劃供款 – 一定額供款計劃	1,884	7,162
Equity-settled share-based payments	以權益結算股份為基礎之付款	-	(2,169)

Note:

- (a) During the year ended 31 December 2019, reversal of equity-settled share-based payments was recognised in respect of (1) directors and staff and (2) advisors under service contracts amounting to RMB1,954,000 and RMB215,000 respectively, which was recognised in respect of share options granted to them by the Company. The reversal of expense in relation to the share options under 2018 Scheme was due to the failure to satisfy the vesting conditions. Details of transactions are set out in note 28.
- (b) During the year ended 31 December 2020, the Ministry of Human Resources and Social Security ("MHRSS") issued an announcement regarding the administration of Chinese social security contributions during the period of prevention and containment of the spread of COVID-19 (Renshetingmingdian 2020 No. 7, hereinafter referred to as "Announcement No. 7"), to ensure appropriate measures are stipulated by local Social Security Bureau ("SSB"). Several local SSBs also released their respective local practices for the administration of social security contributions in response to Announcement No. 7. In addition to Announcement No. 7, the Standing Committee of the State Council met on 18 February 2020 and decided to reduce or waive employer obligations on social security contributions for a specified period of time to ease the burden of enterprises during the year ended 31 December 2020.

附註:

- (a) 截至二零一九年十二月三十一日止年度，以權益結算的股份付款撥回乃就以下各項確認：(1)董事及員工；及(2)根據服務合約聘用的顧問，金額分別為人民幣1,954,000元及人民幣215,000元。二零一八年計劃下的購股權相關開支的轉撥乃由於未能滿足歸屬條件。交易詳情載於附註28。
- (b) 於截至二零二零年十二月三十一日止年度，人力資源和社會保障部(「人力資源社會保障部」)頒佈通知，內容有關防控新冠肺炎傳播期間中國社會保障供款的管理事宜(人社廳明電2020年7號，下稱「7號通知」)，以確保地方社會保障局(「社會保障局」)訂出恰當措施。多個社會保障局亦已因應7號通知，各自就社會保障供款的管理事宜出台地方政策。除7號通知外，國務院常務委員會亦於二零二零年二月十八日召開會議，並決定在指定時間內調低或豁免僱主的社會保障供款責任，以舒緩企業於截至二零二零年十二月三十一日止年度的負擔。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

11. DIRECTORS' REMUNERATION AND FIVE HIGHEST PAID INDIVIDUALS

(a) Directors' remuneration

The remuneration of each of the directors for the year is set out below:

11. 董事薪酬及五名最高酬金人士

(a) 董事薪酬

年內每名董事的酬金如下：

		Salaries allowances and benefits in kind Fees	Equity- settled share-based payments (note b)	Pension scheme contributions	Total
		(note a) 薪金、 津貼及 實物福利 (附註a)	(note b) 以權益 結算股份為 基礎之付款 (附註b)	退休金 計劃供款	總計
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
Year ended 31 December 2020	截至二零二零年十二月三十一日止年度				
<i>Executive directors:</i>	<i>執行董事：</i>				
Mr. Zheng Weijing	鄭偉京先生	-	778	-	778
Mr. Zhang Gongjun	張公俊先生	-	433	-	433
Ms. Guo Chanjiao	郭嬋嬌女士	-	687	-	687
		-	1,898	-	1,898
<i>Independent non-executive directors:</i>	<i>獨立非執行董事：</i>				
Dr. Vincent Cheng	鄭嘉福博士	125	-	-	125
Mr. Leung Po Hon	梁寶漢先生	104	-	-	104
Dr. Miao Bo	苗波博士	125	-	-	125
		354	-	-	354
Total	總計	354	1,898	-	2,252

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

11. DIRECTORS' REMUNERATION AND FIVE HIGHEST PAID INDIVIDUALS (CONTINUED)

(a) Directors' remuneration (Continued)

		Salaries allowances and benefits in kind Fees	Equity- settled share-based payments (note b)	Pension scheme contributions	Total	
		(note a) 薪金、 津貼及 實物福利 (附註a)	(note b) 以權益 結算股份為 基礎之付款 (附註b)	退休金 計劃供款	總計	
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	
Year ended 31 December 2019	截至二零一九年 十二月三十一日止年度					
<i>Executive directors:</i>	<i>執行董事：</i>					
Mr. Zheng Weijing	鄭偉京先生	-	872	(48)	-	824
Mr. Zhang Gongjun	張公俊先生	-	459	(110)	-	349
Ms. Guo Chanjiao	郭嬋嬌女士	-	730	(110)	-	620
		-	2,061	(268)	-	1,793
<i>Independent non-executive directors:</i>	<i>獨立非執行董事：</i>					
Dr. Vincent Cheng	鄭嘉福博士	128	-	(16)	-	112
Mr. Leung Po Hon	梁寶漢先生	128	-	(16)	-	112
Dr. Miao Bo	苗波博士	128	-	(16)	-	112
		384	-	(48)	-	336
Total	總計	384	2,061	(316)	-	2,129

Notes:

- (a) The executive directors' 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 of the Company.
- (b) These amounts were based on the estimated value of share options granted to the directors under the Company's share option scheme. The value of these share options is measured according to the accounting policies for share-based payments as set out in note 4(l) to the consolidated financial statements.

附註：

- (a) 上表所示執行董事酬金主要是就其管理本公司及本集團事務的相關服務所支付。上表所示獨立非執行董事酬金主要是就其擔任本公司董事的服務所支付。
- (b) 該等金額為根據本公司購股權計劃授予董事的購股權的估計價值。該等購股權的價值根據綜合財務報表附註4(l)所載的股份付款會計政策而計量。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

11. DIRECTORS' REMUNERATION AND FIVE HIGHEST PAID INDIVIDUALS (CONTINUED)**(b) Five highest paid individuals**

The five highest paid individuals of the Group included three (2019: three) directors whose emoluments are included above for the years ended 31 December 2020 and 2019.

The analysis of the emoluments of the remaining two (2019: two) highest paid individuals is as below:

Salaries, allowances and benefits in kind	薪金、津貼及實物福利
Pension scheme contributions	退休金計劃供款

2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
1,125	1,455
29	32
1,154	1,487

Their emoluments were within the following band:

Nil to HK\$1,000,000	零至1,000,000港元
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- (c) No director or any of the highest paid individuals waived or agreed to waive any emoluments for the year (2019: nil). No emoluments were paid by the Group to the directors or any of the highest paid individuals of the Group as an inducement to join or upon joining the Group or as compensation for loss of office for the year (2019: nil).

- (d) The emoluments paid or payable to member of senior management other than the directors were within the following band:

Nil to HK\$1,000,000	零至1,000,000港元
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11. 董事薪酬及五名最高酬金人士 (續)**(b) 五名最高酬金人士**

本集團截至二零二零年及二零一九年十二月三十一日止年度五位最高酬金人士中包括三位(二零一九年:三位)董事,彼等之酬金資料載於上文。

其餘兩位(二零一九年:兩位)最高酬金人士的酬金分析如下:

2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
1,125	1,455
29	32
1,154	1,487

彼等薪酬範圍如下:

2020 二零二零年 Number of individual 人士數目	2019 二零一九年 Number of individual 人士數目
2	2

- (c) 年內,概無董事或任何最高酬金人士放棄或同意放棄任何酬金(二零一九年:無)。年內,本集團概無向本集團的董事或任何最高酬金人士支付任何酬金,作為其加入或加盟本集團時的獎賞或離職補償(二零一九年:無)。

- (d) 向高級管理層成員(董事除外)已付或應付的薪酬範圍如下:

2020 二零二零年	2019 二零一九年
1	1

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

12. INCOME TAX CREDIT AND DEFERRED TAX LIABILITIES

12. 所得稅抵免及遞延稅項負債

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
PRC Enterprise Income Tax	中國企業所得稅		
– Provision in current year	– 本年度撥備	–	778
– Over-provision in respect of prior years	– 過往年度超額撥備	(20,428)	(1,686)
Hong Kong Profits Tax	香港利得稅		
– Current year	– 本年度	–	–
		(20,428)	(908)
Withholding tax	預扣稅	–	856
Deferred tax	遞延稅項	–	(5,572)
		(20,428)	(5,624)

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which members of the Group are domiciled and operated.

Enterprise income tax (“EIT”) arising from the PRC for the year was calculated at 25% (2019: 25%) of the estimated assessable profits of subsidiaries operating in the PRC during the year. According to the EIT law, the taxable income of an enterprise shall be the total revenue of such enterprise, deducted by any non-assessable revenue, exempted revenue, other deductions and amount of offsetting any accumulated tax losses.

Certain subsidiaries of the Group in the PRC were approved as qualified small and thin-profit enterprise with an annual taxable income of RMB500,000 or less, and accordingly, they were subject to a reduced preferential corporate income tax rate of 10% for the years ended 31 December 2020 and 2019. The PRC corporate income tax for the relevant subsidiaries of the Company filing for this preferential tax treatment has been provided for at their respective prevailing tax rates during the year. Upon receipt of notification, the relevant subsidiaries of the Company will be entitled to corporate income tax rate of 10% and corresponding tax adjustments will be accounted for.

本集團須就本集團成員公司所處及經營的司法權區所產生或賺取的溢利，按實體基準繳付所得稅。

於年內的中國企業所得稅(「企業所得稅」)按年內正在營運的中國附屬公司估計應課稅溢利的25%(二零一九年:25%)計算。根據企業所得稅法，企業的應課稅收入須為該企業的收益總額減去任何非應課稅收益、豁免收益、其他扣減款項及用以抵銷任何累計稅項虧損的款項。

本集團於中國的若干附屬公司獲批為合資格的小型及薄利企業，年度應課稅收入不超過人民幣500,000元，因此截至二零二零年及二零一九年十二月三十一日止年度，該等附屬公司可按10%的較低優惠企業所得稅稅率繳稅。本公司年內正在報備該項稅收優惠的相關附屬公司已按彼等現行稅率計提中國企業所得稅撥備。收到通知後，本公司相關附屬公司將享有10%的企業所得稅稅率，並確認相應的稅務調整。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

12. INCOME TAX CREDIT AND DEFERRED TAX LIABILITIES (CONTINUED)

The provision for Hong Kong Profits Tax for 2020 is calculated at 16.5% (2019: 16.5%) of the estimated assessable profits for the year, except for one subsidiary of the Group which is a qualifying corporation under the two-tiered Profits Tax rate regime. For this subsidiary, the first HK\$2 million of assessable profits are taxed at 8.25% and the remaining assessable profits are taxed at 16.5%. The provision for Hong Kong Profits Tax for this subsidiary was calculated at the same basis in 2019.

Withholding tax was calculated at 5% of the dividends declared in respect of profits earned by a PRC subsidiary to its intermediate holding company incorporated in Hong Kong during the years ended 31 December 2020 and 2019.

The income tax credit for the year can be reconciled to the loss before income tax expense per the consolidated statement of profit and loss and other comprehensive income as follows:

12. 所得稅抵免及遞延稅項負債(續)

二零二零年之香港利得稅撥備乃按本年度估計應課稅溢利的16.5%(二零一九年:16.5%)計算,惟根據利得稅兩級制屬合資格公司的一間本集團旗下附屬公司除外。就該附屬公司而言,首二百萬港元的應課稅溢利按8.25%的稅率徵稅,餘下的應課稅溢利按16.5%的稅率徵稅。該附屬公司的香港利得稅撥備按與二零一九年相同的基準計算。

截至二零二零年及二零一九年十二月三十一日止年度,預扣稅按就中國附屬公司賺取的溢利向香港註冊成立之中間控股公司宣派股息的5%計算。

本年度所得稅抵免可與綜合損益及其他全面收益表所載之除所得稅開支前虧損對賬如下:

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Loss before income tax expense	除所得稅開支前虧損	(490,775)	(704,886)
Tax calculated at the domestic tax rate of 25% (2019: 25%)	按國內稅率25% (二零一九年:25%)計算的稅項	(122,694)	(176,221)
Effect of different tax rates of subsidiaries operating in other jurisdictions	於其他司法權區經營的 附屬公司的稅率差異的影響	592	51
Tax effect of non-deductible expenses	不可扣稅開支的稅務影響	95,638	132,853
Tax effect of non-taxable income	非應課稅收入的稅務影響	(33)	(2,964)
Tax effect of tax losses not recognised	尚未確認稅項虧損的稅務影響	26,497	44,996
Over provision in respect of prior years	過往年度超額撥備	(20,428)	(1,686)
Utilisation of tax losses not recognised	動用尚未確認的稅項虧損	-	(3,509)
Withholding tax on distributed profits of a PRC subsidiary	中國附屬公司分派溢利預扣稅	-	856
Income tax credit	所得稅抵免	(20,428)	(5,624)
Deferred tax liabilities	遞延稅項負債		
As at 1 January	於一月一日	-	5,572
Credit to profit or loss	計入損益	-	(5,572)
As at 31 December	於十二月三十一日	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

12. INCOME TAX CREDIT AND DEFERRED TAX LIABILITIES (CONTINUED)

As at 31 December 2020, the aggregate amount of temporary differences associated with the PRC subsidiaries' undistributed retained earnings for which deferred tax liabilities have not been recognised is approximately RMB67,662,000 (2019: RMB136,053,000). No deferred tax liabilities have been recognised in respect of these differences because the Group is in a position to control the dividend policies of these subsidiaries and it is probable that such differences will not be reversed in the foreseeable future.

The Group has accumulated tax losses arising in Hong Kong and the PRC of approximately RMB16,501,000 (2019: RMB15,744,000) and RMB373,636,000 (2019: RMB268,410,000) respectively. Deferred tax assets have not been recognised in respect of these losses as it is not probable that sufficient taxable profits will be available to allow all or part of the deferred tax assets to be utilised. The tax losses can be carried forward with a maximum period of five years in the PRC while the tax loss in Hong Kong can be carried forward indefinitely. In the opinion of the directors of the Group, there are no other deferred tax assets which will have a significant impact to the Group.

12. 所得稅抵免及遞延稅項負債(續)

於二零二零年十二月三十一日，與未確認遞延稅項負債的中國附屬公司未分派保留盈利相關的暫時差額合共約為人民幣67,662,000元(二零一九年：人民幣136,053,000元)。由於本集團可控制該等附屬公司的股息政策，且該等差額於可見將來不太可能撥回，故並無就該等差額確認遞延稅項負債。

本集團於香港及中國分別產生累計稅項虧損約人民幣16,501,000元(二零一九年：人民幣15,744,000元)及人民幣373,636,000元(二零一九年：人民幣268,410,000元)。由於不大可能獲得足夠應課稅溢利以動用全部或部分遞延稅項資產，故此並無就該等虧損確認遞延稅項資產。於中國的稅項虧損可於最多五年內結轉，而於香港的稅項虧損可不定期結轉。本集團董事認為，並無其他遞延稅項資產將對本集團產生重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

13. LOSS PER SHARE**(a) Basic loss per share**

The calculation of basic loss per share is based on the loss attributable to owners of the Company of approximately RMB468,725,000 (2019: loss of RMB673,713,000) and the weighted average number of approximately 1,731,433,000 (2019: 1,731,433,000) ordinary shares during the year.

(b) Diluted loss per share

The Company has one category of potential ordinary shares: share options.

The diluted loss per share is same as basic loss per share for the years ended 31 December 2020 and 2019 as the shares issuable in respect of the outstanding share options have an anti-dilutive effect on the basic loss per share.

14. DIVIDENDS

For the year ended 31 December 2020, no interim dividend was declared by the Company to its shareholders (2019: no interim dividend was declared by the Company to its shareholders).

The Board does not recommend the payment of final dividend to shareholders of the Company for the year ended 31 December 2020 (2019: Nil for the year ended 31 December 2019).

13. 每股虧損**(a) 每股基本虧損**

年內，每股基本虧損乃按本公司擁有人應佔虧損約人民幣468,725,000元（二零一九年：虧損人民幣673,713,000元）及普通股加權平均數約1,731,433,000股（二零一九年：1,731,433,000股）計算。

(b) 每股攤薄虧損

本公司擁有一類潛在普通股：購股權。

由於尚未行使購股權之可發行股份對每股基本虧損構成反攤薄效應，截至二零二零年及二零一九年十二月三十一日止年度之每股攤薄虧損與每股基本虧損相同。

14. 股息

截至二零二零年十二月三十一日止年度，本公司未向其股東宣派任何中期股息（二零一九年：本公司並無向其股東宣派任何中期股息）。

董事會並不建議向本公司股東派發截至二零二零年十二月三十一日止年度末期股息（二零一九年：截至二零一九年十二月三十一日止年度無）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

15. PROPERTY, PLANT AND EQUIPMENT

15. 物業、廠房及設備

		Office building	Other buildings leased for own use carried at cost 按成本列賬租作自用的其他樓宇	Leasehold improvements	Furniture, fixtures and office equipment	Motor vehicles	Total
		辦公樓宇 RMB'000 人民幣千元	其他樓宇 RMB'000 人民幣千元	租賃裝修 RMB'000 人民幣千元	傢俬、裝置及辦公設備 RMB'000 人民幣千元	汽車 RMB'000 人民幣千元	總額 RMB'000 人民幣千元
Cost:	成本：						
At 1 January 2019	於二零一九年一月一日	3,300	11,971	5,649	9,329	882	31,131
Additions	添置	-	1,722	426	549	194	2,891
Disposals	出售	(3,300)	(2,925)	-	(42)	-	(6,267)
Exchange realignment	匯兌調整	-	-	5	3	7	15
At 31 December 2019	於二零一九年十二月三十一日	-	10,768	6,080	9,839	1,083	27,770
Additions	添置	-	2,041	-	27	-	2,068
Disposals	出售	-	(12,809)	-	-	(194)	(13,003)
Written off	撇銷	-	-	(4,200)	-	-	(4,200)
Exchange realignment	匯兌調整	-	-	(4)	(7)	(23)	(34)
At 31 December 2020	於二零二零年十二月三十一日	-	-	1,876	9,859	866	12,601
Accumulated depreciation and impairment:	累計折舊及減值：						
As at 1 January 2019	於二零一九年一月一日	821	-	4,238	6,889	429	12,377
Charge for the year	年度開支	67	5,452	420	987	204	7,130
Disposals	出售	(888)	(715)	-	(19)	-	(1,622)
Impairment (note 10 and note (b))	減值(附註10及附註(b))	-	2,110	319	-	-	2,429
Exchange realignment	匯兌調整	-	-	5	2	7	14
At 31 December 2019	於二零一九年十二月三十一日	-	6,847	4,982	7,859	640	20,328
Charge for the year	年度開支	-	2,507	313	737	103	3,660
Disposals	出售	-	(9,354)	-	-	(101)	(9,455)
Written off	撇銷	-	-	(3,417)	-	-	(3,417)
Impairment (note 10 and note (b))	減值(附註10及附註(b))	-	-	-	-	248	248
Exchange realignment	匯兌調整	-	-	(2)	(7)	(24)	(33)
At 31 December 2020	於二零二零年十二月三十一日	-	-	1,876	8,589	866	11,331
Net carrying amount:	賬面淨值：						
At 31 December 2020	於二零二零年十二月三十一日	-	-	-	1,270	-	1,270
At 31 December 2019	於二零一九年十二月三十一日	-	3,921	1,098	1,980	443	7,442

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15. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Notes:

- (a) The Group's office building is located in the PRC with lease term expiring in 2051.

Right-of-use assets

At 1 January 2019	於二零一九年一月一日	11,971	-	11,971
Additions	添置	1,722	194	1,916
Disposals	出售	(2,210)	-	(2,210)
Depreciation	折舊	(5,452)	(101)	(5,553)
Impairment (note b)	減值(附註b)	(2,110)	-	(2,110)
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日 及二零二零年一月一日	3,921	93	4,014
Additions	添置	2,041	-	2,041
Disposals	出售	(3,455)	(93)	(3,548)
Depreciation	折舊	(2,507)	-	(2,507)
At 31 December 2020	於二零二零年十二月三十一日	-	-	-

- (b) The impairment charges related to property, plant and equipment and right-of-use assets amounting to approximately RMB248,000 (2019: RMB319,000) and nil (2019: RMB2,110,000), respectively, have been recorded in other administrative expenses. For the year ended 31 December 2019, the impairment loss mainly attributable to financial services platform segment as one cash-generating unit ceased operation during the year.

Recoverable amount as at 31 December 2019 has been determined by value-in-use calculations based on cash flow projections from formally approved budgets by the management of the Group covering a five-year period. Cash flow beyond five-year period were extrapolated using an estimated weighted average growth rate which did not exceed the long-term growth rate for the financial services platform in the PRC, and the discount rate which was pre-tax and reflected specific risk relating to the relevant cash-generating unit.

For the impairment assessment as at 31 December 2020, Management of the Group concluded no impairment for furniture, fixtures and office equipment, and impairment loss should be recognised for the motor vehicle of the Group.

15. 物業、廠房及設備(續)

附註：

- (a) 本集團的辦公樓宇位於中國，於二零五一年租賃期屆滿。

使用權資產

Other buildings leased for own use carried at cost 按成本列賬租作自用的其他樓宇 RMB'000 人民幣千元	Motor vehicles 汽車 RMB'000 人民幣千元	Total 總額 RMB'000 人民幣千元
11,971	-	11,971
1,722	194	1,916
(2,210)	-	(2,210)
(5,452)	(101)	(5,553)
(2,110)	-	(2,110)
3,921	93	4,014
2,041	-	2,041
(3,455)	(93)	(3,548)
(2,507)	-	(2,507)
-	-	-

- (b) 物業、廠房及設備與使用權資產的相關減值費用分別約為人民幣248,000元(二零一九年：人民幣319,000元)及零(二零一九年：人民幣2,110,000元)，已計入其他行政開支。截至二零一九年十二月三十一日止年度，減值虧損主要是由於金融服務平台分部(作為一個現金產生單位)於年內停止運營。

於二零一九年十二月三十一日，可收回金額乃根據本集團管理層正式批核之五年期預算作出之現金流量預測按使用價值計算釐定。超過五年之現金流量以估計加權平均增長率(不超過中國金融服務平台長期增長率)及折現率(指稅前折現率，反映有關現金產生單位的特定風險)推算。

就於二零二零年十二月三十一日的減值評估而言，本集團管理層認為，本集團的傢具、固定裝置及辦公室設備並無減值，但須就汽車確認減值虧損。

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16. INVESTMENT PROPERTIES

Fair value	公平值
At 1 January	於一月一日
Change in fair value (note 8)	公平值變動(附註8)
At 31 December	於十二月三十一日

All the investment properties of the Group are held under long-term land use right in the PRC.

At 31 December 2020, the Group's investment properties with a carrying value of RMB47,870,000 (2019: RMB49,140,000) were pledged to secure certain bank borrowing of the Group (note 24).

As at 31 December 2020 and 2019, the investment properties held by the Group were valued by a qualified valuer namely RHL Appraisal Limited, an independent firm of chartered surveyors who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment properties being valued. The valuation was carried out in accordance with the International Valuation Standards Council ("IVSC").

As detailed in note 1 to the consolidated financial statements, the Group's investment properties were seized by the Bureau and pledged pursuant to the Guarantee Documents for the settlement of the Unsettled Repayment Funds.

16. 投資物業

2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
49,140	48,300
(1,270)	840
47,870	49,140

本集團位於中國的所有投資物業以長期土地使用權持有。

於二零二零年十二月三十一日，本集團賬面值人民幣47,870,000元(二零一九年：人民幣49,140,000元)的投資物業已予抵押，用作擔保本集團若干銀行借款(附註24)。

於二零二零年及二零一九年十二月三十一日，本集團持有的投資物業由合資格估值師及獨立特許測量師永利行評值顧問有限公司進行估值，彼擁有獲認可及相關專業資格，且近期有對投資物業的地點及類別進行估值的經驗。估值根據國際估值準則委員會("IVSC")進行。

本集團的投資物業已遭分局扣押，亦已根據擔保文件予以抵押，用作結付未清償資金，詳情見綜合財務報表附註1。

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綜合財務報表附註(續)

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16. INVESTMENT PROPERTIES (CONTINUED)

As at 31 December 2020 and 2019, the valuation was determined by adoption of direct comparison method which was based on the principle of substitution, where comparisons were made based on prices realised on actual sales and/or asking prices of comparable property. Comparable properties of similar size, scale, nature, character and location were analysed and carefully weighed against all the respective advantages and disadvantages of each property in order to arrive at a fair comparison of market value. The significant input into this valuation approach was price per square meter.

Information about fair value measurement using significant unobservable inputs (level 3) is provided below.

16. 投資物業(續)

於二零二零年及二零一九年十二月三十一日，估值乃按代替原則採用直接比較法釐定，即按可資比較物業之實際銷售所變現價格及／或要價進行比較。我們分析大小、等級、性質、特性及地點相若之可資比較物業，審慎衡量各項物業各自之一切優劣，藉此達致公平之市值比較。該估值法的主要輸入數據為每平方米價格。

使用重大不可觀察輸入數據(第三級)的公平值計量資料載列如下：

Description	Valuation technique	Significant unobservable inputs	Relationships of unobservable inputs to fair value	Range of unobservable input (probability-weighted average) 2020
描述	估值技術	重大不可觀察輸入數據	不可觀察輸入數據與公平值之關係	不可觀察輸入數據的範圍(可能性-加權平均)二零二零年
Investment properties in the PRC	Market approach	Price per square meter ("sqm") using market direct comparable which has been adjusted to reflect the time of transaction, size, location, amenities	Good orientation will result in corresponding higher value	RMB61,194/sqm – RMB64,246/sqm
中國投資物業	市場法	使用市場可直接比較物業並已作調整以反映交易時間、規模、位置及便利設施的每平方米(「平方米」)價格	良好座向將導致相關價值上升	人民幣61,194元/平方米-人民幣64,246元/平方米
Description	Valuation technique	Significant unobservable inputs	Relationships of unobservable inputs to fair value	Range of unobservable input (probability-weighted average) 2019
描述	估值技術	重大不可觀察輸入數據	不可觀察輸入數據與公平值之關係	不可觀察輸入數據的範圍(可能性-加權平均)二零一九年
Investment properties in the PRC	Market approach	Price per square meter ("sqm") using market direct comparable which has been adjusted to reflect the time of transaction, size, location, amenities	Good orientation will result in corresponding higher value	RMB62,599/sqm – RMB66,065/sqm
中國投資物業	市場法	使用市場可直接比較物業並已作調整以反映交易時間、規模、位置及便利設施的每平方米(「平方米」)價格	良好座向將導致相關價值上升	人民幣62,599元/平方米-人民幣66,065元/平方米

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綜合財務報表附註(續)

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16. INVESTMENT PROPERTIES (CONTINUED)

During the years ended 31 December 2020 and 2019, there were no transfers into or out of Level 3 or any other level. The Group's policy is to recognise transfers between levels of the fair value hierarchy as at the end of the reporting period in which they occur. There were no transfers between Level 1, 2 and 3 during the years.

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

17. FINANCIAL ASSETS AT FVTPL/FINANCIAL ASSETS AT FVOCI

Financial assets at FVTPL
– unlisted equity securities (note a(i))
– unlisted debt securities (note b)

按公平值計入損益的金融資產
– 非上市股本證券(附註a(i))
– 非上市債務證券(附註b)

Financial assets at FVOCI

– unlisted equity securities (note a(ii))

按公平值計入其他全面收益的
金融資產
– 非上市股本證券(附註a(ii))

16. 投資物業(續)

截至二零二零年及二零一九年十二月三十一日止年度，第三級及或任何其他層級並無轉入或轉出。本集團之政策為於出現轉撥之報告期末確認公平值層級間之轉撥。年內，第一、二及三級之間並無轉撥。

公平值計量乃基於上述物業的最高及最佳效益，有別於其實際用途。

17. 按公平值計入損益的金融資產／按公平值計入其他全面收益的金融資產

	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Financial assets at FVTPL		
– unlisted equity securities (note a(i))	231,351	590,791
– unlisted debt securities (note b)	31,808	34,640
	263,159	625,431
Financial assets at FVOCI		
– unlisted equity securities (note a(ii))	54,129	40,300

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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17. FINANCIAL ASSETS AT FVTPL/FINANCIAL ASSETS AT FVOCI (CONTINUED)

Notes:

- (a) The amounts comprised investments in LPs and equity interests of an entity in the PRC at amounts of approximately RMB231,351,000 (2019: RMB590,791,000) and RMB54,129,000 (2019: RMB40,300,000), respectively, as at 31 December 2020.

- (i) As at 31 December 2020, the Group invested in certain LPs in the PRC and acted as a limited partner with capital contributions at a range of RMB20 million to RMB60 million (2019: RMB6 million to RMB60 million) for each LP. The contributions represented 1.9% to 42.5% (2019: 4.0% to 42.9%) of the total contributions of the corresponding LPs. The Group revoked its voting right on decision making over these LPs and therefore, the directors are of the opinion that the Group did not have any control, joint control nor significant influence over these LPs. These LPs invested in property development project companies which are engaged in property development projects in the PRC which are being developed by a property developer in the PRC (the "PRC Property Developer"). The Group intends to hold these equity investments for receiving investment income and will sell them out if the return is not optimal as management expected.

During the year ended 31 December 2020, the Group recognised investment income of nil (note 7) (2019: RMB49 million from 4 of the LPs). As at 31 December 2020, there was gross carrying amount of approximately RMB26 million (2019: RMB26 million) investment income receivables from these LPs (note 18).

17. 按公平值計入損益的金融資產／按公平值計入其他全面收益的金融資產(續)

附註：

- (a) 於二零二零年十二月三十一日，金額包括於有限合夥的投資及一間於中國實體的股本權益約人民幣231,351,000元(二零一九年：人民幣590,791,000元)及人民幣54,129,000元(二零一九年：人民幣40,300,000元)。

- (i) 於二零二零年十二月三十一日，本集團作為有限合夥人投資於中國若干有限合夥，就各有限合夥注資額介乎人民幣20百萬元至人民幣60百萬元(二零一九年：人民幣6百萬元至人民幣60百萬元)不等。注資佔該等有限合夥總注資的1.9%至42.5%(二零一九年：4.0%至42.9%)。本集團撤銷其於該等有限合夥的決策投票權，因此，董事認為本集團對該等有限合夥並無任何控制權、共同控制權或重大影響。該等有限合夥投資於物業發展項目公司，該等公司於中國從事物業發展項目，而有關項目由中國物業發展商(「中國物業發展商」)開發。本集團擬持有該等權益投資以獲取投資收入，當回報不如管理層預期般理想時會將有關權益投資出售。

截至二零二零年十二月三十一日止年度，本集團確認來自其零投資收入(附註7)(二零一九年：來自四家有限合夥的投資收入人民幣49百萬元)。於二零二零年十二月三十一日，來自該等有限合夥的應收投資收入(附註18)約為人民幣26百萬元(二零一九年：人民幣26百萬元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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17. FINANCIAL ASSETS AT FVTPL/FINANCIAL ASSETS AT FVOCI (CONTINUED)

Notes: (Continued)

(a) (Continued)

- (ii) The Group made an additional capital contribution of RMB30,000,000 to the joint venture entity, Henan Microfinance Limited ("Henan Microfinance") (formerly named "Zhongzhou Huilian Internet Financial Service (Shenzhen) Limited"), due to a restructuring of this company during the year ended 31 December 2017. Prior to the capital contribution, the Group invested in 40% of the equity interests in Henan Microfinance as joint venturer as at 31 December 2016. Upon completion of the capital contribution and restructuring of Henan Microfinance on 17 May 2017, the Group's equity interests was diluted to 5%. As the Group no longer acts as a joint venturer, interest was changed from a joint venture to financial asset at FVOCI. The fair value gain on the financial asset of approximately RMB13,829,000 (2019: fair value loss of approximately RMB10,648,000) was recognised in the other comprehensive income during the year ended 31 December 2020.

The unlisted equity securities are measured at fair value by using recent transaction approach and classified as Level 2 (2019: Level 3) fair value measurement.

During the year ended 31 December 2019, 10% of the equity interest of Shanghai Yiliang Technology Co., Ltd. Invested by the Group had been fully disposed at the consideration of RMB11,400,000.

Certain property development project companies invested by the LPs and the equity interests of the Group in Henan Microfinance in PRC have been seized by the Bureau due to the Unsettled Repayment Funds. The carrying amounts of the Group's investments in these LPs amounted to RMB128,838,000 as at 31 December 2020.

- (b) On 29 December 2016, the Group entered into an agreement with an independent third party to subscribe for assets-backed securities ("ABS") in the PRC for a consideration of approximately RMB40 million. The subscription amount represented 10.5% of the entire units of the ABS. According to the agreement, the Group shall receive a variable return over the agreement period. The ABS will expire in September 2026 and the Directors had no intention to dispose of this investment as at 31 December 2020 and 2019. The investment was therefore classified as a non-current asset as at 31 December 2020 and 2019. The ABS is a debt security and stated at fair value as at 31 December 2020 and 2019. Loss in fair value of RMB2,832,000 during the year ended 31 December 2020 (2019: Gain in fair value of RMB3,101,000). During the year ended 31 December 2020, there were no return received by the Group (2019: RMB1,841,000) as reimbursement of the investment principal.

17. 按公平值計入損益的金融資產／按公平值計入其他全面收益的金融資產(續)

附註：(續)

(a) (續)

- (ii) 截至二零一七年十二月三十一日止年度，由於公司重組，本集團向合資實體河南省中原小額貸款有限公司（「中原小貸」）（前稱「中州匯聯互聯網金融服務（深圳）有限公司」）額外注資人民幣30,000,000元。注資前，於二零一六年十二月三十一日，本集團作為合資方投資中原小貸40%權益。於二零一七年五月十七日向中原小貸完成注資及重組後，本集團的股本權益攤薄至5%。由於本集團不再為合資方，權益由合資公司轉為按公平值計入其他全面收益的金融資產。截至二零二零年十二月三十一日止年度，約人民幣13,829,000元的金融資產公平值收益（二零一九年：公平值虧損約人民幣10,648,000元）已於其他全面收益確認。

非上市股本證券乃使用近期交易法按公平值計量及分類為第二層級（二零一九年：第三層級）公平值計量。

截至二零一九年十二月三十一日止年度，本集團投資 Shanghai Yiliang Technology Co., Ltd 的10%權益已悉數出售，代價為人民幣11,400,000元。

由有限合夥投資的若干物業開發項目公司及本集團於中國對中原小貸的股本權益因未清償資金而被局方扣押。截至二零二零年十二月三十一日，本集團於該等有限合夥的投資賬面值為人民幣128,838,000元。

- (b) 於二零一六年十二月二十九日，本集團與獨立第三方訂立一份協議，以代價約人民幣40百萬元認購中國資產抵押證券（「ABS」）。認購金額佔整份ABS單位的10.5%。根據協議，本集團將於協議期間收取浮動回報。ABS於二零二六年九月屆滿，而董事於二零二零年及二零一九年十二月三十一日無意出售此投資。該投資因此於二零二零年及二零一九年十二月三十一日分類為非流動資產。ABS為債務證券，並以二零二零年及二零一九年十二月三十一日的公平值列示。截至二零二零年十二月三十一日止年度，公平值虧損約為人民幣2,832,000元（二零一九年：公平值收益人民幣3,101,000元）。截至二零二零年十二月三十一日止年度，本集團並無收取回報（二零一九年：人民幣1,841,000元），作為退還的投資本金。

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18. LOANS AND ACCOUNTS RECEIVABLES

18. 貸款及應收賬款

			2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
		Notes 附註		
Pawn loan receivables	應收典當貸款	a	11	11
Entrusted loan receivables	應收委託貸款	b	1,327	1,313
Financial consultation services income receivables	應收財務顧問服務收入	c	6,956	9,972
Investment income receivables	應收投資收入	d	26,000	26,000
Platform services income receivables	應收平台服務收入	e	3,868	7,763
Finance lease receivables	應收融資租賃款項	f	258	1,900
Other loan receivables	其他應收貸款	g	46,362	51,300
			84,782	98,259
Less: non-current portion	減：非流動部分			
Other loan receivables	其他應收貸款	g	(5,242)	(6,269)
			79,540	91,990
Less: loss allowance of loans and accounts receivables (note 36)	減：貸款及應收賬款虧損撥備 (附註36)		(69,485)	(38,243)
Current portion	流動部分		10,055	53,747

- a. Pawn loan receivables represented the short-term loan of approximately RMB11,000 as at 31 December 2020 (2019: RMB11,000) arranged in the PRC. Customers were obliged to settle the amounts according to the terms set out in relevant contracts, with the option to renew the loans granted for a period up to 183 days. Interest rates offered were based on the assessment of a number of factors including the borrowers' creditworthiness and repayment ability, collaterals as well as the general economic trends. As at 31 December 2020, the remaining balance of RMB11,000 has been matured in December 2017. The pawn loans bore effective interest rate at 2.7% per month as at 31 December 2020, and the maturity date for each loan contract was not more than 183 days.

- a. 於二零二零年十二月三十一日，應收典當貸款指於中國安排的約人民幣11,000元短期貸款(二零一九年：人民幣11,000元)。客戶須根據相關合約所載條款清償款項。客戶可選擇將所獲貸款續期至183日。利率乃根據對多項因素的評估而提供，該等因素包括借款人的信用度及償還能力、抵押物以及一般經濟趨勢。於二零二零年十二月三十一日，餘額人民幣11,000元已於二零一七年十二月到期。於二零二零年十二月三十一日，典當貸款按每月實際利率2.7%計息，各貸款合約的到期日不多於183日。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

18. LOANS AND ACCOUNTS RECEIVABLES (CONTINUED)

- b. Entrusted loan receivables represent loans to borrowers through certain banks or other financial institutions in the PRC. In an entrusted loan arrangement, the Group enters into a loan agreement with the borrower and a bank or other financial institution. The borrower repays the loan to the bank or the other financial institution and then the bank or financial institution returns the principal and accrued interest to the Group. While the bank or the other financial institution exercises supervision over the arrangement and receives repayment from the borrower, the bank or the other financial institutions does not assume any risk of default by the borrower. The effective interest rate on entrusted loan receivables are 0.46% (2019: 0.46% to 0.67%) per month as at 31 December 2020. Independent third parties have guaranteed these entrusted loans with maturity dates between 1 month to 2 years (2019: 1 month to 6 years).
- c. For financial consultation services income receivables, the credit period is 30 days and customers are obliged to settle the amounts according to the terms set out in the relevant contracts.
- d. Investment income receivables represent income from the investment in LPs as described in note 17(a)(i). The receivables are typically settled 3 months (2019: 3 months) after the date of the board meeting of the LPs.
- e. Platform services income receivables represent service income charged to the platform users who are obliged to pay service fees to the Group. There is no credit period and customers are obliged to settle the amount according to the terms set out in the relevant contracts.

18. 貸款及應收賬款(續)

- b. 應收委託貸款指透過中國的若干銀行或其他金融機構向借款人授出的貸款。在委託貸款安排中，本集團與借款人及一間銀行或其他金融機構訂立貸款協議。借款人向銀行或其他金融機構償還貸款，而銀行或金融機構隨後將本金及應計利息歸還予本集團。雖然銀行或其他金融機構對該安排進行監督及接收借款人還款，但銀行或其他金融機構並不承擔任何因借款人違約而引發的風險。於二零二零年十二月三十一日，應收委託貸款每月按0.46%的實際利率(二零一九年：0.46%至0.67%)計息。委託貸款由獨立第三方擔保，到期日介乎1個月至兩年(二零一九年：1個月至6年)。
- c. 應收財務顧問服務收入的信貸期為30日，且客戶須根據相關合約所載條款清償款項。
- d. 應收投資收入指來自附註17(a)(i)所述投資於有限合夥公司的收入。該應收款項一般為於有限合夥公司董事會會議日期後三個月(二零一九年：三個月)結算。
- e. 應收平台服務收入指向平台用戶收取的服務收入，平台用戶須向本集團支付服務費。有關款項並無信貸期，且客戶須根據相關合約所載條款清償款項。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

**18. LOANS AND ACCOUNTS RECEIVABLES
(CONTINUED)**

- f. For finance lease receivables, borrowers are obliged to settle the amounts according to the terms set out in relevant contracts and acquire the leased assets at the end of the lease period. The interest rate is 9.5% (2019: 9.5% to 12.5%) per annum as at 31 December 2020 with lease periods of less than one year (2019: less than one year).

The finance lease receivables as at 31 December 2020 and 2019 are further analysed as follows:

31 December 2020	二零二零年 十二月三十一日	Minimum lease payments 最低租賃付款 RMB'000 人民幣千元	Interest income 利息收入 RMB'000 人民幣千元	Present value 現值 RMB'000 人民幣千元
Not later than one year	不遲於一年	258	-	258
31 December 2019	二零一九年 十二月三十一日	Minimum lease payments 最低租賃付款 RMB'000 人民幣千元	Interest income 利息收入 RMB'000 人民幣千元	Present value 現值 RMB'000 人民幣千元
Not later than one year	不遲於一年	2,229	(329)	1,900

18. 貸款及應收賬款(續)

- f. 就應收融資租賃款項而言，借款人須根據相關合約所載條款清償款項，並須於租賃期屆滿時收購租賃資產。二零二零年十二月三十一日的年利率為9.5%（二零一九年：9.5%至12.5%），租賃期少於一年（二零一九年：少於一年）。

於二零二零年及二零一九年十二月三十一日，應收融資租賃款項進一步分析如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

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18. LOANS AND ACCOUNTS RECEIVABLES
(CONTINUED)

f. (Continued)

The present value of future lease income is analysed as:

Current assets	流動資產
Non-current assets	非流動資產

Finance lease receivable balances are secured over the equipment leased and guaranteed from independent third parties. The Group is not permitted to sell or repledge the collateral in the absence of default by the leasees.

- g. Other loan receivables represent loans to borrowers including individuals and entities at fixed interest rate ranging from 5% to 15% (2019: 5% to 15%) per annum with loan periods of 1 to 10 years (2019: 1 to 10 years). Included in the other loan receivables were long-term loan of approximately RMB6,269,000 as at 31 December 2020 (2019: RMB7,234,000). Such loan bears fixed interest rate of 6.09% (2019: 6.09%) per annum and will be repaid over a period of 10 years (2019: 10 years).

Based on the commencement date of the loans as stated in the relevant contracts, the ageing analysis of the gross carrying amounts of the Group's loans and accounts receivables is as follows:

0 to 30 days	0至30日
31 to 90 days	31日至90日
91 to 180 days	91日至180日
Over 180 days	180日以上

18. 貸款及應收賬款(續)

f. (續)

未來租賃收入的現值分析如下：

	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
	258	1,900
	-	-
	258	1,900

應收融資租賃款項的結餘以出租設備作抵押並由獨立第三方擔保。本集團不得在承租人未違約的情況下將抵押物出售或再抵押。

- g. 其他應收貸款指向借款人(包括個別人士及實體)借出的貸款, 固定年利率介乎5%至15%(二零一九年: 5%至15%), 借貸期為一至十年(二零一九年: 一至十年)。二零二零年十二月三十一日的長期貸款約人民幣6,269,000元(二零一九年: 人民幣7,234,000元)屬於其他應收貸款。該貸款按固定年利率6.09%(二零一九年: 6.09%)計息, 借貸期逾十年(二零一九年: 十年)。

按照相關合約載明的貸款開始日期, 本集團的貸款及應收賬款的總賬面值的賬齡分析如下：

	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
	-	2,154
	-	26,988
	2,954	9,253
	81,828	59,864
	84,782	98,259

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

18. LOANS AND ACCOUNTS RECEIVABLES
(CONTINUED)

Ageing analysis of the gross carrying amounts of the Group's loans and accounts receivables, before impairment allowance, is as follows:

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Neither past due nor impaired	既無逾期亦未減值	20,555	31,994
0 to 30 days past due	逾期0至30日	-	1,550
31 to 90 days past due	逾期31至90日	2,588	27,953
91 to 180 days past due	逾期91至180日	-	3,947
Over 180 days past due	逾期180日以上	61,639	32,815
		84,782	98,259

Impairment losses in respect of loans and accounts receivables are recorded using an allowance account unless the Group is satisfied that recovery of the amounts is remote, in which case the impairment losses are written off against loans and accounts receivables directly. Based on this assessment, the movements in impairment of loans and accounts receivables are as follows:

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Balance at 1 January	於一月一日的結餘	38,243	15,885
Loss allowance in loans and accounts receivables recognised (note 36)	已確認貸款及應收賬款虧損撥備(附註36)	35,979	22,358
Recovery of impairment of loans and accounts receivables previously recognised (note 36)	收回以往確認的貸款及應收賬款減值(附註36)	(4,737)	-
Balance at 31 December	於十二月三十一日的結餘	69,485	38,243

18. 貸款及應收賬款(續)

本集團未減值撥備的貸款及應收賬款的賬齡分析如下：

貸款及應收賬款的減值虧損使用備抵賬記錄，除非本集團認為不大可能收回該金額，於此情況下減值虧損會直接於貸款及應收賬款撇銷。基於此評估，貸款及應收賬款的減值變動如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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**18. LOANS AND ACCOUNTS RECEIVABLES
(CONTINUED)**

The Group held collaterals over the finance lease receivables, other loan receivables and entrusted loan receivables. At the end of each of the reporting date, the fair value of the pledged assets (for finance lease receivables) whereby the Group was not permitted to sell or repledge in the absence of default by the borrowers in respect of finance lease receivables was as follows:

Accounts receivable (for finance lease receivables)	應收賬款 (應收融資租賃款項)
At 31 December	於十二月三十一日

As at 31 December 2020 and 2019, the Group received guarantee from independent third parties to secure the balances of gross carrying amount of other loan receivables and entrusted loan receivables approximately of RMB6,269,000 (2019: RMB7,232,000) and RMB1,327,000 (2019: RMB1,313,000), respectively.

18. 貸款及應收賬款(續)

本集團就應收融資租賃款項、其他應收貸款及應收委託貸款持有抵押物。於各報告日期末，有關應收融資租賃款項的抵押資產(就應收融資租賃款項而言)(本集團不得在借款人未違約的情況下出售或再抵押)的公平值如下：

2020	2019
二零二零年	二零一九年
RMB'000	RMB'000
人民幣千元	人民幣千元
6,617	12,044
6,617	12,044

於二零二零年及二零一九年十二月三十一日，本集團從獨立第三方取得擔保，以作為其他應收貸款及信託應收貸款總賬面值結餘分別約人民幣6,269,000元(二零一九年：人民幣7,232,000元)及人民幣1,327,000元(二零一九年：人民幣1,313,000元)的抵押。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

19. DEPOSITS PAID, PREPAYMENTS AND OTHER RECEIVABLES

19. 已付按金、預付款項及其他應收款項

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Deposits paid (note a)	已付按金(附註a)	905	1,125
Prepayments	預付款項	1,181	2,033
Other receivables (note b)	其他應收款項(附註b)	137,529	138,256
		139,615	141,414
Less: other receivables, non-current portion	減：其他應收款項，非流動部分	-	-
		139,615	141,414
Less: loss allowance on other receivables, in aggregate	減：其他應收款項虧損撥備總額	(134,000)	(85,939)
Current portion	流動部分	5,615	55,475

Notes:

- (a) As at 31 December 2020, deposits paid comprised rental and various deposits amounting to RMB905,000 (2019: RMB1,125,000).
- (b) As at 31 December 2020, the gross carrying amount of other receivables mainly comprised (i) the consideration concerning the disposal of financial assets measured at FVTPL of approximately RMB48.5 million (2019: RMB48.5 million); (ii) earnest money paid to third parties for the future acquisition of Chongqing Beibu New District Baosheng Small Loan Co., Ltd of approximately RMB20.4 million (2019: RMB20.4 million); (iii) loan to independent third party of approximately RMB36.9 million (2019: RMB35.1 million); (iv) sale of loan receivables to factoring companies of approximately RMB15.6 million (2019: RMB26 million) in relation to the financial service platform operation; and (v) cash advances to staff in amount of approximately RMB1.5 million (2019: RMB1.5 million).

附註：

- (a) 於二零二零年十二月三十一日，已付按金包括人民幣905,000元(二零一九年：人民幣1,125,000元)的租金及各類按金。
- (b) 於二零二零年十二月三十一日，其他應收款項的賬面總值主要包括(i)出售按公平值計入損益的金融資產有關的代價約人民幣48.5百萬元(二零一九年：人民幣48.5百萬元)；(ii)就日後收購Chongqing Beibu New District Baosheng Small Loan Co., Ltd.支付予第三方的誠意金約人民幣20.4百萬元(二零一九年：人民幣20.4百萬元)；(iii)獨立第三方貸款約人民幣36.9百萬元(二零一九年：人民幣35.1百萬元)；(iv)向保理公司出售與金融服務平台業務有關的應收貸款約人民幣15.6百萬元(二零一九年：人民幣26百萬元)；及(v)給予員工的現金墊款約人民幣1.5百萬元(二零一九年：人民幣1.5百萬元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

20. AMOUNTS DUE FROM A NON-CONTROLLING INTEREST/(TO) A SHAREHOLDER

The balances due were unsecured, interest-free and repayable on demand. As at 31 December 2020, the balance amount of approximately RMB11,506,000 (2019: RMB13,442,000) was due to Mr. Zheng who is a chairman, executive director and chief executive officer of the Company.

21. CASH AND CASH EQUIVALENTS

Cash and cash equivalents represented cash in hand and bank balance. As at 31 December 2020, the Group had cash and cash equivalents denominated in RMB amounting to approximately RMB7,035,000 (2019: RMB16,318,000), and were kept in the PRC. RMB is not freely convertible into other currencies and the remittance of funds out of the PRC is subject to exchange restrictions imposed by the PRC government.

Segregated clients' accounts

The Group maintains segregated client's accounts with independent online financial centers which are affiliated to licensed banks in the PRC to hold clients' deposits arising from normal business transactions in connection with the provision for financing platform business. As at 31 December 2020, clients' account not dealt within these consolidated financial statements amounted to approximately RMB3,755,000 (2019: RMB8,739,500).

20. 應收非控股權益／(應付)股東款項

到期結餘為無抵押、免息及須按要求償還。於二零二零年十二月三十一日，餘額約人民幣11,506,000元(二零一九年：人民幣13,442,000元)應付予本公司主席、執行董事兼行政總裁鄭先生。

21. 現金及現金等值項目

現金及現金等值項目指手頭現金及銀行結餘。於二零二零年十二月三十一日，本集團的現金及現金等值項目以人民幣計值，分別約為人民幣7,035,000元(二零一九年：人民幣16,318,000元)，並存置於中國。人民幣不可自由兌換為其他貨幣，且從中國匯出資金須受中國政府的匯兌限制所規限。

獨立客戶賬戶

本集團於中國持牌銀行之聯屬獨立網上金融中心維持獨立客戶賬戶，以持有來自有關提供融資平台業務的正常業務交易之客戶存款。於二零二零年十二月三十一日，未於此等綜合財務報表處理的客戶賬戶金額約為人民幣3,755,000元(二零一九年：人民幣8,739,500元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

22. RECEIPTS IN ADVANCE, ACCRUALS AND OTHER PAYABLES

22. 預收款項、應計費用及其他應付款項

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Receipts in advance (note a)	預收款項(附註a)	807	787
Accruals	應計費用	5,587	7,598
Other payables (note b)	其他應付款項(附註b)	44,257	22,600
		50,651	30,985

Notes:

- a. As at 31 December 2020, the receipts in advance comprised mainly RMB760,000 (2019: RMB760,000) received from LPs as investment income in advance.
- b. As at 31 December 2020, other payables mainly comprised (i) other payables for purchasing the leased assets under finance lessees of approximately RMB1.6 million (2019: RMB2.5 million); (ii) deposits received from finance lessees of approximately RMB570,000 (2019: RMB1,860,000), (iii) the balance of approximately RMB0.6 million (2019: RMB2 million) related to the partial cost of the properties received on behalf of the property developer from the property buyers as at 31 December 2020, (iv) other tax payables of approximately RMB4,155,000 (2019: RMB4,440,000), (v) other payables to various independent third parties for technical service fee of approximately RMB6,300,000 (2019: RMB372,000) and (vi) the amount of approximately RMB16,306,300 representing the provision made for the settlement of the legal action against two PRC subsidiaries of the Company and the Company (note 39).

附註：

- a. 於二零二零年十二月三十一日，預收款項主要包括自有限合夥人收取作為投資收入的人民幣760,000元(二零一九年：人民幣760,000元)。
- b. 於二零二零年十二月三十一日，其他應付款項主要包括(i)購買融資租賃項下租賃資產的其他應付款項約人民幣1.6百萬元(二零一九年：人民幣2.5百萬元)；(ii)自融資租賃收取的按金約人民幣570,000元(二零一九年：人民幣1,860,000元)；(iii)於二零二零年十二月三十一日，結餘約人民幣0.6百萬元(二零一九年：人民幣2百萬元)為代表物業發展商向物業買方收取的部分物業成本；(iv)其他應付稅項約人民幣4,155,000元(二零一九年：人民幣4,440,000元)；(v)就技術服務費應付多名獨立第三方的其他款項約人民幣6,300,000元(二零一九年：人民幣372,000元)；及(vi)就解決對本公司兩家中附屬公司及本公司的法律行動作出的撥備款項約人民幣16,306,300元(附註39)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

23. CONTRACT LIABILITIES

23. 合約負債

		31 December 2020	31 December 2019
		二零二零年 十二月三十一日	二零一九年 十二月三十一日
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Contract liabilities arising from:	以下項目產生的合約負債：		
Revenue	收益	-	610
Receipts in advance	預收款項	3,712	1,856
		3,712	2,466

Typical payment terms which impact on the amount of contract liabilities are as follows:

A contract liability which arises in respect of the Group's financial consultancy service is recognised as revenue relating to the general financial advisory services at the time of the services rendered to the customers.

影響合約負債金額的一般付款條件如下：

本集團財務顧問服務產生的合約負債於向客戶提供服務時確認為一般財務顧問服務相關收益。

Movement in contract liabilities

合約負債變動

		2020	2019
		二零二零年	二零一九年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
Balance as at 1 January	於一月一日結餘	2,466	-
Decrease in contract liabilities as a result of recognising revenue during the year that was included in the contract liabilities at the beginning of the year	合約負債因年內確認於年初計入合約負債的收益而減少	(2,466)	-
Increase in contract liabilities as a result of billing in advance	合約負債因提前計費而增加	3,712	2,466
Balance at 31 December	於十二月三十一日結餘	3,712	2,466

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

24. BANK BORROWINGS

24. 銀行借款

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Secured (note a)	有抵押(附註a)	12,745	14,360
Unsecured and guaranteed (note b)	無抵押而有擔保(附註b)	2,990	-
		15,735	14,360
Analysed into:	分析為:		
Current	即期	15,735	2,154
Non-current	非即期	-	12,206
		15,735	14,360

Note a:

The Group's bank borrowing of RMB12,745,000 (2019: RMB14,360,000) is secured by the Group's investment properties (note 16) and bore interest at the rate of 5.39 % (2019: 5.39%) per annum for the year ended 31 December 2020.

During the year, in respect of a bank borrowing with a carrying amount of approximately RMB12,745,000 as at 31 December 2020, the Group breached certain of the terms of the bank borrowing, which was primarily attributable to the seizure of pledged investment properties by the Bureau. On discovery of the breach, the Group has informed the lender and commenced a renegotiation of the terms of the loan with the relevant banker. As at 31 December 2020, the negotiation had not been concluded. Since the lender has not agreed to waive its right to demand immediate payment as at the end of the reporting period, the bank borrowing has been classified as a current liability as at 31 December 2020. Up to the date of approval for issuance of the consolidated financial statements, the negotiations are still in progress. The directors of the Company are confident that their negotiations with the lender will ultimately reach a successful conclusion.

Note b:

During the year ended 31 December 2020, the Group has obtained a new bank facility of RMB3,000,000 from a PRC bank. This bank facility is unsecured and guaranteed by Ms. Guo and bore fixed interest rate of 9.45% per annum. The new bank facility amounting to RMB3,000,000, of which RMB2,990,000 had been utilised as at 31 December 2020. As Ms. Guo was held in custody by the Bureau as detailed in note 1, pursuant to the loan agreement, the bank borrowing of RMB2,990,000 became immediately repayable.

附註 a:

截至二零二零年十二月三十一日止年度，本集團銀行借款人民幣12,745,000元(二零一九年：人民幣14,360,000元)由本集團投資物業(附註16)抵押，按年利率5.39%(二零一九年：5.39%)計息。

年內，就一筆於二零二零年十二月三十一日賬面值約為人民幣12,745,000元的銀行借款而言，本集團違反銀行借款的若干條款，主要由於投資物業遭分局扣押。於發現違約時，本集團已通知貸款人，並與有關銀行就借款條款展開重新磋商。於二零二零年十二月三十一日，磋商尚未完結。由於貸款人並未同意放棄其於報告期末要求即時還款的權利，於二零二零年十二月三十一日，該銀行借款已被列為流動負債。截至綜合財務報表批准發佈之日，談判仍在進行中。本公司董事有信心其與貸款人最終會協商成功。

附註 b:

截至二零二零年十二月三十一日止年度，本集團自一間中國銀行獲得新銀行融資人民幣3,000,000元。該筆銀行融資為無抵押，但獲郭女士給予擔保，並按固定年利率9.45%計息。新銀行融資為數人民幣3,000,000元中，於二零二零年十二月三十一日已動用人民幣2,990,000元。誠如附註1所詳述，由於郭女士已被分局拘留，故根據借款協議，銀行借款人民幣2,990,000元變為須即時償還。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

24. BANK BORROWINGS (CONTINUED)

The bank borrowings are scheduled to be repaid as follows:

On demand or within one year	按要求或於一年內
More than one year, but not exceeding two years	一年以上，但不超過兩年
More than two years, but not exceeding five years	兩年以上，但不超過五年
After five years	五年後

Note: The amounts due are based on the scheduled repayment dates in the loan agreements.

25. CORPORATE BOND

On 12 September 2018, the Company issued the 12% corporate bond with principal amount at HK\$64,707,373 (equivalent to RMB56,813,074) which will mature in 360 days from the issue date. The corporate bond is secured by share charge of 408,369,769 issued shares of the Company, which does not consist of any derivative elements. The Company has the right to early redeem the corporate bond by giving prior notice to and obtaining written approval from the corporate bond holder.

The corporate bond was issued for the purpose to raise fund in order to redeem the convertible bonds during the year. At 31 December 2018, the balance of the principal of the corporate bond was RMB56,813,000. The amount was fully settled in September 2019.

24. 銀行借款(續)

銀行借款之預定償還情況如下：

2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
3,578	2,154
3,719	2,154
6,462	6,462
1,976	3,590
15,735	14,360

附註：到期款項乃根據貸款協議所載預訂還款日期計算。

25. 公司債券

於二零一八年九月十二日，本公司發行本金額64,707,373港元(相當於人民幣56,813,074元)的12%公司債券，將於發行日期起計360日到期。公司債券由本公司408,369,769股已發行股份的股份開支作抵押，不包括任何衍生因素。本公司有權向公司債券擁有人事先發出通知並取得公司債券擁有人的書面同意後提前贖回公司債券。

發行公司債券旨在籌集資金贖回年內可換股債券。於二零一八年十二月三十一日，公司債券本金結餘為人民幣56,813,000元。金額已於二零一九年九月悉數結清。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

25. CORPORATE BOND (CONTINUED)

The movements in the corporate bond recognised in the consolidated statement of financial position are as follow:

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Carrying amount at 1 January	於一月一日之賬面值	-	55,506
Face value of the corporate bond issued	已發行公司債券之面值	-	-
Effective interest expense (note 9)	實際利息開支(附註9)	-	3,792
Interest paid	已付利息	-	(2,485)
Repayment of corporate bond	償還公司債券	-	(56,813)
Carrying amount at 31 December	於十二月三十一日之賬面值	-	-

Interest expense on the corporate bond was calculated using the effective interest method by applying the effective interest rate of 12.36% per annum.

26. LEASES

Nature of leasing activities (in the capacity as lessee)

The Group leases a number of properties in the jurisdictions from which it operates. In some jurisdictions it is customary for lease contracts to provide for payments to increase each year by inflation and in others to be reset periodically to market rental rates.

The Group also leases motor vehicle, which comprise only fixed payments over the lease terms.

25. 公司債券(續)

於綜合財務狀況表確認的公司債券之變動如下：

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Carrying amount at 1 January	於一月一日之賬面值	-	55,506
Face value of the corporate bond issued	已發行公司債券之面值	-	-
Effective interest expense (note 9)	實際利息開支(附註9)	-	3,792
Interest paid	已付利息	-	(2,485)
Repayment of corporate bond	償還公司債券	-	(56,813)
Carrying amount at 31 December	於十二月三十一日之賬面值	-	-

公司債券的利息開支透過應用實際年利率12.36%使用實際利息法計算。

26. 租賃

租賃活動的性質(作為承租人)

本集團在其經營所在的司法權區租賃多種物業。在部分司法權區，租賃合約通常規定每年支付的費用會因通貨膨脹而增加，而在部分司法權區則會按市場租金定期調整。

本集團亦租賃汽車，僅包含租期內的固定付款。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

26. LEASES (CONTINUED)

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

The carrying amounts of the Group's lease liabilities and the movement during the year are as follows:

Lease liabilities

		Other buildings leased for own use carried at cost 按成本列賬租作自用的其他樓宇 RMB'000 人民幣千元	Motor vehicle 汽車 RMB'000 人民幣千元	Total 總額 RMB'000 人民幣千元
At 1 January 2019	於二零一九年一月一日	11,971	-	11,971
Additions	添置	1,722	194	1,916
Disposals	出售	(2,316)	-	(2,316)
Interest expense	利息支出	1,156	18	1,174
Lease payments	租賃付款	(6,091)	(114)	(6,205)
Exchange realignment	匯兌調整	5	-	5
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日及二零二零年一月一日	6,447	98	6,545
Additions	添置	2,041	-	2,041
Disposals	出售	(6,588)	(98)	(6,686)
Interest expense	利息支出	391	-	391
Lease payments	租賃付款	(2,116)	-	(2,116)
Exchange realignment	匯兌調整	(20)	-	(20)
At 31 December 2020	於二零二零年十二月三十一日	155	-	155

26. 租賃(續)

租賃活動的性質(作為承租人)(續)

本集團租賃負債賬面值於年內的變動如下:

租賃負債

	Other buildings leased for own use carried at cost 按成本列賬租作自用的其他樓宇 RMB'000 人民幣千元	Motor vehicle 汽車 RMB'000 人民幣千元	Total 總額 RMB'000 人民幣千元
At 1 January 2019	11,971	-	11,971
Additions	1,722	194	1,916
Disposals	(2,316)	-	(2,316)
Interest expense	1,156	18	1,174
Lease payments	(6,091)	(114)	(6,205)
Exchange realignment	5	-	5
At 31 December 2019 and 1 January 2020	6,447	98	6,545
Additions	2,041	-	2,041
Disposals	(6,588)	(98)	(6,686)
Interest expense	391	-	391
Lease payments	(2,116)	-	(2,116)
Exchange realignment	(20)	-	(20)
At 31 December 2020	155	-	155

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

26. LEASES (CONTINUED)

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

Lease liabilities (Continued)

Future lease payments are due as follows:

		Minimum lease payments 最低租賃付款 31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元	Interest 利息 31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元	Present value 現值 31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元
Not later than one year	不遲於一年	159	(4)	155
Later than one year and not later than two years	遲於一年但不遲於兩年	-	-	-
Later than two years and not later than five years	遲於兩年但不遲於五年	-	-	-
Later than five years	遲於五年	-	-	-
At 31 December 2020	於二零二零年十二月三十一日	159	(4)	155

		Minimum lease payments 最低租賃付款 31 December 2019 二零一九年 十二月三十一日 RMB'000 人民幣千元	Interest 利息 31 December 2019 二零一九年 十二月三十一日 RMB'000 人民幣千元	Present value 現值 31 December 2019 二零一九年 十二月三十一日 RMB'000 人民幣千元
Not later than one year	不遲於一年	5,660	(484)	5,176
Later than one year and not later than two years	遲於一年但不遲於兩年	1,314	(91)	1,223
Later than two years and not later than five years	遲於兩年但不遲於五年	168	(22)	146
Later than five years	遲於五年	-	-	-
At 31 December 2019	於二零一九年十二月三十一日	7,142	(597)	6,545

26. 租賃(續)

租賃活動的性質(作為承租人)(續)

租賃負債(續)

未來租賃付款到期情況如下:

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

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26. LEASES (CONTINUED)

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

Lease liabilities (Continued)

The present value of future lease payments are analysed as:

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Current liabilities	流動負債	155	5,176
Non-current liabilities	非流動負債	-	1,369
		155	6,545

27. SHARE CAPITAL

27. 股本

		2020 二零二零年		2019 二零一九年	
		Number of ordinary shares '000 千股	Amount RMB'000 人民幣千元	Number of ordinary shares '000 千股	Amount RMB'000 人民幣千元
Authorised:	法定：				
Ordinary shares of HK\$0.1 each At 1 January and 31 December	每股面值0.1港元的普通股 於一月一日及 十二月三十一日	5,000,000	407,450	5,000,000	407,450
Issued and fully paid:	已發行及繳足：				
Ordinary shares of HK\$0.1 each At 1 January and 31 December	每股面值0.1港元的普通股 於一月一日及 十二月三十一日	1,731,433	142,004	1,731,433	142,004

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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28. EQUITY-SETTLED SHARE-BASED PAYMENTS

A share option scheme (the "Share Option Scheme") was adopted pursuant to a resolution in writing passed by all shareholders on 20 December 2011. The purpose of the Share Option Scheme is to provide incentives or rewards to the eligible participants for their contribution to the Group.

The maximum number of shares which may be allotted and issued upon exercise of all outstanding options granted and yet to be exercised under the Share Option Scheme and any other share option scheme adopted by the Group shall not exceed 30% of the share capital of the Company in issue from time to time. The total number of shares issued and which may fall to be issued upon exercise of the options granted under the Share Option Scheme and any other share option scheme of the Group to each grantee in any 12-month period shall not exceed 1% of the issued share capital of the Company for the time being. Any further grant of options in excess of the limit is subject to shareholders' approval in general meeting.

The exercise price of the share options is determinable by the Directors, but may not be less than the highest of (i) the Hong Kong Stock Exchange closing price of the Company's shares on the date of the offer of the share options; (ii) the average Hong Kong Stock Exchange closing price of the Company's shares for the five trading days immediately preceding the date of the offer; and (iii) the nominal value of the Company's shares on the date of the offer.

28. 以權益結算股份為基礎之付款

本公司根據全體股東於二零一一年十二月二十日通過的書面決議案採納一項購股權計劃(「購股權計劃」)。購股權計劃的目的為獎勵或獎賞合資格參與者為本集團所作之貢獻。

於根據購股權計劃及本集團所採納的任何其他購股權計劃已授出但尚未行使其所有未行使購股權獲行使後可予配發及發行之股份最高數目不得超過本公司不時已發行股本之30%。於根據購股權計劃及本集團任何其他購股權計劃授出之購股權獲行使後而發行或可能將予發行予各承授人之股份總數於任何12個月期間不得超過本公司當時已發行股本之1%。超過此上限的任何進一步購股權批授必須經股東於股東大會上批准。

購股權的行使價由董事釐定，惟不可低於以下最高者：(i)本公司股份於授出購股權日期在香港聯交所之收市價；(ii)本公司股份於緊接授出日期前五個交易日在香港聯交所之平均收市價；及(iii)本公司股份於授出日期之面值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)**(a) Equity-settled share option scheme**

On 17 December 2015, options to subscribe for an aggregate of 70,000,000 shares of the Company were granted by the Company to the existing directors and employees of the Group under the Share Option Scheme ("2015 Scheme"). 30% of share options have an exercise period from 1 June 2016 to 19 December 2021 ("Share Option 1"), 30% of share options have an exercise period from 1 June 2017 to 19 December 2021 ("Share Option 2"); and the remaining share options have an exercise period from 1 June 2018 to 19 December 2021 ("Share Option 3"). All share options are subject to the fulfillment of relevant profit targets by the Group, and share options shall not be vested if any of the profit targets is failed to meet.

On 15 January 2018, options to subscribe for an aggregate of 90,200,000 shares of the Company were granted by the Company to the existing directors and employees of the Group under the Share Option Scheme ("2018 Scheme"). 10% of share options have an exercise period from 1 June 2018 to 14 January 2023 ("Share Option 4"), 20% of share options have an exercise period from 1 June 2019 to 14 January 2023 ("Share Option 5"), 30% of share options have an exercise period from 1 June 2020 to 14 January 2023 ("Share Option 6") and the remaining share options (40%) have an exercise period from 1 June 2021 to 14 January 2023 ("Share Option 7"). All share options are subject to the fulfillment of relevant profit targets by the Group, and share options shall not be vested if any of the profit targets is failed to meet.

28. 以權益結算股份為基礎之付款 (續)**(a) 權益結算購股權計劃**

於二零一五年十二月十七日，本公司根據購股權計劃向本集團現有董事及僱員授出購股權，可合共認購本公司70,000,000股股份（「二零一五年計劃」）。其中30%購股權的行使期為二零一六年六月一日至二零二一年十二月十九日（「購股權I」），30%購股權的行使期為二零一七年六月一日至二零二一年十二月十九日（「購股權II」），及餘下購股權的行使期為二零一八年六月一日至二零二一年十二月十九日（「購股權III」）。所有購股權須待本集團達成有關盈利目標後方可作實，倘未能達成有關盈利目標，購股權不得予以歸屬。

於二零一八年一月十五日，本公司根據購股權計劃向本集團現有董事及僱員授出購股權，可合共認購本公司90,200,000股股份（「二零一八年計劃」）。其中10%購股權的行使期為二零一八年六月一日至二零二三年一月十四日（「購股權IV」），20%購股權的行使期為二零一九年六月一日至二零二三年一月十四日（「購股權V」），30%購股權的行使期為二零二零年六月一日至二零二三年一月十四日（「購股權VI」），及餘下購股權（40%）的行使期為二零二一年六月一日至二零二三年一月十四日（「購股權VII」）。所有購股權須待本集團達成有關盈利目標後方可作實，倘未能達成有關盈利目標，購股權不得予以歸屬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)**(a) Equity-settled share option scheme (Continued)**

Details of the specific categories of options are as follows:

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
Share Option 1 購股權I	17 December 2015 二零一五年 十二月十七日	31 May 2016 二零一六年 五月三十一日	1 June 2016 to 19 December 2021 二零一六年 六月一日至 二零二一年 十二月十九日	1.046	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statements of the Company for the year ended 31 December 2015 <ul style="list-style-type: none"> - Equal to or more than RMB35 million, 100% of Share Option 1 shall be vested; - Equal to or more than RMB25 million but less than RMB35 million, 50% of Share Option 1 shall be vested; and - Less than RMB25 million, no Share Option 1 shall be vested. <p>根據本公司截至二零一五年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利</p> <ul style="list-style-type: none"> - 相等於或多於人民幣35百萬元，則須歸屬購股權I的100%； - 相等於或多於人民幣25百萬元但少於人民幣35百萬元，則須歸屬購股權I的50%；及 - 少於人民幣25百萬元，則毋須歸屬購股權I。

28. 以權益結算股份為基礎之付款 (續)**(a) 權益結算購股權計劃(續)**

特定類別購股權詳情如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS
(CONTINUED)

(a) Equity-settled share option scheme
(Continued)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
Share Option 2 購股權II	17 December 2015 二零一五年 十二月十七日	31 May 2017 二零一七年 五月三十一日	1 June 2017 to 19 December 2021 二零一七年 六月一日至 二零二一年 十二月十九日	1.046	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statements of the Company for the year ended 31 December 2016 <ul style="list-style-type: none"> - Equal to or more than RMB65 million, 100% of Share Option 2 shall be vested; - Equal to or more than RMB50 million but less than RMB65 million, 50% of Share Option 2 shall be vested; and - Less than RMB25 million, no Share Option 2 shall be vested. <p>根據本公司截至二零一六年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利</p> <ul style="list-style-type: none"> - 相等於或多於人民幣65百萬元，則須歸屬購股權II的100%； - 相等於或多於人民幣50百萬元但少於人民幣65百萬元，則須歸屬購股權II的50%；及 - 少於人民幣25百萬元，則毋須歸屬購股權II。

28. 以權益結算股份為基礎之付款
(續)

(a) 權益結算購股權計劃(續)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)**(a) Equity-settled share option scheme (Continued)**

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
Share Option 3 購股權 III	17 December 2015 二零一五年 十二月十七日	31 May 2018 二零一八年 五月三十一日	1 June 2018 to 19 December 2021 二零一八年 六月一日至 二零二一年 十二月十九日	1.046	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statements of the Company for the year ended 31 December 2017 <ul style="list-style-type: none"> - Equal to or more than RMB100 million, 100% of Share Option 3 shall be vested; - Equal to or more than RMB80 million but less than RMB100 million, 50% of Share Option 3 shall be vested; and - Less than RMB80 million, no Share Option 3 shall be vested. <p>根據本公司截至二零一七年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利</p> <ul style="list-style-type: none"> - 相等於或多於人民幣100百萬元，則須歸屬購股權 III 的100%； - 相等於或多於人民幣80百萬元但少於人民幣100百萬元，則須歸屬購股權 III 的50%；及 - 少於人民幣80百萬元，則毋須歸屬購股權 III。

28. 以權益結算股份為基礎之付款 (續)**(a) 權益結算購股權計劃 (續)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS
(CONTINUED)

(a) Equity-settled share option scheme
(Continued)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
Share Option 4 購股權IV	15 January 2018 二零一八年 一月十五日	31 May 2018 二零一八年 五月三十一日	1 June 2018 to 14 January 2023 二零一八年 六月一日至 二零二三年 一月十四日	0.842	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statements of the Company for the year ended 31 December 2017 <ul style="list-style-type: none"> - Equal to or more than RMB100 million, 100% of Share Option 4 shall be vested; - Equal to or more than RMB80 million but less than RMB100 million, 50% of Share Option 4 shall be vested; and - Less than RMB80 million, no Share Option 4 shall be vested. <p>根據本公司截至二零一七年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利</p> <ul style="list-style-type: none"> - 相等於或多於人民幣100百萬元，則須歸屬購股權IV的100%； - 相等於或多於人民幣80百萬元但少於人民幣100百萬元，則須歸屬購股權IV的50%；及 - 少於人民幣80百萬元，則毋須歸屬購股權IV。

28. 以權益結算股份為基礎之付款
(續)

(a) 權益結算購股權計劃(續)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)

(a) Equity-settled share option scheme (Continued)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
Share Option 5 購股權V	15 January 2018 二零一八年 一月十五日	31 May 2019 二零一九年 五月三十一日	1 June 2019 to 14 January 2023 二零一九年 六月一日至二零 二三年一月十四日	0.842	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statements of the Company for the year ended 31 December 2018

28. 以權益結算股份為基礎之付款 (續)

(a) 權益結算購股權計劃 (續)

- Equal to or more than RMB150 million, 100% of Share Option 5 shall be vested;
- Equal to or more than RMB100 million but less than RMB150 million, 50% of Share Option 5 shall be vested; and
- Less than RMB100 million, no Share Option 5 shall be vested.

根據本公司截至二零一八年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利

- 相等於或多於人民幣150百萬元，則須歸屬購股權V的100%；
- 相等於或多於人民幣100百萬元但少於人民幣150百萬元，則須歸屬購股權V的50%；及
- 少於人民幣100百萬元，則毋須歸屬購股權V。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS
(CONTINUED)(a) Equity-settled share option scheme
(Continued)

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
Share Option 6 購股權VI	15 January 2018 二零一八年 一月十五日	31 May 2020 二零二零年 五月三十一日	1 June 2020 to 14 January 2023 二零二零年 六月一日至二零 二三年一月十四日	0.842	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statements of the Company for the year ended 31 December 2019

- Equal to or more than RMB200 million, 100% of Share Option 6 shall be vested;
- Equal to or more than RMB150 million but less than RMB200 million, 50% of Share Option 6 shall be vested; and
- Less than RMB150 million, no Share Option 6 shall be vested.

根據本公司截至二零一九年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利

- 相等於或多於人民幣200百萬元，則須歸屬購股權VI的100%；
- 相等於或多於人民幣150百萬元但少於人民幣200百萬元，則須歸屬購股權VI的50%；及
- 少於人民幣150百萬元，則毋須歸屬購股權VI。

28. 以權益結算股份為基礎之付款
(續)

(a) 權益結算購股權計劃(續)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)**(a) Equity-settled share option scheme (Continued)**

	Date of grant 授出日期	Vesting date 歸屬日期	Exercise period 行使期	Exercise price 行使價 HK\$ 港元	Vesting conditions 歸屬條件
Share Option 7 購股權 VII	15 January 2018 二零一八年 一月十五日	31 May 2021 二零二一年 五月三十一日	1 June 2021 to 14 January 2023 二零二一年 六月一日至 二零二三年 一月十四日	0.842	Profit after income tax (but before share-based payment expenses) according to the audited consolidated financial statements of the Company for the year ending 31 December 2020 <ul style="list-style-type: none"> - Equal to or more than RMB250 million, 100% of Share Option 7 shall be vested; - Equal to or more than RMB200 million but less than RMB250 million, 50% of Share Option 7 shall be vested; and - Less than RMB200 million, no Share Option 7 shall be vested. <p>根據本公司截至二零二零年十二月三十一日止年度的經審核綜合財務報表，除所得稅(但未扣除股份付款開支)後溢利</p> <ul style="list-style-type: none"> - 相等於或多於人民幣250百萬元，則須歸屬購股權VII的100%； - 相等於或多於人民幣200百萬元但少於人民幣250百萬元，則須歸屬購股權VII的50%；及 - 少於人民幣200百萬元，則毋須歸屬購股權VII。

28. 以權益結算股份為基礎之付款 (續)**(a) 權益結算購股權計劃 (續)**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS
(CONTINUED)

(a) Equity-settled share option scheme
(Continued)

Set out below are details of movements of the outstanding options granted under the Share Option Scheme during the years ended 31 December 2020 and 2019:

		Number of share options 購股權數目													
		Outstanding as at 31 December 2019 and 1 January 2020					Addition during the year		Exercised during the year		Lapsed during the year*		Outstanding as at 31 December 2020		
		Exercise price	Outstanding as at 1 January 2019	Addition during the year	Exercised during the year	Lapsed during the year*	於 二零一九年 十二月 三十一日及 二零二零年 一月一日 尚未行使	年內添置	年內行使	年內失效*	於 二零一九年 一月一日 尚未行使	年內添置	年內行使	年內失效*	於 二零二零年 十二月 三十一日 尚未行使
2015 Scheme	二零一五年 計劃														
Directors	董事	HK\$1.046 港元	18,500,000	-	-	-	18,500,000	-	-	(500,000)	18,000,000				
Employees	僱員	HK\$1.046 港元	27,500,000	-	-	(2,500,000)*	25,000,000	-	-	(4,000,000)*	21,000,000				
2018 Scheme	二零一八年 計劃														
Directors	董事	HK\$0.842 港元	11,500,000	-	-	(1,150,000)	10,350,000	-	-	(3,810,000)	6,540,000				
Employees	僱員	HK\$0.842 港元	54,400,000	-	-	(18,670,000)*	35,730,000	-	-	(17,610,000)*	18,120,000				
Total	總計		111,900,000	-	-	(22,320,000)	89,580,000	-	-	(25,920,000)	63,660,000				

* Lapsed share options were resulted from the resignation of employees and a failure by the employees to satisfy the vesting conditions for the respective years.

* 因僱員辭職或未有滿足各年度的歸屬條件導致購股權失效。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)**(a) Equity-settled share option scheme (Continued)**

Share options and weighted average exercise price are as follows for the reporting periods presented:

		2020 二零二零年		2019 二零一九年	
		Number 數目	Weighted average exercise price 加權平均行使價 HK\$ 港元	Number 數目	Weighted average exercise price 加權平均行使價 HK\$ 港元
Outstanding at 1 January	於一月一日尚未行使	89,580,000	0.941	111,900,000	0.926
Granted	已授出	-	-	-	-
Exercised	已行使	-	-	-	-
Lapsed	已失效	(25,920,000)	0.877	(22,320,000)	0.865
Outstanding at 31 December	於十二月三十一日尚未行使	63,660,000	0.967	89,580,000	0.941
Exercisable at the end of the year	於年末可行使	59,796,000	0.996	65,664,000	1.101

The options outstanding at the end of the year have a weighted average remaining contractual life of 1.4 years (2019: 2.6 years) and the exercise price of HK\$0.967 (2019: HK\$0.941).

28. 以權益結算股份為基礎之付款 (續)**(a) 權益結算購股權計劃(續)**

報告期內的購股權及加權平均行使價呈列如下：

年末尚未行使購股權的加權平均剩餘合約期限為1.4年(二零一九年：2.6年)，行使價為0.967港元(二零一九年：0.941港元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

**28. EQUITY-SETTLED SHARE-BASED PAYMENTS
(CONTINUED)**

**(a) Equity-settled share option scheme
(Continued)**

2015 Scheme

The total fair value of the share options under 2015 Scheme at the grant date on 17 December 2015 was HK\$43,472,000. The following information is relevant in the determination of the fair value of options.

		Share Option 1 購股權I	Share Option 2 購股權II	Share Option 3 購股權III	Weighted average 加權平均
Option pricing model used	使用的購股權定價模型				Binomial option pricing 二項期權定價
Fair value per option at grant date	於授出日期每份購股權之公平值	HK\$0.51 港元	HK\$0.57 港元	HK\$0.62 港元	HK\$0.572 港元
Exercise price	行使價				HK\$1.046 港元
Contractual life	合約期限				6 years 年
Expected volatility	預期波幅				83%
Expected dividend rate	預期股息率				-
Risk-free interest rate	無風險利率				1.17%

The volatility assumption, measured at the standard deviation of expected share price returns, is based on a statistical analysis of daily share prices over the last three years. Changes in the subjective input assumptions could materially affect the fair value estimate.

For the year ended 31 December 2020 and 2019, no share option expenses was recognised in expense in relation to share options under 2015 Scheme.

Of the total number of share options outstanding as at 31 December 2020, no share option had not vested and were not exercisable as at 31 December 2020 (2019: nil).

**28. 以權益結算股份為基礎之付款
(續)**

(a) 權益結算購股權計劃(續)

二零一五年計劃

於二零一五年十二月十七日(授出日期)，根據二零一五年計劃，購股權之公平值總額為43,472,000港元。以下為有關釐定購股權的公平值的資料。

按預計股價回報的標準偏差計量的波幅假設乃根據過去三年每日股價的統計數據分析計算得出。主觀輸入數據假設的變動可能對公平值估計造成重大影響。

截至二零二零年及二零一九年十二月三十一日止年度，概無就二零一五年計劃所涉購股權之開支確認股權開支。

於二零二零年十二月三十一日的尚未行使購股權總數當中，概無購股權於二零二零年十二月三十一日未獲歸屬或未獲行使(二零一九年：零)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)**(a) Equity-settled share option scheme (Continued)****2018 Scheme**

The total fair value of the share options under 2018 Scheme at the grant date on 15 January 2018 was RMB31,850,000. The following information is relevant in the determination of the fair value of options.

		Share Option 4 購股權IV	Share Option 5 購股權V	Share Option 6 購股權VI	Share Option 7 購股權VII	Weighted average 加權平均
Option pricing model used	使用的購股權定價模型					Binomial option pricing 二項期權定價
Fair value per option at grant date	於授出日期每份購股權之公平值	HK\$0.26 港元	HK\$0.30 港元	HK\$0.33 港元	HK\$0.35 港元	HK\$0.33 港元
Exercise price	行使價					HK\$0.842 港元
Contractual life	合約期限					5 years 年
Expected volatility	預期波幅					59%
Expected dividend rate	預期股息率					2%
Risk-free interest rate	無風險利率					1.67%

The volatility assumption, measured at the standard deviation of expected share price returns, is based on a statistical analysis of daily share prices over the last three years. Changes in the subjective input assumptions could materially affect the fair value estimate.

During the year ended 31 December 2020, total share option expenses of approximately RMB nil (2019: RMB449,000) was recognised in expense in relation to share options under 2018 Scheme. Total share option expenses of approximately RMB nil (2019: RMB2,169,000) was reversed from expense in relation to share options under 2018 Scheme due to the failure to satisfy the vesting conditions.

Of the total number of share options outstanding as at 31 December 2020, 21,552,000 share options had not vested and were not exercisable as at 31 December 2020 (2019: 37,716,000 share options).

28. 以權益結算股份為基礎之付款 (續)**(a) 權益結算購股權計劃(續)****二零一八年計劃**

於二零一八年一月十五日(授出日期)，根據二零一八年計劃，購股權之公平值總額為人民幣31,850,000元。以下為有關釐定購股權的公平值的資料。

按預計股價回報的標準偏差計量的波幅假設乃根據過去三年每日股價的統計數據分析計算得出。主觀輸入數據假設的變動可能對公平值估計造成重大影響。

截至二零二零年十二月三十一日止年度就二零一八年計劃購股權之總購股權開支約人民幣零元(二零一九年：人民幣449,000元)確認為開支。由於未能滿足歸屬條件，總購股權開支約人民幣零元(二零一九年：人民幣2,169,000元)已自二零一八年計劃的購股權開支撥回。

於二零二零年十二月三十一日的尚未行使購股權總數當中，21,552,000份購股權於二零二零年十二月三十一日未獲歸屬，亦未獲行使(二零一九年：37,716,000份購股權)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

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**28. EQUITY-SETTLED SHARE-BASED PAYMENTS
(CONTINUED)**

(b) Equity-settled service contract

On 17 December 2015, the Company entered into separate services contracts with 5 individual advisors (the “2015 Advisors”) to provide advisory services to the Group for six years. In consideration of the services provided by the 2015 Advisors, the Company granted in a total of 6,000,000 share options to them.

Set out below are details of the share options granted to the 2015 Advisors:

- (i) All share options are granted with an exercise price of HK\$1.046 per share;
- (ii) All holders of share options have to follow the vesting date, vesting conditions and exercise period under 2015 Scheme as mentioned in note 28(a);
- (iii) There were no exercised or lapsed share options as at 31 December 2020 (2019: nil).

The total fair values of the share options granted to the 2015 Advisors on 17 December 2015 were approximately RMB3,000,000. These fair values were based on the terms and conditions stated in the service contracts.

On 15 January 2018, the Company entered into separate services contracts with 6 individual advisors (the “2018 Advisors”) to provide advisory services to the Group for five years. In consideration of the services provided by the 2018 Advisors, the Company granted in a total of 7,800,000 share options to them.

**28. 以權益結算股份為基礎之付款
(續)**

(b) 以權益結算之服務合約

於二零一五年十二月十七日，本公司分別與五名個人顧問(「二零一五年顧問」)就向本集團提供為期六年的顧問服務訂立獨立服務合約。作為二零一五年顧問提供服務的代價，本公司向彼等授出合共6,000,000份購股權。

下文載列授予二零一五年顧問的購股權詳情：

- (i) 所有已授出購股權的行使價均為每股1.046港元；
- (ii) 所有購股權持有人均受附註28(a)所述的二零一五年計劃歸屬日期、歸屬條件及行使期限規限；
- (iii) 於二零二零年十二月三十一日，概無購股權獲行使或失效(二零一九年：零)。

於二零一五年十二月十七日，授予二零一五年顧問的購股權的公平值總額約為人民幣3,000,000元。該等公平值乃根據服務合約所載條款及條件計算。

於二零一八年一月十五日，本公司分別與六名個人顧問(「二零一八年顧問」)就向本集團提供為期五年的顧問服務訂立獨立服務合約。作為二零一八年顧問提供服務的代價，本公司向彼等授出合共7,800,000份購股權。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

28. EQUITY-SETTLED SHARE-BASED PAYMENTS (CONTINUED)**(b) Equity-settled service contract (Continued)**

Set out below are details of the share options granted to the 2018 Advisors:

- (i) All share options are granted with an exercise price of HK\$0.842 per share;
- (ii) All holders of share options have to follow the vesting date, vesting conditions and exercise period under 2018 Scheme as mentioned in note 28(a);
- (iii) 2,340,000 share options were lapsed during the year ended 31 December 2020 (2019: 780,000). There were no exercised share options as at 31 December 2020 and 2019.

The total fair values of the share options granted to the Advisors on 15 January 2018 were RMB2,535,000. These fair values were based on the terms and conditions stated in the service contracts.

The weighted average exercise price of the share options under both 2015 Scheme and 2018 Scheme is HK\$0.931 per share and the weighted average remaining contractual life is 1.6 years (2019: 2.6 years).

The Group recognised the total expense of approximately RMB nil (2019: RMB62,000) for the year ended 31 December 2020 in relation to share options granted by the Company to the 2015 Advisors and 2018 Advisors.

28. 以權益結算股份為基礎之付款 (續)**(b) 以權益結算之服務合約(續)**

下文載列授予二零一八年顧問的購股權詳情：

- (i) 所有已授出購股權的行使價均為每股0.842港元；
- (ii) 所有購股權持有人均受附註28(a)所述的二零一八年計劃歸屬日期、歸屬條件及行使期限規限；
- (iii) 截至二零二零年十二月三十一日止年度有2,340,000份購股權失效(二零一九年：780,000份)。於二零二零年及二零一九年十二月三十一日，概無購股權獲行使。

於二零一八年一月十五日，授予該等顧問的購股權的公平值總額為人民幣2,535,000元。該等公平值乃根據服務合約所載條款及條件計算。

二零一五年計劃及二零一八年計劃下的購股權的加權平均行使價為每股0.931港元，加權平均剩餘合約期限為1.6年(二零一九年：2.6年)。

本集團就本公司授予二零一五年顧問及二零一八年顧問的購股權確認截至二零二零年十二月三十一日止年度的開支總額約為人民幣零元(二零一九年：人民幣62,000元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

29. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

29. 本公司財務狀況表

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
	Notes 附註		
ASSETS AND LIABILITIES	資產及負債		
Non-current assets	非流動資產		
Investments in subsidiaries	於附屬公司的投資	48,257	48,257
Amounts due from subsidiaries	應收附屬公司款項	134,265	143,671
		182,522	191,928
Current assets	流動資產		
Prepayments and other receivables	預付款項及其他應收款項	103	15
Cash and cash equivalents	現金及現金等值項目	120	265
		223	280
Current liabilities	流動負債		
Accruals and other payables	應計費用及其他應付款項	7,451	5,100
Amount due to a shareholder	應付股東款項	12,409	13,552
Amounts due to subsidiaries	應付附屬公司款項	135,366	139,800
Dividend payable	應付股息	106	113
		155,332	158,565
Net current liabilities	流動負債淨額	(155,109)	(158,285)
Total assets less current liabilities	資產總額減流動負債	27,413	33,643
NET ASSETS	資產淨額	27,413	33,643
EQUITY	權益		
Share capital	股本	27	142,004
Reserves	儲備	30(b)	(114,591)
TOTAL EQUITY	權益總額	27,413	33,643

On behalf of the Board of directors

代表董事會

Zhang Gongjun
張公俊
Executive Director
執行董事

Vincent Cheng
鄭嘉福
Independent Non-Executive Director
獨立非執行董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

30. RESERVES

(a) Group

Details of the movements on the Group's reserve are as set out in the consolidated statement of changes in equity.

(b) Company

30. 儲備

(a) 本集團

本集團儲備變動的詳情載於綜合權益變動表。

(b) 本公司

		Share premium 股份溢價 RMB'000 人民幣千元	Exchange reserve 匯兌儲備 RMB'000 人民幣千元	Share option reserve 購股權儲備 RMB'000 人民幣千元	Accumulated losses 累計虧損 RMB'000 人民幣千元	Total 總額 RMB'000 人民幣千元
At 1 January 2019	於二零一九年一月一日	217,853	8,846	32,039	(137,277)	121,461
Loss for the year	年度虧損	-	-	-	(231,242)	(231,242)
Exchange difference translating foreign operation	海外業務換算的匯兌差額	-	3,589	-	-	3,589
Total comprehensive income for the year	年度全面收益總額	-	3,589	-	(231,242)	(227,653)
Equity settled share-based transactions (note 28)	以權益結算股份為基礎之交易(附註28)	-	-	(2,169)	-	(2,169)
Share options lapsed (note 28)	已失效購股權(附註28)	-	-	(1,857)	1,857	-
At 31 December 2019 and 1 January 2020	於二零一九年十二月三十一日及二零二零年一月一日	217,853	12,435	28,013	(366,662)	(108,361)
Loss for the year	年度虧損	-	-	-	(7,343)	(7,343)
Exchange difference translating foreign operation	海外業務換算的匯兌差額	-	1,113	-	-	1,113
Total comprehensive income for the year	年度全面收益總額	-	1,113	-	(7,343)	(6,230)
Share options lapsed (note 28)	已失效購股權(附註28)	-	-	(2,727)	2,727	-
At 31 December 2020	於二零二零年十二月三十一日	217,853	13,548	25,286	(371,278)	(114,591)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

30. RESERVES (CONTINUED)

(c) Nature and purpose of reserves

(i) Share premium

Share premium account of the Company and Group represents the excess of the proceeds received over the nominal value of the Company's shares issued.

(ii) Merger reserve

Merger reserve of the Group arose as a result of the Reorganisation and represents the difference between the nominal value of the registered capital and capital reserve of Guangdong Huijin and the nominal value of the shares of the Company issued pursuant to the Reorganisation.

(iii) Statutory reserve

In accordance with the Company Law of the PRC, the Company's subsidiaries registered in the PRC are required to appropriate 10% of the annual statutory profit after tax (after offsetting any prior years' losses) determined in accordance with generally accepted accounting principles in the PRC to the statutory reserve until the balance of the reserve fund reaches 50% of the entity's registered capital. The statutory reserve can be utilized to offset prior years' losses or to increase capital, provided the remaining balance of the statutory reserve is not less than 25% of registered capital.

(iv) Exchange reserve

Exchange reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations.

30. 儲備(續)

(c) 儲備的性質及用途

(i) 股份溢價

本公司及本集團的股份溢價賬指已收所得款項超出本公司已發行股份面值的差額。

(ii) 合併儲備

本集團的合併儲備因重組而產生，指廣東匯金註冊資本及資本儲備的面值與本公司根據重組發行的股份的面值之間的差額。

(iii) 法定儲備

根據中國公司法，本公司於中國註冊的附屬公司須劃撥10%根據中國公認會計原則釐定的年度法定除稅後溢利(經扣除任何過往年度虧損)至法定儲備，直至儲備金結餘達到該實體註冊資本的50%為止。法定儲備可用以抵銷過往年度虧損或用於增資，惟法定儲備的餘額不得少於註冊資本的25%。

(iv) 匯兌儲備

匯兌儲備包括財務報表海外業務換算所產生的所有匯兌差額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

30. RESERVES (CONTINUED)**(c) Nature and purpose of reserves (Continued)****(v) Share option reserve**

Share option reserve represents the cumulative expenses recognised on the granting of share options to the directors, employees and advisors over the vesting period.

(vi) Retained earnings/(accumulated losses)

The amount represents accumulative net gains and losses recognised in profit or loss.

(vii) Fair value through other comprehensive income reserve

Fair value through other comprehensive income reserve comprises all gains/losses arising on the revaluation of financial assets at FVOCI.

30. 儲備(續)**(c) 儲備的性質及用途(續)****(v) 購股權儲備**

購股權儲備指於歸屬期間向董事、僱員及顧問授出購股權時確認之累計開支。

(vi) 保留溢利/(累計虧損)

該款項指於損益確認的累計收益及虧損淨額。

(vii) 計入其他全面收益儲備的公平值

計入其他全面收益儲備的公平值包括按公平值計入其他全面收益的金融資產重估產生的所有收益/虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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31. PARTICULARS OF SUBSIDIARIES

Details of the principal subsidiaries are as follows:

31. 附屬公司詳情

主要附屬公司的詳情載列如下：

Name 名稱	Place of incorporation/ establishment 註冊成立/ 成立地點	Place of operation and principal activities 經營地點及主要業務	Description of fully paid up share capital/ registered capital held 所持已悉數 繳足股本/ 註冊資本詳情	Percentage of ownership interest's/ voting rights/profit share 所有權權益/ 投票權/利潤分配百分比	
				Directly 直接	Indirectly 間接
Limited liability company 有限責任公司					
Mega Rising Investment Ltd 怡昇投資有限公司	Hong Kong 香港	Provision of financial consultation services in Hong Kong 在香港提供財務顧問服務	1 share HK\$1 1股1港元	-	100%
Sunny Sino Holdings Limited 益華集團有限公司	Hong Kong 香港	Investment holding and provision of other loan services in Hong Kong 投資控股及在香港提供其他貸款服務	1 share HK\$1 1股1港元	-	100%
Flying Investment 匯聯投資	The PRC 中國	Provision of financial consultation and investment income services in the PRC 在中國提供財務顧問及投資收入服務	HK\$50,000,000 50,000,000港元	-	100%
Qianhai Flying Financial PRC Service (Shenzhen) Limited 前海匯聯金融服務(深圳)有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	HK\$300,000,000 300,000,000港元	-	100%
Huilian E-Home Internet Financial Services (Shenzhen) Co., Ltd 匯聯易家互聯網金融服務(深圳)有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	-	-	90%
Profit Success Technology Limited Profit Success Technology Limited	The BVI 英屬維爾京群島	Investment holding company in the BVI 英屬維爾京群島的投資控股公司	US\$1 1美元	51%	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

31. PARTICULARS OF SUBSIDIARIES (CONTINUED)

31. 附屬公司詳情(續)

Details of the principal subsidiaries are as follows: (Continued)

主要附屬公司的詳情載列如下：(續)

Name	Place of incorporation/ establishment	Place of operation and principal activities	Description of fully paid up share capital/ registered capital held 所持已悉數繳足股本/ 註冊資本詳情	Percentage of ownership interest's/ voting rights/profit share	
				Directly 直接	Indirectly 間接
名稱	註冊成立/ 成立地點	經營地點及主要業務		所有權益/ 投票權/利潤分配百分比	
Shenzhen Flying Financial Internet Financial Services Corporation 深圳市匯聯互聯網金融服務有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB50,000,000 人民幣50,000,000元	-	51%
Shenzhen Huilian Huishenghuo Internet Financial Services Limited 深圳市匯聯匯生活互聯網金融服務有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	-	-	63%
Shenzhen Huilian Huiyoufang Internet Financial Services Limited 深圳市匯聯匯有房互聯網金融服務有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB7,000,000 人民幣7,000,000元	-	63%
Zhongxi Rongzi Zulin (Shanghai) Limited 中熙融資租賃(上海)有限公司	The PRC 中國	Provision of finance lease services in the PRC 在中國提供融資租賃服務	RMB200,000,000 人民幣200,000,000元	-	100%
Le Dao Internet Media (Shenzhen) Limited 樂道互聯網傳媒(深圳)有限公司	The PRC 中國	Provision of finance consultation services in the PRC 在中國提供財務顧問服務	RMB3,000,000 人民幣3,000,000元	-	54%
Shenzhen Huidun Technology Company Ltd. 深圳市滙盾科技有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB20,000,000 人民幣20,000,000元	-	89%
Zhongxi Investment Consulting (Shanghai) Limited 中熙投資諮詢(上海)有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB10,000,000 人民幣10,000,000元	-	100%
Huilian Technology Data Service (Shenzhen) Limited 匯聯科技數據服務(深圳)有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB20,000,000 人民幣20,000,000元	-	90%

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綜合財務報表附註(續)

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31. PARTICULARS OF SUBSIDIARIES (CONTINUED)

Details of the principal subsidiaries are as follows: (Continued)

Name 名稱	Place of incorporation/ establishment 註冊成立/ 成立地點	Place of operation and principal activities 經營地點及主要業務	Description of fully paid up share capital/ registered capital held 所持已悉數 繳足股本/ 註冊資本詳情	Percentage of ownership interest's/ voting rights/profit share 所有權權益/ 投票權/利潤分配百分比	
				Directly 直接	Indirectly 間接
Huilian Yuanjing Investment Management (Beijing) Limited 匯聯遠景投資管理(北京)有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB10,000,000 人民幣10,000,000元	-	100%
Shenzhen Qianhai Yuanbo Financial Service Limited 深圳市前海元鉞金融服務有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB5,000,000 人民幣5,000,000元	-	70%
Zhuhai Huilian Zhitou Technology Service Limited 珠海匯聯智投科技服務有限公司	The PRC 中國	Provision of financial consultation services in the PRC 在中國提供財務顧問服務	RMB10,000,000 人民幣10,000,000元	-	100%

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

31. 附屬公司詳情(續)

主要附屬公司的詳情載列如下：(續)

董事認為上表所載之本公司附屬公司對本集團本年度業績有重大影響或佔本集團資產淨值之重大部分。董事會認為倘列出其他附屬公司之資料，將使篇幅過於冗長。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

32. NON-CONTROLLING INTERESTS

Profit Success Technology Limited, a 51% owned subsidiary of the Group, has material non-controlling interests ("NCI"). All other NCI of non-wholly owned subsidiaries are considered as immaterial.

Summarised financial information of Profit Success Group, for the years ended 31 December 2020 and 2019, subsequent to acquisition and before intra-group eliminations, is presented below on a consolidated basis:

32. 非控股權益

Profit Success Technology Limited (由本集團持有51%權益的附屬公司) 擁有重大非控股權益(「非控股權益」)。非全資附屬公司的所有其他非控股權益均視為不重大。

於收購後及集團內公司間交易撇銷前，Profit Success集團截至二零二零年及二零一九年十二月三十一日止年度的財務資料概要按綜合基準呈列如下：

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
For the year ended 31 December	截至十二月三十一日止年度		
Revenue	收益	-	12,418
Loss for the year	年度虧損	(4,361)	(10,203)
Total comprehensive income for the year	年度全面收益總額	9,468	(10,203)
Profit/(loss) allocated to NCI	分配予非控股權益的溢利/(虧損)	4,639	(4,999)
Accumulated non-controlling interests	累計非控股權益	4,382	(257)
For the year ended 31 December	截至十二月三十一日止年度		
Cash outflows from operating activities	經營活動現金流出	(4,534)	(1,833)
Cash inflows from investing activities	投資活動現金流入	3	2,606
Cash inflows from financing activities	融資活動現金流入	4,401	376
As at 31 December	於十二月三十一日		
Current assets	流動資產	2,331	3,976
Non-current assets	非流動資產	54,227	40,398
Current liabilities	流動負債	(3,394)	(757)
Non-current liabilities	非流動負債	-	-
Net assets	資產淨額	53,164	43,617

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綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

33. RELATED PARTIES DISCLOSURE

Save as disclosed elsewhere in the consolidated financial statements, the Group does not have other material related party transactions during the years ended 31 December 2020 and 2019.

Compensation of key management personnel

The emoluments of directors who are also identified as members of key management of the Group during the year are set out in note 11(a).

34. NOTE SUPPORTING CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Major non-cash transactions

During the year, the Group had non-cash addition to right-of-use assets and lease liabilities of approximately RMB2,041,000 respectively, in respect of the lease arrangement of the office buildings.

During the year ended 31 December 2020, the Group had non-cash disposal to right-of-use assets and lease liabilities with net amounts of approximately RMB3,138,000 (2019: RMB757,000).

33. 關連方披露

除綜合財務報表另有披露外，本集團於截至二零二零年及二零一九年十二月三十一日止年度並無其他重大關連方交易。

主要管理層人員之補償

於本年度，亦屬於本集團主要管理層成員的董事的酬金載於附註11(a)。

34. 綜合現金流量表附註

(a) 重大非現金交易

年內，本集團就辦公樓宇相關的租賃安排而錄得使用權資產及租賃負債非現金增加約人民幣2,041,000元。

於截至二零二零年十二月三十一日止年度，本集團有非現金使用權資產出售事項及租賃負債，淨值約人民幣3,138,000元（二零一九年：人民幣757,000元）。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

34. NOTE SUPPORTING CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

(b) Reconciliation of liabilities arising from financing activities

The table below details changes in the Group's liabilities from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are liabilities for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows from financing activities.

		Amount due to a shareholder	Bank borrowings (note 24)	Dividends payable	Lease liabilities (note 26)	Total liabilities from financing activities
		應付股東款項 RMB'000 人民幣千元	銀行借款 (附註24) RMB'000 人民幣千元	應付股息 RMB'000 人民幣千元	租賃負債 (附註26) RMB'000 人民幣千元	融資活動 所產生的 負債總額 RMB'000 人民幣千元
At 1 January 2020	於二零二零年一月一日	13,442	14,360	113	6,545	34,460
Changes from cash flows:	現金流量變動：					
Advance from a shareholder	股東墊款	4,436	-	-	-	4,436
Repayment to a shareholder	還款予股東	(5,676)	-	-	-	(5,676)
Repayment of bank borrowings	償還銀行借款	-	(5,345)	-	-	(5,345)
Proceeds from bank borrowings	銀行借款所得款項	-	6,720	-	-	6,720
Lease payment	租賃付款	-	-	-	(1,725)	(1,725)
Interest paid	已付利息	-	-	-	(391)	(391)
Payment of interest on bank borrowings	支付銀行借款的利息	-	(793)	-	-	(793)
Total changes from financing cash flows	融資現金流量變動總額	(1,240)	582	-	(2,116)	(2,774)
Other changes:	其他變動：					
Effective interest expense	實際利息開支	-	793	-	391	1,184
Exchange adjustments	匯兌調整	(696)	-	(7)	(20)	(723)
Additions of leases	租賃增加	-	-	-	2,041	2,041
Derecognition of leases	終止確認租賃	-	-	-	(6,686)	(6,686)
Total other changes	其他變動總額	(696)	793	(7)	(4,274)	(4,184)
As at 31 December 2020	於二零二零年十二月三十一日	11,506	15,735	106	155	27,502

34. 綜合現金流量表附註(續)

(b) 融資活動所產生的負債之對賬

下表詳列本集團自融資活動所產生的負債變動，包括現金及非現金變動。融資活動所產生的負債之過去及未來現金流量均於本集團融資活動綜合現金流量表入賬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

34. NOTE SUPPORTING CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

(b) Reconciliation of liabilities arising from financing activities (Continued)

	Amount due to a shareholder	Bank borrowings (note 24)	Dividends payable	Corporate bond	Lease liabilities (note 26)	Total liabilities from financing activities
	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
At 1 January 2019	4,779	83,809	111	55,506	-	144,205
Changes from cash flows:						
Increase in amount due to a shareholder	8,663	-	-	-	-	8,663
Repayment of corporate bond	-	-	-	(56,813)	-	(56,813)
Repayment of bank borrowings	-	(69,449)	-	-	-	(69,449)
Lease payment	-	-	-	-	(5,031)	(5,031)
Interest paid	-	-	-	(2,485)	(1,174)	(3,659)
Repayment of interest on bank borrowings	-	(2,364)	-	-	-	(2,364)
Total changes from financing cash flows	8,663	(71,813)	-	(59,298)	(6,205)	(128,653)
Other changes:						
Effective interest expense	-	2,364	-	3,792	1,174	7,330
Exchange adjustments	-	-	2	-	5	7
Recognition on adoption of HKFRS 16	-	-	-	-	11,971	11,971
Additions of leases	-	-	-	-	1,916	1,916
Derecognition of leases	-	-	-	-	(2,316)	(2,316)
Total other changes	-	2,364	2	3,792	12,750	18,908
As at 31 December 2019	13,442	14,360	113	-	6,545	34,460

34. 綜合現金流量表附註(續)

(b) 融資活動所產生的負債之對賬(續)

	應付股東款項	銀行借款	應付股息	公司債券	租賃負債	融資活動所產生的負債總額
	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
於二零一九年一月一日	4,779	83,809	111	55,506	-	144,205
現金流量變動：						
應付股東款項增加	8,663	-	-	-	-	8,663
償還公司債券	-	-	-	(56,813)	-	(56,813)
償還銀行借款	-	(69,449)	-	-	-	(69,449)
租賃付款	-	-	-	-	(5,031)	(5,031)
已付利息	-	-	-	(2,485)	(1,174)	(3,659)
償還銀行借款的利息	-	(2,364)	-	-	-	(2,364)
融資現金流量變動總額	8,663	(71,813)	-	(59,298)	(6,205)	(128,653)
其他變動：						
實際利息開支	-	2,364	-	3,792	1,174	7,330
匯兌調整	-	-	2	-	5	7
於採納香港財務報告準則第16號確認	-	-	-	-	11,971	11,971
租賃增加	-	-	-	-	1,916	1,916
終止確認租賃	-	-	-	-	(2,316)	(2,316)
其他變動總額	-	2,364	2	3,792	12,750	18,908
於二零一九年十二月三十一日	13,442	14,360	113	-	6,545	34,460

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

35. SUMMARY OF FINANCIAL ASSETS AND FINANCIAL LIABILITIES BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the reporting date are as follows:

35. 按類別劃分的金融資產及金融負債概要

各類金融工具於報告日期的賬面值如下：

		2020		2019	
		二零二零年		二零一九年	
		Carrying amount	Fair value	Carrying amount	Fair value
		賬面值	公平值	賬面值	公平值
		RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
Financial assets	金融資產				
Financial assets at FVTPL	按公平值計入損益的金融資產				
– Equity investments	– 權益投資	231,351	231,351	590,791	590,791
– Debt investments	– 債務投資	31,808	31,808	34,640	34,640
Financial assets at FVOCI	按公平值計入其他全面收益的金融資產				
– Equity investments	– 權益投資	54,129	54,129	40,300	40,300
Financial assets at amortised cost	按攤銷成本計量之金融資產				
– Loans and accounts receivables	– 貸款及應收賬款	19,896	19,896	60,016	60,016
– Deposits and other receivables	– 按金及其他應收款項	3,956	3,956	53,442	53,442
– Amount due from a non-controlling interest	– 應收非控股權益款項	1	1	1	1
– Cash and cash equivalents	– 現金及現金等值項目	7,324	7,324	16,973	16,973
Financial liabilities	金融負債				
Financial liabilities measured at amortised cost	按攤銷成本計量之金融負債				
– Accruals and other payables	– 應計費用及其他應付款項	45,689	45,689	30,198	30,198
– Amount due to a shareholder	– 應付股東款項	11,506	11,506	13,442	13,442
– Dividend payable	– 應付股息	106	106	113	113
– Bank borrowings	– 銀行借款	15,735	15,735	14,360	16,972
– Lease liabilities	– 租賃負債	155	155	6,545	7,142

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

36. FINANCIAL RISK MANAGEMENT

The Group's principal financial instruments comprise financial asset at amortised cost, financial assets at FVTPL, financial assets at FVOCI, loans and accounts receivables, deposits and other receivables, cash and cash equivalents, restricted bank deposits, accruals and other payables, lease liabilities, amounts due from a shareholder and a non-controlling interest and bank borrowings. These financial instruments mainly arise from its operations.

The carrying amounts of the Group's financial instruments approximated their fair values as at the reporting date. Fair value estimates are made at a specific point in time and based on relevant market information on the financial instruments.

These estimates are subjective in nature and involve uncertainties and matters of significant judgment, and therefore cannot be determined with precision. Changes in assumptions could significantly affect the estimates.

The main risks arising from the Group's financial instruments are interest rate risk, foreign currency risk, credit risk and liquidity risk. As the Group's exposure to these risks is kept to a minimum, the Group has not used any derivatives and other instruments for hedging purposes. The Group does not hold or issue any derivative financial instruments for trading purposes. The board of directors of the Company reviews and agrees policies for managing each of these risks and they are summarised below.

36. 財務風險管理

本集團的主要金融工具包括按攤銷成本計量的金融資產、按公平值計入損益的金融資產、按公平值計入其他全面收益的金融資產、貸款及應收賬款、按金及其他應收款項、現金及現金等值項目、受限制銀行存款、應計費用及其他應付款項、租賃負債、應收股東款項及非控股權益及銀行借款。該等金融工具主要來自本集團營運。

於報告日期，本集團金融工具的賬面值與其公平值相若。公平值估計乃於特定時間根據金融工具的相關市場資料作出。

該等估計因其主觀性質使然，涉及不確定因素及重大判斷事項，因此不能準確釐定估計。假設的改變有可能嚴重影響該等估計。

來自本集團金融工具的主要風險為利率風險、外幣風險、信貸風險及流動資金風險。由於本集團將上述風險減至最低，故本集團並無使用任何衍生及其他工具作對沖用途。本集團並無持有或發行任何衍生金融工具作買賣用途。本公司董事會檢討並同意管理上述各風險的政策，並概述如下。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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36. FINANCIAL RISK MANAGEMENT (CONTINUED)**Interest rate risk**

Interest rate risk means the risk on the fluctuation of fair value or future cash flows of financial instruments which arise from changes in interest rates. Floating interest rate instruments will result in the Group facing the risk of changes in market interest rate.

The Group is exposed to interest rate risk in relation to variable-rate bank balance, interest-bearing bank borrowing and lease liability. The Group currently does not have a policy on cash flow hedges of interest rate risk. However, the management monitors interest rate exposure and will consider hedging significant interest rate exposure should the need arise. The interest bearing bank borrowing and lease liability bear floating interest rates and are denominated in RMB.

The sensitivity analysis below has been determined based on the exposure to interest rates for variable-rate bank borrowing. The analysis is prepared assuming that the amount of assets and liabilities outstanding at the end of each of the reporting periods were outstanding for the whole year. 100 basis points increase or decrease represents management's assessment of the reasonably possible change in the interest rates of borrowing.

In management's opinion, the sensitivity analysis is unrepresentative of the inherent interest rate risk as the exposures at the end of the reporting periods do not reflect the exposures during the years.

If interest rates on bank borrowing at the end of reporting period had been 100 basis points higher/lower and all other variables were held constant, the potential effect on the Group's post-tax loss/profit for the years ended 31 December 2020 and 2019 are as follow:

36. 財務風險管理(續)**利率風險**

利率風險指利率變動造成金融工具的公平值或未來現金流量波動的風險。浮動利率工具將導致本集團面對市場利率變動的風險。

本集團面臨有關浮息銀行結餘、計息銀行借款及租賃負債的利率風險。本集團目前並無現金流量對沖利率風險的政策。然而，管理層監察利率風險，並將考慮於有需要時對沖重大利率風險。計息銀行借款及租賃負債以浮動利息計息，並以人民幣列值。

以下敏感度分析乃根據浮息銀行借款之利率風險而釐定。分析的編製乃假設資產及於各報告期末尚未償還負債的金額在整個年度均尚未償還。100基點增加或減少指管理層評核借款利率的合理可能變動。

管理層認為，由於報告期末之風險並不反映年內之風險，故敏感度分析不代表固有利率風險。

倘於報告期末的銀行借款利率上升／下降100基點，而所有其他可變因素維持不變，此對本集團截至二零二零年及二零一九年十二月三十一日止年度除稅後虧損／溢利的潛在影響如下：

	2020	2019
	二零二零年	二零一九年
	RMB'000	RMB'000
	人民幣千元	人民幣千元
(Increase)/decrease in loss for the year		
As a result of an increase in interest rate	(96)	(108)
As a result of a decrease in interest rate	96	108

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綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

36. FINANCIAL RISK MANAGEMENT (CONTINUED)

Foreign currency risk

As the Group's revenue and expenses are mainly in RMB which is the functional currency of most of the entities making up the Group, the currency risk resulting from the Group's daily operations is considered not significant. The Group currently does not have a foreign currency hedging policy. However, management monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

Equity price risk

Equity price risk is the risk that the fair value of financial assets at FVTPL and FVOCI decrease as a result of changes in the levels of the equity price of unlisted equity investments. The Group was exposed to equity price risk arising from unlisted equity securities in the PRC classified as financial assets at FVTPL and FVOCI as at 31 December 2020 and 2019. All of these investments are unquoted securities.

All of the Group's unquoted investments are held for long term strategic purposes. Their performance is assessed at least bi-annually against the performance of similar listed entities, based on the limited information available to the Group, together with an assessment of their relevance to the Group's long term strategic plans.

36. 財務風險管理(續)

外幣風險

由於本集團的收益及開支主要以組成本集團的大部分實體的功能貨幣人民幣列值，故本集團日常營運所造成的貨幣風險並不重大。本集團目前並無制訂外幣對沖政策。然而，管理層一直監察外匯風險，並於必要時考慮對沖重大外幣風險。

股價風險

股價風險指因為非上市股本投資股價水平變動，而導致按公平值計入損益及按公平值計入其他全面收益的金融資產的公平值下跌的風險。於二零二零年及二零一九年十二月三十一日，本集團面臨由分類為按公平值計入損益及按公平值計入其他全面收益的金融資產之中國非上市股本證券引致的股價風險。上述投資均為非掛牌證券。

本集團的全部無報價投資均以長期策略目的持有。根據本集團所得有限資料及本集團長期策略計劃的相關評估，最少半年一次與相類似上市實體的表現比較以對該等投資作出評估。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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36. FINANCIAL RISK MANAGEMENT
(CONTINUED)

Equity price risk (Continued)

Sensitivity analysis

The following table demonstrates the sensitivity to every 10% change in the fair values of the Group's equity investments of which the directors of the Company expect the possible future changes of financial assets, with all other variables, held constant and before any impact on tax, based on their carrying amounts at the end of the reporting period.

36. 財務風險管理(續)

股價風險(續)

敏感度分析

下表列示對本公司董事預期未來金融資產可能變動的本集團權益投資之公平值每10%變動之敏感度，乃按其於報告期末之賬面值計算，而所有其他變數維持不變且未計算稅項影響。

2020		Increase/ (decrease) in fair value	Decrease/ (increase) in loss before income tax expenses 除所得稅 開支前虧損	Increase/ (decrease) in equity
二零二零年		公平值 增加/(減少) %	減少/(增加) RMB'000 人民幣千元	權益 增加/(減少) RMB'000 人民幣千元
Financial assets at FVTPL	按公平值計入損益的金融資產			
- Unlisted equity securities in the PRC	- 中國的非上市股本證券	10/(10)	23,135/(23,135)	-
Financial assets at FVOCI	按公平值計入其他全面收益 的金融資產			
- Unlisted equity securities in the PRC	- 中國的非上市股本證券	10/(10)	-	5,413/(5,413)
2019		Increase/ (decrease) in fair value	Decrease/ (increase) in loss before income tax expenses 除所得稅 開支前虧損	Increase/ (decrease) in equity
二零一九年		公平值 增加/(減少) %	減少/(增加) RMB'000 人民幣千元	權益 增加/(減少) RMB'000 人民幣千元
Financial assets at FVTPL	按公平值計入損益的金融資產			
- Unlisted equity securities in the PRC	- 中國的非上市股本證券	10/(10)	59,079/(59,079)	-
Financial assets at FVOCI	按公平值計入其他全面收益 的金融資產			
- Unlisted equity securities in the PRC	- 中國的非上市股本證券	10/(10)	-	4,030/(4,030)

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36. FINANCIAL RISK MANAGEMENT (CONTINUED)

Credit risk

Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

The Group's credit risk is primarily attributable to its cash and cash equivalents (note 21), loans and accounts receivables (note 18), other receivables (note 19), amount due from a non-controlling interest (note 20) and other financial assets at amortised cost and at FVTPL. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

The Group's financial assets at FVTPL included unlisted debt security held for strategic purposes. Credit risk refers to issuers to these financial instruments failing to discharge their obligations under the terms, leading to a financial loss to the Group. The Group monitors the financial status and credit rating of individual issuers by reviewing the financial information provided by issuers on a regular basis. Please refer to note 17 for the details of the Group's investments.

In respect of loans and accounts receivables and other receivables, the Group's policy is that all borrowers who wish to obtain loans from the Group are subject to management review. The Group holds collaterals directly or indirectly to cover its risks associated with loans receivable.

All collaterals of loans and accounts receivables and other receivables are held directly by the Group.

For loan and accounts receivable, individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customers' past history of making payments when due and current ability to pay, and take into account information specific to the customers as well as pertaining to the economic environment in which the customers operate. Normally, the Group does not obtain collaterals from customers on accounts receivable.

As at 31 December 2020 and 2019, the Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The default risk of the industry and country in which customers operate also has an influence on credit risk but to a lesser extent. The Group's exposure under certain outstanding loans and account receivables are secured by the pledged assets of the customers as disclosed in note 18.

36. 財務風險管理(續)

信貸風險

管理層已推行信貸政策，並持續監控該等信貸風險。

本集團的信貸風險主要來自其現金及現金等值項目(附註21)、貸款及應收賬款(附註18)、其他應收款項(附註19)、應收一名非控股權益款項(附註20)以及按攤銷成本計量及按公平值計入損益的其他金融資產。管理層制定信貸政策，並持續監察該等信貸風險。

本集團按公平值計入損益的金融資產包括持作戰略目的的非上市債務證券。信貸風險指該等金融工具的發行人未能履行條款項下的責任而引致的本集團的財務虧損。本集團透過定期審閱發行人提供的財務資料監察個別發行人的財務狀況及信貸評級。有關本集團投資的詳情請參閱附註17。

就貸款及應收賬款及其他應收款項而言，本集團政策規定所有擬從本集團獲得貸款的借款人須經管理層審閱。本集團持有抵押物可直接或間接保障其應收貸款相關風險。

本集團直接持有貸款及應收賬款及其他應收款項之所有抵押物。

就貸款及應收賬款而言，對於所有要求若干信貸金額的客戶均會進行個別信貸評估。此等評估主要針對客戶以往到期時的還款紀錄及現時的還付能力，並考慮客戶特有的資料及客戶業務所處經濟環境的資料。一般而言，本集團不會就應收賬款向客戶收取抵押物。

於二零二零年及二零一九年十二月三十一日，本集團的信貸風險主要受各客戶個別特徵的影響。客戶經營所在行業及國家的違約風險亦對信貸風險造成較為微弱的影響。本集團若干未償還貸款及應收賬款的風險由附註18所披露的客戶質押資產作抵押。

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綜合財務報表附註(續)

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36. FINANCIAL RISK MANAGEMENT (CONTINUED)**Credit risk (Continued)**

The credit risk of the Group's other financial assets, which mainly comprise of cash and cash equivalents, other receivables and financial assets at FVTPL, arises from potential default of the counterparties, with a maximum exposure equal to the carrying amounts of these instruments. Credit risk in cash and cash equivalents and restricted cash is mitigated as cash is deposited in banks with high credit rating.

The Group measures loss allowances for accounts receivable at an amount equal to lifetime ECLs, which is calculated using a provision matrix. As the Group's historical credit loss experience does not indicate significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished between the Group's different customer bases.

The following table provides information about the Group's exposure to credit risk and ECLs for accounts receivable as at 31 December 2020 and 2019:

As at 31 December 2020	於二零二零年十二月三十一日	Gross carrying amount brought forward 承前總賬面值 RMB'000 人民幣千元	Average expected loss rate 平均預期虧損率 %	Loss allowance 虧損撥備 RMB'000 人民幣千元	Net carrying amount after impairment 減值後賬面淨值 RMB'000 人民幣千元
Current (not past due)	即期(未逾期)	-	-	-	-
0-30 days past due	逾期0至30日	-	-	-	-
31-90 days past due	逾期31至90日	-	-	-	-
91-180 days past due	逾期91至180日	-	-	-	-
Over 180 days past due	逾期180日以上	11,082	100%	11,082	-
		11,082		11,082	-

36. 財務風險管理(續)**信貸風險(續)**

本集團其他金融資產(主要包括現金及現金等值項目、其他應收款項及按公平值計入損益之金融資產)的信貸風險來自交易對手的潛在違約,而最高風險相等於該等工具的賬面值。現金及現金等值項目及受限制現金的信貸風險已因現金存於享有高度信貸評級的銀行而緩和。

本集團計量應收賬款的虧損撥備,金額相當於採用撥備矩陣計算的年限內預期信貸虧損金額。由於本集團的過往信貸虧損經驗表明各客戶分部之間的虧損模式無重大差異,故基於逾期狀態的虧損撥備不會於本集團各客戶基礎之間進一步區分。

下表載列二零二零年及二零一九年十二月三十一日本集團面臨的應收賬款信貸風險及預期信貸虧損資料:

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36. FINANCIAL RISK MANAGEMENT
(CONTINUED)

Credit risk (Continued)

As at 31 December 2019	於二零一九年十二月三十一日	Gross carrying amount brought forward 承前 總賬面值 RMB'000 人民幣千元	Average expected loss rate 平均預期 虧損率 %	Loss allowance 虧損撥備 RMB'000 人民幣千元	Net carrying amount after impairment 減值後 賬面淨值 RMB'000 人民幣千元
Current (not past due)	即期(未逾期)	4,998	45	(2,270)	2,728
0-30 days past due	逾期0至30日	1,550	29	(445)	1,105
31-90 days past due	逾期31至90日	1,926	75	(1,435)	491
91-180 days past due	逾期91至180日	3,948	28	(1,106)	2,842
Over 180 days past due	逾期180日以上	7,213	100	(7,213)	-
		<u>19,635</u>		<u>(12,469)</u>	<u>7,166</u>

Expected loss rates are based on actual loss experience over one year. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

預期虧損率乃根據一年的實際虧損經驗得出。該等比率乃經調整，以反映收集過往數據期間的經濟狀況、目前狀況以及本集團對應收款項的預期年限內經濟狀況之看法的差異。

36. 財務風險管理(續)

信貸風險(續)

As at 31 December 2019	於二零一九年十二月三十一日	Gross carrying amount brought forward 承前 總賬面值 RMB'000 人民幣千元	Average expected loss rate 平均預期 虧損率 %	Loss allowance 虧損撥備 RMB'000 人民幣千元	Net carrying amount after impairment 減值後 賬面淨值 RMB'000 人民幣千元
Current (not past due)	即期(未逾期)	4,998	45	(2,270)	2,728
0-30 days past due	逾期0至30日	1,550	29	(445)	1,105
31-90 days past due	逾期31至90日	1,926	75	(1,435)	491
91-180 days past due	逾期91至180日	3,948	28	(1,106)	2,842
Over 180 days past due	逾期180日以上	7,213	100	(7,213)	-
		<u>19,635</u>		<u>(12,469)</u>	<u>7,166</u>

預期虧損率乃根據一年的實際虧損經驗得出。該等比率乃經調整，以反映收集過往數據期間的經濟狀況、目前狀況以及本集團對應收款項的預期年限內經濟狀況之看法的差異。

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36. FINANCIAL RISK MANAGEMENT (CONTINUED)

Credit risk (Continued)

The Group has adopted the general expected credit loss model for material financial assets in relation to loans and other receivables. A summary of the assumptions underpinning the Group's expected credit loss model is as follows:

Category 類別	Company definition of category 公司對各類的定義	Basis for recognition of expected credit loss provision 預期信貸虧損撥備的確認基準
Performing 正常	Customers have a low risk of default and a strong capacity to meet contractual cash flows 客戶違約風險低，且滿足合約現金流量需求的能力強	12-month expected losses. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime. 12個月預期虧損。倘資產的預期年限少於12個月，則預期虧損按預期年限計量。
Underperforming 關注	Loans and other receivables for which there is a significant increase in credit risk as significant increase in credit risk is presumed if interest and/or principal repayments/other receivables are 30 days past due 倘利息及／或應償還本金／其他應收款項逾期30日，則假定信貸風險顯著增加，應收貸款及其他應收款項的信貸風險因此大幅增加	Lifetime expected losses 年限內預期虧損
Non-performing 不良	Interest and/or principal repayments/other receivables are 90 days past due 利息及／或應償還本金／其他應收款項逾期90日	Lifetime expected losses 年限內預期虧損
Write-off 撇銷	Interest and/or principal repayments/other receivables are 180 days past due and there is no reasonable expectation of recovery 利息及／或應償還本金／其他應收款項逾期180日且無收回的合理預期	Asset is written off 撇銷資產

Interest bearing loans receivables are generally pawn loan receivables and entrusted loan receivables. Other receivables includes amount due from third parties and income receivables derived from investment in debt investments at amortised cost.

36. 財務風險管理(續)

信貸風險(續)

本集團就與貸款及其他應收款項有關的重大金融資產採納一般預期信貸虧損模式。支持本集團預期信貸虧損模式之假設概要如下：

應收計息貸款一般為應收典當貸款及應收委託貸款。其他應收款項包括應收第三方款項及來自按攤銷成本計量的債務投資的收入。

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36. FINANCIAL RISK MANAGEMENT
(CONTINUED)

Credit risk (Continued)

The Group accounts for the above items' credit risk by appropriately providing for expected credit losses on a timely basis. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers/investments, and adjusts for forward-looking macroeconomic data. The Group provides for credit losses against loans and other receivables as at 31 December 2020 and 2019 are as follows:

As at 31 December 2020:

Company internal credit rating	External credit rating	Expected credit loss rate	Basis for recognition of expected credit loss provision	Estimated gross carrying amount	Carrying amount (net of impairment provision)	Basis for calculation of interest revenue
公司內部信貸評級	外部信貸評級	預期信貸虧損率	預期信貸虧損撥備的確認基準	估計總賬面值	賬面值(扣除減值撥備)	計算利息收益的基準
		%		RMB'000 人民幣千元	RMB'000 人民幣千元	
Performing 正常	Baa1	-	12-month expected losses 12個月預期虧損	-	-	Gross carrying amount 總賬面值
Underperforming 關注	Caa1	3.4	Lifetime expected losses 年限內預期虧損	18,503	17,870	Gross carrying amount 總賬面值
Non-performing 不良	-	100	Lifetime expected losses 年限內預期虧損	191,770	-	Gross carrying amount 總賬面值
Total loans and other receivables 貸款及其他應收款項總額				210,273	17,870	

36. 財務風險管理(續)

信貸風險(續)

本集團通過及時就預期信貸虧損作出適當撥備核算上述項目的信貸風險。於計算預期信貸虧損率時，本集團考慮每類客戶／投資的過往虧損率，並針對前瞻性宏觀經濟數據進行調整。本集團於二零二零年及二零一九年十二月三十一日就貸款及其他應收款項所作信貸虧損撥備分別如下：

於二零二零年十二月三十一日：

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綜合財務報表附註(續)

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36. FINANCIAL RISK MANAGEMENT
(CONTINUED)

Credit risk (Continued)

As at 31 December 2019:

Company internal credit rating	External credit rating	Expected credit loss rate	Basis for recognition of expected credit loss provision	Estimated gross carrying amount at default	Carrying amount (net of impairment provision)	Basis for calculation of interest revenue
公司內部信貸評級	外部信貸評級	預期信貸虧損率	預期信貸虧損撥備的確認基準	違約時的估計總賬面值	賬面值(扣除減值撥備)	計算利息收益的基準
		%		RMB'000 人民幣千元	RMB'000 人民幣千元	
Performing 正常	Baa1	0.1	12-month expected losses 12個月預期虧損	2,363	2,361	Gross carrying amount 總賬面值
Underperforming 關注	Caa1	3.2	Lifetime expected losses 年限內預期虧損	105,377	102,029	Gross carrying amount 總賬面值
Non-performing 不良	-	100	Lifetime expected losses 年限內預期虧損	108,363	-	Gross carrying amount 總賬面值
Total loans and other receivables						
貸款及其他應收款項						
總額				216,103	104,390	

No significant changes to estimation techniques or assumptions were made during the reporting period.

36. 財務風險管理(續)

信貸風險(續)

於二零一九年十二月三十一日：

Estimated gross carrying amount at default	Carrying amount (net of impairment provision)	Basis for calculation of interest revenue
違約時的估計總賬面值	賬面值(扣除減值撥備)	計算利息收益的基準
RMB'000 人民幣千元	RMB'000 人民幣千元	
2,363	2,361	Gross carrying amount 總賬面值
105,377	102,029	Gross carrying amount 總賬面值
108,363	-	Gross carrying amount 總賬面值
216,103		
104,390		

於報告期間，估計技術或假設並無重大變動。

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綜合財務報表附註(續)

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36. FINANCIAL RISK MANAGEMENT
(CONTINUED)

Credit risk (Continued)

The closing loss allowance for loans and other receivables as at 31 December 2020 and 2019 reconciles to the opening loss allowance for that provision, and the gross carrying amounts are as follows:

As at 31 December 2020	於二零二零年十二月三十一日	Performing 正常 RMB'000 人民幣千元	Under- performing 關注 RMB'000 人民幣千元	Non- performing 不良 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Gross carrying amount for loans and other receivables as at 31 December 2020	二零二零年十二月三十一日貸款及其他應收款項總賬面值	-	18,503	191,770	210,273
Less: Expected credit losses:	減：預期信貸虧損：				
Opening balance as at 1 January 2020	二零二零年一月一日期初結餘	2	3,348	108,363	111,713
- Loss allowance provided for the year	- 一年內虧損撥備	-	-	86,185	86,185
- Recovery of impairment of other receivables	- 收回其他應收款項減值	(2)	(4)	(5,375)	(5,381)
- Amounts written off as uncollectible	- 撇銷為無法收回金額	-	(113)	-	(113)
- Transfer:	- 轉移：				
Under-performing to non-performing	關注至不良	-	(2,597)	2,597	-
Closing loss allowance as at 31 December 2020	二零二零年十二月三十一日期末虧損撥備	-	634	191,770	192,404
Net carrying amount for loans and other receivables as at 31 December 2020	二零二零年十二月三十一日貸款及其他應收款項賬面淨值	-	17,869	-	17,869

36. 財務風險管理(續)

信貸風險(續)

貸款及其他應收款項於二零二零年及二零一九年十二月三十一日的期末虧損撥備與期初虧損撥備之對賬及總賬面值如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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36. FINANCIAL RISK MANAGEMENT
(CONTINUED)

Credit risk (Continued)

As at 31 December 2019	於二零一九年十二月三十一日	Performing 正常 RMB'000 人民幣千元	Under- performing 關注 RMB'000 人民幣千元	Non- performing 不良 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Gross carrying amount for loans and other receivables as at 31 December 2019	二零一九年十二月三十一日貸款及其他應收款項總賬面值	2,363	105,377	108,363	216,103
Less: Expected credit losses:	減：預期信貸虧損：				
Opening balance as at 1 January 2019	二零一九年一月一日期初結餘	54	33	-	87
- Loss allowance provided for the year	一年內虧損撥備	(52)	3,315	108,363	111,626
Closing loss allowance as at 31 December 2019	二零一九年十二月三十一日期末虧損撥備	2	3,348	108,363	111,713
Net carrying amount for loans and other receivables as at 31 December 2019	二零一九年十二月三十一日貸款及其他應收款項賬面淨值	2,361	102,029	-	104,390

Movement in the loss allowance account in respect of loans and accounts receivables and other receivables during the year is as follows:

年內有關貸款及應收賬款以及其他應收款項的虧損撥備變動如下：

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Balance at 1 January	於一月一日的結餘	124,182	15,910
Loss allowance recognised during the year	年內已確認虧損撥備	89,535	108,272
Amounts written off as uncollectible	撇銷為無法收回金額	(113)	-
Recovery of impairment of loans and accounts receivables and other receivables previously recognised	收回以往確認的貸款及應收賬款及其他應收款項減值	(10,118)	-
Balance at 31 December	於十二月三十一日的結餘	203,486	124,182

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綜合財務報表附註(續)

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36. FINANCIAL RISK MANAGEMENT (CONTINUED)

Liquidity risk

Management of the Group monitors current and expected liquidity requirements to ensure that the Group maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.

The maturity profile of the Group's financial liabilities as at the reporting date, based on the contractual undiscounted payments, are as follows:

		Carrying amount	Total contractual undiscounted cash flow	Repayable on demand	Within 1 year	Within 2 to 5 years	More than 5 years
		賬面值	現金流量總額	按要求償還	於一年內	於二至五年內	五年以上
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
At 31 December 2020	於二零二零年十二月三十一日						
Accruals and other payables	應計費用及其他應付款項	45,689	45,689	-	45,689	-	-
Amount due to a shareholder	應付股東款項	11,506	11,506	11,506	-	-	-
Dividend payable	應付股息	106	106	-	106	-	-
Bank borrowings	銀行借款	15,735	18,105	-	4,446	11,631	2,028
Lease liabilities	租賃負債	155	159	-	159	-	-
		73,191	75,565	11,506	50,400	11,631	2,028
At 31 December 2019	於二零一九年十二月三十一日						
Accruals and other payables	應計費用及其他應付款項	30,198	30,198	-	30,198	-	-
Amount due to a shareholder	應付股東款項	13,442	13,442	13,442	-	-	-
Dividend payable	應付股息	113	113	-	113	-	-
Bank borrowings	銀行借款	14,360	16,972	-	2,875	10,338	3,759
Lease liabilities	租賃負債	6,545	7,142	-	5,660	1,482	-
		64,658	67,867	13,442	38,846	11,820	3,759

36. 財務風險管理(續)

流動資金風險

本集團管理層監察當前及預期流動資金需求，以確保本集團於短期及長期內維持充足的現金儲備以應付其流動資金需求。

按照合約未貼現付款的基準，本集團於報告日期的金融負債到期情況如下：

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36. FINANCIAL RISK MANAGEMENT (CONTINUED)**Fair value**

The carrying amounts and fair values of the Group's financial instruments, other than those carried at amortised costs, are as follows:

		Carrying amounts		Fair values	
		賬面值		公平值	
		2020	2019	2020	2019
		二零二零年	二零一九年	二零二零年	二零一九年
		RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元
Financial assets at FVTPL	按公平值計入損益的金融資產				
- Equity securities - unlisted	- 非上市股本證券	231,351	590,791	231,351	590,791
- Debt securities - unlisted	- 非上市債務證券	31,808	34,640	31,808	34,640
Financial assets at FVOCI	按公平值計入其他全面收益的金融資產				
- Equity securities - unlisted	- 非上市股本證券	54,129	40,300	54,129	40,300

Management has assessed that the fair values of the financial assets and liabilities carried at amortised cost approximate their carrying amounts largely due to the short term maturities of these instruments.

The Group's risk control team is responsible for determining the policies and procedures for the fair value measurement of financial instruments. The risk control team reports directly to the chief financial officer and the audit committee. At each reporting date, the risk control team analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. The valuation is reviewed and approved by the chief financial officer. The valuation process and results are discussed with the audit committee twice a year for interim and annual financial reporting.

36. 財務風險管理(續)**公平值**

本集團金融工具(按攤銷成本列賬者除外)的賬面值及公平值如下:

管理層評估按攤銷成本列賬的金融資產及負債的公平值與其賬面值相近，主要是由於該等工具乃於短期內到期。

本集團風險控制團隊負責釐定金融工具公平值計量的政策及程序。風險控制團隊直接向財務總監及審核委員會彙報。於各報告日期，風險控制團隊分析金融工具價值的變動，確定估值採用的主要輸入數據。估值由財務總監審批。每年兩次分別為中期及年度財務報告與審核委員會討論估值程序及結果。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) 綜合財務報表附註(續)

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36. FINANCIAL RISK MANAGEMENT (CONTINUED)

Fair value (Continued)

The fair values of the financial assets are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

The fair value of equity instruments and debt securities have been estimated using a discounted cash flow valuation model or guideline public company marketability model based on assumptions that are not supported by observable market price or rates. The valuation requires the directors to make estimates about the expected future cash flows including expected proceeds on subsequent disposal of the debt securities.

The directors believe that the estimated fair value of the equity instruments and debt securities based on valuation technique, and the related change in fair value, reasonable, and represents the most appropriate value at end of the reporting period.

36. 財務風險管理(續)

公平值(續)

金融資產之公平值按當前交易中雙方自願交易之金額入賬，強制或清算出售不包含在內。用於估計公平值之方法及假設如下：

股權工具及債務證券的公平值基於並無可觀察市價或費率作為依據的假設採用折現現金流量估值模式或指標上市公司市場流通性模式估定。估值要求董事估計預期未來現金流量(包括債務證券後續處置預期所得款項)。

董事認為，因估值技術而產生的股權工具及債務證券估計公平值以及相關公平值變動均屬合理，亦為報告期末的最恰當值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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37. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

Below is a summary of significant unobservable inputs to the valuation of financial instruments as at 31 December 2020 and 2019:

37. 金融工具的公平值及公平值層級

以下為於二零二零年及二零一九年十二月三十一日金融工具估值的重大不可觀察輸入數據概要：

Valuation	Significant unobservable input	Range of estimates	Sensitivity of the input to fair value
估值	重大不可觀察輸入數據	估計範圍	公平值輸入數據之敏感度
As at 31 December 2020			
於二零二零年十二月三十一日			
Financial assets at FVTPL			
按公平值計入損益的金融資產			
Equity instruments – unlisted	Discounted cash flow method – Future cash flows are estimated based on expected return, discounted at a rate that reflects risk of underlying assets	Market price/selling price of the properties/lands in the underlying projects	RMB12,261/sqm – RMB46,087/sqm
非上市股權工具	折現現金流量法 – 根據預期回報估計未來現金流量，並以反映相關資產風險的利率貼現	相關項目的物業／土地之市價／售價	人民幣12,261元／平方米 – 人民幣46,087元／平方米
		Timeline of the underlying projects	0.5 year – 3 years
		相關項目的時間表	0.5年至3年
		Weighted average cost of capital (“WACC”)	4% – 9.3%
		加權平均資本成本	4%至9.3%
			An increase in the market price/selling price of the properties/lands in the underlying projects will result in an increase in the fair value of the unlisted equities securities and vice versa.
			相關項目的物業／土地之市價／售價上升將導致非上市股本證券的公平值上升，反之亦然。
			Earlier receipts of the investment income in the determination of timeline of each underlying projects will result in an increase in the fair value of the unlisted equities securities and vice versa.
			釐定各相關項目的時間表時提早收取投資收入將導致非上市股本證券的公平值上升，反之亦然。
			An increase in WACC will result in a decrease in the fair value of the unlisted equity securities and vice versa.
			加權平均資本成本上升將導致非上市股本證券的公平值下降，反之亦然。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

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37. FAIR VALUE AND FAIR VALUE HIERARCHY OF
FINANCIAL INSTRUMENTS (CONTINUED)

37. 金融工具的公平值及公平值層級
(續)

	Valuation 估值	Significant unobservable input 重大不可觀察 輸入數據	Range of estimates 估計範圍	Sensitivity of the input to fair value 公平值輸入數據 之敏感度
As at 31 December 2020				
(Continued)				
於二零二零年十二月三十一日 (續)				
Financial assets at FVTPL				
(Continued)				
按公平值計入損益的金融資產 (續)				
Debt securities – unlisted	Discounted cash flow method – Future cash flows are estimated based on expected return, discounted at a rate that reflects risk of underlying assets	Credit premium plus the average market mortgage rate	7.37%	An increase in the short term interest rate will result in a decrease in the fair value of the unlisted debt securities and vice versa.
非上市債務證券	折現現金流量法 — 根據預期回報估計 未來現金流量，並 以反映相關資產 風險的利率貼現	信貸溢價加平均市場 按揭息率	7.37%	短期利率上升將導致非上市債務證券的公平值下降，反之亦然。
As at 31 December 2019				
於二零一九年十二月三十一日				
Financial assets at FVTPL				
按公平值計入損益的金融資產				
Equity instruments – unlisted	Discounted cash flow method – Future cash flows are estimated based on expected return, discounted at a rate that reflects risk of underlying assets	Market price/selling price of the properties/lands in the underlying projects	RMB12,261/sqm – RMB46,087/sqm	An increase in the market price/selling price of the properties/lands in the underlying projects will result in an increase in the fair value of the unlisted equities securities and vice versa.
非上市股權工具	折現現金流量法 — 根據預期回報估計 未來現金流量，並 以反映相關資產 風險的利率貼現	相關項目的物業／土 地之市價／售價	人民幣 12,261 元／ 平方米 – 人民幣 46,087 元／ 平方米	相關項目的物業／土地之市價／售價上升 將導致非上市股本證券的公平值上升，反 之亦然。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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37. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

37. 金融工具的公平值及公平值層級(續)

Valuation	Significant unobservable input	Range of estimates	Sensitivity of the input to fair value
估值	重大不可觀察輸入數據	估計範圍	公平值輸入數據之敏感度
	Timeline of the underlying projects	0.5 year – 3 years	Earlier receipts of the investment income in the determination of timeline of each underlying projects will result in an increase in the fair value of the unlisted equities securities and vice versa.
	相關項目的時間表	0.5年至3年	釐定各相關項目的時間表時提早收取投資收入將導致非上市股本證券的公平值上升，反之亦然。
	Weighted average cost of capital ("WACC")	9.4% – 11.3%	An increase in WACC will result in a decrease in the fair value of the unlisted equity securities and vice versa.
	加權平均資本成本	9.4%至11.3%	加權平均資本成本上升將導致非上市股本證券的公平值下降，反之亦然。
As at 31 December 2019			
(Continued)			
於二零一九年十二月三十一日			
(續)			
Financial assets at FVTPL			
(Continued)			
按公平值計入損益的金融資產			
(續)			
Debt securities – unlisted	Discounted cash flow method – Future cash flows are estimated based on expected return, discounted at a rate that reflects risk of underlying assets	Credit premium plus the average market mortgage rate	7.37% An increase in the short term interest rate will result in a decrease in the fair value of the unlisted debt securities and vice versa.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)
綜合財務報表附註(續)

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37. FAIR VALUE AND FAIR VALUE HIERARCHY OF
FINANCIAL INSTRUMENTS (CONTINUED)

37. 金融工具的公平值及公平值層級
(續)

	Valuation 估值	Significant unobservable input 重大不可觀察 輸入數據	Range of estimates 估計範圍	Sensitivity of the input to fair value 公平值輸入數據 之敏感度
非上市債務證券	折現現金流量法 —根據預期回報估計 未來現金流量，並 以反映相關資產 風險的利率貼現	信貸溢價加平均市場 按揭息率	7.37%	短期利率上升將導致非上市債務證券的公平值下降，反之亦然。
Financial assets at FVOCI				
Equity instruments – unlisted	Guideline public company method – Analysing the data and valuation multiples of publicly listed companies that can be considered comparable to those being valued	Discount for lack of marketability ("DLOM")	10.08%	An increase in the discount rate will result in a decrease in the fair value of the unlisted equity securities and vice versa.
按公平值計入其他全面收益的 金融資產				
非上市股權工具	指標上市公司法 —分析對該等被估值 業務實體而言被 視為可資比較的 公司的數據及估 值倍數	缺乏市場流通性折讓	10.08%	折現率上升將導致非上市股本證券的公平值下降，反之亦然。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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37. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)**Fair value hierarchy**

The following table illustrates the fair value measurement hierarchy of the Group's financial instruments:

Assets measured at fair value:**37. 金融工具的公平值及公平值層級(續)****公平值層級**

下表為本集團金融工具的公平值計量層級：

按公平值計量資產：

		Fair value measurement using 運用下列各項的公平值計量			
		Quoted price in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Total
		活躍市場報價 (第一層級)	重大可觀察 輸入數據 (第二層級)	重大不可觀察 輸入數據 (第三層級)	總計
		RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元	RMB'000 人民幣千元
As at 31 December 2020	於二零二零年十二月三十一日				
Financial assets at FVTPL	按公平值計入其他損益的 金融資產				
- Equity securities - unlisted	- 非上市股本證券	-	-	231,351	231,351
- Debt securities - unlisted	- 非上市債務證券	-	-	31,808	31,808
Financial assets at FVOCI	按公平值計入其他全面收益的 金融資產				
- Equity securities - unlisted	- 非上市股本證券	-	54,129	-	54,129
As at 31 December 2019	於二零一九年十二月三十一日				
Financial assets at FVTPL	按公平值計入其他損益的 金融資產				
- Equity securities - unlisted	- 非上市股本證券	-	-	590,791	590,791
- Debt securities - unlisted	- 非上市債務證券	-	-	34,640	34,640
Financial assets at FVOCI	按公平值計入其他全面收益的 金融資產				
- Equity securities - unlisted	- 非上市股本證券	-	-	40,300	40,300

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綜合財務報表附註(續)

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37. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

Fair value hierarchy (Continued)

The movements during the period in the balance of these level 3 fair value measurements are as follows:

37. 金融工具的公平值及公平值層級(續)

公平值層級(續)

第三層級公平值計量餘額的期內變動如下：

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Financial assets at FVTPL	按公平值計入損益的金融資產		
Unlisted equity securities	非上市權益證券		
At 1 January	於一月一日	590,791	1,211,129
Purchases	購買	-	-
Disposal	出售	-	(94,490)
Changes in fair value recognised in profit or loss during the year	年內計入損益的公平值變動	(359,440)	(525,848)
At 31 December	於十二月三十一日	231,351	590,791
Unlisted debt securities	非上市債務證券		
At 1 January	於一月一日	34,640	33,380
Disposal	出售	-	(1,841)
Changes in fair value recognised in profit or loss during the year	年內計入損益的公平值變動	(2,832)	3,101
At 31 December	於十二月三十一日	31,808	34,640

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

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37. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (CONTINUED)

Fair value hierarchy (Continued)

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Financial assets at FVOCI	按公平值計入其他全面收益的 金融資產		
Unlisted equity securities	非上市權益證券		
At 1 January	於一月一日	40,300	62,348
Disposal	出售	-	(11,400)
Changes in fair value recognised in other comprehensive income during the year	年內於其他全面收益確認的 公平值變動	13,829	(10,648)
Transfer to Level 2	轉至第二層級	(54,129)	-
At 31 December	於十二月三十一日	-	40,300

During the year, the fair value of financial assets at FVOCI were valued using the recent transaction approach. The fair value measurement was reclassified to Level 2 (2019: Level 3).

The Group did not have any liabilities measured at fair value as at 31 December 2020 and 2019.

38. CAPITAL RISK MANAGEMENT

The Group's capital management objectives include:

- (i) to safeguard the Group's ability to continue as a going concern, so that it continues to provide returns for owner's benefits for other stakeholders;
- (ii) to support the Group's stability and growth; and
- (iii) to provide capital for the purpose of strengthening the Group's risk management capability.

The Group actively and regularly reviews and manages its capital structure to ensure optimal capital structure and shareholder's returns, taking into consideration the future capital requirements of the Group and capital efficiency, prevailing and projected profitability, projected operating cash flows, projected capital expenditures and projected strategic investment opportunities.

37. 金融工具的公平值及公平值層級(續)

公平值層級(續)

	2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元
Financial assets at FVOCI		
Unlisted equity securities		
At 1 January	40,300	62,348
Disposal	-	(11,400)
Changes in fair value recognised in other comprehensive income during the year	13,829	(10,648)
Transfer to Level 2	(54,129)	-
At 31 December	-	40,300

年內，按公平值計入其他全面收益的金融資產的公平值乃使用近期交易法估算。公平值計量乃重新分類第二層級(二零一九年：第三層級)。

本集團於二零二零年及二零一九年十二月三十一日並無按公平值計量的負債。

38. 資本風險管理

本集團的資本管理目標包括：

- (i) 保障本集團可持續經營的能力，以繼續為擁有人提供回報並為其他權益持有人創造利益；
- (ii) 支持本集團的穩定及增長；及
- (iii) 提供資本以加強本集團的風險管理能力。

本集團積極並定期審閱及管理其資本架構，以確保達致最理想的資本架構從而為股東創造最佳回報，當中已考慮本集團的未來資本需求及資本效益、當前及盈利能力預測、經營現金流量預測、資本開支預測及預期策略投資機會。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

38. CAPITAL RISK MANAGEMENT (CONTINUED)

Management regards total equity as capital which comprise share capital, reserves and non-controlling interests. The amount of capital as at 31 December 2020 amounted to approximately RMB301,703,000 (2019: RMB757,229,000). Management considers the current capital structure as optimal having considered the projected capital expenditures and the projected strategic investment opportunities.

39. LITIGATIONS, CLAIMS AND DISPUTES

- As mentioned in the Company's announcement dated 26 March 2021, a writ of civil summons has been issued in PRC against Mr. Zheng, Ms. Guo, two PRC subsidiaries of the Company (namely, Qianhai Flying Financial PRC Service (Shenzhen) Limited and Flying Investment Service (Shenzhen) Company Limited) and the Company in October 2020 in relation to the repayment of certain loans and interest accrued thereon (the "Writ"). Pursuant to the Writ, (i) Mr. Zheng was demanded for the repayment of an aggregate amount of RMB16,306,300 ("Claimed Amount"), alleging to be the principal and interest accrued thereon pursuant to a loan agreement in 2019; (ii) Ms. Guo, the Company, two PRC subsidiaries of the Company and a number of PRC companies independent to the Group were alleged to be guarantors of the Claimed Amount under a guarantee in 2019 in favour of the claimant under the Writ to secure the Claimed Amount. Mr. Zheng has actively liaised with the claimant to resolve the matter. As of the date of this report, no settlement has been concluded in respect of the writ. The directors of the Company, having taken into consideration the advices from the Group's PRC legal counsels, believe it is probable that the Group has to bear the Claimed Amount, accordingly, a provision for loss under the guarantee of RMB16,306,300 has been provided for the year ended 31 December 2020 and included in other payables as at 31 December 2020.
- As detailed in note 1 to the consolidated financial statements, as of the date of this report, the Investigation by the Bureau is still ongoing. Based on current information available and advices from the Group's PRC legal counsels, the directors of the Company are view that the potential claims that might arise from the Unsettled Repayment Funds would be limited to the Seized Assets under the Guarantee Documents and assets owned by SZ Flying Internet Financial which mainly included (i) one of the Seized Assets; (ii) amount due from group companies of approximately RMB1,990,000 and (iii) and other assets of approximately RMB426,000 as at 31 December 2020. As the Investigation is still in progress and no decision has been made by the court or Bureau, the directors of the Company, taken advices from the Group's PRC legal counsels, are of the view that a reliable estimate of the amount of the obligations of the Group under the claims cannot be made and accordingly no provision has been recognised in the consolidated financial statements as at and for the year ended 31 December 2020.

38. 資本風險管理(續)

管理層視權益總額為資本，當中包含股本，儲備及非控股權益。於二零二零年十二月三十一日的資本額約為人民幣301,703,000元(二零一九年：人民幣757,229,000元)，而管理層經考慮資本開支預測及預計策略投資機會後認為，現行資本架構最為理想。

39. 訴訟、申索及糾紛

- 誠如本公司日期為二零二一年三月二十六日的公告所述，於二零二零年十月，鄭先生、郭女士、本公司兩間中國附屬公司(即前海匯聯金融服務(深圳)有限公司及匯聯投資服務(深圳)有限公司)及本公司就償還若干貸款及其應計利息接獲中國民事傳訊令狀(「令狀」)。根據令狀，(i)鄭先生被要求償還合共人民幣16,306,300元(「申索金額」)，指該金額為根據二零一九年一份貸款協議的本金及其應計利息；及(ii)郭女士、本公司、本公司兩間中國附屬公司及若干獨立於本集團的中國公司遭指稱，根據二零一九年一份以令狀下申索人為受益人的擔保書，彼等為其項下申索金額的擔保人，須擔保申索金額。鄭先生積極聯繫申索人，冀解決有關事宜。截至本報告日期尚未就令狀達成任何和解。本公司董事經徵詢本集團中國法律顧問的意見後，認為本集團可能須承擔申索金額，因此，已就截至二零二零年十二月三十一日止年度計提擔保下的撥備虧損人民幣16,306,300元，並已計入於二零二零年十二月三十一日的其他應付款項。
- 誠如綜合財務報表附註1所詳述，分局的調查於本報告日期仍在進行當中。根據目前掌握的資料及本集團中國法律顧問的建議，本公司董事認為，未清償資金可能招致的潛在申索，僅限於擔保文件之下的扣押資產及深圳市匯聯互聯網金融擁有的資產，於二零二零年十二月三十一日主要包括(i)一項扣押資產；(ii)集團公司的應付款項約人民幣1,990,000元及(iii)其他資產約人民幣426,000元。由於調查仍在進行當中，分局尚未有任何裁定，經接納本集團中國法律顧問的建議後，本公司董事認為無法對本集團在申索下的責任金額作出可靠估計，因此並無於二零二零年十二月三十一日及截至該日止年度於綜合財務報表中確認撥備。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

綜合財務報表附註(續)

FOR THE YEAR ENDED 31 DECEMBER 2020 截至二零二零年十二月三十一日止年度

40. EVENTS AFTER THE REPORTING PERIOD

Subsequent to the reporting date, there are some changes in the board of directors of the Company as follows:

- (i) Mr. Hsu Tawei has been appointed as an independent non-executive director, a member of the audit committee, the chairman of the remuneration committee and a member of the nomination committee of the Company with effect from 1 March 2021. Details of which are set out in the Company's announcements dated 1 March 2021.
- (ii) Mr. Zheng has resigned from his office as an chairman, executive director, chief executive officer (the "CEO"), authorised representative and compliance officer of the Company with effect from 26 March 2021. Details of which are set out in the Company's announcements dated 26 March 2021.
- (iii) Ms. Guo has been temporarily suspended the executive and/or administrative duties and powers as an executive director, a member of the nomination committee of the Company, and all of her other positions in the Group with effect from 26 March 2021. Details of which are set out in the Company's announcements dated 26 March 2021.
- (iv) Mr. Zhang Gongjun, an executive Director, has been redesignated as the chairman, CEO, authorised representative and compliance officer of the Company to replace Mr. Zheng with effect from 26 March 2021. Details of which are set out in the Company's announcements dated 26 March 2021.

41. APPROVAL OF FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the board of directors on 31 March 2021.

40. 報告期後事項

於報告期後，本公司的董事會出現若干變動，詳情如下：

- (i) 徐大偉先生獲委任為本公司獨立非執行董事、審核委員會成員、薪酬委員會主席及提名委員會成員，自二零二一年三月一日起生效。有關詳情載於本公司日期為二零二一年三月一日的公告。
- (ii) 鄭先生辭任本公司主席、執行董事、行政總裁（「行政總裁」）、法定代表及合規主任職務，自二零二一年三月二十六日起生效。有關詳情載於本公司日期為二零二一年三月二十六日的公告。
- (iii) 郭女士被暫時免卻執行及／或行政職務，以及作為本公司執行董事、提名委員會成員的權力，以及彼於本集團的所有其他職務，自二零二一年三月二十六日起生效。有關詳情載於本公司日期為二零二一年三月二十六日的公告。
- (iv) 執行董事張公俊先生獲調任為本公司主席、行政總裁、法定代表及合規主任，以取代鄭先生，自二零二一年三月二十六日起生效。有關詳情載於本公司日期為二零二一年三月二十六日的公告。

41. 批准財務報表

綜合財務報表經董事會於二零二一年三月三十一日批准及授權刊發。

FINANCIAL SUMMARY

財務概要

Below is a summary of the Group's results for the last five financial years and the assets and liabilities of the Group as at 31 December 2020, 2019, 2018, 2017 and 2016, as extracted from the published audited financial statements for the years ended 31 December 2020, 2019, 2018, 2017 and 2016. The amounts set out in this financial summary are prepared as if the current structure of the Group had been in existence throughout the years presented.

下表為本集團過去五個財政年度業績及本集團於二零二零年、二零一九年、二零一八年、二零一七年及二零一六年十二月三十一日的資產及負債概要，乃摘錄自已發表截至二零二零年、二零一九年、二零一八年、二零一七年及二零一六年十二月三十一日止年度經審核財務報表。此財務概要所載數額乃以本集團現有架構猶如於所呈報年度內已存在而編製。

		2020 二零二零年 RMB'000 人民幣千元	2019 二零一九年 RMB'000 人民幣千元	2018 二零一八年 RMB'000 人民幣千元	2017 二零一七年 RMB'000 人民幣千元	2016 二零一六年 RMB'000 人民幣千元
Revenue	收益	19,721	104,390	220,353	384,604	289,162
Other (expense)/income, net	其他(開支)/收入淨額	12,675	(3,022)	3,984	643	2,668
Employee benefit expenses	僱員福利開支	(25,322)	(48,847)	(68,120)	(59,141)	(48,058)
Other administrative expenses	其他行政開支	(28,552)	(53,101)	(71,629)	(79,017)	(78,992)
Fair value changes in financial assets at fair value through profit or loss	按公平值計入損益的金融資產 公平值變動	(362,272)	(522,747)	65,133	-	-
Impairment loss on goodwill	商譽減值虧損	-	(48,316)	-	-	-
Impairment loss on intangible asset	無形資產減值虧損	-	(19,810)	-	-	-
Loss allowance on financial assets	金融資產虧損撥備	(89,535)	(108,272)	(13,243)	-	-
Equity-settled share-based payments	以權益結算股份為基礎之付款	-	2,169	(7,607)	(7,248)	(21,009)
Share of results of a joint venture	應佔合資公司之業績	-	-	7,553	868	(661)
Finance costs	財務成本	(1,184)	(7,330)	(15,127)	(16,890)	(7,790)
(Loss)/profit before income tax expense	除所得稅開支前(虧損)/溢利	(490,775)	(704,886)	121,297	223,819	135,320
Income tax credit/(expense)	所得稅抵免/(開支)	20,428	5,624	(22,372)	(70,961)	(31,886)
(Loss)/profit for the year	年度(虧損)/溢利	(470,347)	(699,262)	98,925	152,859	103,434
Other comprehensive income	其他全面收益					
Items that will not be reclassified to profit or loss:	不會重新分類至損益的項目：					
- Changes in fair value of equity investments at fair value through other comprehensive income	- 按公平值計入其他全面 收益的股權投資的 公平值變動	13,829	(10,648)	999	-	-
Items that may be reclassified subsequently to profit or loss:	其後可能重新分類至損益的 項目：					
- Exchange differences on translating foreign operations	- 海外業務換算的匯兌差額	965	(4,083)	6,990	(2,870)	3,972
- Change in fair value available-for-sale investment	- 可供出售投資公平值變動	-	-	-	810	-
Total comprehensive income for the year	年度全面收益總額	(455,553)	(713,993)	106,914	150,798	107,406
(Loss)/profit for the year attributable to:	應佔年度(虧損)/溢利：					
Owners of the Company	本公司擁有人	(468,725)	(673,713)	102,575	152,762	101,323
Non-controlling interests	非控股權益	(1,622)	(25,549)	(3,650)	96	2,111
		(470,347)	(699,262)	98,925	152,858	103,434
Total comprehensive income for the year attributable to:	應佔年度全面收益總額：					
Owners of the Company	本公司擁有人	(455,972)	(688,444)	110,564	150,702	105,295
Non-controlling interests	非控股權益	419	(25,549)	(3,650)	96	2,111
		(455,553)	(713,993)	106,914	150,798	107,406
ASSETS AND LIABILITIES	資產及負債					
Total assets	資產總額	394,665	854,816	1,743,025	1,126,165	988,169
Total liabilities	負債總額	(92,962)	(97,587)	(269,860)	(225,472)	(216,478)
Net assets	資產淨額	301,703	757,229	1,473,165	900,693	771,691

PARTICULARS OF INVESTMENT PROPERTIES

投資物業詳情

AS AT 31 DECEMBER 2020 於二零二零年十二月三十一日

Location	Building Usage	Tenure	Attributable interest of the Group 本集團應佔權益
位置	樓宇用途	使用年期	
Unit 3201–3212, Block D of Area 1 in Shenzhen Bay Technology and Ecological Park, West of Shahexi Road and South of Baishi Road, Nanshan District, Shenzhen, the PRC	The investment property comprises 12 apartment units on level 32 of a residential building completed in about 2016.	Granted the land use rights of the property until 17 August 2061.	100%
中國深圳市南山區白石南路與沙河西路深圳灣科技生態園1區D座3201至3212室	該投資物業包括於二零一六年左右竣工的一棟住宅樓32層的12個公寓單位。	獲授該物業的土地使用權至二零六一年八月十七日。	100%



Flying Financial Service Holdings Limited
匯聯金融服務控股有限公司