



Carrianna Group Holdings Company Limited
佳寧娜集團控股有限公司

Annual Report **2019** 年報

Stock Code 股份代號 : 00126

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Financial Highlights

財務概要

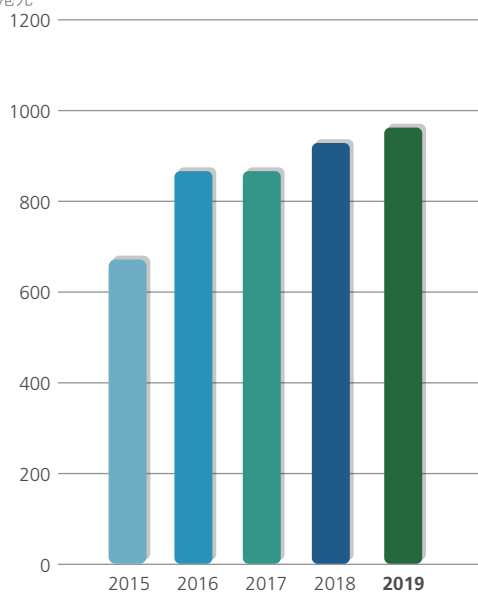
FIVE YEAR FINANCIAL SUMMARY

五年財務摘要

		2015 二零一五年 HK\$'million 百萬港元	2016 二零一六年 HK\$'million 百萬港元	2017 二零一七年 HK\$'million 百萬港元	2018 二零一八年 HK\$'million 百萬港元	2019 二零一九年 HK\$'million 百萬港元
Revenue	收益					
Restaurant, food and hotel	餐飲·食品及酒店	544	622	713	813	856
Property investment and development	地產投資及發展	126	245	154	120	114
		670	867	867	933	970
Profit Attributable to Owners of the Parent	母公司擁有人應佔溢利	121	121	127	317	278
Basic Earnings per Share (cents)	每股基本盈利(仙)	9.66	9.65	10.16	25.27	22.12
Net Assets	資產淨值	3,818	3,535	3,530	3,958	3,830
Total Assets	總資產	6,264	5,834	6,084	6,306	6,262

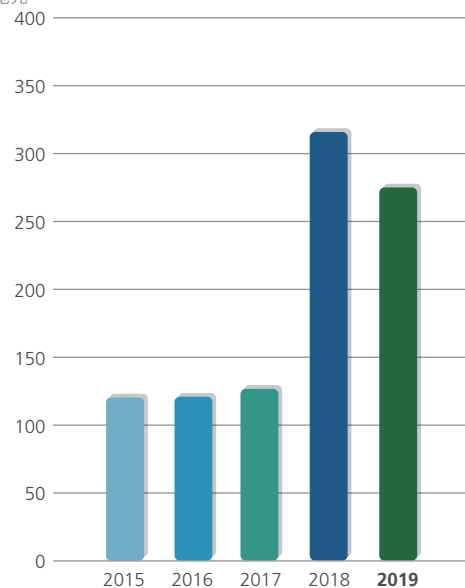
Analysis of Revenue 營業額分析

HK\$ million
百萬港元



Analysis of Profit Attributable to Owners of the Parent 母公司擁有人應佔溢利分析

HK\$ million
百萬港元



Corporate Information 公司資料

BOARD OF DIRECTORS

HONORARY CHAIRMAN AND NON EXECUTIVE DIRECTOR

MA, Kai Cheung, *PhD, SBS, BBS*

EXECUTIVE DIRECTORS

MA, Kai Yum, *PhD (Chairman)*

MA, Hung Ming, John, *PhD, BBS, JP (Vice-chairman*)*

LEUNG, Pak Yan (*Chief Executive Officer*)

NG, Yan Kwong

NG, Sze Ping (*appointed on 19 July 2018*)

INDEPENDENT NON-EXECUTIVE DIRECTORS

LO, Ming Chi, Charles

LO, Man Kit, Sam

WONG, See King

AUDIT COMMITTEE

LO, Ming Chi, Charles (*Chairman*)

LO, Man Kit, Sam

WONG, See King

REMUNERATION COMMITTEE

LO, Man Kit, Sam (*Chairman*)

LO, Ming Chi, Charles

WONG, See King

NOMINATION COMMITTEE

MA, Kai Yum, *PhD (Chairman)*

LO, Ming Chi, Charles

LO, Man Kit, Sam

WONG, See King

COMPANY SECRETARY

NG, Yan Kwong

REGISTERED OFFICE

Victoria Place, 5th Floor
31 Victoria Street
Hamilton HM10
Bermuda

董事會

名譽主席及 非執行董事

馬介璋，博士，銀紫荊星章，銅紫荊星章

執行董事

馬介欽，博士（主席）

馬鴻銘，博士，銅紫荊星章，太平紳士（副主席*）

梁百忍（行政總裁）

吳恩光

吳思兵（於二零一八年七月十九日委任）

獨立非執行董事

勞明智

盧文傑

黃思競

審核委員會

勞明智（主席）

盧文傑

黃思競

薪酬委員會

盧文傑（主席）

勞明智

黃思競

提名委員會

馬介欽，博士（主席）

勞明智

盧文傑

黃思競

公司秘書

吳恩光

註冊辦事處

Victoria Place, 5th Floor
31 Victoria Street
Hamilton HM10
Bermuda

* since 28 June 2019

* 自二零一九年六月二十八日起

Corporate Information
公司資料

HEAD OFFICE AND PRINCIPAL PLACES OF BUSINESS

26/F Phase II Wyler Centre
200 Tai Lin Pai Road
Kwai Chung
New Territories
Hong Kong

5/F Carrianna Friendship Square
2002 Renminnan Road
Lo Wu District
Shenzhen
China

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Estera Management (Bermuda) Limited
Victoria Place, 5th Floor
31 Victoria Street
Hamilton HM10
Bermuda

HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Tricor Tengis Limited
Level 54, Hopewell Centre
183 Queen's Road East
Hong Kong

SOLICITORS

Bird & Bird
K.C. Ho & Fong

LEGAL ADVISERS ON BERMUDA LAW

Appleby

AUDITOR

Ernst & Young

PRINCIPAL BANKERS

Hang Seng Bank Limited
Standard Chartered Bank (Hong Kong) Limited
The Hongkong & Shanghai Banking Corporation Limited
Nanyang Commercial Bank Limited
Chong Hing Bank Limited
OCBC Wing Hang Bank Limited
O-Bank Co., Ltd
Bank of China, Shenzhen Branch

COMPANY WEBSITE

<http://www.carrianna.com>

STOCK CODE

00126

總辦事處及主要營業地點

香港
新界
葵涌
大連排道200號
偉倫中心第二期二十六樓

中國
深圳市
羅湖區
人民南路2002號
佳寧娜友誼廣場五樓

主要股份過戶登記處

Estera Management (Bermuda) Limited
Victoria Place, 5th Floor
31 Victoria Street
Hamilton HM10
Bermuda

香港股份過戶登記分處

卓佳登捷時有限公司
香港
皇后大道東183號
合和中心54樓

律師

鴻鵠律師事務所
何君柱律師樓

百慕達法律顧問

Appleby

核數師

安永會計師事務所

主要往來銀行

恒生銀行有限公司
渣打銀行(香港)有限公司
香港上海滙豐銀行有限公司
南洋商業銀行有限公司
創興銀行有限公司
華僑永亨銀行有限公司
O-Bank Co., Ltd
中國銀行·深圳市分行

公司網址

<http://www.carrianna.com>

股份代號

00126

Chairman's Statement

主席報告

On behalf of the Board of Directors, I would like to present the Annual Report of Carrianna Group Holdings Company Limited for the financial year ended 31 March 2019.

For the year ended 31 March 2019, the Group's turnover was HK\$970,210,000 (2018: HK\$932,620,000), increased by 4% compared to last year. The Group's profit attributable to shareholders was HK\$277,958,000 (2018: HK\$317,017,000), reduced by 12% from last year. The increase in turnover was due to satisfactory growth from rental income and the restaurant and food businesses which more than offset reduction in revenue from hotel business and property sales. Decrease in operating profit attributable to shareholders was mainly due to the booking of the large property sales revenue and profit by the Group's 50% owned Dongguan Home Town project last year.

2018/19 has been a year of political and economic instability and uncertainties, clouded with mixed sentiments towards trade wars, volatile financial markets, slow-down of economic growth, and depreciation of Renminbi. Despite these, the Group was still able to achieve satisfactory growth in rental income and the restaurant and food businesses.

We see significant opportunities in the open-up of the Guangdong-Hong Kong-Macau Greater Bay Areas, closely linked by the Hong Kong-Zhuhai-Macau Bridge and high speed train rail lines. Our Group's business strategy in the property segment is to focus development in the Greater Bay Areas, in particular Hong Kong and Shenzhen. This was evidenced by the Group's investment in the 13 storeys commercial building being constructed at the central district of the Guangzhou South high speed station in Panyu, Guangzhou during the year. Upon its completion at end of 2020, the property will become one of the high grade commercial buildings at the Guangzhou South Station and will bring good rental income to the Group.

In Hong Kong, the Group has invested in two 50% joint property re-development projects in Sham Shui Po, respectively at Haitan Street and Castle Peak Road, with a total site area of 9,438 sq.ft., buildable gross floor area of 84,900 sq.ft., and saleable floor area of approximately 68,700 sq.ft. More than 85-90% of the property ownerships were acquired. It is expected that the Haitan Street re-development will complete in mid-2022 and the Castle Peak Road at end of 2023.

本人謹此代表董事會提呈佳寧娜集團控股有限公司截至二零一九年三月三十一日止財務年度的年報。

截至二零一九年三月三十一日止年度，本集團營業額為970,210,000港元（二零一八年：932,620,000港元），比去年增長4%；股東應佔溢利為277,958,000港元（二零一八年：317,017,000港元），比去年減少12%；營業額增加來源為租金收入以及餐飲及食品業務均有良好增長，足以抵消酒店業務及物業銷售收入減少的影響。股東應佔經營溢利下降的主要原因為去年本集團佔50%股權的東莞家滙廣場項目有大額物業銷售收入及利潤入賬。

二零一八／一九年度是政治經濟不穩、充滿不確定因素的一年。在貿易戰、金融市場動盪、經濟增長放緩、人民幣貶值等重重陰霾籠罩下，大市氣氛反覆。儘管形勢如此，本集團仍然能夠在租金收入以及餐飲及食品業務方面取得理想增長。

對於粵港澳大灣區出台，由港珠澳大橋、高速鐵路線緊密相連，本集團視之為重大機遇。於地產分部，本集團的業務策略是將焦點聚於大灣區發展，尤其是香港及深圳。這可由本集團於年內的投資得以印證，投資項目是位於廣州市番禺高鐵路廣州南站核心區的一幢建設中樓高13層的商業大樓。該物業於二零二零年末落成後，將成為廣州南站其中一幢高級商業大樓，為本集團帶來可觀租金收入。

在香港，本集團已投資兩個佔50%的聯物業重建項目，分別位於深水埗海壇街及青山道，總佔地面積為9,438平方呎，可建樓面面積84,900平方呎，以及可出售面積約68,700平方呎。有超過85-90%的物業業權已被收購，預期海壇街重建將於二零二二年中竣工，而青山道將於二零二三年末竣工。

Chairman's Statement 主席報告

The Group's 50% owned Dongguan Home Town project was completed and fully opened for business during the year, with an overall rent-out rate of 65%. Also the remaining residential units of the 41,611 sq.m. total saleable area of the project were all sold out during the year.

The Group continued to sustain a steady growth in rental income, with an increase of 7% from last year. This was mainly attributable to the increase in rental income of investment properties in Shenzhen, Panyu and Hong Kong. The Group is currently undergoing a reorganization of the tenant mix of the first floor of the Carrianna Square shopping mall, which is expected to complete in the third quarter of 2019. The reorganization will bring higher rental income to the property. We are optimistic about the rental markets in Hong Kong and the Mainland in the coming year. The present and newly acquired investment properties will continue to generate good rental income to the Group.

The food and restaurant business is another focal point of development of the Group. The integration of the Shenzhen, Kunming and Hainan food factories has resulted in operating synergy and efficiency. Food business turnover for the year increased by 7% from last year. The growth mainly came from Carrianna mooncake sales, which was 11% higher than last year. Hainan, Shenzhen and Kunming markets all recorded satisfactory growth. The construction of the new Hainan food factory was largely completed and has commenced operation. The factory will significantly increase the mooncakes production. Apart from mooncakes, the Group will also produce bread, packaged Hainan-style food and Chinese-style dry meat products, which will be a contributor to Group's food business in the coming year. The Group is positive on the prospect of the food industry and has allocated resources to grow the food business. The Group's strategy is to expand the distribution network, develop new products, and to consolidate on the well-established brand of "Carrianna" in order to increase future sales.

Turnover of our subsidiary Profit Smart Group's bread business slightly reduced 1% from last year. Management will try to improve sales by introducing new products in the retail shops. At the same time, management will continue to control costs and reduce shop losses and may consider to close down 1 to 2 loss making shops in the coming year. Having said that, the factory's direct sales business has been recording satisfactory growth.

年內，本集團佔50%股權的東莞家滙廣場項目建設已全部完成，並全面投入營運，整體出租率為65%。另外，此項目的可出售總面積41,611平方米的剩餘住宅單位，已於年內全部售罄。

本集團的租金收入繼續保持穩步增長，比去年增加7%。這主要是由於在深圳、番禺及香港的投資物業租金收入增加所帶動。集團現正重組佳寧娜廣場商場二樓的租戶組合，預期於二零一九年第三季度完成。重組將為該物業帶來更高的租金收入。本集團對來年香港及內地的租金市場感到樂觀。現有及新近收購的投資物業將繼續為本集團帶來穩健的租金收入。

食品及餐飲業務乃本集團發展的另一個焦點。深圳、昆明及海南島三地的食品工廠整合，在營運上已實現協同效應並提升效率。食品業務方面，本年度營業額比去年增加7%。有關增長主要來自佳寧娜月餅的銷售，比去年高出11%。海南島、深圳及昆明三個市場均錄得令人滿意的增長。海南的新食品廠房建設已大致完成及開始運作，廠房將會大幅增加月餅的生產量。除月餅外，本集團亦將會生產麵包、海南特色包裝食品及包裝中式肉製品，將於未來一年為本集團的食品業務帶來增長動力。本集團對食品行業的前景抱持正面看法，並已分配資源以壯大食品業務。本集團的策略為擴大分銷網絡、開發新產品、夯實卓著品牌「佳寧娜」的地位，銳意在未來增加銷售額。

本集團屬下利駿集團麵包業務的營業額比去年略為下跌1%。管理層將會引入新產品，藉以改善零售店的銷售。同時，管理層將繼續控制成本，減少虧損的店鋪，亦考慮在來年關閉一至兩間虧損的店鋪。儘管如此，廠房直銷業務持續表現良好，錄得令人滿意的增幅。

Chairman's Statement
主席報告

Our Group's restaurant business has also sustained a steady growth, with an increase of 5% in turnover over last year. Both Carrianna restaurant Group and Delicious Group, as well as the newly-opened "ZZhang" Korean food restaurant and "V. THAi" Thai food restaurant have recorded growth in sales revenue during the year. Apart from the well-known "Carrianna" brand traditional Chao Zhou cuisine, the Group has adopted a multi-brand strategy to diversify into different variety of cuisine such as "Shun Yi" (順意) Shunde cuisine and "Chao Mei Li" (潮梅里) special Chao Zhou cuisine. While the Group will consolidate its "Carrianna" brand of the Carrianna restaurant Group and the trade names "Delicious" (味皇), "Gustation" (嚙味), "Gusto" (樂天廚房) and "King Noodle" (麵皇) under the Delicious Hong Kong style "Cha Chaa Teng" (茶餐廳) restaurant Group, we will continue to explore and develop new market opportunities in the expansion of our restaurant business.

We expect the economic uncertainties to continue into the coming year. Despite the challenging environment, management remains positive and optimistic about the prospects of the Group's real estate business and the restaurant and food businesses. With interest rates continually staying at a low level and the growing purchasing power of the mass Mainland population, we believe the Group's businesses will continue to sustain a steady growth.

I would like to take this opportunity to extend my appreciation to the Board of Directors, management team and staff for their support and dedication to the Group and to shareholders, customers, suppliers and other business partners for their unfailing support.

Dr. Ma Kai Yum
Chairman

Hong Kong, 28 June 2019

本集團的餐飲業務亦一直維持穩健增長，營業額比去年增長5%。年內，佳寧娜酒樓集團、味皇集團，以及新開業的「韓讚」韓國餐廳及「V. THAi」泰越菜餐廳，均錄得營業額增長。在著名「佳寧娜」品牌旗下的傳統潮州菜以外，本集團亦採取多品牌策略，推出「順意」順德菜及「潮梅里」特色潮州菜等各式美食，令此業務更多元化。在佳寧娜酒樓集團方面，本集團將整合其「佳寧娜」品牌和以「味皇」、「嚙味」、「樂天廚房」，以及「麵皇」為品牌的港式「茶餐廳」餐飲集團。本集團在拓展餐飲業務方面，將繼續探索及開拓新的市場契機。

本集團預期，經濟不確定因素將持續至明年。儘管處於充滿挑戰的營商環境，管理層對於本集團的房地產業務以及餐飲和食品業務的前景依然抱持樂觀正面的態度。隨著利率持續維持於較低水平，加上內地大眾的購買力不斷增強，相信本集團的業務增長繼續保持穩健發展。

本人藉此機會對董事會，管理層及員工對本集團的忠誠及貢獻深表謝意，並就各股東、客戶、供應商及其他業務夥伴給予的鼎力支持表示衷心感激。

主席
馬介欽博士

香港，二零一九年六月二十八日

Director and Senior Management's Biographies

董事及高級管理人員簡歷

HONORARY CHAIRMAN AND NON-EXECUTIVE DIRECTOR

MA Kai Cheung, *PhD, SBS, BBS*, aged 77, is the founder of the Group. Mr. Ma has been appointed as Honorary Chairman of the Company and re-designated as non-executive director of the Board since 1 January 2014. Mr. Ma has over 30 years' experience in the restaurant business and property development. He was a committee member of the 9th, 10th and 11th National Committee of the Chinese People's Political Consultative Conference. He is the Consultant of All-Chinese Federation of Returned Overseas Chinese, the Permanent Honorary President of Shenzhen Overseas Chinese International Association, Permanent Honorary President of Federation of Hong Kong Chiu Chow Community Organizations Ltd., Permanent Honorary President of Hong Kong Chiu Chow Chamber of Commerce Limited and Permanent Honorary President of Hong Kong & Kowloon Chiu Chow Public Association. Mr. Ma is a brother of Mr. Ma Kai Yum.

EXECUTIVE DIRECTORS

MA Kai Yum, *PhD*, aged 68, is a co-founder of the Group, has been a Director of the Group since 1984, and Chairman of the Group since 1 January 2014. Mr. Ma accumulated many years of management experience from garment business, property development, hotel and catering business. Mr. Ma is currently responsible for the important decision-making and business development of the Group. Mr. Ma is a former member of Guangdong Provincial Committee of Chinese People's Political Consultative Conference and also serves as President of Hong Kong & Kowloon Chiu Chow Public Association, Supervisor of Hong Kong & Kowloon Chiu Chow Public Association Secondary School, Executive Chairman of Hong Kong Changsha Chamber of Commerce, Vice President of Federation of Hong Kong Chiu Chow Community Organization, Vice-Chairman of the Chinese Manufacturers Association of Hong Kong and Chairman of Hong Kong Commerce, Industry, and Professionals Association. Mr. Ma is a brother of Mr. Ma Kai Cheung.

名譽主席及非執行董事

馬介璋，*博士*，銀紫荊星章，銅紫荊星章，現年77歲，本集團的創辦人。自二零一四年一月一日起，馬先生獲委任為本公司之名譽主席及調任為非執行董事。馬先生擁有三十多年經營酒樓及物業發展經驗。他曾任第九、十、十一屆全國政協委員，現為中國僑聯顧問、深圳市僑商國際聯合會永遠名譽會長、香港潮屬社團總會永遠名譽主席、香港潮州商會永遠名譽會長及香港九龍潮州公會永遠榮譽主席等。馬先生為馬介欽先生之胞兄。

執行董事

馬介欽，*博士*，現年68歲，本集團的其中一位創辦人，從1984年起出任本集團董事，並於二零一四年一月一日起出任本集團主席。馬先生從製衣服裝行業到地產發展、酒店業及餐飲業等累積多年豐富管理經驗，現時主要負責集團業務發展及重要決策。馬先生曾任廣東省政協委員，現任香港九龍潮州公會主席、港九潮州公會中學校監、香港長沙商會執行會長、香港潮屬社團總會常務副主席、香港中華廠商聯合會副會長及香港工商專業協進會會長等。馬先生為馬介璋先生之胞弟。

Director and Senior Management's Biographies
董事及高級管理人員簡歷

EXECUTIVE DIRECTORS (Continued)

MA Hung Ming, John, *PhD, BBS, JP*, aged 52, is Executive Directors of the Group since May 2009. Mr. Ma joined the Group in 1990. Mr. Ma was appointed Vice-chairman on 28 June 2019. He has been the Managing Director of Carrianna Holdings Limited since April 2002 and is currently responsible for the Group's property development operations. He has extensive experience in the catering industry, as well as property management and development. Mr. Ma was awarded the Bronze Bauhinia Star (BBS) from The Government of the Hong Kong Special Administrative Region in 2003, appointed Justice of the Peace (JP) in 2015 and a Honorary Doctorate of Philosophy degree by Morrison University in 2004. In 2011, he was awarded the Honorary Citizen by the Shenzhen government. He was the Chairman of Tung Wah Group of Hospitals for the year 2002. He is a member of Tung Wah Group of Hospitals Advisory Board, a member of the Standing Committee of Shenzhen Committee of Chinese People's Political Consultative Conference and the President of Youth Council. He also serves as the Vice President of Hong Kong Chiu Chow Chamber of Commerce. Mr. Ma is an Independent Non-Executive Director of Liu Chong Hing Investment Limited, the shares of which are listed on The Stock Exchange of Hong Kong Limited. Mr. Ma is the son of Mr. Ma Kai Cheung.

LEUNG Pak Yan, aged 66, is Chief Executive Officer and Executive Director of the Group since August 2015 and October 2015 respectively. Prior to joining the Company, Mr. Leung was a senior civil servant of the Hong Kong government for nearly 30 years, serving various government departments including Financial Services and the Treasury Bureau, Transport Bureau, Lands Departments and Education Department. Mr. Leung served as the first director of the Hong Kong Economic and Trade Office (the "ETO") in Guangdong from 2002 to 2009. Mr. Leung retired from the Hong Kong government as an Administrative Officer Staff Grade B in 2009. After his long and distinguished service in the government, Mr. Leung has been invited to be the business consultant to numerous companies and trade associations in Southern China and Hong Kong prior to joining the Group. Mr. Leung holds a bachelor's degree in Electrical Engineering at the University of Aston in the United Kingdom and a master's degree in Public Administration from the University of Hong Kong.

執行董事 (續)

馬鴻銘，博士，銅紫荊星章，太平紳士，現年52歲，自二零零九年五月起出任本集團執行董事。馬先生於一九九零年加入本集團。馬先生於二零一九年六月二十八日被委任為副主席。自二零零二年四月出任佳寧娜集團有限公司的董事總經理，現時負責本集團地產發展業務。他在飲食業、物業管理及地產發展方面具有豐富的經驗。於二零零三年，馬先生獲香港特別行政區政府頒授銅紫荊星章，於二零一五年獲委任為太平紳士及於二零零四年獲摩利臣大學頒授榮譽哲學博士學位。在二零一一年，馬先生獲深圳市政府頒授榮譽市民。他曾於二零零二年出任東華三院主席，現任香港東華三院顧問局成員、深圳市政協常委及青年議會會長，並擔任香港潮州商會副會長。馬先生是廖創興企業有限公司之獨立非執行董事。廖創興企業有限公司之股份在香港聯合交易所有限公司上市。馬先生是馬介璋先生之兒子。

梁百忍，現年66歲，自二零一五年八月及十月起分別出任本集團行政總裁及執行董事。於加盟本公司之前，梁先生曾任香港政府資深公務員近三十年，服務多個政府部門，如財經事務及庫務局、運輸局、地政總署及教育署。梁先生自二零零二年至二零零九年期間擔任駐粵經濟貿易辦事處（「經貿辦」）之首任主任。梁先生於二零零九年退任香港政府首長級乙級政務官。憑藉他於經貿辦之長期及卓越工作，於加入本集團前，梁先生曾獲邀擔任華南地區及香港數間公司及商會之商務顧問。梁先生持有英國雅斯頓大學之電氣工程學士學位及香港大學之公共行政學碩士學位。

Director and Senior Management's Biographies
董事及高級管理人員簡歷

EXECUTIVE DIRECTORS (Continued)

Ng Yan Kwong, aged 58, is Executive Director, Chief Financial Officer and Company Secretary of the Group since 2000. Before joining the Group, Mr. Ng was the finance director of a US beverage company operating in Mainland China. Mr. Ng has more than 10 years of corporate and financial management experience with multinational consumer product companies in South East Asia and Greater China region. He also has substantial working experience in public accountancy practice with a major international accounting firm. He holds a bachelor's degree in Commerce of the University of Newcastle in Australia and is a member of the Hong Kong Institute of Certified Public Accountants and the CPA Australia.

Ng Sze Ping, aged 57, is an Executive Director of the Group since July 2018. Mr. Ng studied industrial and commercial enterprises management at the Southwestern University of Finance and Economics (西南財經大學) and graduated in January 2013. Mr. Ng has a number of years of experience in corporate management. He was formerly the founder and chairman of the board of directors of 深圳市泰隆金融控股集團有限公司 (Shenzhen Tailong Finance Holding Group Company Limited). Mr. Ng was also the chairman of the board of directors of 深圳馬成商業投資控股集團有限公司 (Shenzhen Macheng Business Investment Holding Group Company Limited).

執行董事 (續)

吳恩光，現年58歲，自二零零零年起出任本集團執行董事、首席財務主管及公司秘書。在加入本集團前，吳先生曾任職於一間美國著名飲料公司為中國大陸業務財務董事。吳先生於東南亞及大中華地區跨國消費品公司有十多年的企業及財務管理經驗。吳先生亦曾在大型國際性的會計師事務所服務多年。吳先生畢業於澳洲紐卡素大學，並獲取商業學士學位。吳先生為香港會計師公會及澳洲會計師公會會員。

吳恩兵，現年57歲，自二零一八年七月起出任本集團執行董事。吳先生曾於西南財經大學修讀工商企業經營管理，並於二零一三年一月畢業。吳先生擁有多年的企業管理經驗。彼曾是深圳市泰隆金融控股集團有限公司之前創辦人及董事會主席。吳先生亦曾是深圳馬成商業投資控股集團有限公司之董事會主席。

Director and Senior Management's Biographies
董事及高級管理人員簡歷

INDEPENDENT NON-EXECUTIVE DIRECTORS

LO Ming Chi, Charles, aged 69, is Independent Non-Executive Director of the Company. Mr. Lo joined the Group in 1991. Mr. Lo is a member of the CPA Australia and fellow of the Financial Services Institute of Australasia. Mr. Lo is an Independent Non-Executive Director of Cash Financial Services Group Limited. He was an Executive Director of Winshine Science Company Limited (formerly known as Winshine Entertainment & Media Holding Company Limited) from 3 October 2009 until 10 November 2014 when he was re-designated as Non-Executive Director and served until 18 December 2017. All these companies are listed on The Stock Exchange of Hong Kong Limited. He has more than 30 years of professional and business experience in financial and investment services in Australia, Hong Kong and other Asian countries.

LO Man Kit, Sam, aged 58, is Independent Non-Executive Director of the Company. Mr. Lo joined the Group in July 2004. Mr. Lo is a practising solicitor in Hong Kong and a consultant of Messrs. C.C. Lee & Co.. He has over 30 years of extensive experience in the areas of conveyancing, banking and commercial law. He is also admitted as solicitor in Singapore.

WONG See King, aged 58, is an Independent Non-Executive Director of the Company. Mr. Wong joined the Group in August 2007. Mr. Wong is currently the Chief Financial Officer of HAGER Asia Limited, a subsidiary of the HAGER Group which is a market leader of selling building hardware products in the US market, being engaging for building hardware business in China and Hong Kong. Mr. Wong had also worked as financial and business executive in various Australian, UK and US multi-national companies. He has over 20 years of working experience in corporate finance, building hardware, consumer goods manufacturing and distribution business in Hong Kong and China and property development business in Australia. He holds a bachelor's degree in Economics from Macquarie University, Australia and is a member of the CPA Australia.

獨立非執行董事

勞明智，現年69歲，現任本公司獨立非執行董事。勞先生自一九九一年加入本集團。勞先生為澳洲會計師公會會員及Financial Services Institute of Australasia之資深會員。勞先生是時富金融服務集團有限公司之獨立非執行董事。他於二零零九年十月三日起曾任瀛晟科學有限公司（前稱中國瀛晟娛樂傳媒控股有限公司）之執行董事，直至二零一四年十一月十日調任為非執行董事，任期至二零一七年十二月十八日為止。該等公司之證券均於香港聯合交易所有限公司上市。他在澳洲、香港及其他亞洲國家的財務及投資方面具有超過三十年的專業及商業經驗。

盧文傑，現年58歲，現任本公司獨立非執行董事。盧先生自二零零四年七月加入本集團。盧先生是香港執業律師，現任李楚正律師事務所顧問。盧先生在房地產、銀行及商業法律服務方面有超過三十年之豐富經驗。他亦擁有新加坡之律師資格。

黃思競，現年58歲，現任本公司獨立非執行董事。黃先生自二零零七年八月加入本集團。黃先生現任HAGER Asia Limited之首席財務主管，該公司是HAGER集團之一間附屬公司，該集團在美國銷售建築硬件產品擁有市場領導地位，現在於中國及香港亦銷售建築硬件產品。黃先生亦曾於多間在澳洲、英國及美國之國際性公司擔任財務及行政人員。他在香港及中國之企業融資、建築硬件、消費品生產及分銷業務以及在澳洲之物業發展業務方面擁有超過20年工作經驗。他持有澳洲Macquarie University之經濟學學士學位，並為澳洲會計師公會會員。

Director and Senior Management's Biographies 董事及高級管理人員簡歷

SENIOR MANAGEMENT

MA Hung Man, Raymond, aged 43, is the Executive Director of the China Food Division of the Company. Mr. Ma graduated from the University of California, Davis with a bachelor of Science degree in Civil Engineering and he holds a Professional Engineer license in Civil Engineering in USA. Mr. Ma has substantial experience in food and beverage business. Mr. Ma is the son of Mr. Ma Kai Cheung.

LEE Chor Kwing, aged 52, is the Managing Director of Carrianna (Hainan) Catering Service Co., Ltd. and Carrianna (Hainan) Food Processing Co., Ltd.. He has been serving the Group's Carrianna (Chiu Chau) Restaurant since 1986. Mr. Lee has been in charge of operation of Hainan restaurant and food business since 1993.

JIANG Benhua, aged 52, joined the Group in 1992 and was promoted to executive chef of the Group in 1993. In 2016, he was appointed as the managing director of Carrianna Restaurant Group. Prior to joining the Group, Mr. Jiang worked for a well-known restaurant group in Hong Kong. Mr. Jiang has over 30 years of experience in restaurant operation and management and has acquired honorary awards and positions including Chinese Cooking Master, Golden Chef of Europe Excellent Food Society, Shenzhen Top Ten Golden Chef and honorary chairman of Asia Pacific Grandchef Society.

CHENG Ka Wah, aged 55, is the Managing Director of Delicious Group Dining Services Limited and the founder of the Delicious Restaurant Group. Mr. Cheng has more than 30 years' experience in restaurant business. He is responsible for business development and daily operation of the Delicious Group.

CHU Chun Fung, aged 58, is the founder of the Profit Smart Group and currently an Executive Director of Profit Smart Group Limited. Mr. Chu has more than 35 years' experience in bakery business. He is responsible for business development and daily operation of the Profit Smart Group.

CHAN Francis Ping Kuen, aged 60, joined the Group as the Group Financial Controller in June 2019. Mr. Chan has over 25 years of experience in auditing, accounting and financial management. Prior to joining the Group, Mr. Chan has worked for a number of listed companies and multinational corporations. He was also the director of an investment and business consultancy firm and has extensive experience in corporate finance and investment in the Mainland and Hong Kong. He also possesses substantial working experience in public accountancy practice with an international accounting firm. Mr. Chan holds a bachelor's degree in Economics from the University of Sydney in Australia. He is a member of the Chartered Accountants Australia and New Zealand and the Hong Kong Institute of Certified Public Accountants.

高級管理人員

馬鴻文，現年43歲，現任本公司中國食品部執行董事。馬先生畢業於University of California, Davis，並擁有土木工程學士學位及持有美國土木工程師專業牌照。馬先生於餐飲與食品業務方面擁有豐富經驗。馬先生是馬介璋先生之兒子。

李楚炯，現年52歲，現任海南佳寧娜餐飲服務有限公司及海南佳寧娜食品有限公司董事總經理。他自一九八六年加入本集團旗下香港佳寧娜潮州菜酒樓。自一九九三年由集團委派到海南佳寧娜負責全面管理餐飲、食品業務至今。

江本華，現年52歲，1992年加入本集團，1993年晉升為集團行政總廚。2016年獲委任為佳寧娜酒樓集團董事總經理。加入本集團前，江先生曾於香港著名酒樓集團任職。江先生擁有30多年酒樓營運及管理經驗，曾獲榮譽獎項和公職包括中國烹飪大師，歐洲美食家協會金牌廚師，深圳十大金廚，及亞太廚皇美食會榮譽主席等。

鄭家驊，現年55歲，味皇集團之創辦人，現任味皇集團餐飲服務有限公司董事總經理，鄭先生擁有超過30年經營茶餐廳經驗，現負責味皇集團的業務發展及日常管理工作。

朱鎮峰，現年58歲，利駿食品集團之創辦人，現任利駿食品集團有限公司執行董事，朱先生擁有超過35年經營餅店經驗，現負責利駿食品集團的業務發展及日常管理工作。

陳炳權，現年60歲，於2019年6月加入本集團為集團財務總監。陳先生擁有逾25年之審計、會計及財務管理經驗。在加入本集團前，陳先生曾於多間上市公司及跨國企業任職。他亦曾是一間投資商業顧問公司董事，具有豐富的企業金融及內地和香港投資經驗。他亦曾在一間國際會計師事務所工作多年。陳先生持有澳洲悉尼大學經濟學士學位。彼為澳洲及新西蘭特許會計師公會及香港會計師公會會員。

Corporate Governance Report

企業管治報告

CORPORATE GOVERNANCE PRACTICES

The Company is committed to maintaining a high standard of corporate governance as set out in the Corporate Governance Code (the “CG Code”), in Appendix 14 of The Rules Governing the Listing of Securities (the “Listing Rules”) on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) which became effective on 1 January 2005. The corporate governance principles of the Company emphasise a quality board of directors, sound internal control, principles and practices and transparency and accountability to all shareholders of the Company. The Company has complied with the CG Code throughout the accounting period covered by this report.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 of the Listing Rules as the code for securities transactions by Directors of the Company. Following specific enquiry by the Company, the Directors have confirmed that they have complied with the required standard under the Model Code throughout the year.

BOARD OF DIRECTORS

As at 31 March 2019, the Board comprised nine Directors, including five executive directors, one non-executive director and three independent non-executive directors.

The brief biographical details of the Directors are set out in the “Director and Senior Management’s Biographies” on pages 8 to 12 of this report.

The composition of the Board is reviewed regularly to ensure that it has a good balance of expertise, skills and experience which can meet the requirements of the business of the Company.

企業管治常規

本公司依據自二零零五年一月一日起生效之香港聯合交易所有限公司（「聯交所」）證券上市規則（「《上市規則》」）附錄十四所載之企業管治守則（「《企業管治守則》」）之有關規定，致力維持高水平之企業管治。本公司之企業管治原則強調高素質之董事會、良好內部監控、原則及常規、高透明度及對本公司全體股東問責。本公司在本年報所指整個財政年度內一直遵守《企業管治守則》。

遵守董事進行證券交易之標準守則

本公司已採納載列於《上市規則》附錄十之上市公司董事進行證券交易之標準守則（「《標準守則》」），作為本公司董事進行證券交易的守則。因應本公司之特定查詢，各董事確認於整個年度內均已遵守《標準守則》所規定之標準。

董事會

於二零一九年三月三十一日，董事會由九名董事組成，包括五名執行董事、一名非執行董事及三名獨立非執行董事。

有關各董事之簡歷詳情載於本報告第8至12頁「董事及高級管理人員簡歷」內。

董事會之架構會定期檢討，以確保專業知識、技術及經驗達致良好平衡，並能符合本公司之業務需要。

Corporate Governance Report
企業管治報告

BOARD OF DIRECTORS (Continued)

RESPONSIBILITIES OF DIRECTORS

The Board is responsible for ensuring continuity of leadership, development of sound business strategies, availability of adequate capital and managerial resources to implement the business strategies adopted, adequacy of systems of financial and internal controls and conduct of business in conformity with applicable laws and regulations. All Directors have made full and active contribution to the affairs of the Board and the Board has always acted in the best interests of the Group.

The Executive Directors and senior management are delegated with respective levels of authorities with regard to key corporate strategy and policy and contractual commitments. Management is responsible for the day-to-day operations of the Group with divisional heads responsible for different aspects of the business.

The Board is responsible for the preparation of the financial statements. The Company has adopted the generally accepted accounting standards in Hong Kong in preparing the financial statements, appropriate accounting policies have been adopted and applied consistently, and reasonable and prudent judgement and estimates have been made. The publication of the financial statements of the Group is also in a timely manner.

The Board has reviewed the financial projections of the Group and the Board is not aware of any material uncertainties relating to events or conditions which may cast significant doubt over the Group's ability to continue as a going concern. Accordingly, the Board has continued to adopt the going concern basis in preparing the financial statements.

The responsibility of Ernst & Young, the Company's external auditor, is set out on pages 62 to 70 of the "Independent Auditor's Report" in this annual report.

董事會 (續)

董事之責任

董事會須負責確保領導之延續性、發展健全之業務策略、具備充裕資金及管理資源，以落實採納之業務策略、財務和內部監控系統之完備性，且業務運作符合適用法律及法規。全體董事已對董事會事務作出完全及積極貢獻，董事會一直以本集團之最佳利益行事。

執行董事及高級管理層就重要之公司策略、政策及合約式承諾，按有關之授權級別接受委託。管理層負責本集團日常運作，而各部門主管負責不同範疇業務。

董事會負責編製財務報表。本公司在編製財務報表時已採用香港普遍接納之會計準則，並貫徹採納及應用適當會計政策，及作出合理及審慎之判斷及評估。本集團之財務報表亦及時發佈。

董事會已審核本集團之財政估算，且董事會並不知悉與可能會對本集團持續經營能力造成重大質疑之事件或情況有關之任何重大不明朗因素。故此，董事會已繼續採取持續經營基準編製財務報表。

本公司外部核數師安永會計師事務所之責任載於本年報第62至70頁之「獨立核數師報告」內。

Corporate Governance Report
企業管治報告**BOARD OF DIRECTORS (Continued)****董事會 (續)****BOARD MEETINGS****董事會會議**

During the year, the Board met regularly and held four board meetings. The attendance of the Directors at the board meetings was as follows:

年內，董事會定期會晤，曾舉行四次董事會會議。董事出席董事會會議的情況如下：

Directors	董事	Number of attendance 出席次數
Non-Executive Director	非執行董事	
Mr. Ma Kai Cheung (<i>Honorary Chairman</i>)	馬介璋先生 (名譽主席)	5/5
Executive Directors	執行董事	
Mr. Ma Kai Yum (<i>Chairman</i>)	馬介欽先生 (主席)	5/5
Mr. Ma Hung Ming, John (<i>Vice-chairman</i>)	馬鴻銘先生 (副主席)	5/5
Mr. Leung Pak Yan (<i>Chief Executive Officer</i>)	梁百忍先生 (行政總裁)	5/5
Mr. Ng Yan Kwong	吳恩光先生	5/5
Mr. Ng Sze Ping	吳思兵先生	2/2
Independent Non-Executive Directors	獨立非執行董事	
Mr. Lo Ming Chi, Charles	勞明智先生	5/5
Mr. Lo Man Kit, Sam	盧文傑先生	5/5
Mr. Wong See King	黃思競先生	5/5

Regular board meetings are scheduled in advance to facilitate all directors' attendance. Regular board meetings are scheduled to be held four times a year at approximately quarterly intervals. At least 14 days' notice of a board meeting is given to all directors who are given an opportunity to include matters for discussion in the agenda. If potential conflict of interest involving a substantial shareholder or a director arises, the matter is discussed in a physical meeting, as opposed to being dealt with by written resolution. The directors attend meetings in persons or through other means of electronic communication in accordance with the Bye-laws of the Company.

董事會例會均經事先安排，以便全體董事出席。董事會例會預定一年舉行四次，大約每季一次。召開董事會會議之通告於會議舉行最少十四天前發出予所有董事，以讓各董事可在會議議程中加入欲商討之事項。倘出現涉及主要股東或董事之潛在利益衝突，有關事宜會在實際會議中討論，而不會以書面決議方式處理。董事根據本公司之公司細則親身出席或以其他電子通訊方式參與會議。

Corporate Governance Report
企業管治報告

BOARD OF DIRECTORS (Continued)

BOARD MEETINGS (Continued)

Board papers are circulated approximately three days before the board meetings to enable the directors to make informed decisions on matters to be raised. The Company Secretary assists the chairman in preparing the agenda for meetings and ensures that all applicable rules and regulations are complied with. The Company Secretary shall attend all regular board meetings to advise on corporate governance, statutory compliance, accounting and financial matters when necessary. Directors shall have full access to information on the Group and are able to obtain independent professional advice whenever deemed necessary by the directors. The Company Secretary shall prepare minutes and keep records of matters discussed and decisions resolved at all board meetings.

Each newly-appointed director will be provided with a package of orientation materials setting out the duties and responsibilities of directors under the Listing Rules, related ordinances and relevant regulatory requirements of Hong Kong. Updates are provided to directors when necessary to ensure that directors are aware of the latest changes in the commercial and regulatory environment in which the Group conducts its business.

According to the records of the Company, during the financial year ended 31 March 2019, the Directors participated in the following trainings:

董事會 (續)

董事會會議 (續)

董事會之文書會於董事會會議前約三天傳閱，讓董事對即將提出之事項作出知情決定。公司秘書協助主席編製會議議程，並確保遵守所有適用規則及規例。公司秘書須出席全部董事會例會，如有需要，對企業管治、法規、會計及財務事宜提供意見。董事可查閱本集團之所有資料，並在董事認為必要時可取得獨立專業意見。公司秘書應編備會議紀錄，並記錄於所有董事會會議上討論之事宜及決議。

每位新獲委任之董事將會獲得一套指導資料，內載香港上市規則、有關條例及相關規管規定之董事職責及責任。如有需要，把最新資料提供予董事，確保董事了解本集團從事業務所在之商業環境及規管情況之最新變化。

根據本公司所存記錄，於截至二零一九年三月三十一日止財政年度內，董事已參與以下培訓：

Directors	董事	Seminar/course attended 出席講座/課程	Reading materials 閱讀材料
Non-Executive Director	非執行董事		
Mr. Ma Kai Cheung (Honorary Chairman)	馬介璋先生 (名譽主席)		✓
Executive Directors	執行董事		
Mr. Ma Kai Yum (Chairman)	馬介欽先生 (主席)	✓	✓
Mr. Ma Hung Ming, John (Vice-chairman)	馬鴻銘先生 (副主席)		✓
Mr. Leung Pak Yan (Chief Executive Officer)	梁百忍先生 (行政總裁)	✓	✓
Mr. Ng Yan Kwong	吳恩光先生	✓	✓
Mr. Ng Sze Ping	吳思兵先生	✓	✓
Independent Non-Executive Directors	獨立非執行董事		
Mr. Lo Ming Chi, Charles	勞明智先生	✓	✓
Mr. Lo Man Kit, Sam	盧文傑先生	✓	✓
Mr. Wong See King	黃思競先生	✓	✓

Corporate Governance Report
企業管治報告**CHAIRMAN AND CHIEF EXECUTIVE**

According to the code provision A.2.1 of the CG Code, the roles of chairman and chief executive should be separate and should not be performed by the same individual. For the year ended 31 March 2019, Mr. Ma Kai Yum was the Chairman and Mr. Leung Pak Yan was the Chief Executive Officer, of which the roles are separated and not performed by the same individual.

One of the important roles of the Chairman is to provide leadership to the Board to ensure that the Board always acts in the best interests of the Group. The Chairman shall ensure that the Board works effectively and performs its responsibilities, and that all key and appropriate issues are discussed by it in a timely manner. All directors have been consulted about any matters proposed for inclusion in the agenda. With the support of the Company Secretary, the Chairman seeks to ensure that all directors are properly briefed on issues arising at any board meeting and have received adequate and reliable information in a timely manner.

NON-EXECUTIVE DIRECTORS

The non-executive directors provide a wide range of expertise and experience as well as checks and balances to safeguard the interests of the Group and its shareholders. Their participation in the board and committee meetings brings independent judgement on issues relating to the Group's strategy, performance, conflicts of interest and management process to ensure that the interests of all shareholders of the Company have been duly considered.

The non-executive directors of the Company have been appointed for a term subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the Bye-laws of the Company. According to Bye-law 102(A) of the Bye-laws of the Company, director appointed to fill any casual vacancy shall hold office only until the next annual general meeting after their appointment and shall be subject to re-election by the shareholders of the Company. According to Bye-law 99 of the Bye-laws of the Company, one-third of the directors for the time being shall retire from office by rotation (except Chairman or Managing Director) and shall be eligible for re-election at each annual general meeting.

主席及行政總裁

根據《企業管治守則》條文第A.2.1條，主席及行政總裁之角色應有區分，不應由一人同時兼任。於截至二零一九年三月三十一日止年度，馬介欽先生為主席及梁百忍先生為行政總裁，因此主席及行政總裁之角色是分開，並非由一人同時兼任。

主席其中一個重要角色是領導董事會，確保董事會一直以本集團之最佳利益行事。主席應確保董事會有效地運作，且履行應有職責，並及時就所有重要的適當事項進行討論。全體董事均就建議載於議程之任何事項獲得諮詢。在公司秘書之協助下，主席擬確保全體董事已獲適當簡報任何董事會上出現之問題，並已及時收到充分及可靠之資料。

非執行董事

非執行董事提供各項專業知識和經驗，並進行檢查與平衡，維護本集團及其股東之利益。彼等參與董事會及各委員會會議，為涉及本集團之策略、表現、利益衝突及管理過程之問題帶來獨立判斷，確保本公司全體股東之利益獲得妥善考慮。

本公司非執行董事之任期須按照本公司的公司細則之規定於本公司股東週年大會上輪值告退及膺選連任。根據本公司之公司細則第102(A)條之規定，獲委任以填補任何臨時空缺之董事，其任期將於獲委任後至下屆股東週年大會為止，及將由本公司股東重選。根據本公司之公司細則第99條，當時三分之一之董事須於每屆股東週年大會上輪值告退（主席及董事總經理除外）及合資格膺選連任。

Corporate Governance Report 企業管治報告

INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company has three independent non-executive directors representing more than one-third of the Board. More than one of the independent non-executive directors have the appropriate professional qualifications or accounting or related financial management expertise. The Board confirms that the Company has received from each of the independent non-executive directors an annual confirmation of his independence and considers that all the independent non-executive directors are independent under the guidelines set out in Rules 3.13 of the Listing Rules.

BOARD COMMITTEES

The Board has established three committees, namely, the Audit Committee, the Remuneration Committee and the Nomination Committee, to handle particular responsibilities of the Board and the Company's affairs. All board committees of the Company were established with defined written terms of reference which have been uploaded to the website of the Stock Exchange and that of the Company. The board committees are provided with sufficient resources to discharge their duties and, upon reasonable request, are able to seek independent professional advice in appropriate circumstances, at the Company's expense.

AUDIT COMMITTEE

The Audit Committee was established on 1 April 1999 and currently comprises three independent non-executive directors, including Mr. Lo Ming Chi, Charles (*Chairman*), Mr. Lo Man Kit, Sam and Mr. Wong See King.

A set of written terms of reference, which describes the authority and duties of the Audit Committee, was adopted by the Board on 1 September 2004, amended and restated on 26 March 2012 and the contents of which are in compliance with the Code Provisions and Recommended Best Practices of the CG Code.

The Audit Committee is accountable to the Board and the principal duties of the Audit Committee include the review and supervision of the Group's financial reporting process, internal controls and review of the Group's financial statements. The Committee is also provided with other resources to enable it to discharge its duties fully.

獨立非執行董事

本公司共有三名獨立非執行董事，佔董事會人數多於三分之一。當中一名以上的獨立非執行董事具備適當專業資格或會計或相關之財務管理專長。董事會確認本公司已接獲每名獨立非執行董事有關其獨立性之年度確認書，並認為所有獨立非執行董事均屬上市規則第3.13條所載指引下之獨立人士。

董事委員會

董事會已成立三個委員會，即審核委員會、薪酬委員會及提名委員會，負責處理董事會及本公司的特定事務。本公司所有董事委員會均訂有明確界定的書面職權範圍，相關職權範圍已上載至聯交所及本公司網站。董事委員會獲提供足夠資源以履行其職責，並可提出合理要求於適當情況下諮詢獨立專業意見，費用由本公司承擔。

審核委員會

審核委員會於一九九九年四月一日成立，現由三名獨立非執行董事組成，包括勞明智先生（主席）、盧文傑先生及黃思競先生。

董事會已於二零零四年九月一日採納一份審核委員會書面職權範圍，並於二零一二年三月二十六日修改及重述，內載審核委員會之權限及職責，內容與《企業管治守則》之守則條文及建議最佳常規相符。

審核委員會對董事會負責，其主要職責包括審閱並監察本集團之財務報告程序，內部監控及審閱本集團的財務報表。本公司亦向審核委員會提供其他資源，讓其可完全履行其職責。

Corporate Governance Report
企業管治報告**AUDIT COMMITTEE (Continued)**

During the year, the Audit Committee held two meetings and the external auditor was in attendance. The attendance records of the members of the Audit Committee are set out in the table below:

Directors	董事	Number of meetings attended/ Total number of meetings 出席會議次數/ 總會議次數
Mr. Lo Ming Chi, Charles (<i>Chairman</i>)	勞明智先生 (主席)	2/2
Mr. Lo Man Kit, Sam	盧文傑先生	2/2
Mr. Wong See King	黃思競先生	2/2

The Audit Committee has reviewed with the management of the Company and Ernst & Young, the auditor of the Company, the accounting principles and practices adopted by the Group and has discussed auditing, internal controls and financial reporting matters, including the review of the annual report of the Company for the year ended 31 March 2019.

審核委員會 (續)

年內，審核委員會召開兩次會議，當中有外聘核數師出席。審核委員會會議的成員出席情況如下：

審核委員會已聯同本公司管理層及本公司之核數師安永會計師事務所審閱本集團所採納之會計政策及慣例，並就審核、內部監控及財務報告事宜進行磋商，並包括審閱本公司截至二零一九年三月三十一日止年度之年度報告。

AUDITOR'S REMUNERATION

The remuneration to Ernst & Young in respect of the services rendered was as follows:

核數師酬金

就安永會計師事務所提供之服務之酬金如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Audit fee	核數服務	3,827	3,680
Non-audit service fees*	非核數服務*	145	580
Total	總計	3,972	4,260

* Non-audit services include taxation compliance and other professional services provided in connection with the proposed disposal of equity interests in Carrianna (Hunan) Enterprises Co., Ltd.

* 非核數服務包括稅務合規及提供有關建議出售佳寧娜(湖南)實業有限公司股權的專業服務

The Audit Committee had concluded that it was satisfied with the findings of its review of audit service fee, process and effectiveness, independence and objectivity.

審核委員會總結其對審核服務之費用、過程及有效性、獨立性及客觀性進行檢討之結果滿意。

Corporate Governance Report
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REMUNERATION COMMITTEE

The Remuneration Committee was established on 1 April 2005 and comprises three independent non-executive directors, including Mr. Lo Man Kit, Sam (*Chairman*), Mr. Lo Ming Chi, Charles and Mr. Wong See King.

During the year, the Remuneration Committee held one meeting. The attendance records of the members of the Remuneration Committee are set out in the table below:

Directors	董事	Number of meetings attended/ Total number of meetings 出席會議次數/ 總會議次數
Mr. Lo Man Kit, Sam (<i>Chairman</i>)	盧文傑先生 (主席)	1/1
Mr. Lo Ming Chi, Charles	勞明智先生	1/1
Mr. Wong See King	黃思競先生	1/1

The objectives of the Remuneration Committee are to establish and maintain an appropriate and competitive level of remuneration to attract, retain and motivate directors and key executives to run the Company successfully. The Remuneration Committee also ensures that the remuneration policies and systems of the Group support the Group's objectives and strategies. The Remuneration Committee is provided with sufficient resources to perform its duties. A set of written terms of reference, which describes the authority and duties of the Remuneration Committee, was adopted by the Board on 1 April 2005, amended and restated on 26 March 2012 and the contents of which are in compliance with the code provisions of the CG Code.

During the year 2019, the Remuneration Committee made recommendations to the Board on executive directors' remuneration packages and terms of employment. The Committee also formulated and evaluated the remuneration policy and structure for the directors and senior management of the Company.

薪酬委員會

薪酬委員會於二零零五年四月一日成立，由三名獨立非執行董事組成，包括盧文傑先生（主席）、勞明智先生及黃思競先生。

年內，薪酬委員會召開一次會議。薪酬委員會會議的成員出席情況如下：

薪酬委員會之目的乃制定及維持合適並具競爭力之薪酬水平，冀能招攬、挽留和推動董事及各主要行政人員，引領本公司業務步向成功。薪酬委員會亦確保本集團薪酬政策及制度能支持本集團之目標和策略。薪酬委員會獲供給充足資源以履行其職責。董事會已於二零零五年四月一日採納一份書面職權範圍書，並於二零一二年三月二十六日修改及重述，內載薪酬委員會之權限及職責，內容乃符合《企業管治守則》之守則條文。

於二零一九年，薪酬委員會就執行董事之薪酬待遇及聘用條款向董事會提出建議。委員會亦制訂及評估本公司董事及高級管理人員之薪酬政策及結構。

Corporate Governance Report
企業管治報告**REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT**

Pursuant to Code Provision B.1.5 of the CG Code, the remuneration of the members of senior management by band for the year ended 31 March 2019 is set out below:

董事及高級管理人員酬金

根據《企業管治守則》之守則條文第B.1.5條規定，截至二零一九年三月三十一日止年度按薪酬等級劃分之高級管理人員的酬金載列如下：

		Number of Individuals 人數
Up to HK\$1,000,000	不多於1,000,000港元	7
HK\$1,000,001 – HK\$2,000,000	1,000,001港元至2,000,000港元	3
HK\$2,000,001 – HK\$5,000,000	2,000,001港元至5,000,000港元	3

Further particulars in relation to the remuneration of directors and the five highest paid employees' remuneration as required to be disclosed pursuant to Appendix 16 to the Listing Rules are set out in notes 8 and 9, respectively, to the consolidated financial statements.

其他有關董事酬金及五位薪酬最高之僱員酬金而根據上市規則附錄十六須予披露之進一步詳情分別載列於綜合財務報表附註8及9內。

NOMINATION COMMITTEE

The Nomination Committee was established on 26 March 2012. The Nomination Committee is responsible for making recommendation to the nomination of Directors with a view to appointing suitable individuals with relevant expertise and experience to enhance the constitution of the Board and to contribute to the Board. In the nomination procedures, the Nomination Committee makes reference to criteria including reputation of candidates for integrity, accomplishment and experience, professional and educational background.

提名委員會

提名委員會於二零一二年三月二十六日成立。提名委員會負責就董事提名提供建議，以委任具備相關專業知識及經驗的適當人選，以強化董事會成員架構，為董事會作出貢獻。於提名過程中，提名委員會參考的標準包括候選人的誠信度、成就及經驗、專業及教育背景。

The Nomination Committee comprises one executive director and three independent non-executive directors, including Mr. Ma Kai Yum (*Chairman*), Mr. Lo Ming Chi, Charles, Mr. Lo Man Kit, Sam and Mr. Wong See King.

提名委員會由一名執行董事及三名獨立非執行董事組成，包括馬介欽先生（主席）、勞明智先生、盧文傑先生及黃思競先生。

Corporate Governance Report
企業管治報告

NOMINATION COMMITTEE (Continued)

During the year, the Nomination Committee held one meeting. The attendance records of the members of the Nomination Committee are set out in the table below:

Directors	董事	Number of meetings attended/ Total number of meetings 出席會議次數/ 總會議次數
Mr. Ma Kai Yum (<i>Chairman</i>)	馬介欽先生 (主席)	1/1
Mr. Lo Ming Chi, Charles	勞明智先生	1/1
Mr. Lo Man Kit, Sam	盧文傑先生	1/1
Mr. Wong See King	黃思競先生	1/1

A set of new written terms of reference, which describes the authority and duties of the Nomination Committee, was adopted by the Board on 26 March 2012 and the contents of which are in compliance with the Code Provisions and Recommended Best Practices of the CG Code.

COMPANY SECRETARY

The Company Secretary of the Company is Mr. Ng Yan Kwong, who is also the Chief Financial Officer and Executive Director of the Company. He holds a Bachelor's degree in Commerce of the University of Newcastle in Australia and is a member of the Hong Kong Institute of Certified Public Accountants and the CPA Australia. Mr. Ng has complied with Rule 3.29 of the Listing Rules for taking not less than 15 hours of relevant professional training during the year.

提名委員會 (續)

年內，提名委員會召開一次會議。提名委員會成員之出席記錄如下：

一份全新之提名委員會書面職權範圍已於二零一二年三月二十六日獲董事會採納，其載有提名委員會之權限及職責，當中具體內容與《企業管治守則》之守則條文及建議最佳常規相符。

公司秘書

本公司之公司秘書為吳恩光先生，其身兼本公司財務總監及執行董事。吳先生畢業於澳洲紐卡素大學，並獲取商業學士學位。吳先生為香港會計師公會及澳洲會計師公會會員。吳先生已遵從上市規則第3.29條，年內接受不少於15小時之相關專業培訓。

Corporate Governance Report
企業管治報告**INTERNAL CONTROLS AND RISK MANAGEMENT**

The Board is overall responsible for maintaining an effective risk management and internal control systems to safeguard the Group's assets and its shareholders' investments. The Board oversees the operations of all the businesses units within the Group and continuously reviews and makes improvements in its risk management and internal control framework. Suitable candidates are appointed by the Board to join in the boards of all subsidiaries and associates operating in key business areas, to attend the board meetings and to oversee the operations of such companies. The management of each business area is accountable for these operation and performance of the business under its area of responsibility. The Board conducts reviews of the effectiveness of the system of internal controls as well as the adequacy of resources, qualifications and experience of staff of the accounting and financial reporting functions, and their training programmes and budget.

The Board conducted semi-annual reviews on the internal control and risk management system of the Group covering all material control including financial, operational controls and risk management pursuant to the Codes and considered that all the material internal controls and risk management in the Group were adequate and effective during the year. The Board will keep review and monitor the effectiveness of the internal control and risk management systems on a regular basis to ensure that the systems in place are adequate.

COMMUNICATION CHANNELS

In order to develop and maintain continuing relationships with the shareholders of the Company, the Company has established various channels to facilitate and enhance communication:

- (i) the annual general meeting provides a forum for shareholders of the Company to raise comments and exchange views with the Board;
- (ii) updated key information of the Group is available on the Company's website at www.carrianna.com to enable the shareholders of the Company and the investor community to have timely access to information about the Group;

內部監控和風險管理

董事會全權負責維持一套有效的風險管理和內部監控系統，以保障本集團資產及其股東的投資。董事會監察本集團旗下所有業務單位的運作，並持續檢討及改善其風險管理和內部監控框架。董事會委派適當人員加入所有經營重點業務的附屬公司和聯營公司的董事會，以出席其董事會會議及監察該等公司的運作。每項業務的管理層須為其職責範圍內的業務運作與表現承擔問責。董事會均對內部監控系統之效能、資源充足度、負責會計及財務報告職能之員工資歷及經驗，以及彼等之培訓計劃及預算進行檢討。

董事會已根據守則對本集團的內部監控及風險管理系統每半年進行一次檢討，檢討範圍涵蓋所有重大監控事宜，包括財務、營運監控以及風險管理。董事會認為於本年度內本集團所有重要內部監控及風險管理均為充足及有效。董事會將不斷定期檢討及監察內部監控及風險管理系統之效能，以確保所設系統為充足。

通訊渠道

為了發展及維繫本公司及其股東間之持續關係，本公司已設立各種渠道，以促進及加強溝通：

- (i) 股東週年大會為本公司股東提供一個場合，讓彼等提出意見及與董事會交換意見；
- (ii) 本集團之最新重要資料可於本公司之網站www.carrianna.com瀏覽，讓本公司股東及投資者能隨時得到本集團之資料；

Corporate Governance Report
企業管治報告

COMMUNICATION CHANNELS (Continued)

- (iii) the Company's website offers a communication channel between the Company and its shareholders and investors;
- (iv) the rights of the shareholders of the Company are set out in the Bye-laws of the Company; and
- (v) the shareholders may put forward their proposals or enquiries to the Board by sending their written request to the Company's principal place of business in Hong Kong.

The Chairman and the directors are available at annual general meetings to answer questions raised by shareholders of the Company or other interested parties.

CONVENING A SPECIAL GENERAL MEETING BY SHAREHOLDERS ("SGM")

The Board shall be on the written requisition of shareholders of the Company holding at the date of the deposit of the requisition in aggregate not less than one-tenth of such of the paid-up capital of the Company carrying the right of voting at the SGM, forthwith proceed duly to convene the SGM ("Requisition"). The Requisition, which may consist of several documents in like form each signed by one or more requisitionists, must state the objects of the SGM and deposited at the Company's head office and principal place of business in Hong Kong.

If the Board does not within twenty-one days from the date of the deposit of the Requisition proceed duly to convene a SGM, the requisitionists, or any of them representing more than one half of the total voting rights of all of them, may themselves convene a SGM in the same manner, as nearly as possible, as that in which SGM may be convened by the Board, but any meeting so convened shall not be held after the expiration of three months from the aforesaid date of the deposit of the Requisition.

通訊渠道 (續)

- (iii) 本公司之網站為本公司與其股東及投資者提供溝通渠道；
- (iv) 本公司股東的權利載於本公司的公司細則；及
- (v) 股東可將書面要求寄發至本公司的香港主要營業地點，藉此向董事會提交建議或諮詢。

主席及董事於股東週年大會上樂意回答本公司股東或其他利益相關人士提出之問題。

股東可召開股東特別大會（「股東特別大會」）

董事會須按於發出書面要求當日持有本公司已繳足股本合共不少於十分之一，並有權於股東特別大會投票之股東之要求（「該要求」），即時正式安排召開股東特別大會。該要求（可能包括若干形式相同的文件，並各由一名或多名提出要求者簽署）須列明召開股東特別大會之目的，並送交本公司於香港的總辦事處及主要營業地點。

倘董事會未能於發出該要求當日起計二十一日內正式召開股東特別大會，則提出要求的人士或當中任何代表全體要求人士總投票權一半以上者，均可按盡可能與董事會相同之方式召開股東特別大會，惟就此召開之任何會議不應於上述發出該要求日期起計三個月後舉行。

Corporate Governance Report
企業管治報告**CONVENING A SPECIAL GENERAL MEETING BY SHAREHOLDERS (“SGM”)**

(Continued)

All reasonable expenses incurred by the requisitionists as a result of the failure of the Board to convene such a SGM shall be reimbursed to them by the Company.

Attendance of the Directors at the last annual general meeting which was held on 27 August 2018 was as follows:

股東可召開股東特別大會（「股東特別大會」）（續）

提出要求者因董事會未能召開該股東特別大會而產生之所有合理開支，均須由本公司向彼等作出補償。

董事於二零一八年八月二十七日舉行之上次股東週年大會的出席情況如下：

Directors	董事	Number of attendance 出席次數
Non-Executive Director	非執行董事	
Mr. Ma Kai Cheung (<i>Honorary Chairman</i>)	馬介璋先生（名譽主席）	1/1
Executive Directors	執行董事	
Mr. Ma Kai Yum (<i>Chairman</i>)	馬介欽先生（主席）	1/1
Mr. Ma, Hung Ming, John (<i>Vice-chairman</i>)	馬鴻銘先生（副主席）	1/1
Mr. Leung Pak Yan (<i>Chief Executive Officer</i>)	梁百忍先生（行政總裁）	1/1
Mr. Ng, Yan Kwong	吳恩光先生	1/1
Mr. Ng Sze Ping	吳思兵先生	1/1
Independent Non-Executive Directors	獨立非執行董事	
Mr. Lo, Ming Chi, Charles	勞明智先生	—/1
Mr. Lo, Man Kit, Sam	盧文傑先生	—/1
Mr. Wong, See King	黃思競先生	1/1

Business Review

業務回顧

PROPERTY

Turnover for property segment for the year ended 31 March 2019 was HK\$114,487,000 (2018: HK\$119,535,000), decreased by 4% from last year. Segment profit was HK\$293,770,000 (2018: HK\$453,576,000), decreased by 35% from last year. Excluding the property revaluation gain and the loss on sale of Hunan property business and related taxes and expenses in last year, and the exchange difference of the related receivable at year end, segment operating profit was HK\$55,054,000 (2018: HK\$114,156,000), decreased by 52% from last year. The slight decrease in turnover was mainly due to the offset of the current year's increase in rental income by the property sales of the remaining Hunan Grand Lake City residential units before the disposal of the Hunan property project last year. The decrease in segment profit was mainly due to the booking of the large property sales revenue and profit by the Group's 50% owned Dongguan Home Town project last year.

The Group's 50% owned Dongguan Home Town project was fully completed. The east tower of six storeys and two levels of basement with a total floor area of 109,000 sq.m. home furniture and building materials centre was entirely opened for business. The west tower and north tower with a total area of 164,000 sq.m. of community dining and shopping mall were also opened for business in December 2018. The overall rent-out rate for the east, west and north towers was 65%. During the year, our associate South China International Purchasing Exchange Centre Limited recorded property sales income of HK\$16,759,000 from the remaining units of the 41,611 sq.m. total saleable area, significantly decreased by HK\$431,443,000 from last year.

地產

截至二零一九年三月三十一日止年度地產業營業額為114,487,000港元（二零一八年：119,535,000港元），比去年減少4%；分部稅前盈利為293,770,000港元（二零一八年：453,576,000港元），比去年減少35%。扣除物業重估增值及去年出售湖南地產業務的虧損及相關稅款和費用，以及年末尚未收回出售金額的匯率差異，分部經營溢利為55,054,000港元（二零一八年：114,156,000港元），比去年減少52%。營業額輕微減少主要因為去年錄得在出售湖南地產項目前梓山湖新城的剩餘住宅銷售，抵銷了本年度增加的租金收益；經營溢利減少主要因為去年集團佔50%股權的東莞家匯廣場有大額物業銷售金額及利潤入帳。

集團佔50%股權的東莞市萬江區「家匯生活廣場」項目建設已全部完成，東座地面六層連地下二層面積共109,000平方米家具及建築材料中心已經全面開始營業。西座及北座共164,000平方米家居生活商場亦於2018年12月開始營業。東座、西座及北座的整體出租率約為65%。年內，聯營公司華南國際採購交易中心有限公司就可出售總面積41,611平方米的剩餘單位錄得16,759,000港元物業銷售收入，比去年同期大幅減少431,443,000港元。

Business Review
業務回顧



Dongguan Home Town Project
東莞家滙生活廣場



Home Town Community Shopping Mall
家滙生活廣場購物中心



Home Town Furniture and Building Materials Mall
家滙生活廣場家具及建材中心



Red Star Macalline International Home
Furniture Mall
紅星美凱龍全球家居生活廣場



Home Town apartments which were all sold out
during the year
家滙生活廣場公寓已於年內全部售罄

Business Review

業務回顧

For other investment properties, rental income for the year ended 31 March 2019 was HK\$88,764,000 (2018: HK\$82,706,000), an increase of HK\$6,058,000 or 7% from last year. This was mainly attributable to the continuing growth in the rental income of the investment properties in both Hong Kong and the Mainland. During the year, there were various newly acquired residential units and commercial shops being rented out in Hong Kong, which has generated an additional rental income of approximately HK\$3,445,000. Also, the investment properties in the Mainland, mainly Shenzhen have recorded an increase in rental income of approximately HK\$2,613,000 from last year. The Group is currently undergoing a reorganization of the tenant mix of the first floor of the Carrianna Square shopping mall, which is expected to complete in the third quarter of 2019. The reorganization will bring higher rental income to the property.

On 26 October 2018, the Group entered into a pre-sale agreement with Vanke Group's affiliate Guangzhou Wanche Property Company Limited (廣州市萬澈房地產有限公司) to purchase a 13 storeys commercial building being constructed at the central district of the Guangzhou South high speed train station ("Guangzhou South Station Property") in Panyu, Guangzhou. The building comprises the ground floor lobby, all office units from 3rd to 13th floors and 75 car parking spaces in the basement level. The total gross floor area of the office units is 9,203 sq.m. The purchase consideration is approximately HK\$266,220,000. The Group has paid 60% of the consideration, with the balance to be settled before handover of the building upon completion. Construction of the Guangzhou South Station Property will be completed in the fourth quarter of 2020. After completion, it will become one of the high grade commercial buildings at the Guangzhou South Station and will bring good rental income to the Group.

其他投資物業方面，截至二零一九年三月三十一日止年度租金收入為88,764,000港元，（二零一八年：82,706,000港元），比去年增加6,058,000港元或7%。這主要是由於香港及內地的投資物業租金收入持續增長所致。年內，集團於香港出租多個新收購的住宅單位及商鋪，產生相關租金收入約3,445,000港元。另外，相比去年內地（主要深圳）投資物業亦錄得約2,613,000港元租金收入的增長。集團現正重組佳寧娜廣場商場二樓的租客組合，預期2019年第三季度完成，重組將為該物業帶來更高的租金收益。

集團於2018年10月26日與萬科集團下屬廣州市萬澈房地產有限公司訂立預約買賣協議，購買位於廣州市番禺高鐵廣州南站核心區的一幢建設中樓高13層的商業大樓（「廣州南站物業」），包括地面大堂、3至13樓之所有辦公室單位及地庫1至3層之75個停車位。辦公室單位之總樓面面積為9,203平方米。收購總代價約為266,220,000港元，集團已支付60%，餘款在交樓前付清。廣州南站物業建設將於2020年第4季度落成，落成後該物業將成為廣州南站其中一幢優質出租商業大樓，為集團帶來可觀租金收入。

Business Review
業務回顧



The Group's investment properties continue to provide satisfactory rental income
集團投資物業繼續提供良好租金收益



Shenzhen Carrianna Friendship Square Shopping Mall
深圳佳寧娜友誼廣場



Shenzhen Imperial Palace Shopping Mall
深圳駿庭廣場



Substantially completed commercial building at Guangzhou South High Speed Train Station
位於廣州高鐵南站的商業大樓已封頂

Business Review

業務回顧

On 28 March 2018, the Group entered into an agreement to subscribe for 50% equity interest in Grand Creation Development Limited (“Grand Creation”). The principal business of Grand Creation is the property re-development project at Haitan Street. The project is situated at 223-225A Haitan Street, Sham Shui Po, with a site area of 4,729 sq.ft., buildable gross floor area of 42,500 sq.ft., and saleable floor area of approximately 34,400 sq.ft. As at 31 May 2019, Grand Creation has successfully acquired more than 90% of the property ownership, and it is expected all the units will be acquired and vacated in July 2019. Preparation for the demolition works has begun. Construction works will commence in the second half of 2019 and it is expected to complete in mid-2022. The total commitment of the Group to the project is approximately HK\$170,000,000. The Group has incurred approximately HK\$113,534,000 in the project as at 31 March 2019.

On 24 May 2019, the Group further expanded its property development business in Hong Kong by entering into an agreement to subscribe for 50% equity interest in Mega Success Limited (“Mega Success”). The principal business of Mega Success is the property re-development project at Castle Peak Road. The project is situated at 300-306 Castle Peak Road, Sham Shui Po with a site area of 4,709 sq.ft., buildable gross floor area of 42,400 sq.ft., and saleable floor area of approximately 34,300 sq.ft. As at today, Mega Success has successfully acquired more than 85% of the property ownership of the Phase 1 development, and it is expected all the remaining units will be acquired by the fourth quarter of 2019. Site investigation, hoarding and demolition works are estimated to commence in the second quarter of 2020, and construction works to complete by mid-2023. The total commitment of the Group to the project is approximately HK\$200,000,000. The Group has incurred approximately HK\$139,272,000 in the project as of today.

集團於2018年3月28日簽約認購建鵬發展有限公司(「建鵬」)50%股權。建鵬主要業務為發展位於海壇街之舊樓重建地產項目。該項目位於深水埗海壇街223-225A號，佔地面積4,729平方呎，可建樓面面積42,500平方呎，可出售面積約34,400平方呎。於2019年5月31日建鵬已經收購超過90%的物業業權，預期在2019年7月完成所有業權收購及遷離。拆卸準備工作已經展開，建設工程將於2019年下半年展開，預期2022年中完成。集團預期在該項目的投入資金約為170,000,000港元，而集團截至2019年3月31日止對該項目已投入約113,534,000港元。

為進一步拓展香港物業發展業務，集團於2019年5月24日簽約認購美成有限公司(「美成」)50%股權。美成主要業務為發展位於青山道之舊樓重建地產項目。該項目位於深水埗青山道300-306號，佔地面積4,709平方呎，可建樓面面積42,400平方呎，可出售面積約34,300平方呎。目前美成就第一期發展已經收購超過85%的物業業權，預期在2019年第四季度完成所有剩餘業權收購。地盤勘察、圍欄及拆卸工作預計會於2020年第二季度展開，建設工作將會於2023年年中完成。集團預期在該項目的投入資金約為200,000,000港元，而集團截至今天對該項目已投入約139,272,000港元。

Business Review
業務回顧



Newly opened Dongguan Carrianna Restaurant
新開業的東莞佳寧娜酒樓



Newly opened "Chao Mei Li" Special Chao Zhou
Cuisine Restaurant in Shenzhen
於深圳新開業的「潮梅里」特式潮州小菜館



"Shunyi" Shunde Cuisine Restaurant which is very
popular in Shenzhen
於深圳大受歡迎的「順意」順德菜館



Foshan Carrianna Hotel
佛山佳寧娜大酒店



Yiyang Carrianna International Hotel
益陽佳寧娜國際大酒店

Business Review 業務回顧

RESTAURANT, FOOD AND HOTEL

Turnover of restaurant, food and hotel segment for the year ended 31 March 2019 was HK\$855,723,000 (2018: HK\$813,085,000), increased by 5% from last year. Segment profit was HK\$93,795,000 (2018: HK\$98,809,000), decreased by 5% from last year. Restaurant and food businesses continued to record growth in sales revenue during the year, while hotel business sales revenue decreased slightly as compared to last year. For operating results, the food business continued to have satisfactory growth, but the restaurant and hotel businesses recorded decreased operating results which offset the profit growth of the food business.

Restaurant turnover for the year was HK\$424,155,000 (2018: HK\$403,569,000), an increase of HK\$20,586,000 or 5% from last year. Both Carrianna restaurant Group and Delicious Group recorded increase in sales revenue during the year. In addition, the “ZZhang” Korean food restaurant and “V. THAi” Thai food restaurant, which were newly opened in Causeway Bay in September 2017 recorded growth in revenue and contributed an increase of HK\$6,166,000 in revenue over last year.

There was an increase in sales revenue of Carrianna restaurant Group of 6% over last year, which was mainly resulted from the Carrianna restaurant in Hong Kong and the newly opened Carrianna restaurant in Dongguan. Operating results decreased due to the additional pre-operating expenses in opening new shops. In addition, in November 2018, the Group acquired 60% interest in 3 “Chao Mei Li”(潮梅里) branded Chao Zhou cuisine restaurants as a trial attempt to enter the small Chao Zhou cuisine restaurant business. At present, Carrianna restaurant Group operates 9 “Carrianna” Chao Zhou cuisine restaurants, 1 “ShunYi”(順意) Shunde cuisine restaurant and 3 “Chao Mei Li”(潮梅里) small Chao Zhou cuisine restaurants. The Group plans to open 1 more “ShunYi”(順意) Shunde cuisine restaurant at 2019 year end and Carrianna restaurant business will sustain a steady growth.

餐飲、食品及酒店

截至二零一九年三月三十一日止年度，餐飲、食品及酒店營業額為855,723,000港元（二零一八年：813,085,000港元），比去年增加5%，分部稅前盈利為93,795,000港元（二零一八年：98,809,000港元），比去年減少5%。本年度餐飲及食品業務繼續錄得營業額增長，唯酒店營業額則比去年略為下降。經營溢利方面，食品業務繼續有良好增長，唯酒樓及酒店業務則錄得經營業績下降並抵銷了食品業務的營利增長。

本年度餐飲業務營業額為424,155,000港元（二零一八年：403,569,000港元），比去年同期增加20,586,000港元或5%。年內，佳寧娜酒樓集團及味皇集團均錄得營業額增長。此外，集團於2017年9月新開業，位於銅鑼灣的「韓讚」韓國餐廳及「V.THAi」泰越菜餐廳期內亦錄得營業額增長，收入比去年共增加了6,166,000港元。

佳寧娜酒樓集團營業額比去年增加6%，主要增長來自香港佳寧娜酒樓及東莞新開設的佳寧娜酒樓；經營利潤則因為開設新店前期費用引致比去年減少。此外，集團於2018年11月收購了3間特式潮州菜小館「潮梅里」60%股權，作為開設小規模潮州菜餐廳的進入試驗。目前，佳寧娜酒樓集團經營9間「佳寧娜」潮州菜酒樓、1間「順意」順德菜餐廳及3間「潮梅里」潮州菜小館。集團計劃本年末多開一間「順意」順德菜餐廳，佳寧娜酒樓業務將維持穩定增長。

Business Review
業務回顧



Newly opened Gustation Restaurant at Metro City,
Tseung Kwan O
於將軍澳新城新開業的嗜味餐廳



Newly opened Gusto Restaurant at Wo Che Estate,
Shatin
於沙田禾輦邨新開業的樂天廚房



Newly renovated Delicious Restaurant at Yau Ma Tei
於油麻地新裝修的味皇餐廳



Newly opened King Noodle Shop at Jordan
於佐敦新開業的麵皇麵館



Newly renovated Empery Bakery at Fanling Town
Centre
於粉嶺明都新裝修的馥軒麵包店



Newly opened V28 Bakery at Shun Lee Estate,
Kwun Tong
於觀塘順利邨新開業的 V28 餅店

Business Review

業務回顧

The Hong Kong Delicious Group opened 3 new restaurants and closed down 3 loss making restaurants upon lease expiry during the year. As at 31 March 2019, Delicious Group operated 22 restaurants in Hong Kong, which included 18 Hong Kong style “Cha Chaa Teng”(茶餐廳) restaurants under the trade names “Delicious”(味皇), “Gustation”(嚙味) and “Gusto”(樂天廚房), and 4 northern Chinese style noodle shops, branded “King Noodle”(麵皇). Delicious Group recorded a slight turnover growth of 2% from last year. Due to increased competition in the Hong Kong mass market catering sector, some of the shops recorded decrease in revenue from last year. In the coming year, Delicious Group will continue to control costs, reduce shop losses, increase overall profit and restrict new openings to 2 to 3 shops.

Food business turnover for the year was HK\$380,223,000 (2018: HK\$354,518,000), increased by HK\$25,705,000 or 7% from last year. The growth in food business turnover mainly came from Carrianna mooncake sales, which was 11% higher than last year. Hainan, Shenzhen and Kunming markets all recorded satisfactory turnover and profit growth. The construction of the new Hainan food factory was largely completed and has commenced operation. The factory will increase the production of mooncakes, and besides, will make bread, packaged Hainan-style food and Chinese-style dry meat products, which will be a new contribution to the growth of the Group's food business.

Profit Smart Group's turnover had a slight decrease of 1% from last year due to the close-down of 3 loss making shops. Its operating results also decreased from last year. In the coming year, management will try to improve sales by introducing new products in the retails shops. At the same time, management may consider to close down 1 to 2 loss making shops in the coming year. On the other hand, the factory's direct sales business recorded satisfactory growth in both revenue and profit.

Turnover of hotel business for the year was HK\$51,345,000 (2018: HK\$54,998,000), decreased by 7% from last year. The operating loss of the two hotels also increased from last year. The decrease was mainly due to the unsatisfactory operating results from the food and beverage division of both Foshan Carrianna Hotel and Carrianna Yiyang Hotel, despite the satisfactory room rental business. Management will work hard to improve the overall results of the hotels through tighter cost control and rendering of better services.

香港味皇茶餐廳集團年內開設了3間新餐廳，但亦關閉了3間租約到期、業績不佳的餐廳，截至二零一九年三月三十一日止味皇共經營22間餐廳，包括18間以「味皇」、「嚙味」、「樂天廚房」為品牌的港式「茶餐廳」，及4間「麵皇」品牌的中國北方麵食店。味皇茶餐廳集團營業額比去年錄得2%的輕微增長。由於香港大眾化餐飲競爭加劇，部份店鋪的營業額比去年有所倒退，總體經營業績亦有所倒退。來年味皇集團將繼續控制成本，減少虧損的店鋪，提高總體盈利，開新店數目亦將減少至2至3間。

食品業務方面，本年度營業額為380,223,000港元（二零一八年：354,518,000港元），比去年增加25,705,000港元或7%，食品業務營業額增長主要來自佳寧娜月餅的銷售，比去年增加11%。海南島、深圳及昆明三個市場的營業額及利潤均錄得理想的增長。海南的新食品廠房建設已大部份完成及開始運作，廠房將會擴大月餅的生產量，同時亦將會生產麵包、海南特色包裝食品及包裝中式肉製品，將會為集團食品業務帶來新的增長。

利駿集團於年內關閉了3家經營虧損的分店，引致營業額比去年略為減少了1%，經營業績亦比去年倒退。來年管理層將會引入新產品，藉以改善零售店的銷售。同時，管理層亦在考慮在來年關閉1至2間虧損的店鋪。廠房直銷業務方面，營業額及利潤均有良好增長。

本年度酒店營業額為51,345,000港元（二零一八年：54,998,000港元），比去年減少7%，兩間酒店的經營虧損亦比去年擴大。倒退主要原因是在佛山佳寧娜酒店及在益陽佳寧娜酒店經營的餐廳業績未如理想，雖然酒店的房間業務理想。管理層將會努力透過控制成本及優化餐廳服務，從而改善酒店的總體業績。

Business Review
業務回顧



Food Factory in Hainan has commenced production
海南食品廠已開始生產



Advanced production facilities of Food Factory in Hainan
海南食品廠的先進生產設施



Well known Carrianna mooncake products
馳名的佳寧娜月餅

Financial Review

財務回顧

OVERALL RESULTS

For the year ended 31 March 2019, the Group's turnover was HK\$970,210,000 (2018: HK\$932,620,000), increased by 4% compared to last year. The Group's profit attributable to shareholders was HK\$277,958,000 (2018: HK\$317,017,000), reduced by 12% from last year. Excluding property revaluation gain and related taxes of the Group and attributable to associates of HK\$294,057,000, and the loss on sale of Hunan property business and related taxes and expenses in last year and the exchange difference of the related receivable at year end of HK\$51,436,000, operating profit attributable to shareholders was HK\$35,337,000 (2018: HK\$70,301,000), decreased by 50% from last year. The increase in turnover was due to satisfactory growth from rental income and the restaurant and food businesses which more than offset reduction in revenue from hotel business and property sales. Decrease in operating profit attributable to shareholders was mainly due to the booking of the large property sales revenue and profit by the Group's 50% owned Dongguan Home Town project last year.

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 March 2019, the Group's cash and cash equivalents amounted to HK\$126,259,000 (2018: HK\$348,950,000), which were denominated in Hong Kong dollars, Renminbi and United States dollars of HK\$60,424,000, HK\$65,743,000 and HK\$92,000 respectively. The Group's free cash and bank balances, structured deposits, and derivative financial instrument were HK\$127,117,000 (2018: HK\$473,353,000).

The Group's total borrowings amounted to HK\$1,284,942,000 (2018: HK\$1,157,968,000) comprised interest-bearing bank and other borrowings and finance lease payable. All interest-bearing bank and other borrowings bear interest at floating rates. Netting off cash deposits pledged for borrowings, the Group's net total borrowings were HK\$1,239,530,000 (2018: HK\$1,113,799,000). Net total borrowings less free cash and bank balances, structured deposits and derivative financial instrument were HK\$1,112,413,000 (2018: HK\$640,446,000).

整體業績

截至二零一九年三月三十一日止年度，本集團營業額為970,210,000港元（二零一八年：932,620,000港元），比去年增長4%；股東應佔溢利為277,958,000港元（二零一八年：317,017,000港元），比去年減少12%；扣除物業重估增值及相關稅項294,057,000港元及去年出售湖南地產業務的虧損及相關稅款和費用及在年末尚未收回出售金額的匯兌差異51,436,000港元，股東應佔經營溢利為35,337,000港元（二零一八年：70,301,000港元），比去年減少50%。營業額增加來源為租金收益和餐飲及食品業務均有良好增長，抵銷了物業銷售金額及酒店的營業額減少。股東應佔經營溢利減少主要原因為去年集團佔50%股權的東莞家滙廣場有大額物業銷售金額及利潤入帳。

流動資金及財政資源

於二零一九年三月三十一日，本集團的現金及現金等值項目為126,259,000港元（二零一八年：348,950,000港元），其中60,424,000港元、65,743,000港元及92,000港元分別以港元、人民幣及美元計值。本集團的自由現金及銀行結存、結構性存款以及衍生金融工具為127,117,000港元（二零一八年：473,353,000港元）。

本集團之借款總額為1,284,942,000港元（二零一八年：1,157,968,000港元），其中包括付息之銀行及其他借貸、應付融資租賃。所有付息之銀行及其他借貸按浮動利率計息。扣除借貸的已抵押現金存款後，本集團的整體借貸淨額為1,239,530,000港元（二零一八年：1,113,799,000港元）。整體借貸淨額減自由現金及銀行結存、結構性存款及衍生金融工具為1,112,413,000港元（二零一八年：640,446,000港元）。

Financial Review
財務回顧

The Group's gearing ratio, which was defined as the Group's interest-bearing bank and other borrowings, net of cash and cash equivalents, structured deposits, restricted cash and pledged time deposits as a percentage of the Group's total equity, was approximately 29% (2018: 16%).

The Group adopts conservative treasury policy in cash and financial management. The objective of the Group's treasury policy is to maintain a sound financial position by holding an appropriate level of cash to meet its operating requirements and long-term business development needs.

MATERIAL ACQUISITIONS

On 26 October 2018, the Company entered into a pre-sale agreement as purchaser with Guangzhou Wanche Property Company Limited (廣州市萬澈房地產有限公司) as Vendor, to purchase a property, being the lobby on the ground level, all office units from 3rd to 13th floor and 75 car parking spaces in basement level 1 to level 3 of the Building (which comprises 13 storeys above the ground) to be constructed on the Land, being land number 4 on the northeast corner of the intersection between Shixing Road South and Shuangchong Road at the southeast of the Guangzhounan (Guangzhou South) Railway Station Core District, located at Shibi Village, Zhongcun Town, Panyu District, Guangzhou, PRC (中國廣州市番禺區鍾村鎮石壁村廣州南站核心區東南部石興大道南與雙涌路交界處東北角4號地塊). The gross floor area of the office units is 9,203 sq. m. and the consideration for the acquisition is approximately RMB235,593,000 (equivalent to approximately HKD266,220,000), payable by instalments (Please see Company's announcement dated 26 October 2018).

On 24 May 2019, Goldfield Properties Limited ("Goldfield") (an indirect wholly-owned subsidiary of the Company), Fine Star Holdings Limited ("Fine Star") and Mega Success Limited ("Mega Success") entered into a shareholders agreement, pursuant to which (a) Goldfield will subscribe for 100 shares, being 50% of the total issued share capital, of Mega Success and (b) Goldfield and Fine Star agree to manage and operate the property development project of Mega Success at Castle Peak Road, Kowloon, Hong Kong in accordance with the terms of the agreement. It is expected that the total capital commitments of Goldfield towards Mega Success for the property development project will be approximately HK\$200,000,000 (Please see Company's announcement dated 24 May 2019).

本集團之資本負債比率（即本集團付息之銀行及其他借貸減現金及現金等值項目、結構性存款受限制現金及已抵押定期存款後佔權益總值之百分比）約為29%（二零一八年：16%）。

本集團於現金及財務管理方面採取審慎庫務政策。本集團的庫務政策目的旨在維持良好的財務狀況，並持有充裕現金水平以應付其經營需求及長期業務發展需要。

重大收購

於二零一八年十月二十六日，本公司（作為買方）與廣州市萬澈房地產有限公司（作為賣方）訂立預約買賣協議，購買該物業，為將於該土地（即中國廣州市番禺區鍾村鎮石壁村廣州南站核心區東南部石興大道南與雙涌路交界處東北角4號地塊）上建設之該樓宇（為一樓高13層的商業大樓）地面之大堂、3至13樓之所有辦公室單位及地庫1層至3層之75個停車位。辦公室單位之總樓面面積為9,203平方米。收購事項之代價為約人民幣235,593,000元（相當於約266,220,000港元）該代價將分期支付。（請參閱日期為二零一八年十月二十六日之公司公告）。

於二零一九年五月二十四日，嘉豐置業有限公司（「嘉豐」）（本公司之間接全資附屬公司）、富成集團有限公司（「富成」）與美成有限公司（「美成」）訂立股東協議，據此，(a)嘉豐將認購美成100股股份，佔其已發行股份之50%及(b)嘉豐及富成同意根據該協議之條款管理及經營美成位於香港九龍青山道之地產發展項目。預期嘉豐就該地產發展項目向美成作出之資金承擔總額將約為200,000,000港元。（請參閱日期為二零一九年五月二十四日之公司公告）。

Financial Review 財務回顧

Contingent liabilities and future commitment

As at the end of the reporting period, the Group had contingent liabilities relating to guarantees given to banks for mortgage loan facilities granted to purchasers of properties of approximately HK\$6,144,000 (2018: HK\$13,675,000).

Charges on the Group's Assets

As at the end of the reporting period, certain of the Group's property, plant and equipment, investment properties, properties held for sale, time deposits and financial assets at fair value through profit or loss with a total carrying value of approximately HK\$1,943,288,000 (2018: HK\$1,970,549,000) were pledged to secure general banking, trade finance and other facilities granted to the Group. In addition, rental income generated in respect of certain investment properties of the Group was assigned to banks to secure loan facilities granted to the Group.

Foreign exchange exposure

The Group mainly operates in Hong Kong and Mainland China. Most of the Group's monetary assets, liabilities and transactions as at 31 March 2019 and for the year ended principally denominated in Hong Kong dollars and Renminbi, respectively. Majority of the sales, purchases and expenditure incurred by the operating units of the Group during the year were denominated in the units' functional currencies and as a result, the Group does not anticipate significant transactional currency exposures, except for the outstanding consideration receivable in relation to the disposal of Hunan Carrianna Group of approximately RMB466,360,000 (equivalent to HK\$544,335,000) as at the reporting date. The Group has not used any derivative to hedge its exposure to foreign currency risk.

EMPLOYEE AND REMUNERATION POLICY

The Group's staff consists of approximately 1,100 employees in Hong Kong and approximately 1,100 employees outside Hong Kong (Mainland China). Employees are rewarded on a performance-related basis within the general framework of the Group's salary and bonus system.

或然負債及未來承諾

於報告期末，本集團之或然負債為就購買物業所獲授按揭貸款融資而向銀行提供之擔保約6,144,000港元（二零一八年：13,675,000港元）。

本集團資產抵押

於報告期末，本集團已質押總賬面值約1,943,288,000港元（二零一八年：1,970,549,000港元）之若干物業、廠房及設備、投資物業、持作出售之物業、定期存款及按公平值列賬及於損益中處理之金融資產，以作為授予本集團之一般銀行、貿易融資及其他信貸的抵押。此外，本集團亦轉讓若干投資物業之租金收益予銀行，以作為授予本集團之貸款融資之抵押。

外匯波動風險

本集團主要於香港及中國大陸營運，而本集團貨幣資產、負債及交易於二零一九年三月三十一日分別主要以港元及人民幣計值。本年中，本集團營運單位產生之大部份銷售、採購及支出以該單位之功能貨幣計值。因此，本集團預期交易貨幣風險不大（於報告日期就出售湖南佳寧娜集團之尚未收取應收代價約人民幣466,360,000元（相當於544,335,000港元）除外）。本集團並沒有採用任何衍生工具對沖其外幣風險。

僱員及酬金政策

本集團之員工包括約1,100名位於香港之僱員及約1,100名位於香港以外地區（中國內地）之僱員。僱員之薪酬及花紅於本集團之一般制度框架下按表現相關基準釐定。

Report of the Directors

董事會報告書

The directors herein present their report and the audited financial statements for the year ended 31 March 2019.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the Company is investment holding. Details of the principal activities of the principal subsidiaries are set out in note 1 to the financial statements. There were no significant changes in the nature of the Group's principal activities during the year.

Further discussion and analysis of these activities as required by Schedule 5 to the Hong Kong Companies Ordinance, including a description of the principal risks and uncertainties that the Group faces and an indication of likely future development in the Group's business, can be found in the Business and Financial Review set out on pages 26 to 38 of this annual report. This discussion forms part of this directors' report.

RESULTS AND DIVIDENDS

The Group's profit for the year ended 31 March 2019 and the Group's financial position at that date are set out in the financial statements on pages 71 to 260.

The Directors recommended the payment of a final dividend of HK3 cents per ordinary share for the year ended 31 March 2019. Subject to the approval of the shareholders at the forthcoming Annual General Meeting, the final dividend will be paid on or before 11 October 2019.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from Wednesday, 21 August 2019 to Monday, 26 August 2019, both days inclusive, during which period no transfer of shares will be effected. In order for a shareholder to be eligible to attend and vote at the Annual General Meeting, all transfers accompanied by the relevant share certificates must be lodged with the Company's Hong Kong Branch Share Registrar, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Tuesday, 20 August, 2019.

The Register of Members of the Company will be closed from Monday, 23 September 2019 to Friday, 27 September 2019, both days inclusive, during which period no transfer of shares will be effected. In order to qualify for the proposed final dividend (subject to shareholders' approval at the Annual General Meeting), all transfers accompanied by the relevant share certificates must be lodged with the Company's Hong Kong Branch Share Registrar, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Friday, 20 September 2019.

董事會謹此提呈截至二零一九年三月三十一日止年度的董事會報告書及經審核財務報表。

主要業務及業務回顧

本公司之主要業務為投資控股。有關主要附屬公司主要業務之詳情載於財務報表附註1。於年內，本集團主要業務之性質並無重大變動。

按香港公司條例附表5所規定有關該等業務的進一步討論及分析，包括有關本集團面臨的主要風險及不明朗因素的描述以及本集團業務的未來可能發展動向，載於本年報第26至第38頁的業務及財務回顧中。該討論構成本董事會報告書的一部分。

業績及股息

本集團截至二零一九年三月三十一日止年度的溢利，以及本集團於該日的財務狀況載於財務報表第71頁至260頁。

董事建議就截至二零一九年三月三十一日止年度派發末期股息每股普通股3港仙。末期股息將於二零一九年十月十一日或之前派發，惟須待股東在即將舉行之股東週年大會上批准後方可作實。

暫停辦理股份過戶登記

本公司將於二零一九年八月二十一日（星期三）至二零一九年八月二十六日（星期一），首尾兩天包括在內，暫停辦理股份過戶登記手續。股東為符合資格出席股東週年大會並於會上投票，請將所有過戶表格連同有關股票最遲於二零一九年八月二十日（星期二）下午四時三十分，送交本公司之香港股份過戶登記分處卓佳登捷時有限公司（地址為香港皇后大道東183號合和中心54樓）辦理過戶手續。

本公司將於二零一九年九月二十三日（星期一）至二零一九年九月二十七日（星期五），首尾兩天包括在內，暫停辦理股份過戶登記手續。為符合資格享有建議之末期股息（惟須待於股東週年大會上獲股東批准），請將所有過戶表格連同有關股票最遲於二零一九年九月二十日（星期五）下午四時三十分，送交本公司之香港股份過戶登記分處卓佳登捷時有限公司（地址為香港皇后大道東183號合和中心54樓）辦理過戶手續。

Report of the Directors
董事會報告書

SUMMARY OF FINANCIAL INFORMATION

The table set out below summarises the results, assets, liabilities and non-controlling interests of the Group for the last five financial years, as extracted from the published audited financial statements. This summary does not form part of the audited financial statements.

財務資料概要

下表概列本集團過去五個財政年度之已公佈業績、資產、負債及非控股權益，乃摘錄自本集團之經審核財務報表。此摘要並不構成經審核財務報表之部分。

		Year ended 31 March/At 31 March 截至三月三十一日止年度／於三月三十一日				
		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元	2017 二零一七年 HK\$'000 千港元	2016 二零一六年 HK\$'000 千港元	2015 二零一五年 HK\$'000 千港元
RESULTS	業績					
REVENUE	收入	970,210	932,620	867,468	867,178	670,292
PROFIT FOR THE YEAR	年內溢利	300,720	331,402	149,725	134,426	157,263
Attributable to:	應佔：					
Owners of the parent	母公司擁有人	277,958	317,017	127,446	121,030	120,744
Non-controlling interests	非控股權益	22,762	14,385	22,279	13,396	36,519
		300,720	331,402	149,725	134,426	157,263
ASSETS, LIABILITIES AND NON-CONTROLLING INTERESTS	資產、負債及非控股權益					
TOTAL ASSETS	總資產	6,261,702	6,306,272	6,084,115	5,834,498	6,263,881
TOTAL LIABILITIES	總負債	(2,431,636)	(2,348,599)	(2,554,531)	(2,299,906)	(2,446,303)
NON-CONTROLLING INTERESTS	非控股權益	39,744	(215)	(90,728)	(96,744)	(183,263)
		3,869,810	3,957,458	3,438,856	3,437,848	3,634,315

Report of the Directors
董事會報告書**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 35 and 36 to the financial statements, respectively.

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

Neither the Company, nor any of its subsidiaries purchased, redeemed or sold any of the Company's listed securities during the year ended 31 March 2019.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's Bye-laws or the laws of Bermuda which would oblige the Company to offer new shares on a pro-rata basis to existing shareholders.

DISTRIBUTABLE RESERVES

At 31 March 2019, the Company's reserves available for distribution, calculated in accordance with the provision of The Bermuda Companies Act 1981, amounted to approximately HK\$215,306,000, of which approximately HK\$37,713,000 has been proposed as final dividend for the year. In addition, the amount of approximately HK\$1,397,359,000 previously included in the Company's share premium account may be distributed in the form of fully-paid bonus shares.

CHARITABLE CONTRIBUTIONS

During the year, the Group made charitable contributions totalling approximately HK\$534,000 (2018: HK\$717,000).

MAJOR CUSTOMERS AND SUPPLIERS

In the year under review, the Group's sales to the five largest customers and purchases from the five largest suppliers accounted for less than 30% of the Group's revenue and purchases for the year respectively.

None of the directors of the Company or any of their associates or any shareholders, which to the best knowledge of the directors own more than 5% of the Company's total number of issued shares, had any beneficial interest in the Group's five largest customers and suppliers.

股本及購股權

本公司的股本及購股權於年內之變動詳情分別載於財務報表附註35及36。

購買、贖回或出售本公司上市證券

本公司或其任何附屬公司於截至二零一九年三月三十一日止年度內概無購買、贖回或出售本公司任何上市證券。

優先購股權

本公司的公司細則或百慕達之法例均無優先購股權的規定，致使本公司須按比例向現有股東發行新股份。

可分派儲備

於二零一九年三月三十一日，根據百慕達一九八一年公司法的條文計算，本公司可作分派用途的儲備為約215,306,000港元，當中約37,713,000港元已擬撥作年內之末期股息。此外，先前計入本公司的股份溢價賬之金額為約1,397,359,000港元，可以繳足紅股的方式分派。

慈善捐款

年內，本集團共捐出約534,000港元（二零一八年：717,000港元）作慈善用途。

主要客戶及供應商

於回顧年度，本集團五大客戶及五大供應商分別佔本集團本年度之收入及採購額少於30%。

概無本公司董事、其任何聯繫人或就董事所深知擁有本公司已發行股份總數5%以上之任何股東擁有本集團五大客戶及供應商之任何實益權益。

Report of the Directors 董事會報告書

ENVIRONMENTAL, SOCIAL AND CORPORATE RESPONSIBILITY

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 that 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.

A separate Environmental, Social and Governance Report conducted by a professional third party will be published in compliance with the requirements of the Listing Rules.

DIRECTORS

The directors of the Company during the year and up to the date of this report were:

Non Executive Director:

Ma Kai Cheung (*Honorary Chairman*)

Executive Directors:

Ma Kai Yum (*Chairman*)

Ma Hung Ming, John (*Vice-chairman**)

Leung Pak Yan (*Chief Executive Officer*)

Ng Yan Kwong

Ng Sze Ping (*appointed on 19 July 2018*)

Independent Non-Executive Directors:

Lo Ming Chi, Charles

Lo Man Kit, Sam

Wong See King

環境、社會及企業責任

作為一間具社會責任的企業，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。

一份由專業第三方編撰的環境、社會及管治報告將根據上市規則之規定予以獨立刊發。

董事

於本年度及截至本報告日期之本公司董事包括：

非執行董事：

馬介璋 (*名譽主席*)

執行董事：

馬介欽 (*主席*)

馬鴻銘 (*副主席**)

梁百忍 (*行政總裁*)

吳恩光

吳思兵 (*於二零一八年七月十九日委任*)

獨立非執行董事：

勞明智

盧文傑

黃思競

* since 28 June 2019

* 自二零一九年六月二十八日起

Report of the Directors
董事會報告書**DIRECTORS (Continued)**

In accordance with Bye-law 99 of the Company's Bye-laws, Mr. Leung Pak Yan will retire by rotation and, being eligible, will offer himself for re-election at the forthcoming annual general meeting.

In accordance with Bye-law 99 of the Company's Bye-laws, Mr. Wong See King will retire by rotation and, being eligible, will offer himself for re-election at the forthcoming annual general meeting.

In accordance with Bye-law 99 of the Company's Bye-laws, Mr. Lo Man Kit, Sam will retire by rotation and, being eligible, will offer himself for re-election at the forthcoming annual general meeting.

The Board has received an annual confirmation of independence from each of the independent non-executive directors, and as the date of this report still considers them to be independent.

BIOGRAPHIES OF DIRECTORS AND SENIOR MANAGEMENT

The biographical details of the directors and senior management of the Company are set out on pages 8 to 12 of the annual report.

DIRECTORS' SERVICE CONTRACTS

Mr. Leung Pak Yan, Mr. Ng Yan Kwong and Mr. Ng Sze Ping had entered into a service contract with the Company. The contract has no fixed terms of engagement and is subject to retirement by rotation as required by the Company's Bye-laws and termination by either party giving three months' notice in writing.

Mr. Ma Kai Cheung, Mr. Ma Kai Yum and Mr. Ma Hung Ming, John had no service contract with the Company as at the end of the reporting period.

董事 (續)

根據本公司的公司細則第99條規定，梁百忍先生將輪值告退。梁先生具備資格並願意在即將舉行的股東週年大會上候選連任。

根據本公司的公司細則第99條規定，黃思競先生將輪值告退。黃先生具備資格並願意在即將舉行的股東週年大會上候選連任。

根據本公司的公司細則第99條規定，盧文傑先生將輪值告退。盧先生具備資格並願意在即將舉行的股東週年大會上候選連任。

董事會已接獲各獨立非執行董事的年度獨立確認書，而於本報告日期，各獨立非執行董事仍被視為獨立人士。

董事及高級管理層履歷

本公司董事及高級管理層之履歷詳情載於本年報第8頁至12頁。

董事之服務合約

梁百忍先生、吳恩光先生及吳思兵先生與本公司訂有服務合約。該合約並無特定的任期，但須按照本公司的公司細則之規定輪值告退，可由任何一方給予三個月書面通知予以終止。

馬介璋先生、馬介欽先生及馬鴻銘先生與本公司於報告期末並未訂有服務合約。

Report of the Directors
董事會報告書

DIRECTORS' SERVICE CONTRACTS

(Continued)

The non-executive directors of the Company have been appointed for a term subject to retirement by rotation as required by the Company's Bye-laws.

Apart from the foregoing, no director proposed for re-election at the forthcoming annual general meeting has a service contract with the Company which is not terminable by the Company within one year without payment of compensation, other than statutory compensation.

DIRECTORS' REMUNERATION

The directors' fees are subject to shareholders' approval at general meetings. Other emoluments are determined by the Company's board of directors with reference to directors' duties, responsibilities and performance and the results of the Group.

Particulars of the Directors' remuneration for the year ended 31 March 2019 are set out in note 8 to the financial statements.

DIRECTORS' RIGHTS TO ACQUIRE SHARES

Save as disclosed under the section headed "Directors' and chief executives' interests and short positions in shares and underlying shares", at no time during the year was the Company or any of its subsidiaries a party to any arrangement to enable the Company's directors, their respective spouses or minor children to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

董事之服務合約 (續)

有關本公司非執行董事之任期須按照本公司的公司細則之規定輪值告退。

除上述者外，擬於即將舉行之股東週年大會上提名連任的董事，概無與本公司訂立本公司不可於一年內終止而毋須作出賠償（法定賠償除外）的服務合約。

董事酬金

董事袍金須待股東於股東大會上批准後方可作實。其他酬金由本公司董事會經參照董事之職責、責任及表現以及本集團業績釐定。

截至二零一九年三月三十一日止年度之董事酬金詳情載於財務報表附註8。

董事購買股份的權利

除「董事及主要行政人員於股份及相關股份之權益及淡倉」一節所披露者外，本公司或其任何附屬公司於本年度內任何時間並無參與任何安排，致使本公司董事或彼等各自之配偶或未成年子女可藉購入本公司或任何其他法人團體之股份或債券而獲取利益。

Report of the Directors
董事會報告書**DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES****董事及主要行政人員於股份及相關股份之權益及淡倉**

As at 31 March 2019, the interests and short positions of the Directors and chief executives of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO; or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code under the Listing Rules, were as follows:

於二零一九年三月三十一日，本公司之董事及主要行政人員於本公司或其任何聯營公司（定義見《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之權益及淡倉，須登記於本公司根據《證券及期貨條例》第352條規定須予存置之登記冊內；或根據上市規則之標準守則須另行知會本公司及聯交所之權益及淡倉如下：

(a) The Company**(a) 本公司**

Name of director 董事姓名	Capacity/ nature of interests 身份／權益性質	Number of ordinary shares held and nature of interests 持有普通股股份數目及權益性質			Underlying shares pursuant to share options (note 1) 根據購股權之 相關股份數目 (附註1)	Total 合共	Percentage of the Company's issued share capital 佔本公司 已發行股本 百分比
		Personal interests 個人權益	Family interests 家族權益	Other interests 其他權益			
Ma Kai Cheung 馬介璋	Beneficial owner, security interest in shares, interest of spouse and beneficiary of trust 實益擁有人，抵押股份權益， 配偶權益及信託受益人	247,130,421	7,050,000 (note 2) (附註2)	259,129,025 (note 3) (附註3)	-	513,309,446 (L)	40.83
Ma Kai Yum 馬介欽	Beneficial owner, security interest in shares, interest of spouse and beneficiary of trust 實益擁有人，抵押股份權益， 配偶權益及信託受益人	104,685,149	3,200,000 (note 4) (附註4)	101,201,040 (notes 5 & 6) (附註5和6)	1,200,000	210,286,189 (L)	16.73
Leung Pak Yan 梁百忍	Beneficial owner 實益擁有人	-	-	-	9,000,000	9,000,000 (L)	0.72
Ng Yan Kwong 吳恩光	Beneficial owner 實益擁有人	13,000,000	-	-	2,000,000	15,000,000 (L)	1.19
Ma Hung Ming, John 馬鴻銘	Beneficial owner, interest of spouse 實益擁有人及配偶權益	580,000	2,044,000 (note 7) (附註7)	-	-	2,624,000 (L)	0.21
Ng Sze Ping 吳思兵	Interest of spouse 配偶權益	-	125,428,754 (note 8) (附註8)	-	-	125,428,754 (L/S)	9.98

L – Long position 好倉
S – Short position 淡倉

Report of the Directors
董事會報告書

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

(continued)

(a) The Company (continued)

Notes:

- (1) The underlying shares represent interests of options granted to the Directors and senior executive under the Share Option Scheme to acquire shares of the Company, further details of which are set out in note 36 to the financial statements.
- (2) The shares were owned by Cheung Lin Kiu, the spouse of Ma Kai Cheung.
- (3) Ma Kai Cheung and his family are the objects of a discretionary trust which effectively owns the entire issued share capital of Regent World Investments Limited ("Regent World") and 70% of the entire issued share capital of Bond Well Investments Limited ("Bond Well"). At the end of the reporting period, Regent World owned 184,121,625 shares and Bond Well owned 75,007,400 shares of the Company.
- (4) The shares were owned by Kwok Kit Mei, the spouse of Ma Kai Yum.
- (5) Ma Kai Yum and his family are the objects of a discretionary trust which effectively owns the entire issued share capital of Grand Wealth Investments Limited ("Grand Wealth") and Peaceful World Limited ("Peaceful World"). At the end of the reporting period, Grand Wealth owned 74,651,040 shares and Peaceful World owned 19,050,000 shares of the Company.
- (6) Peaceful World owns the entire issued share capital of Real Potential Limited ("Real Potential"). At the end of the reporting period, Real Potential owned 7,500,000 shares of the Company. The interests of Real Potential in the Company are therefore deemed to be the interests of Peaceful World in which Ma Kai Yum is also deemed to have interests for the reason as stated in note 5 above.
- (7) The shares were owned by Choi Ka Man, Carmen, the spouse of Ma Hung Ming, John.
- (8) The shares were owned by Rainbow Choice Holding Group Limited, a company wholly-owned by Chen Chu Zhen, the spouse of Ng Sze Ping, of which 62,714,377 shares were charged in favour of Ma Kai Cheung, and 62,714,377 shares were charged in favour of Ma Kai Yum. These charged shares were included respectively in the amounts of personal interests of Ma Kai Cheung and Ma Kai Yum.

董事及主要行政人員於股份及相關股份之權益及淡倉 (續)

(a) 本公司 (續)

附註：

- (1) 相關股份乃指董事及高級行政人員根據購股權計劃獲授予可收購本公司股份之購股權權益，有關進一步詳情載於財務報表附註36。
- (2) 該等股份由馬介璋的妻子張蓮嬌擁有。
- (3) 馬介璋及其家人為一項全權信託的受益人。該項信託實際擁有Regent World Investments Limited (「Regent World」)之全部已發行股本及Bond Well Investments Limited (「Bond Well」)的全部已發行股本的70%。於報告期末，Regent World擁有本公司184,121,625股股份，而Bond Well則擁有本公司75,007,400股股份。
- (4) 該等股份由馬介欽的妻子郭潔薇擁有。
- (5) 馬介欽及其家人為一項全權信託的受益人。該項信託實際擁有Grand Wealth Investments Limited (「Grand Wealth」)及Peaceful World Limited (「Peaceful World」)的全部已發行股本。於報告期末，Grand Wealth擁有本公司74,651,040股股份，而Peaceful World則擁有本公司19,050,000股股份。
- (6) Peaceful World擁有Real Potential Limited (「Real Potential」)的全部已發行股本。於報告期末，Real Potential擁有本公司7,500,000股股份。因此Real Potential於本公司的權益被視為Peaceful World的權益，而正如上文附註5所述之理由，馬介欽亦被視為擁有Peaceful World的權益。
- (7) 該等股份由馬鴻銘的妻子蔡加敏擁有。
- (8) 該等股份由吳思兵的妻子陳楚貞全資擁有之彩榮控股集團有限公司擁有。其中62,714,377股股份已被抵押予馬介璋及62,714,377股股份已被抵押予馬介欽。這些抵押股份已分別包括於馬介璋及馬介欽的個人權益數目內。

Report of the Directors
董事會報告書**DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES****董事及主要行政人員於股份及相關股份之權益及淡倉 (續)**

(continued)

(b) Subsidiaries**(b) 附屬公司**

Name of subsidiary	Name of director	Capacity	Number of shares held (L)	Type of shares	Percentage of the subsidiary's issued share capital (ordinary shares) 佔附屬公司已發行股本百分比 (普通股)
附屬公司名稱	董事姓名	身份	所持股份數目 (L)	股份類別	
Ginza Development Company Limited 金必多發展有限公司	Ma Kai Cheung 馬介璋	Beneficial owner 實益擁有人	15	Ordinary 普通股	2.5
Ginza Development Company Limited 金必多發展有限公司	Ma Kai Yum 馬介欽	Beneficiary of trust 信託受益人	18	Ordinary 普通股	3
Gartrend Development Limited 嘉堅發展有限公司	Ma Kai Cheung 馬介璋	Beneficial owner 實益擁有人	500,000	Non-voting deferred 無投票權遞延股份	N/A 不適用
Gartrend Development Limited 嘉堅發展有限公司	Ma Kai Yum 馬介欽	Beneficial owner 實益擁有人	500,000	Non-voting deferred 無投票權遞延股份	N/A 不適用
Tak Sing Alliance Limited	Ma Kai Cheung 馬介璋	Beneficial owner 實益擁有人	9,000	Non-voting deferred 無投票權遞延股份	N/A 不適用
Tak Sing Alliance Limited	Ma Kai Yum 馬介欽	Beneficial owner 實益擁有人	1,000	Non-voting deferred 無投票權遞延股份	N/A 不適用
昆明佳寧娜食品有限公司	Ma Kai Cheung 馬介璋	Beneficial owner 實益擁有人	N/A 不適用	N/A 不適用	15

L – Long position 好倉

Report of the Directors
董事會報告書

DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

(continued)

In addition to the above, Mr. Ma Kai Cheung and Mr. Ma Kai Yum have non-beneficial personal equity interests in certain subsidiaries held for the benefit of the Group solely for the purpose of complying with their minimum company membership requirements in prior years.

Save as disclosed above, as at 31 March 2019, none of the directors and chief executive had registered an interest or short position 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) that was required to be recorded pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS AND CONTRACT OF SIGNIFICANCE

Save as detailed in note 46 to the financial statements, no director nor a connected entity of a director had a material interest, either directly or indirectly, in any transactions, arrangements or contracts of significance to the business of the Group to which the holding company of the Company, or any of the Company's subsidiaries or fellow subsidiaries was a party during the year.

董事及主要行政人員於股份及相關股份之權益及淡倉 (續)

除以上所述外，馬介璋先生及馬介欽先生代本集團持有若干附屬公司的非實益個人股本權益，此乃僅為符合過往年度公司股東數目的最低規定而持有。

除上文所披露者外，於二零一九年三月三十一日，根據《證券及期貨條例》第352條須予備存之登記冊或根據標準守則向本公司及聯交所發出之通知，本公司之董事及主要行政人員概無於本公司或其任何相關法團（定義見《證券及期貨條例》第XV部）之股份、相關股份或債券中擁有任何權益或淡倉。

董事於交易、安排或合約及重大合約中的權益

除財務報表附註46所詳述者外，董事或董事之關連實體於年內概無於對本集團業務而言屬重大且由本公司控股公司、或本公司任何附屬公司或同系附屬公司訂立之任何交易、安排或合約中直接或間接擁有重大權益。

INFORMATION ON SHARE OPTION SCHEMES

2015 OPTION SCHEME

At the annual general meeting of the Company convened on 24 August 2015, the Company terminated the 2005 Option Scheme and adopted a new share option scheme (the “2015 Option Scheme”) with a validity period of 10 years.

The principal terms of the 2015 Option Scheme are as follows:

1. Purpose of the Option Scheme

The purpose of the 2015 Option Scheme is to grant options to eligible participants, recognise and acknowledge the contributions that the eligible participants have made or may make to the Group and will provide the eligible participants with an opportunity to have a personal stake in the Company with a view to motivate the eligible participants to optimise their performance efficiency for the benefit of the Group, track and retain or maintain relationships with the eligible participants whose contributions are or will be beneficial to the long-term growth of the Group, and additionally in the case of executives, to enable the Group to attract and retain individuals with experience and ability and to reward them for their past contributions.

2. Participants of the Option Scheme

The eligible participants are eligible to participate in the 2015 Option Scheme. In determining the basis of eligibility of each eligible participant, the Board would take into account such factors as the Board may at its discretion consider appropriate. The Board shall have absolute discretion to determine whether a person shall qualify as an eligible participant.

有關購股權計劃的資料

二零一五年購股權計劃

在二零一五年八月二十四日召開的週年股東大會上，本公司已終止「二零零五年購股權計劃」並採納了一項新的購股權計劃（「二零一五年購股權計劃」），有效期為十年。

二零一五年購股權計劃之主要條款如下：

1. 購股權計劃之目的

二零一五年購股權計劃旨在向合資格參與者授出購股權，確認及承認合資格參與者對本集團所作出或可能作出之貢獻，及將向合資格參與者提供於本公司擁有個人權益之機會，藉以鼓勵合資格參與者為本集團之利益提升其工作效率、追蹤及挽留或與其貢獻對或將對本集團長遠增長有利之合資格參與者維繫關係，而另就行政人員而言，本集團可藉此吸納及挽留有經驗及能力之個別人士及對彼等過往所作出之貢獻加以獎勵。

2. 購股權計劃之參與者

合資格參與者符合資格參與二零一五年購股權計劃。於釐定各合資格參與者的資格基準時，董事會將考慮其可能酌情認為適當的因素。董事會應可全權酌情釐定某人士是否合資格為合資格參與者。

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INFORMATION ON SHARE OPTION SCHEMES (Continued)

2015 OPTION SCHEME (Continued)

3. Total number of shares available for issue and percentage to the issued share capital as at 31 March 2019

The total number of shares available for issue under the 2015 Option Scheme was 125,388,753 shares representing 9.97% of the issued share capital of the Company as at 31 March 2019.

4. Maximum entitlement of each participant

The total number of shares issued and which may fall to be issued upon exercise of the options to be granted under the 2015 Option Scheme and any other share option scheme of the Group including the 2005 Option Scheme (including both exercised and outstanding options) to each participant in any twelve (12)-month period shall not exceed one per cent. (1%) of the issued share capital of the Company for the time being ("Individual Limit"). Any further grant of options in excess of the Individual Limit in any twelve (12)-month period up to and including the date of such further grant shall be subject to the issue of a circular to the shareholders and the shareholders' approval in general meeting of the Company with such participant and his associates abstaining from voting. The number and terms (including the exercise price) of the options to be granted to such participant must be fixed before the shareholders' approval and the date of board meeting for proposing such further grant should be taken as the date of grant for the purpose of calculating the exercise price under note (1) to Rule 17.03(9) of the Listing Rules.

5. The period within which the shares must be taken up under an option

The period during which a share option may be exercised will be determined by the directors at their absolute discretion, save that no share option may be exercised more than 10 years after grant.

有關購股權計劃的資料 (續)

二零一五年購股權計劃 (續)

3. 可供發行之股份總數及佔二零一九年三月三十一日已發行股本之百分比

二零一五年購股權計劃中可予發行的股份數目為125,388,753股股份，佔本公司於二零一九年三月三十一日已發行股本的9.97%。

4. 各參與者可獲發行之股份數目上限

於任何十二(12)個月期間內，因行使根據二零一五年購股權計劃及本集團之任何其他購股權計劃（包括二零零五年購股權計劃）將予授出之購股權（包括已行使及未行使購股權）而發行及可能發行予各參與者之股份總數，不得超過本公司當時已發行股本之百分之一(1%)（「個別限額」）。凡於截至進一步授出日期（包括該日）止任何十二(12)個月期間內進一步授出超過個別限額之任何購股權，須向股東刊發通函，並於本公司股東大會取得股東批准，而有關參與者及其聯繫人須放棄投票。授予有關參與者之購股權之數目及條款（包括行使價）必須於尋求股東批准前確定，而根據上市規則第17.03(9)條附註(1)，就計算行使價而言，建議有關進一步授出之董事會會議日期應被視為授出日期。

5. 必須根據購股權認購股份之期限

董事可全權酌情決定購股權的行使期，惟以購股權獲授出後十年為限。

**INFORMATION ON SHARE OPTION
SCHEMES (Continued)****2015 OPTION SCHEME (Continued)****6. Payment on acceptance of an option**

An option shall be deemed to have been granted and accepted by the grantee and to have taken effect when the duplicate notice of grant constituting acceptance of the option duly signed by the grantee, together with a remittance in favour of the Company of HK\$1.00 by way of consideration for the grant thereof is received by the Company on or before the relevant acceptance date as stipulated in the option documents. Such remittance shall in no circumstances be refundable and shall not be deemed a part payment of the exercise price of an option.

Any offer to grant an option may be accepted in respect of a lesser number of shares for which it is offered provided that it must be accepted in respect of a board lot or an integral multiple thereof and such number is clearly stated in the duplicate notice of grant constituting acceptance of the option. To the extent that the offer to grant an option is not accepted by the acceptance date as stipulated in the option documents, it shall be deemed to have been irrevocably declined.

有關購股權計劃的資料(續)**二零一五年購股權計劃(續)****6. 接納購股權之付款**

本公司一經於購股權文件所規定之相關接納日期或之前收到由承授人正式簽署構成接納購股權之通知副本，連同付予本公司之1.00港元款項作為授出購股權之代價後，購股權將被視作已授出及已獲承授人接納並生效。該等款項於任何情況均不獲退還，亦不應被視作購股權行使價之部分付款。

就任何授出購股權要約而言，參與者接納購股權所涉及之股份數目可少於要約所涉及之股份數目，惟接納之股份數目須為一手買賣單位或其完整倍數，且有關數目在構成接納購股權之通知副本中清楚列明。倘授出購股權之要約未於購股權文件所規定之接納日期獲接納，則將視作已被不可撤銷地拒絕。

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INFORMATION ON SHARE OPTION SCHEMES (Continued)

2015 OPTION SCHEME (Continued)

7. The basis of determining the exercise price

The exercise price in relation to each option offered to an eligible participant shall be determined by the Board in its absolute discretion but in any event shall not be less than the highest of:

- (a) the official closing price of the shares on the Stock Exchange as stated in the daily quotation sheet of the Stock Exchange on the date of offer of the options ("Offer Date");
- (b) the average of the official closing prices of the shares on the Stock Exchange as stated in the daily quotation sheets of the Stock Exchange for the five (5) Business Days immediately preceding the Offer Date; and
- (c) the nominal value of the shares.

8. The remaining life of the 2015 Option Scheme

The 2015 Option Scheme is valid and effective for a period of 10 years commencing on 24 August 2015 (being the date of fulfilment of all conditions on the adoption of the 2015 Option Scheme).

As at 31 March 2019, the Company had 14,200,000 share options outstanding pursuant to the 2015 Option Scheme.

有關購股權計劃的資料 (續)

二零一五年購股權計劃 (續)

7. 釐定行使價之基準

有關向合資格參與者授出之各購股權之行使價將由董事會全權酌情釐定，惟在任何情況下不得低於以下各項之最高者：

- (a) 於購股權要約日期（「要約日期」）聯交所每日報價單所列股份於聯交所之官方收市價；
- (b) 於緊接要約日期前五(5)個營業日聯交所每日報價單所列股份於聯交所之平均官方收市價；及
- (c) 股份面值。

8. 二零一五年購股權計劃餘下之期限

二零一五年購股權計劃自二零一五年八月二十四日（即採納二零一五年購股權計劃之全部條件達成之日）起計十年內有效及生效。

於二零一九年三月三十一日止，根據二零一五年購股權計劃，本公司有14,200,000份購股權尚未行使。

Report of the Directors
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SCHEMES (Continued)

有關購股權計劃的資料(續)

The following table discloses the movements in the Company's share options outstanding under the 2015 Option Scheme during the year:

下表披露年內本公司根據二零一五年購股權計劃項下尚未行使之購股權變動：

	Number of share options 購股權數目					Date of grant of share options (Note 1)	Exercise period of share options	Exercise price of share options	At grant date of options
	At 1 April 2018	Granted during the period	Exercised during the period	Cancelled/ forfeited during the period	At 31 March 2019			(Note 2)	
								HK\$ per share	HK\$ per share
								於二零一八年四月一日	於期內授出
Executive Directors 執行董事									
Mr. Ma Kai Yum 馬介欽先生	1,200,000	–	–	–	1,200,000	16-10-2015	16-10-2015 to 15-10-2020	0.81	0.81
Mr. Leung Pak Yan 梁百忍先生	3,000,000	–	–	–	3,000,000	16-10-2015	1-8-2016 to 31-7-2020	0.81	0.81
	3,000,000	–	–	–	3,000,000	16-10-2015	1-8-2017 to 31-7-2021	0.81	0.81
	3,000,000	–	–	–	3,000,000	16-10-2015	1-8-2018 to 31-7-2022	0.81	0.81
Mr. Ng Yan Kwong 吳恩光先生	2,000,000	–	–	–	2,000,000	16-10-2015	16-10-2015 to 15-10-2020	0.81	0.81
	12,200,000	–	–	–	12,200,000				
Other employees 其他僱員	2,000,000	–	–	–	2,000,000	16-10-2015	16-10-2015 to 15-10-2020	0.81	0.81
	1,300,000	–	(1,000,000)	(300,000)	–	16-10-2015	16-10-2016 to 15-10-2019	0.81	0.81
	1,300,000	–	(1,000,000)	(300,000)	–	16-10-2015	16-10-2017 to 15-10-2020	0.81	0.81
	1,300,000	–	–	(1,300,000)	–	16-10-2015	16-10-2018 to 15-10-2021	0.81	0.81
	1,000,000	–	–	(1,000,000)	–	16-10-2015	16-10-2019 to 15-10-2022	0.81	0.81
	1,000,000	–	–	(1,000,000)	–	16-10-2015	16-10-2020 to 15-10-2023	0.81	0.81
	7,900,000	–	(2,000,000)	(3,900,000)	2,000,000				
In aggregate 總計	20,100,000	–	(2,000,000)	(3,900,000)	14,200,000				

Notes:

附註：

- The vesting period of the share options is from the date of the grant until the commencement of the exercise period.
- The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in the Company's share capital.
- 購股權賦予權利的期限是由授出當日起計算直至行使期的開始日。
- 購股權的行使價是受到如發行股權股或派送紅股，或本公司股本類同的更動而調整。

Report of the Directors
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INFORMATION ON SHARE OPTION SCHEMES (Continued)

Save as disclosed above during the period under review, no options under the 2015 Option Scheme were exercised, cancelled or lapsed.

As at 31 March 2019, the Company had 14,200,000 share options outstanding under the 2015 Option Scheme. Should they be fully exercised, the Company will receive approximately HK\$11,502,000 (before issue expenses). The fair value of these unexercised options measured in accordance with the Group's accounting policies (note 2.4 to the financial statements) amounted to approximately HK\$3,855,000.

SUBSTANTIAL SHAREHOLDERS

As at 31 March 2019, according to the register kept by the Company under Section 336 of the SFO and so far as was known to the Directors, the following persons or corporations had an interest or short position in the shares and underlying shares of the Company which was required to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO:

有關購股權計劃的資料 (續)

除上述所披露者外，於回顧期間，二零一五年購股權計劃項下的購股權並無獲行使、註銷或失效。

於二零一九年三月三十一日，根據二零一五年購股權計劃，本公司有14,200,000份購股權尚未行使。倘彼等獲悉數行使，則本公司將收到約11,502,000港元（除發行開支前）。該等尚未行使購股權之公平值約3,855,000港元乃根據本集團之會計政策計量（財務報表附註2.4）。

主要股東

於二零一九年三月三十一日，根據本公司按《證券及期貨條例》第336條存置之登記冊內所示，以及就董事所知，下列人士或公司在本公司之股份及相關股份擁有權益或淡倉，並須根據《證券及期貨條例》第XV部第2分部及第3分部向本公司作出披露：

Name of shareholder	Capacity/ nature of interests	Notes	Number of ordinary shares held 持有 公司普通股數目	Percentage of the Company's issued share capital 佔本公司 已發行股本百分比
主要股東	身份／權益性質	附註		
Ma Kai Cheung 馬介璋	Beneficial owner, security interest in shares, interest of spouse and beneficiary of trust 實益擁有人，抵押股 份權益，配偶權益 及信托受益人	a	513,309,446 (L)	40.83
Ma Kai Yum 馬介欽	Beneficial owner, security interest in shares, interest of spouse and beneficiary of trust 實益擁有人，抵押股 份權益，配偶權益 及信托受益人	b	210,286,189 (L)	16.73

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Name of shareholder	Capacity/ nature of interests	Notes	Number of ordinary shares held 持有 公司普通股數目	Percentage of the Company's issued share capital 佔本公司 已發行股本百分比
主要股東	身份／權益性質	附註		
East Asia International Trustees Limited	Trustee 信託人	c	360,330,065 (L)	28.66
Golden Yield Holdings Limited	Interest in controlled corporations 受控公司權益	d	259,129,025 (L)	20.61
Regent World Investments Limited	Holding corporation 直接控股公司	d	184,121,625 (L)	14.65
Wealthy Platform Limited	Interest in controlled corporations 受控公司權益	e	101,201,040 (L)	8.05
Bond Well Investments Limited	Holding corporation 直接控股公司	d	75,007,400 (L)	5.97
Grand Wealth Investments Limited	Holding corporation 直接控股公司	e	74,651,040 (L)	5.94
Rainbow Choice Holding Group Limited 彩榮控股集團有限公司	Beneficial owner 實益擁有人	f	125,428,754 (L/S)	9.98
Chen Chu Zhen 陳楚貞	Interest in controlled corporation 受控公司權益	f	125,428,754 (L/S)	9.98
Ng Sze Ping 吳思兵	Interest of spouse 配偶權益	f	125,428,754 (L/S)	9.98

L – Long position 好倉
S – Short position 淡倉

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SUBSTANTIAL SHAREHOLDERS (Continued)

Notes:

- a. The 513,309,446 shares comprised:
 - i. 184,416,044 shares owned by Mr. Ma Kai Cheung;
 - ii interest in 7,050,000 shares owned by Ms. Cheung Lin Kiu, the spouse of Mr. Ma Kai Cheung;
 - iii interest in 259,129,025 shares indirectly held by a discretionary trust of which Mr. Ma Kai Cheung and his family are the beneficiaries (same block of shares disclosed in (d) below); and
 - iv interest in 62,714,377 shares charged in favour of Mr. Ma Kai Cheung (same block of shares disclosed in (f) below).

- b. The 210,286,189 shares comprised:
 - i. 41,970,772 shares owned by Mr. Ma Kai Yum;
 - ii interest in 3,200,000 shares owned by Ms. Kwok Kit Mei, the spouse of Mr. Ma Kai Yum;
 - iii interest in 101,201,040 shares indirectly held by a discretionary trust of which Mr. Ma Kai Yum and his family are the beneficiaries (same block of shares disclosed in (e) below);
 - iv interest in 1,200,000 underlying shares pursuant to options granted under the Share Option Scheme to acquire shares of the Company; and
 - v interest in 62,714,377 shares charged in favour of Mr. Ma Kai Yum (same block of shares disclosed in (f) below).

- c. East Asia International Trustees Limited ("EAIT") is the trustee of a discretionary trust of which Mr. Ma Kai Cheung and his family are the objects and through its wholly-owned subsidiary, Golden Yield Holdings Limited ("Golden Yield"), EAIT was indirectly interested in 259,129,025 shares of the Company. EAIT is also the trustee of a discretionary trust of which Mr. Ma Kai Yum and his family are the objects and through its wholly-owned subsidiary, Wealthy Platform Limited ("Wealthy Platform"), EAIT was indirectly interested in 101,201,040 shares in the Company. As at the end of the reporting period, EAIT was effectively interested in a total of 360,330,065 shares of the Company.

主要股東 (續)

附註：

- a. 該513,309,446股股份包括：
 - i. 由馬介璋先生擁有的184,416,044股股份；
 - ii. 由馬介璋先生的妻子張蓮嬌女士擁有的7,050,000股股份之權益；
 - iii. 由馬介璋先生及其家人為受益人的全權信託間接持有的259,129,025股股份之權益（為下文(d)所披露的同一批股份）；及
 - iv. 抵押給馬介璋先生的62,714,377股股份之權益（為下文(f)所披露的同一批股份）。

- b. 該210,286,189股股份包括：
 - i. 由馬介欽先生擁有的41,970,772股股份；
 - ii. 由馬介欽先生的妻子郭潔薇女士擁有的3,200,000股股份之權益；
 - iii. 由馬介欽先生及其家人為受益人的全權信託間接持有的101,201,040股股份之權益（為下文(e)所披露的同一批股份）；
 - iv. 根據購股權計劃授予可收購公司股份之購股權的1,200,000相關股份之權益；及
 - v. 抵押給馬介欽先生的62,714,377股股份之權益（為下文(f)所披露的同一批股份）。

- c. East Asia International Trustees Limited (「EAIT」) 為馬介璋先生及其家族作為受益人而成立的一項全權信託的信託人，並透過其全資附屬公司Golden Yield Holdings Limited (「Golden Yield」) 而間接擁有本公司259,129,025股股份。此外，EAIT亦同時為馬介欽先生及其家族作為受益人而成立的一項全權信託的信託人，並透過其全資附屬公司Wealthy Platform Limited (「Wealthy Platform」) 而間接擁有本公司101,201,040股股份，於報告期末，EAIT實益擁有本公司合共360,330,065股股份。

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Notes: (Continued)

- d. Golden Yield by owning the entire issued share capital of Regent World and 70% of the entire issued share capital of Bond Well, was indirectly interested in a total of 259,129,025 shares of the Company. The total shares held by both Regent World and Bond Well are the same block of shares as disclosed in "Other interests" of Mr. Ma Kai Cheung under the section headed "Directors' and chief executives' interests and short positions in shares and underlying shares" set out above.
- e. Wealthy Platform by owning the entire issued share capital of Grand Wealth and Peaceful World and indirect owning the entire issued share capital of Real Potential through Peaceful World, was indirectly interested in 101,201,040 shares of the Company. The total shares held by Grand Wealth, Peaceful World and Real Potential are the same block of shares as disclosed in "Other interests" of Mr. Ma Kai Yum under the section headed "Directors' and chief executives' interests and short positions in shares and underlying shares" set out above.
- f. Rainbow Choice Holding Group Limited ("Rainbow Choice") is wholly owned by Ms. Chen Chu Zhen, the spouse of Mr. Ng Sze Ping. 62,714,377 shares in the issued share capital of Rainbow Choice were charged in favour of Ma Kai Cheung and 62,714,377 shares were charged in favour of Ma Kai Yum.

Save as disclosed above, the directors of the Company are not aware of any other persons who, as at 31 March 2019, had registered an interest or short position in the shares or underlying shares of the Company in the register that was required to be kept under Section 336 of the SFO.

主要股東 (續)

附註：(續)

- d. Golden Yield藉持有Regent World全部已發行股本及Bond Well全部已發行股本之70%而間接擁有本公司合共259,129,025股股份。Regent World及Bond Well合共持有的股份為上文「董事及主要行政人員於股份及相關股份之權益及淡倉」中所述馬介璋先生之「其他權益」中所披露的同一批股份。
- e. Wealthy Platform藉持有Grand Wealth及Peaceful World全部已發行股本及透過Peaceful World間接擁有Real Potential全部已發行股本而間接擁有本公司101,201,040股股份。Grand Wealth、Peaceful World及Real Potential合共持有的股份為上文「董事及主要行政人員於股份及相關股份之權益及淡倉」中所述馬介欽先生之「其他權益」中所披露的同一批股份。
- f. 彩榮控股集團有限公司(「彩榮」)為吳思兵先生的妻子陳楚貞女士全資擁有。彩榮之62,714,377股已發行股份已被抵押給馬介璋先生及62,714,377股股份已被抵押給馬介欽先生。

除上述披露者外，就本公司董事所知，根據《證券及期貨條例》第336條須予備存之登記冊，並無任何其他人士於二零一九年三月三十一日擁有本公司股份或相關股份之權益或淡倉。

Report of the Directors
董事會報告書

CONTINUING DISCLOSURE OBLIGATIONS OF THE LISTING RULES

LOAN AGREEMENT WITH COVENANTS RELATING TO SPECIFIC PERFORMANCE OBLIGATION OF THE CONTROLLING SHAREHOLDERS (RULE 13.18 OF CHAPTER 13)

The agreement for the following loan to the Group imposes specific performance obligations on the controlling shareholders of the Company:

Outstanding balance of banking facilities as at 31 March 2019 HK\$'000 於二零一九年三月三十一日 未償還銀行貸款餘額 千港元	Final maturity of banking facilities 銀行貸款最後到期日	Specific performance obligations 特定履行責任
118,706	12 August 2021 二零二一年八月十二日	(Note) (附註)

Note:

Mr. Ma Kai Cheung, the Honorary Chairman and the controlling shareholder of the Company holding 40.83% shareholding interest in the Company, and Mr. Ma Kai Yum, the Chairman of the Company holding 16.73% shareholding interest in the Company, undertake to maintain a total of at least 42% of the shares of the Company.

附註：

本公司之名譽主席及控股股東馬介璋先生持有本公司40.83%之股本權益，及本公司之主席馬介欽先生持有本公司16.73%之股本權益，其承諾將保持其持股量合共不少於本公司股份42%。

CONNECTED TRANSACTIONS AND CONTINUING CONNECTED TRANSACTIONS

During the year under review, there were no transactions, which need to be disclosed as connected transactions and continuing connected transactions in accordance with the requirements of the Listing Rules.

To the best of the Directors' knowledge, information and belief having made all reasonable enquiries, save as disclosed in this annual report, none of the related party transactions as disclosed in note 46 to the consolidated financial statements contained in this annual report is a connected transaction.

上市規則之持續披露責任

於貸款協議中，控股股東須特定履行責任之契諾（第十三章第13.18條）

下列給予本集團貸款之協議規定本公司之控股股東須特定履行責任：

關連交易及持續關連交易

在本審閱年度內，根據上市條例之規定沒有任何交易需要披露為關連交易及持續關連交易。

在各董事作出一切合理查詢後，就彼等所深知，盡悉及確信，除已在此年報所披露外，沒有載刊於此年報綜合財務報表附註46之有關連人士交易屬於關連交易。

Report of the Directors
董事會報告書**SUFFICIENCY OF PUBLIC FLOAT**

Based on information that is publicly available to the Company and within the knowledge of the directors; at least 25% of the Company's total number of issued shares were held by public as at the date of this report.

CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix 10 of the Listing Rules as the code for securities transactions by Directors of the Company. Following specific enquiry by the Company, the Directors have confirmed that they have complied with the required standard under the Model Code for the year ended 31 March 2019.

CORPORATE GOVERNANCE

The Company is committed to maintain a high standard of corporate governance practices. Information on the corporate governance practices adopted by the Company is set out in the "Corporate Governance Report" on pages 13 to 25.

AUDIT COMMITTEE

The audit committee comprises three independent non-executive directors of the Company, namely Mr. Lo Ming Chi, Charles (*Chairman*), Mr. Lo Man Kit, Sam and Mr. Wong See King.

The audit committee has reviewed with the management the accounting principles and practices adopted by the Group and discussed auditing, internal control and financial reporting matters including the review of the financial statements for the year ended 31 March 2019.

足夠公眾持股量

根據本公司從公眾獲知的資料及據董事所知悉，截至本報告日期，公眾人士持有本公司已發行股份總數至少25%。

董事進行證券交易的守則

本公司已採納載列於《上市規則》附錄十之上市公司董事進行證券交易之標準守則（「標準守則」），作為本公司董事進行證券交易的守則。經本公司作出特定查詢後，各董事確認已於截至二零一九年三月三十一日止年度內遵守標準守則之規定準則。

企業管治

本公司致力維持高水平之企業管治。本公司採納之企業管治守則資料已載於第13至25頁之「企業管治報告」內。

審核委員會

審核委員會由本公司三名獨立非執行董事勞明智先生（主席）、盧文傑先生及黃思競先生組成。

審核委員會與管理層已審閱本集團所採用之會計政策及慣例，並商討審核、內部監控及財務申報事宜，包括審閱截至二零一九年三月三十一日止年度之財務報表。

Report of the Directors 董事會報告書

REMUNERATION COMMITTEE

According to the Corporate Governance Code, the Company has established its Remuneration Committee in April 2005. The Remuneration Committee comprises three independent non-executive directors of the Company, namely Mr. Lo Man Kit, Sam (*Chairman*), Mr. Lo Ming Chi, Charles and Mr. Wong See King. A set of written terms of reference, which describes the authority and duties of the remuneration committee, was adopted by the Board on 1 April 2005, amended and restated on 26 March 2012.

The Remuneration Committee's objectives are to establish and maintain an appropriate and competitive level of remuneration to attract, retain and motivate directors and key executives to run the Company successfully. The Remuneration Committee will ensure that the remuneration policies and systems of the Group support the Group's objective and strategies.

The remuneration details of directors during the year are set out in note 8 to the financial statements.

NOMINATION COMMITTEE

The Nomination Committee comprises one executive director and three independent non-executive directors of the Company, including Mr. Ma Kai Yum (*Chairman*), Mr. Lo Ming Chi, Charles, Mr. Lo Man Kit, Sam and Mr. Wong See King.

The Nomination Committee is responsible for making recommendation to the nomination of directors with a view to appointing suitable individuals with relevant expertise and experience to enhance the constitution of the Board and to contribute to the Board.

薪酬委員會

根據企業管治守則，本公司已於二零零五年四月成立其薪酬委員會。薪酬委員會由本公司的三名獨立非執行董事盧文傑先生（主席）、勞明智先生及黃思競先生組成。董事會已於二零零五年四月一日採納詳述薪酬委員會權力及職責之職權範圍書並於二零一二年三月二十六日修改及重述。

薪酬委員會之宗旨為建立及維持適當及具競爭力之薪酬水平，以吸引、挽留及鼓勵董事及行政要員，藉此帶領本公司邁向成功。薪酬委員會將確保本集團之薪酬政策及制度均支持本集團之目標及策略。

年內董事之酬金詳情載於財務報表附註8。

提名委員會

提名委員會由本公司一名執行董事及三名獨立非執行董事組成，包括馬介欽先生（主席）、勞明智先生、盧文傑先生及黃思競先生。

提名委員會負責就董事提名提供建議，以委任具備相關專業知識及經驗的適當人選，以強化董事會成員架構，為董事會作出貢獻。

Report of the Directors
董事會報告書**INDEPENDENCE OF INDEPENDENT
NON-EXECUTIVE DIRECTORS**

The Board confirmed that the Company has received from each of its independent non-executive directors an annual confirmation of his independence pursuant to Rule 3.13 of the Listing Rules and still considers all of the independent non-executive directors to be independent.

AUDITOR

Ernst & Young retire and a resolution for their reappointment as auditor of the Company will be proposed at the forthcoming Annual General Meeting.

OUTLOOK

The Group will continue to develop and grow while maintaining its healthy financial position and solid business foundation to create long-term shareholders' value.

ON BEHALF OF THE BOARD

Dr. Ma Kai Yum
Chairman

Hong Kong, 28 June 2019

獨立非執行董事之獨立性

董事會確認本公司已根據《上市規則》第3.13條接獲其獨立非執行董事各自發出有關其獨立性的年度確認書，並認為所有獨立非執行董事均屬獨立人士。

核數師

安永會計師事務所任滿告退，即將舉行之股東週年大會上將會提呈續聘其為本公司核數師的決議案。

展望

本集團將繼續發展及增長，並維持良好的財政狀況及穩健的業務基礎，以提升長期股東價值。

代表董事會

主席
馬介欽博士

香港，二零一九年六月二十八日

Independent Auditor's Report

獨立核數師報告



To the shareholders of
Carrianna Group Holdings Company Limited
(Incorporated in Bermuda with limited liability)

致佳寧娜集團控股有限公司
列位股東
(於百慕達註冊成立之有限公司)

OPINION

We have audited the consolidated financial statements of Carrianna Group Holdings Company Limited (the “Company”) and its subsidiaries (the “Group”) set out on pages 71 to 260, which comprise the consolidated statement of financial position as at 31 March 2019, and the consolidated statement of profit or loss, the consolidated statement of 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.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 March 2019, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

意見

本核數師（以下簡稱「我們」）已審核列載於第71至260頁之佳寧娜集團控股有限公司（「貴公司」）及其附屬公司（「貴集團」）的綜合財務報表，此綜合財務報表包括於二零一九年三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表、綜合全面收入報表、綜合權益變動表和綜合現金流量表，以及綜合財務報表附註，包括主要會計政策概要。

我們認為，綜合財務報表已根據香港會計師公會頒佈之《香港財務報告準則》真實而公平地反映 貴集團於二零一九年三月三十一日的綜合財務狀況以及截至該日止年度的綜合財務表現及綜合現金流量，並已按照香港《公司條例》的披露規定妥為編製。

Independent Auditor's Report
獨立核數師報告**BASIS FOR OPINION**

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSAs”) issued by the HKICPA. Our responsibilities under those standards are further described in the *Auditor’s responsibilities for the audit of the consolidated financial statements* section of our report. We are independent of the Group in accordance with the HKICPA’s *Code of Ethics for Professional Accountants* (the “Code”), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KEY AUDIT MATTERS

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

We have fulfilled the responsibilities described in the *Auditor’s responsibilities for the audit of the consolidated financial statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

意見基準

我們已根據香港會計師公會頒佈之《香港審核準則》進行審核。我們在該等準則項下須承擔之責任於本報告核數師就審核綜合財務報表須承擔之責任一節內進一步闡述。根據香港會計師公會頒佈之專業會計師道德守則（「守則」），我們獨立於貴集團，並已履行守則中的其他專業道德責任。我們相信，我們所獲得之審核憑證能充足及適當地為我們之意見提供基礎。

關鍵審核事項

關鍵審核事項乃根據我們的專業判斷，認為對本期綜合財務報表之審核最為重要之事項。這些事項乃在我們審核整體綜合財務報表及出具意見時進行處理的，而我們不會對這些事項提供單獨的意見。就下列各項事項而言，我們就有關事項作出審核之陳述於文中提述。

我們已履行本報告核數師就審核綜合財務報表須承擔之責任一節所述之責任，包括與該等事項有關之責任。因此，我們之審核包括執行所設計的程序，以應對我們對綜合財務報表中重大錯誤陳述風險之評估。我們之審核程序（包括為處理下列事項而採取之程序）結果，為我們對隨附綜合財務報表所發表之審核意見提供基礎。

Independent Auditor's Report
獨立核數師報告

KEY AUDIT MATTERS (Continued)

Key audit matter

關鍵審核事項

Assessment of net realisable values of properties under development ("PUD") and properties held for sale (collectively, the "Properties")

評估發展中物業及持作出售物業（統稱「物業」）之可變現淨值

The Group had properties under development and properties held for sale of approximately HK\$366,912,000 and HK\$527,622,000, respectively, as at 31 March 2019.

於二零一九年三月三十一日，貴集團之發展中物業及持作出售物業分別約為366,912,000港元及527,622,000港元。

The Properties are stated at the lower of cost and net realisable value. The determination of the net realisable value of the Properties of the Group is highly dependent on management's judgements and estimates, including the estimated selling prices in the ordinary course of business, the estimated selling expenses and the expected costs to be incurred to completion.

物業按成本與可變現淨值兩者中之較低者入賬。釐定貴集團物業之可變現淨值高度依賴管理層之判斷及估計，包括於日常業務過程中之估計售價、估計銷售開支及預期完工將予產生之估計成本。

關鍵審核事項（續）

How our audit addressed the key audit matter

我們之審核如何處理關鍵審核事項

The audit procedures we performed on the assessment of net realisable values of the Properties included, among others, the following:

我們就評價物業之可變現淨值所進行之審核程序包括（其中包括）以下各項：

- we evaluated the objectivity, capabilities and competence of the external valuers;
- 我們已評價外聘估值師之客觀性、能力及勝任能力；
- we involved our internal valuation specialists to assist us in evaluating the valuation techniques, key assumptions and inputs adopted in the valuations; and
- 我們已邀請我們之內部估值專家協助我們評估估值採用之估值方法、主要假設及輸入數據；及

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獨立核數師報告

KEY AUDIT MATTERS (Continued)

Key audit matter
關鍵審核事項

Assessment of net realisable values of properties under development ("PUD") and properties held for sale (collectively, the "Properties") (Continued)
評估發展中物業及持作出售物業（統稱「物業」）之可變現淨值（續）

The Group engaged a firm of independent professionally qualified valuers (the "external valuers") to perform valuations of the Properties based on prevailing market conditions and information available at the time of the valuations, and by applying valuation techniques considered as appropriate, so as to assist management in assessing whether any write-down of the Properties to their net realisable value is required.

貴集團委聘一間獨立專業合資格估值師公司（「外聘估值師」）根據現行市況及於估值時可得資料並透過應用被認為屬適當之估值方法對物業進行估值，從而協助管理層評估是否須對物業之可變現淨值作出任何撇減。

We focused on this matter due to the magnitude of the balances involved and the significant accounting judgements and estimates required.

鑑於所涉及結餘之金額大小以及所需之重大會計判斷及估計，我們集中於此事項。

Related disclosures are included in notes 3 and 22 to the consolidated financial statements.

相關披露載於綜合財務報表附註3及22。

關鍵審核事項（續）

How our audit addressed the key audit matter
我們之審核如何處理關鍵審核事項

- we also assessed certain key assumptions and estimates including, among others, (i) the estimated selling prices of the Properties based on prevailing market conditions by comparing the estimated selling prices to, among others, the recent market transactions of comparable properties; (ii) the estimated selling expenses by comparing the historical average selling expenses to revenue ratio; and (iii) the estimated expected costs to be incurred to completion for PUD by checking the estimated costs against budgets approved by management and examined, on a sample basis, construction contracts and other reliable evidence available.
- 我們亦已評估若干主要假設及估計，包括（其中包括）(i)透過將估計售價與（其中包括）近期可資比較物業之市場交易進行比較而根據現行市況估計物業售價；(ii)透過將歷史平均銷售開支與收入比率進行比較而估計銷售開支；及(iii)透過將估計預期成本與經管理層批准之預算進行比對而估計完成發展中物業將予產生之估計成本，並抽樣檢查可得建造合約及其他可靠憑證。

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獨立核數師報告

KEY AUDIT MATTERS (Continued)

Key audit matter

關鍵審核事項

Assessment of fair value of investment properties 評估投資物業之公平值

The Group had investment properties of approximately HK\$1,822,580,000 as at 31 March 2019.

於二零一九年三月三十一日，貴集團之投資物業約為1,822,580,000港元。

Investment properties of the Group are stated at fair value and are revalued at the end of each reporting period by a firm of independent professionally qualified valuers (the "external valuers") engaged by management of the Group. The valuation of investment properties involves significant estimations and assumptions, including, among others, the estimated rental values and capitalisation rates for the income capitalisation approach and the estimated market price for the direct comparison approach.

貴集團之投資物業按公平值列賬及於各報告期末由貴集團管理層委聘之獨立專業合資格估值師（「外聘估值師」）重新估值。投資物業估值涉及重大估計及假設，包括（其中包括）收入資本化法之估計租賃價值及資本化率以及直接比較法之估計市價。

We focused on this matter due to the magnitude of the balance involved and the significant accounting judgements and estimates required.

鑑於所涉及結餘之金額大小以及所需之重大會計判斷及估計，我們集中於此事項。

Related disclosures are included in notes 3 and 14 to the consolidated financial statements.

相關披露載於綜合財務報表附註3及14。

關鍵審核事項（續）

How our audit addressed the key audit matter

我們之審核如何處理關鍵審核事項

The audit procedures we performed on the assessment of fair value of investment properties included, among others, the following:

我們就評估投資物業之公平值所進行之審核程序包括（其中包括）以下各項：

- we evaluated the objectivity, capabilities and competence of the external valuers;
- 我們已評價外聘估值師之客觀性、能力及勝任能力；
- we involved our internal valuation specialists to assist us in evaluating the valuation techniques used and assessing the underlying key inputs and assumptions through enquiry with management and the external valuers and with reference to relevant historical and market information; and
- 我們已邀請我們之內部估值專家協助我們透過向管理層及外聘估值師作出查詢及參考有關歷史市場資料而評估所採用之估值方法及評估相關主要輸入數據及假設；及
- we also performed market value benchmarking against comparable properties on a sample basis.
- 我們亦已抽樣以可資比較物業作為基準衡量市值。

Independent Auditor's Report
獨立核數師報告**OTHER INFORMATION INCLUDED IN
THE ANNUAL REPORT**

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

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**RESPONSIBILITIES OF THE DIRECTORS
FOR THE CONSOLIDATED FINANCIAL
STATEMENTS**

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

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

The directors of the Company are assisted by the Audit Committee in discharging their responsibilities for overseeing the Group's financial reporting process.

年報所載的其他資料

貴公司董事須就其他資料負責。其他資料包括年報所載的資料，惟不包括綜合財務報表及我們就此發出的核數師報告。

我們對綜合財務報表的意見並不涵蓋其他資料，我們亦不就其他資料發表任何形式的鑒證結論。

在我們審核綜合財務報表方面，我們的責任為閱覽其他資料，而在此過程中，我們會考慮其他資料是否與綜合財務報表或我們在審核過程中了解的情況嚴重不符，或是否似乎存在重大錯誤陳述。基於我們已進行的工作，如我們認為其他資料存在重大錯誤陳述，則我們須報告有關事實。就此而言，我們並無任何報告。

董事就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒佈的《香港財務報告準則》及香港《公司條例》之披露要求，編製真實而公平地反映情況之綜合財務報表，及落實董事釐定對編製綜合財務報表屬必要之內部監控，以使該等綜合財務報表不會存在由於欺詐或錯誤而導致之重大錯誤陳述。

於編製綜合財務報表時，貴公司董事須負責評估貴集團是否有能力繼續持續經營、披露（如適用）與持續經營相關事宜，並使用持續經營會計法，除非貴公司董事擬將貴集團清盤或終止營運，或除此之外並無實際替代方案，則另作別論。

貴公司董事在審核委員會協助下履行彼等監督貴集團財務申報過程的責任。

Independent Auditor's Report
獨立核數師報告

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Our report is made solely to you, as a body, in accordance with section 90 of the Bermuda Companies Act 1981, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

核數師就審核綜合財務報表須承擔之責任

我們之目標乃就綜合財務報表整體是否不存在由於欺詐或錯誤而導致之重大錯誤陳述取得合理保證，並發出載有我們意見的核數師報告。我們之報告按照百慕達一九八一年公司法第90條，僅向整體股東發出。除此之外，本報告別無其他目的。我們不就本報告之內容向任何其他人士負責或承擔責任。

合理保證屬高水平之核證，惟根據《香港審核準則》進行之審核工作不能保證總能察覺所存在的重大錯誤陳述。錯誤陳述可因欺詐或錯誤引起，倘個別或整體在合理預期情況下可影響使用者根據該等綜合財務報表作出經濟決定時，則被視為重大錯誤陳述。

於根據《香港審核準則》進行審核過程中，我們運用專業判斷及保持專業懷疑態度。我們亦：

- 識別及評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述之風險，設計及執行審核程序以應對此等風險，以及取得充足及適當審核憑證，作為我們意見之基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致重大錯誤陳述之風險較因錯誤而導致重大錯誤陳述之風險為高。
- 了解與審核相關之內部監控，以設計於有關情況下適當之審核程序，但目的並非對貴集團內部監控有效性發表意見。

Independent Auditor's Report
獨立核數師報告**AUDITOR'S RESPONSIBILITIES FOR
THE AUDIT OF THE CONSOLIDATED
FINANCIAL STATEMENTS (Continued)**

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

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

核數師就審核綜合財務報表須承擔之責任 (續)

- 評價董事所採用之會計政策恰當性及所作出之會計估計及相關披露之合理性。
- 就董事採用持續經營基準會計法之恰當性作出結論。根據所得審核憑證，確定是否存在與事件或情況有關之重大不確定性，從而可能對貴集團持續經營能力產生重大疑慮。倘我們之結論為存在重大不確定性，則有必要於核數師報告中提請注意綜合財務報表內之相關披露，或如有關披露不足，則須發出非無保留意見。我們之結論乃基於截至核數師報告日期為止所獲得之審核憑證。然而，未來事件或情況可能導致貴集團無法持續經營。
- 評價綜合財務報表之整體呈報方式、結構及內容，包括披露資料，以及綜合財務報表是否已公平地反映相關交易及事項。
- 就貴集團內實體或業務活動之財務資料獲取充分及適當之審核憑證，以對綜合財務報表發表意見。我們負責指導、監督及執行集團之審核。我們對我們之審核意見承擔全部責任。

我們與審核委員會溝通（其中包括）審核之計劃範圍及時間安排以及重大審核發現，包括我們在審核過程中識別之內部監控之任何重大缺失。

Independent Auditor's Report
獨立核數師報告

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

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

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

The engagement partner on the audit resulting in this independent auditor's report is Chan Yat Fai, Peter.

Ernst & Young

Certified Public Accountants
Hong Kong

22/F, CITIC Tower
1 Tim Mei Avenue
Central, Hong Kong

28 June 2019

**核數師就審核綜合財務報表須承
擔之責任 (續)**

我們亦向審核委員會作出聲明，確認我們已符合有關獨立性之相關道德要求，並與彼等溝通可能被合理認為會影響我們獨立性之所有關係及其他事項，以及相關之防範措施（如適用）。

從與審核委員會溝通事項中，我們釐定對本期綜合財務報表之審核最為重要之事項，因而構成關鍵審核事項。我們於核數師報告中描述該等事項，除非法律或法規不允許對某件事項作出公開披露，或於極端罕見之情況下，倘合理預期於我們報告中披露某事項而造成之負面後果將會超過其產生之公眾利益，則我們決定不應於報告中傳達該事項。

出具本獨立核數師報告的審核項目合夥人為陳日輝。

安永會計師事務所

執業會計師
香港

香港中環
添美道1號
中信大廈22樓

二零一九年六月二十八日

Consolidated Statement of Profit or Loss

綜合損益表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

		Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
REVENUE	收入	5	970,210	932,620
Cost of sales	銷售成本		(499,896)	(477,427)
Gross profit	毛利		470,314	455,193
Other income and gains, net	其他收入及收益，淨額		79,218	245,429
Selling and distribution expenses	銷售及分銷開支		(206,806)	(203,679)
General and administrative expenses	一般及行政開支		(147,680)	(144,413)
Other expenses, net	其他開支，淨額		(55,952)	(51,522)
Finance costs	財務成本	7	(53,345)	(48,696)
Share of profits and losses of associates	應佔聯營公司溢利及虧損		256,623	231,767
PROFIT BEFORE TAX	除稅前溢利	6	342,372	484,079
Income tax expense	所得稅開支	10	(41,652)	(152,677)
PROFIT FOR THE YEAR	本年度溢利		300,720	331,402
Attributable to:	應佔：			
Owners of the parent	母公司擁有人		277,958	317,017
Non-controlling interests	非控股權益		22,762	14,385
			300,720	331,402
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT	母公司普通股權持有人 應佔每股盈利		HK cents 港仙	HK cents 港仙
Basic	基本	12	22.12	25.27
Diluted	攤薄		22.11	25.21

Consolidated Statement of Comprehensive Income

綜合全面收入報表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
PROFIT FOR THE YEAR	本年度溢利	300,720	331,402
OTHER COMPREHENSIVE INCOME/(LOSS)	其他全面收入／（虧損）		
Other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods:	將於其後期間可重新分類至損益之其他全面收入／（虧損）：		
Available-for-sale investments:	可供出售投資：		
Changes in fair value	公平值變動	—	23,624
Exchange differences:	匯兌差異：		
Exchange differences on translation of foreign operations and reclassification adjustment on disposal and deregistration of foreign operations	換算海外業務之匯兌差異及出售及取消註冊海外業務之重新分類調整	(146,543)	188,275
Share of other comprehensive income/(loss) of associates	分佔聯營公司之其他全面收入／（虧損）	(44,517)	52,666
Net other comprehensive income/(loss) that may be reclassified to profit or loss in subsequent periods	將於其後期間可重新分類至損益之其他全面收入／（虧損）淨額	(191,060)	264,565
Other comprehensive loss that will not be reclassified to profit or loss in subsequent periods:	將於其後期間不可重新分類至損益之其他全面虧損：		
Equity investments designated at fair value through other comprehensive income:	指定為按公平值列賬及於其他全面收入中處理之權益投資：		
Changes in fair value	公平值變動	(70,902)	—
OTHER COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR	本年度其他全面收入／（虧損）	(261,962)	264,565
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	本年度全面收入總額	38,758	595,967
Attributable to:	應佔：		
Owners of the parent	母公司擁有人	18,881	576,142
Non-controlling interests	非控股權益	19,877	19,825
		38,758	595,967

Consolidated Statement of Financial Position

綜合財務狀況表

31 March 2019 二零一九年三月三十一日

	Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產		
Property, plant and equipment	物業、廠房及設備 13	807,215	744,965
Investment properties	投資物業 14	1,822,580	1,764,648
Prepaid land lease payments	預付土地租賃款項 15	31,315	12,954
Goodwill	商譽 16	50,207	58,928
Other intangible assets	其他無形資產 17	—	—
Interests in associates	於聯營公司之權益 18	993,174	786,548
Available-for-sale investments	可供出售投資 19	—	295,959
Equity investment designated at fair value through other comprehensive income	指定為按公平值列賬及於其他全面收入中處理之權益投資 19	175,098	—
Derivative financial instrument	衍生金融工具 33	41	139
Properties under development	發展中物業 22	298,520	366,693
Deferred tax assets	遞延稅項資產 32	49	—
Debtors, deposits and prepayments	應收賬款、按金及預付款項 24	304,069	426,548
Pledged time deposits	已抵押定期存款 26	35,492	35,018
Total non-current assets	非流動資產總值	4,517,760	4,492,400
CURRENT ASSETS	流動資產		
Properties under development	發展中物業 22	68,392	—
Properties held for sale	持作出售物業 22	527,622	560,536
Inventories	存貨 23	24,220	26,212
Tax recoverable	可收回稅項	535	590
Debtors, deposits and prepayments	應收賬款、按金及預付款項 24	679,907	487,057
Due from directors	應收董事款項 25	10,498	6,661
Due from non-controlling shareholders	應收非控股股東款項 46(b)	206	207
Due from an associate	應收一間聯營公司款項 18	60,736	81,960
Financial assets at fair value through profit or loss	按公平值列賬及於損益中處理之金融資產 20	197,097	112,482
Equity investment designated at fair value through other comprehensive income	指定為按公平值列賬及於其他全面收入中處理之權益投資 19	37,643	—
Structured deposits	結構性存款 21	817	124,264
Restricted cash	受限制現金 26	90	602
Pledged time deposits	已抵押定期存款 26	9,920	9,151
Cash and cash equivalents	現金及現金等值項目 26	126,259	348,950
		1,743,942	1,758,672
Investment properties classified as held for sale	分類為持作出售之投資物業 14	—	55,200
Total current assets	流動資產總值	1,743,942	1,813,872

Consolidated Statement of Financial Position

綜合財務狀況表

31 March 2019 二零一九年三月三十一日

		Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
CURRENT LIABILITIES	流動負債			
Trade creditors	應付貿易賬款	27	(51,012)	(45,537)
Other creditors, accruals and deposits received	其他應付賬款、應計 費用及已收按金	28	(341,790)	(363,044)
Provisions	撥備	29	(1,050)	(2,037)
Due to directors	應付董事款項	46(b)	(485)	(5,069)
Due to non-controlling shareholders	應付非控股股東款項	46(b)	(22,391)	(28,051)
Interest-bearing bank and other borrowings	附息之銀行及其他借貸	30	(976,323)	(827,680)
Finance lease payables	應付融資租賃	31	(18)	(18)
Deferred income	遞延收入	34	(35,328)	(22,461)
Tax payable	應付稅項		(248,556)	(244,486)
Total current liabilities	流動負債總額		(1,676,953)	(1,538,383)
NET CURRENT ASSETS	流動資產淨值		66,989	275,489
TOTAL ASSETS LESS CURRENT LIABILITIES	資產總值減流動負債		4,584,749	4,767,889
NON-CURRENT LIABILITIES	非流動負債			
Accruals and deposits	應計費用及按金		(56,735)	(59,539)
Interest-bearing bank and other borrowings	附息之銀行及其他借貸	30	(308,576)	(330,227)
Finance lease payables	應付融資租賃	31	(25)	(43)
Deferred income	遞延收入	34	(142,646)	(168,013)
Deferred tax liabilities	遞延稅項負債	32	(243,289)	(249,133)
Provisions	撥備	29	(3,412)	(3,261)
Total non-current liabilities	非流動負債總額		(754,683)	(810,216)
Net assets	資產淨值		3,830,066	3,957,673

Consolidated Statement of Financial Position
 綜合財務狀況表
 31 March 2019 二零一九年三月三十一日

		Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
EQUITY	股本			
<i>Equity attributable to owners of the parent</i>	<i>母公司擁有人應佔權益</i>			
Issued capital	已發行股本	35	125,709	125,509
Reserves	儲備	37	3,744,101	3,831,949
			3,869,810	3,957,458
Non-controlling interests	非控股權益		(39,744)	215
Total equity	權益總值		3,830,066	3,957,673

Ma Kai Yum
 馬介欽
 Director
 董事

Ng Yan Kwong
 吳恩光
 Director
 董事

Consolidated Statement of Changes in Equity

綜合權益變動表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

		Attributable to owners of the parent 母公司擁有人應佔														Non- controlling interests	Total equity
		Issued capital	Share premium account	Leasehold land and building revaluation reserve	Share option reserve	Goodwill reserve	Exchange fluctuation reserve	Capital redemption reserve	Reserve funds	Available- for-sale investment revaluation reserve	Capital reserve	Retained profits	Total				
		已發行 股本	股份 溢價賬	及樓宇 重估儲備	購股權 儲備	商譽儲備	匯兌 波動儲備	資本 贖回儲備	儲備金	可供出售 投資重估 儲備	資本儲備	保留溢利	總計				
Notes 附註		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元			
At 1 April 2017	於二零一七年 四月一日	125,389	1,394,299	56,060	5,801	(86,230)	(2,116)	316	581	41,402	(21,188)	1,924,542	3,438,856	90,728	3,529,584		
Profit for the year	本年度溢利	-	-	-	-	-	-	-	-	-	-	317,017	317,017	14,385	331,402		
Other comprehensive income for the year:	本年度其他全面 收入：																
Change in fair value of available-for-sale investments	可供出售投資之 公平值變動	-	-	-	-	-	-	-	-	23,624	-	-	23,624	-	23,624		
Exchange differences on translation of foreign operations and reclassification adjustment on disposal and deregistration of foreign operations	換算海外業務之 匯兌差額及出售 及取消註冊海外 業務之重新分類 調整	-	-	-	-	-	182,835	-	-	-	-	-	182,835	5,440	188,275		
Share of other comprehensive income of an associate	分佔一間聯營公司 之其他全面收入	-	-	-	-	-	52,666	-	-	-	-	-	52,666	-	52,666		
Total comprehensive income for the year	本年度全面 收入總額	-	-	-	-	-	235,501	-	-	23,624	-	317,017	576,142	19,825	595,967		
Deregistration of subsidiaries	取消註冊附屬公司	40	-	-	-	-	-	-	-	-	293	-	293	645	938		
Disposal of subsidiaries	出售附屬公司	40	-	-	-	-	-	-	-	-	(22,214)	-	(22,214)	(77,968)	(100,182)		
Acquisition of non-controlling interest in a subsidiary	收購一間附屬公司之 非控股權益	-	-	-	-	-	-	-	-	-	202	-	202	(750)	(548)		
Issue of shares upon exercise of share options	於行使購股權時 發行股份	35(a)	120	1,122	(310)	-	-	-	-	-	-	-	932	-	932		
Contribution from non- controlling shareholders	非控股股東之出資	-	-	-	-	-	-	-	-	-	-	-	-	300	300		
Dividend paid to non-controlling shareholders	已付非控股股東之 股息	-	-	-	-	-	-	-	-	-	-	-	-	(32,565)	(32,565)		
Equity-settled share option arrangements	以權益結算之購股權 安排	-	-	-	876	-	-	-	-	-	-	-	876	-	876		
Transfer of share option reserve upon lapse of share options	於購股權失效時轉撥 購股權儲備	-	-	-	(1,376)	-	-	-	-	-	-	1,376	-	-	-		
Final 2017 dividend	二零一七年 末期股息	11	-	-	-	-	-	-	-	-	-	(37,629)	(37,629)	-	(37,629)		
At 31 March 2018	於二零一八年 三月三十一日	125,509	1,395,421*	56,060*	4,991*	(86,230)*	233,385*	316*	581*	65,026*	(42,907)*	2,205,306*	3,957,458	215	3,957,673		

Consolidated Statement of Changes in Equity

綜合權益變動表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

	Notes 附註	Attributable to owners of the parent 母公司擁有人應佔											
		Issued capital	Share premium account	Leasehold land and building revaluation reserve	Share option reserve	Goodwill reserve	Exchange fluctuation reserve	Capital redemption reserve	Reserve funds	Available-for-sale investment revaluation/ fair value reserve	Capital reserve	Retained profits	Non-controlling interests
		已發行股本	股份溢價賬	租賃土地及樓宇重估儲備	購股權儲備	商譽儲備	匯兌波動儲備	資本贖回儲備	儲備金	可供出售投資重估/公平值儲備	資本儲備	保留溢利	非控股權益
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 31 March 2018	於二零一八年三月三十一日	125,509	1,395,421	56,060	4,991	(86,230)	233,385	316	581	65,026	(42,907)	2,205,306	3,957,458
Effect of adoption of HKFRS 9	應用香港財務報告準則第9號的影響	-	-	-	-	-	-	-	-	(9,655)	-	(37,777)	(47,432)
At 1 April 2018 (restated)	於二零一八年四月一日 (經重列)	125,509	1,395,421	56,060	4,991	(86,230)	233,385	316	581	55,371	(42,907)	2,167,529	3,910,026
Profit for the year	本年度溢利	-	-	-	-	-	-	-	-	-	-	277,958	277,958
Other comprehensive loss for the year:	本年度其他全面虧損:												
Change in fair value of equity investments at fair value through other comprehensive income, net of tax	按公平值列賬及於其他全面收入中處理之權益投資公平值變動，扣除稅務	-	-	-	-	-	-	-	-	(70,902)	-	(70,902)	(70,902)
Exchange differences on translation of foreign operations	換算海外業務之匯兌差額	-	-	-	-	-	(143,658)	-	-	-	-	(143,658)	(2,885)
Share of other comprehensive income of an associate	分佔一間聯營公司之其他全面收入	-	-	-	-	-	(44,517)	-	-	-	-	(44,517)	(44,517)
Total comprehensive income for the year	本年度全面收入總額	-	-	-	-	-	(188,175)	-	-	(70,902)	-	277,958	18,881
Acquisition of a subsidiary	收購一間附屬公司	-	-	-	-	-	-	-	-	-	-	-	2,334
Disposal of a subsidiary	出售一間附屬公司	-	-	-	-	-	-	-	-	-	-	-	(417)
Acquisition of non-controlling interest in a subsidiary	收購一間附屬公司之非控股權益	-	-	-	-	-	-	-	-	-	1,802	-	1,802
Issue of shares upon exercise of share options	於行使購股權時發行股份	200	1,338	-	(518)	-	-	-	-	-	-	-	1,620
Dividend paid to non-controlling shareholders	已付非控股股東之股息	-	-	-	-	-	-	-	-	-	-	-	(59,838)
Equity-settled share option arrangements	以權益結算之購股權安排	-	-	-	335	-	-	-	-	-	-	-	335
Transfer of share option reserve upon forfeiture of share options	於沒收購股權時轉撥購股權儲備	-	-	-	(1,009)	-	-	-	-	-	-	1,009	-
Final and special 2018 dividend	二零一八年末期及特別股息	-	-	-	-	-	-	-	-	-	-	(62,854)	(62,854)
At 31 March 2019	於二零一九年三月三十一日	125,709	1,397,359*	56,060*	3,799*	(86,230)*	45,210*	316*	581*	(15,531)*	(41,105)*	2,383,642*	3,869,810

* These reserve accounts comprise the consolidated reserves of approximately HK\$3,744,101,000 (2018: HK\$3,831,949,000) in the consolidated statement of financial position.

* 此等儲備賬約3,744,101,000港元(二零一八年: 3,831,949,000港元)已包括在綜合財務狀況表之綜合儲備之內。

Consolidated Statement of Cash Flows

綜合現金流量表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

	Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
CASH FLOWS FROM OPERATING ACTIVITIES	經營業務所得之現金流量		
Profit before tax	除稅前溢利	342,372	484,079
Adjustments for:	調整於：		
Finance costs	財務成本	53,345	48,696
Share of profits and losses of associates	應佔聯營公司溢利及虧損	(256,623)	(231,767)
Bank interest income	銀行利息收入	(1,816)	(2,911)
Investment interest income	投資利息收入	(5,779)	(4,753)
Other interest income	其他利息收入	(33,295)	(25,381)
Dividend income from equity investments designated at fair value through other comprehensive income/available-for-sale investment	指定為按公平值列賬及於其他全面收入中處理之權益投資／可供出售投資之股息收入	(12,073)	(10,779)
Dividend income from financial assets at fair value through profit or loss	按公平值列賬及於損益中處理之金融資產之股息收入	(1,364)	(2,206)
Gain on disposal of investment properties	出售投資物業之收益	(8,697)	(730)
Loss/(gain) on disposal of items of property, plant and equipment, net	出售物業、廠房及設備項目之虧損／（收益），淨額	(117)	77
Loss on disposal of subsidiaries	出售附屬公司之虧損	—	14,122
Gain on deregistration of subsidiaries	取消註冊附屬公司之收益	—	(3,601)
Impairment of goodwill	商譽減值	8,721	31,390
Fair value loss/(gain), net:	公平值虧損／（收益），淨額：		
Financial assets at fair value through profit or loss	按公平值列賬及於損益中處理之金融資產		
– held for trading	– 持作買賣	(3,474)	(15,548)
– designated as such upon initial recognition	– 於初步確認時按此指定	(878)	(1,724)
Derivative instruments	衍生工具		
– transactions not qualifying as hedges	– 不符合對沖資格之交易	(3)	107
Depreciation	折舊	52,231	46,903
Changes in fair value of investment properties, net	投資物業公平值變動，淨額	9,079	(128,034)
Change in fair value of an investment property classified as held for sale	分類為持作出售之一項投資物業公平值變動	—	(592)
Impairment of trade debtors, net	應收貿易賬款之減值，淨額	3,161	549
Impairment of other debtors, net	其他應收賬款減值，淨額	5,603	—
Amortisation of prepaid land lease payments	支付預付土地租賃款項之攤銷	507	429
Release of deferred income	遞延收入解除	(165)	(467)
Unwinding of discount on receivables	應收款項之折現值撥回	(11,643)	(2,565)
Equity-settled share option expense	以權益結算之購股權開支	335	876
		139,427	196,170

Consolidated Statement of Cash Flows

綜合現金流量表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Increase in properties under development	在建物業之增加	(34,649)	(71,024)
Decrease/(increase) in properties held for sale	持作出售物業之減少／(增加)	9,830	(52,048)
Decrease in inventories	存貨減少	3,473	286
Decrease/(increase) in debtors, deposits and prepayments	應收賬款、按金及預付款項減少／(增加)	(135,902)	10,376
Decrease in amounts due from directors	應收董事款項減少	251	21,588
Increase in trade creditors	應付貿易賬款增加	7,607	855
Increase/(decrease) in other creditors, accruals and deposits received	其他應付賬款、應計費用及已收按金增加／(減少)	(5,258)	165,328
Decrease in amounts due to directors	應付董事款項減少	(4,664)	(673)
Decrease in provisions	撥備減少	(1,125)	(12,833)
Cash generated from operations	經營業務所得之現金	(21,010)	258,025
Hong Kong profits tax paid	已付香港利得稅款	(2,409)	(2,109)
Overseas taxes paid	已付海外稅款	(21,542)	(78,255)
Net cash flows (used in)/from operating activities	經營業務(所用)／所得之現金流量淨額	(44,961)	177,661

Consolidated Statement of Cash Flows

綜合現金流量表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

	Note	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
CASH FLOWS FROM INVESTING ACTIVITIES	投資活動之現金流量		
Bank interest received	已收銀行利息	1,816	2,911
Other interest received	其他已收利息	34,811	9,916
Realised fair value loss/(gain) on derivative financial instruments – transactions not qualifying as hedges	衍生金融工具之已變現公平值虧損／(收益) – 不符合對沖資格的交易	101	(163)
Dividend received from equity investment designated at fair value through other comprehensive income	已收指定為按公平值列賬及於其他全面收入中處理之權益投資之股息	12,073	10,779
Dividend received from financial assets at fair value through profit or loss	已收按公平值列賬及於損益中處理之金融資產股息	1,364	2,206
Purchases of items of property, plant and equipment	購入物業、廠房及設備項目	(157,034)	(178,371)
Purchase of investment properties	購入投資物業	(82,775)	(94,047)
Proceeds from disposal of items of property, plant and equipment	出售物業、廠房及設備項目的所得款項	3,457	9,414
Receipt of consideration receivables/ proceeds from disposal of subsidiaries	收取應收代價／出售附屬公司之所得款項	24, 40	132,726
Purchases of financial assets at fair value through profit or loss	購入按公平值列賬及於損益中處理之金融資產	(92,702)	(41,564)
Proceeds from disposal of financial assets at fair value through profit or loss	出售按公平值列賬及於損益中處理之金融資產所得款項	12,439	109,900
Proceeds from disposal of investment properties	出售投資物業所得款項	63,897	69,648
Acquisition of a subsidiary	收購附屬公司	39	(3,494)
Decrease/(increase) in pledged time deposits	已抵押定期存款之減少／(增加)	(474)	7,908
Decrease in restricted cash	受限制現金之減少	473	1,205
Investment in structured deposits	結構性存款之投資	(817)	(124,264)
Redemption of structured deposits	贖回結構性存款	116,248	17,939
Investment in an associate	投資一間聯營公司	(77,927)	(35,607)
Repayment of loan to/amount due from an associate	給予一間聯營公司之貸款／應收一間聯營公司款項之還款	108,894	37,521
Addition to prepaid land lease payments	預付土地租賃款項增加	(18,322)	–
Deposits for acquisition of investment properties	收購投資物業之按金	(167,389)	(5,647)
Net cash flows used in investing activities	投資活動所用之現金流量淨額	(112,635)	(5,083)

Consolidated Statement of Cash Flows
綜合現金流量表

Year ended 31 March 2019 截至二零一九年三月三十一日止年度

	Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
CASH FLOWS FROM FINANCING ACTIVITIES	融資活動所得之現金流量		
Proceeds from issue of shares upon exercise of share options	因行使購股權而發行股份之所得款項	1,620	932
New bank loans	新增銀行貸款	614,781	324,959
Repayment of bank loans	償還銀行貸款	(484,784)	(346,672)
Acquisition of non-controlling interests	收購非控股權益	(113)	(548)
Contribution by non-controlling shareholders	非控股股東注資	—	300
Changes in balances with non-controlling shareholders, net	非控股股東餘額變動，淨額	(5,864)	2,714
Capital element of finance lease rental payments	融資租約租金付款的資本部分	(18)	(17)
Dividends paid	已付股息	(62,854)	(37,629)
Dividends paid to non-controlling shareholders	已付非控股股東股息	(59,838)	(32,565)
Interest paid	已付利息	(53,189)	(48,979)
Net cash flows used in financing activities	融資活動所用之現金流量淨額	(50,259)	(137,505)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	現金及現金等值項目（減少）／增加，淨額	(207,855)	35,073
Cash and cash equivalents at beginning of year	年初之現金及現金等值項目	342,433	288,337
Effect of foreign exchange rate changes, net	外幣匯率變動的影響，淨額	(12,081)	19,023
CASH AND CASH EQUIVALENTS AT END OF YEAR	年終之現金及現金等值項目	122,497	342,433
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS	現金及現金等值項目結餘之分析		
Cash and cash equivalents as stated in the consolidated statement of financial position	綜合財務狀況表內呈列之現金及現金等值項目	26	126,259
Time deposits with original maturity of less than three months when acquired	收購時原到期日少於三個月之定期存款	9,920	9,151
Bank overdrafts	銀行透支	30	(13,682)
Cash and cash equivalents as stated in the consolidated statement of cash flows	綜合現金流量表內呈列之現金及現金等值項目	122,497	342,433

Notes to Consolidated Financial Statements

綜合財務報表附註

31 March 2019 二零一九年三月三十一日

1. CORPORATE AND GROUP INFORMATION

Carrianna Group Holdings Company Limited (the "Company") is a limited liability company incorporated in Bermuda. The registered office of the Company is located at Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM10, Bermuda.

During the year, the Company and its subsidiaries (collectively referred to as the "Group") were principally engaged in investment holding, property investment and development, and the operations of hotel, restaurant and food businesses.

INFORMATION ABOUT SUBSIDIARIES

Particulars of the Company's principal subsidiaries are as follows:

1. 公司及集團資料

佳寧娜集團控股有限公司（「本公司」）是一間於百慕達註冊成立之有限公司。本公司註冊辦事處位於Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM10, Bermuda。

年內，本公司及其附屬公司（統稱「本集團」）的主要業務為投資控股、物業投資及發展以及經營酒店、酒樓及食品業務。

附屬公司相關資料

本公司主要附屬公司之詳情如下：

Name 名稱	Place of incorporation/ registration and business 註冊成立／ 註冊及營業地點	Class of equity interest held 所持股權類別	Issued ordinary/ registered share capital 已發行普通／ 註冊股本	Percentage of equity interest attributable to the Company 本公司應佔股權 百分比		Principal activities 主要業務
				2019 二零一九年	2018 二零一八年	
Amica Properties Limited 亞美加置業有限公司	Hong Kong 香港	Ordinary shares 普通股	HK\$2 2港元	100	100	Property investment 物業投資
Carrianna (BVI) Ltd.*	British Virgin Islands 英屬處女群島	Ordinary shares 普通股	US\$1 1美元	100	100	Investment holding 投資控股
Carrianna (Chiu Chow) Restaurant Limited* 佳寧娜（潮州）酒樓有限公司#	Hong Kong 香港	Ordinary shares 普通股	HK\$8,000,000 8,000,000港元	82.5	77.5	Restaurant operations 酒樓經營
Carrianna Chinese Food (Hong Kong) Limited 佳寧娜中式食品（香港） 有限公司	Hong Kong 香港	Ordinary shares 普通股	HK\$900,000 900,000港元	100	100	Investment holding 投資控股
Carrianna Holdings Limited 佳寧娜集團有限公司	Hong Kong 香港	Ordinary shares 普通股	HK\$25,000,000 25,000,000港元	100	100	Property investment and development 物業投資及發展
Carrianna (Shenzhen) Investment Co., Ltd.* ⁽¹⁾	People's Republic of China ("PRC")/ Mainland China	Registered capital	HK\$80,000,000	100	100	Investment holding and property investment and development
佳寧娜（深圳）投資 有限公司# ⁽¹⁾	中華人民共和國 （「中國」）／ 中國大陸	註冊資本	80,000,000港元			投資控股及物業投資 及發展

Notes to Consolidated Financial Statements
綜合財務報表附註
31 March 2019 二零一九年三月三十一日

1. CORPORATE AND GROUP INFORMATION (Continued)

INFORMATION ABOUT SUBSIDIARIES (Continued)

1. 公司及集團資料 (續)

附屬公司相關資料 (續)

Name 名稱	Place of incorporation/ registration and business 註冊成立/ 註冊及營業地點	Class of equity interest held 所持股權類別	Issued ordinary/ registered share capital 已發行普通/ 註冊股本	Percentage of equity interest attributable to the Company 本公司應佔股權 百分比		Principal activities 主要業務
				2019 二零一九年	2018 二零一八年	
China East International Materials City Limited 華東國際物料城有限公司	Hong Kong 香港	Ordinary shares 普通股	HK\$1,000,000 1,000,000港元	83	83	Investment holding 投資控股
Delicious Group Dining Services Limited [#] 味皇集團餐飲服務有限公司 [#]	Hong Kong 香港	Ordinary shares 普通股	HK\$10,733,601 10,733,601港元	60	60	Restaurant operations 酒樓經營
Earn Fame Group Limited 添譽集團有限公司	British Virgin Islands 英屬處女群島	Ordinary shares 普通股	US\$1 1美元	100	100	Investment holding 投資控股
Elite Brave Development Limited* 精勇發展有限公司*	British Virgin Islands 英屬處女群島	Ordinary shares 普通股	US\$1 1美元	100	100	Investment holding 投資控股
Goldfield Properties Limited 嘉豐置業有限公司	Hong Kong 香港	Ordinary shares 普通股	HK\$2 2港元	100	100	Property investment 物業投資
Huge Moral International Limited* 浩德國際有限公司*	British Virgin Islands 英屬處女群島	Ordinary shares 普通股	US\$1 1美元	100	100	Investment holding 投資控股
Max Honour Investments Limited 安浩投資有限公司	Hong Kong 香港	Ordinary shares 普通股	HK\$1 1港元	100	100	Investment holding 投資控股
Profit Smart Group Ltd. 利駿食品集團有限公司	Hong Kong 香港	Ordinary shares 普通股	HK\$5,598,059 5,598,059港元	60	60	Food business 食品業務
Tak Sing Alliance Limited 香港	香港	Ordinary shares 普通股	HK\$200 200港元	100	100	Property investment 物業投資
		Non-voting deferred shares 無投票權 遞延股份	HK\$1,000,000 1,000,000港元	-	-	
Tak Sing (Panyu) Fashion Company Limited* ⁽¹⁾ 廣州市達昇服裝有限公司* ⁽¹⁾	PRC/Mainland China 中國/中國大陸	Registered capital 註冊資本	HK\$51,000,000 51,000,000港元	100	100	Property investment 物業投資
Wealth Mark Group Limited 英屬處女群島	British Virgin Islands 英屬處女群島	Ordinary shares 普通股	US\$10 10美元	90	90	Investment holding 投資控股
佳寧娜(佛山)企業 有限公司** ⁽²⁾	PRC/Mainland China 中國/中國大陸	Registered capital 註冊資本	RMB14,700,000 人民幣14,700,000元	100	100	Hotel and restaurant operations 酒店及酒樓經營

Notes to Consolidated Financial Statements

綜合財務報表附註

31 March 2019 二零一九年三月三十一日

1. CORPORATE AND GROUP INFORMATION (Continued)

INFORMATION ABOUT SUBSIDIARIES (Continued)

1. 公司及集團資料 (續)

附屬公司相關資料 (續)

Name 名稱	Place of incorporation/ registration and business 註冊成立/ 註冊及營業地點	Class of equity interest held 所持股權類別	Issued ordinary/ registered share capital 已發行普通/ 註冊股本	Percentage of equity interest attributable to the Company 本公司應佔股權 百分比		Principal activities 主要業務
				2019 二零一九年	2018 二零一八年	
深圳佳寧娜餐飲管理 有限公司 ^{#(3)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	RMB5,000,000 人民幣5,000,000元	100	100	Restaurant operations 酒樓經營
海南佳寧娜食品有限公司 ^{#(2)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	RMB31,000,000 人民幣31,000,000元	65	65	Food business 食品業務
益陽佳寧娜國際酒店管理 有限公司 ^{#(2)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	RMB100,000,000 人民幣 100,000,000元	90	90	Hotel operations 酒店經營
華東國際時尚物料城開發 (連雲港)有限公司 ^{#(1)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	US\$46,000,000 46,000,000美元	83	83	Property investment and development 物業投資及發展
深圳佳寧娜飲食有限公司 ^{#(3)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	RMB6,000,000 人民幣6,000,000元	68	68	Restaurant operations 酒樓經營
深圳市佳寧娜餐飲有限公司 ^{#(3)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	RMB6,000,000 人民幣6,000,000元	100	–	Restaurant operations 酒樓經營
佳寧娜(廣州)商業地產經營 管理有限公司 ^{#(1)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	RMB40,000,000 人民幣40,000,000元	100	–	Property investment 物業投資
海南佳寧娜餐飲服務 有限公司 ^{#(1)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	RMB50,000,000 人民幣50,000,000元	65	65	Restaurant operations 酒樓經營
昆明佳寧娜食品有限公司 ^{#(1)}	PRC/Mainland China 中國／中國大陸	Registered capital 註冊資本	US\$2,000,000 2,000,000美元	75	75	Food business 食品業務
Sleek Treasure Ventures Limited ("Sleek Treasure") 順寶創投有限公司 (「順寶」)	British Virgin Islands 英屬處女群島	Ordinary shares 普通股	US\$77,200 77,200美元	60	60	Investment holding 投資控股

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綜合財務報表附註
31 March 2019 二零一九年三月三十一日

1. CORPORATE AND GROUP INFORMATION (Continued)

INFORMATION ABOUT SUBSIDIARIES (Continued)

- * Direct subsidiaries of the Company
- # The statutory financial statements of these companies were not audited by Ernst & Young, Hong Kong or another member firm of the Ernst & Young global network
- ⁽¹⁾ Wholly-foreign-owned enterprises
- ⁽²⁾ Sino-foreign joint venture companies
- ⁽³⁾ Domestic enterprises

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, as well as certain investment holding and other companies, which in the opinion of the directors, are of specific importance to or of specific purpose for the Group. To give details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive length.

2.1 BASIS OF PREPARATION

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for certain leasehold land and buildings, investment properties, derivative financial instrument, and certain financial assets which have been measured at fair value. These financial statements are presented in Hong Kong dollars and all values are rounded to the nearest thousand except when otherwise indicated.

1. 公司及集團資料 (續)

附屬公司相關資料 (續)

- * 本公司直接附屬公司
- # 該等公司之法定財務報表並無經香港安永會計師事務所或安永會計師事務所全球網絡之其他成員會計師事務所審核
- ⁽¹⁾ 外商獨資企業
- ⁽²⁾ 中外合資企業
- ⁽³⁾ 內資企業

董事認為，以上所列本公司之附屬公司為主要影響年度業績或組成本集團資產淨值之主要部分，以及董事認為，若干投資控股及其他公司對本集團特別重要或具有特殊目的。董事認為若同時詳列其他附屬公司之資料，將令致資料過於冗長。

2.1 編製基準

該等財務報表乃按照香港會計師公會（「香港會計師公會」）頒佈之香港財務報告準則（「香港財務報告準則」）（包括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）、香港公認會計原則及香港公司條例之披露規定編製。財務報表採用歷史成本法編製，惟以公平值計量之若干租賃土地及樓宇、投資物業、衍生金融工具及若干金融資產除外。該等財務報表乃以港元呈列，除另有說明，所有價值已調整至最接近之千元。

Notes to Consolidated Financial Statements

綜合財務報表附註

31 March 2019 二零一九年三月三十一日

2.1 BASIS OF PREPARATION (Continued)**BASIS OF CONSOLIDATION**

The consolidated financial statements include the financial statements of the Company and its subsidiaries for the year ended 31 March 2019. A subsidiary is an entity (including a structured entity), directly or indirectly, controlled by the Company. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee (i.e., existing rights that give the Group the current ability to direct the relevant activities of the investee).

When the Company has, directly or indirectly, less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- (a) the contractual arrangement with the other vote holders of the investee;
- (b) rights arising from other contractual arrangements; and
- (c) the Group's voting rights and potential voting rights.

The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. The results of subsidiaries are consolidated from the date on which the Group obtains control, and continue to be consolidated until the date that such control ceases.

2.1 編製基準 (續)**綜合基準**

綜合財務報表包括本公司及其附屬公司截至二零一九年三月三十一日止年度之財務報表。附屬公司為本公司直接或間接控制的實體（包括結構性實體）。當本集團承受或享有參與投資對象業務所得的可變回報，且能透過對投資對象的權力（即賦予本集團有能力主導投資對象相關活動的既存權利）影響該等回報時，即取得控制權。

倘本公司直接或間接擁有少於投資對象大多數的投票或類似權利，則本集團於評估其是否擁有對投資對象的權力時，會考慮所有相關事實及情況，包括：

- (a) 與投資對象其他投票權擁有人的合約安排；
- (b) 自其他合約安排所產生的權利；及
- (c) 本集團的投票權及潛在投票權。

附屬公司的財務報表的報告期與本公司相同，並採用一致之會計政策編製。附屬公司之業績由本集團取得控制權之日起綜合計算，並繼續綜合入賬直至失去有關控制權之日為止。

Notes to Consolidated Financial Statements

綜合財務報表附註

31 March 2019 二零一九年三月三十一日

2.1 BASIS OF PREPARATION (Continued)**BASIS OF CONSOLIDATION (Continued)**

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control described above. A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

If the Group loses control over a subsidiary, it derecognises (i) the assets (including goodwill) and liabilities of the subsidiary, (ii) the carrying amount of any non-controlling interest and (iii) the cumulative translation differences recorded in equity; and recognises (i) the fair value of the consideration received, (ii) the fair value of any investment retained and (iii) any resulting surplus or deficit in profit or loss. The Group's share of components previously recognised in other comprehensive income is reclassified to profit or loss or retained profits, as appropriate, on the same basis as would be required if the Group had directly disposed of the related assets or liabilities.

OPERATING CYCLE

The operating cycle of the Group for the property investment and development business is the period between the acquisition of assets and their realisation. Due to the nature of such business, its normal operating cycle is longer than 12 months. The Group's current assets include assets (such as properties under development and properties held for sale) which are sold, consumed or realised as part of the normal operating cycle for the property investment and development business even when they are not expected to be realised within 12 months after the end of the reporting period.

2.1 編製基準 (續)**綜合基準 (續)**

損益及其他全面收入各組成部分乃歸屬於本集團母公司擁有人及非控股權益，即使此舉引致非控股權益出現虧絀結餘亦然。所有集團內公司間之資產及負債、權益、收入、開支及本集團成員公司間交易相關之現金流均於綜合賬目時全數抵銷。

倘有事實及情況顯示上文所述三個控制權因素其中一項或多項有變，則本集團將重新評估是否仍控制投資對象。附屬公司之擁有權權益變動（並無喪失控制權）於入賬時列作權益交易。

倘本集團失去對一間附屬公司之控制權，則其撤銷確認(i)該附屬公司之資產（包括商譽）及負債、(ii)任何非控制權益之賬面值及(iii)於權益內記錄之累計換算差額；及確認(i)已收代價之公平值、(ii)所保留任何投資之公平值及(iii)損益賬中任何因此產生之盈餘或虧絀。先前於其他全面收入內確認之本集團應佔部分會視乎情況按倘本集團直接出售相關資產或負債所要求的相同基準重新分類至損益或保留溢利。

營業週期

本集團的物業投資及發展業務營業週期為收購資產至資產變現為止之期間。由於此業務性質，其營業週期通常大於12個月。本集團物業投資及發展業務的流動資產包括在一個正常營業週期內出售、消耗或者變現的資產（例如發展中物業及持作出售物業），即使預期該等資產不會在報告期期末後的12個月內變現。

Notes to Consolidated Financial Statements

綜合財務報表附註

31 March 2019 二零一九年三月三十一日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following new and revised HKFRSs for the first time for the current year's financial statements.

Amendments to HKFRS 2	<i>Classification and Measurement of Share-based Payment Transactions</i>
Amendments to HKFRS 4	<i>Applying HKFRS 9 Financial Instruments with HKFRS 4 Insurance Contracts</i>
HKFRS 9	<i>Financial Instruments</i>
HKFRS 15	<i>Revenue from Contracts with Customers</i>
Amendments to HKFRS 15	<i>Clarifications to HKFRS 15 Revenue from Contracts with Customers</i>
Amendments to HKAS 40	<i>Transfers of Investment Property</i>
HK(IFRIC)-Int 22	<i>Foreign Currency Transactions and Advance Consideration</i>
<i>Annual Improvements 2014-2016 Cycle</i>	Amendments to HKFRS 1 and HKAS 28

Other than as explained below regarding the impact of HKFRS 9 and HKFRS 15, the adoption of the above new and revised standards has had no significant financial effect on these financial statements.

HKFRS 9 FINANCIAL INSTRUMENTS

HKFRS 9 *Financial Instruments* replaces HKAS 39 *Financial Instruments: Recognition and Measurement*, bringing together all three aspects of the accounting for financial instruments: classification and measurement, impairment and hedge accounting. The Group has recognised the transition adjustments against the applicable opening balances in equity at 1 April 2018. Therefore, the comparative information was not restated and continues to be reported under HKAS 39.

2.2 會計政策及披露之變動

本集團已就本年度之財務報表首次採納下列新訂及經修訂香港財務報告準則。

香港財務報告準則第2號之修訂	以股份為基礎之付款交易之分類及計量
香港財務報告準則第4號之修訂	應用香港財務報告準則第4號保險合約時一併應用香港財務報告準則第9號金融工具
香港財務報告準則第9號	金融工具
香港財務報告準則第15號	來自客戶合約之收入
香港財務報告準則第15號之修訂	澄清香港財務報告準則第15號來自客戶合約之收入
香港會計準則第40號之修訂	投資物業轉撥
香港（國際財務報告詮釋委員會）—詮釋22	外幣交易及墊付代價
二零一四年至二零一六年週期之年度改進	香港財務報告準則第1號及香港會計準則第28號之修訂

除下文所闡釋之香港財務報告準則第9號及香港財務報告準則第15號之影響外，採納上述新訂及經修訂準則對該等財務報表並無重大財務影響。

香港財務報告準則第9號金融工具

香港財務報告準則第9號金融工具取代香港會計準則第39號金融工具：確認及計量，匯集金融工具會計處理的三大方面：分類及計量、減值及對沖會計。本集團已於二零一八年四月一日在適用的權益期初結餘確認過渡調整。因此，比較資料並無重列且將繼續根據香港會計準則第39號規定呈報。

Notes to Consolidated Financial Statements
綜合財務報表附註
31 March 2019 二零一九年三月三十一日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued) 2.2 會計政策及披露之變動(續)

HKFRS 9 FINANCIAL INSTRUMENTS (Continued)

Classification and measurement

The following information sets out the impacts of adopting HKFRS 9 on the statement of financial position, including the effect of replacing HKAS 39's incurred credit loss calculations with HKFRS 9's expected credit losses ("ECLs").

A reconciliation between the carrying amounts under HKAS 39 and the balances reported under HKFRS 9 as at 1 April 2018 is as follows:

香港財務報告準則第9號金融工具(續)

分類及計量

以下資料載列採納香港財務報告準則第9號對財務狀況表之影響，包括以香港財務報告準則第9號之預期信貸虧損(「預期信貸虧損」)取代香港會計準則第39號之已產生信貸虧損計算之影響。

根據香港會計準則第39號之賬面值與於二零一八年四月一日根據香港財務報告準則第9號呈報之結餘之對賬如下：

		Notes 附註	Category 類別	HKAS 39 measurement 香港會計準則第39號計量			HKFRS 9 measurement 香港財務報告準則第9號計量		
				Amount 金額 HK\$'000 千港元	Re- classification 重新分類 HK\$'000 千港元	Re- measurement 重新計量 HK\$'000 千港元	ECL 預期信貸虧損 HK\$'000 千港元	Amount 金額 HK\$'000 千港元	Category 類別
Financial assets	金融資產								
Due from an associate	應收一間聯營公司款項		L&R ¹	81,960	-	-	-	81,960	AC ²
Available-for-sale investments	可供出售投資								N/A
		(i)	AFS ³	295,959	(295,959)	-	-	-	不適用
Equity investments designated at fair value through other comprehensive income	指定為按公平值列賬及於其他全面收入中處理之權益投資	(i), (ii)	N/A 不適用	-	295,959	(9,655)	-	286,304	FVOCI ⁴
Financial assets at fair value through profit or loss	按公平值列賬及於損益中處理的金融資產		FVPL ⁵	112,482	-	-	-	112,482	FVPL
Financial assets included in debtors, deposits and prepayments	計入應收賬款、按金及預付款項之金融資產		L&R	824,117	-	-	(37,777)	786,340	AC
Derivative financial instrument	衍生金融工具		FVPL	139	-	-	-	139	FVPL
Due from directors	應收董事款項		L&R	6,661	-	-	-	6,661	AC
Due from non-controlling shareholders	應收非控股股東款項		L&R	207	-	-	-	207	AC
Structured deposits	結構性存款		FVPL ⁵	124,264	-	-	-	124,264	FVPL
Restricted cash	受限制現金		L&R	602	-	-	-	602	AC
Pledged time deposits	已抵押定期存款		L&R	44,169	-	-	-	44,169	AC
Cash and cash equivalents	現金及現金等值項目		L&R	348,950	-	-	-	348,950	AC
				1,839,510	-	(9,655)	(37,777)	1,792,078	
Financial liabilities	金融負債								
Trade creditors	應付貿易賬款		AC	45,537	-	-	-	45,537	AC
Financial liabilities included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之金融負債	(iii)	AC	193,772	-	-	-	193,772	AC
Due to directors	應付董事款項		AC	5,069	-	-	-	5,069	AC
Due to non-controlling shareholders	應付非控股股東款項		AC	28,051	-	-	-	28,051	AC
Interest-bearing bank and other borrowings	附息之銀行及其他借貸		AC	1,157,907	-	-	-	1,157,907	AC
Finance lease payables	應付融資租賃		AC	61	-	-	-	61	AC
				1,430,397	-	-	-	1,430,397	

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2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

HKFRS 9 FINANCIAL INSTRUMENTS (Continued)

Classification and measurement (Continued)

- ¹ L&R: Loans and receivables
- ² AC: Financial assets or financial liabilities at amortised cost
- ³ AFS: Available-for-sale investments
- ⁴ FVOCI: Financial assets at fair value through other comprehensive income
- ⁵ FVPL: Financial assets at fair value through profit or loss

Notes:

- (i) The Group has elected the option to irrevocably designate its previous available-for-sale investments as equity investments designated at fair value through other comprehensive income.
- (ii) Upon re-classifying an unlisted equity investment stated at cost from available-for-sale investments to equity investments designated at fair value through other comprehensive income, the Group re-measured this unlisted equity investment at fair value and recognised the corresponding fair value loss of approximately HK\$9,655,000 as an adjustment to the opening balance of the fair value reserve under HKFRS 9 as at 1 April 2018.
- (iii) The gross carrying amount of the financial liabilities included in other creditors, accruals and deposits received under the column "HKAS 39 measurement – Amount" represent the amount after adjustments for the adoption of HKFRS 15, and includes contract liabilities. Further details of the adjustments for the adoption of HKFRS 15 are included below.

2.2 會計政策及披露之變動 (續)

香港財務報告準則第9號金融工具 (續)

分類及計量 (續)

- ¹ L&R: 貸款及應收款項
- ² AC: 按攤銷成本計量之金融資產或金融負債
- ³ AFS: 可供出售投資
- ⁴ FVOCI: 按公平值列賬及於其他全面收入中處理之金融資產
- ⁵ FVPL: 按公平值列賬及於損益中處理之金融資產

附註:

- (i) 本集團已選擇不可撤回地指定其先前可供出售投資為指定按公平值列賬及於其他全面收入中處理之權益投資。
- (ii) 將按成本呈列之非上市權益投資由可供出售投資重新分類至指定按公平值列賬及於其他全面收入處理之權益投資後，本集團重新計量該按公平值計量之非上市權益投資，並將相應公平值虧損約9,655,000港元於二零一八年四月一日根據香港財務報告準則第9號確認為期初公平值儲備結餘調整。
- (iii) 計入「香港會計準則第39號計量一金額」一欄項下之其他應付賬款、應計費用及已收按金之金融負債賬面總值指就採納香港財務報告準則第15號而作出調整後之金額，並包括合約負債。就採納香港財務報告準則第15號而作出之調整之進一步詳情載於下文。

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2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued) 2.2 會計政策及披露之變動 (續)

HKFRS 9 FINANCIAL INSTRUMENTS (Continued)

Impairment

The following table reconciles the aggregate opening impairment allowances under HKAS 39 to the ECL allowances under HKFRS 9. Further details are disclosed in note 24 to the financial statements.

香港財務報告準則第9號金融工具 (續)

減值

下表載列香港會計準則第39號項下減值撥備年初總額與香港財務報告準則第9號項下的預期信貸虧損的對賬。進一步詳情於財務報表附註24內披露。

		Impairment allowances under HKAS 39 at 31 March 2018	Re-measurement	ECL allowances under HKFRS 9 at 1 April 2018
		於二零一八年三月三十一日根據香港會計準則第39號之減值撥備	重新計量	於二零一八年四月一日根據香港財務報告準則第9號之預期信貸虧損撥備
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Financial assets included in debtors, deposits and prepayments	計入應收賬款、按金及預付款項之金融資產	30,447	37,777	68,224

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2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued) 2.2 會計政策及披露之變動 (續)

HKFRS 9 FINANCIAL INSTRUMENTS (Continued)

Impact on reserves and retained profits

The impact of transition to HKFRS 9 on reserves and retained profits is as follows:

香港財務報告準則第9號金融工具 (續)

對儲備及保留溢利之影響

過渡至香港財務報告準則第9號對儲備及保留溢利之影響如下：

		Reserves and retained profits 儲備及 保留溢利 HK\$'000 千港元
Fair value reserve under HKFRS 9 (available-for-sale investment revaluation reserve under HKAS 39)	根據香港財務報告準則第9號之 公平值儲備 (根據香港會計準則 第39號之可供出售投資重估儲備)	
Balance as at 31 March 2018 under HKAS 39	於二零一八年三月三十一日根據香港 會計準則第39號之結餘	65,026
Re-measurement of equity investments designated at fair value through other comprehensive income previously classified as available-for-sale investments measured at cost under HKAS 39	重新計量先前根據香港會計準則第39 號分類為按成本計量可供出售投資 之指定按公平值列賬及於其他全面 收入中處理之權益投資	(9,655)
Balance as at 1 April 2018 under HKFRS 9	於二零一八年四月一日根據香港 財務報告準則第9號之結餘	55,371
Retained profits	保留溢利	
Balance as at 31 March 2018 under HKAS 39	於二零一八年三月三十一日 根據香港會計準則第39號之結餘	2,205,306
Recognition of ECLs for financial assets included in debtors, deposits and prepayments	確認計入應收賬款、按金及預付款項 之金融資產之預期信貸虧損	(37,777)
Balance as at 1 April 2018 under HKFRS 9	於二零一八年四月一日根據香港 財務報告準則第9號之結餘	2,167,529

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2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

HKFRS 15 REVENUE FROM CONTRACTS WITH CUSTOMERS

HKFRS 15 and its amendments replace HKAS 11 *Construction Contracts*, HKAS 18 *Revenue* and related interpretations and it applies, with limited exceptions, to all revenue arising from contracts with customers. HKFRS 15 establishes a new five-step model to account for revenue arising from contracts with customers. Under HKFRS 15, revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The principles in HKFRS 15 provide a more structured approach for measuring and recognising revenue. The standard also introduces extensive qualitative and quantitative disclosure requirements, including disaggregation of total revenue, information about performance obligations, changes in contract asset and liability account balances between periods and key judgements and estimates. The relevant disclosures are included in note 5 to the financial statements. As a result of the application of HKFRS 15, the Group has changed the accounting policy with respect to revenue recognition in note 2.4 to the financial statements.

The Group has adopted HKFRS 15 using the modified retrospective method of adoption. Under this method, the standard can be applied either to all contracts at the date of initial application or only to contracts that are not completed at that date. The Group has elected to apply the standard to contracts that are not completed as at 1 April 2018.

2.2 會計政策及披露之變動 (續)

香港財務報告準則第15號來自客戶合約之收入

香港財務報告準則第15號及其修訂本取代香港會計準則第11號*建築合約*、香港會計準則第18號*收益*及相關詮釋，且（除少數例外情況外）其應用於客戶合約產生之所有收益。香港財務報告準則第15號就來自客戶合約之收益入賬確立一個新五步模式。根據香港財務報告準則第15號，收益按能反映實體預期就向客戶轉讓貨物或服務而有權在交換中獲取之代價金額進行確認。香港財務報告準則第15號的原則為就計量及確認收益提供更為結構化的方法。該準則亦引入廣泛的定性及定量披露規定，包括分拆收益總額、關於履行責任、不同期間之間合約資產及負債賬目結餘的變動以及主要判斷及估計的資料。相關披露載於財務報表附註5。由於應用香港財務報告準則第15號，本集團已就財務報表附註2.4之收入確認改變會計政策。

本集團已採納香港財務報告準則第15號以使用經修改追溯方法。根據該方法，該準則可於初步應用日期應用於所有合約或僅對於該日尚未完成的合約。本集團已選擇對於二零一八年四月一日尚未完成的合約應用該準則。

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2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

HKFRS 15 REVENUE FROM CONTRACTS WITH CUSTOMERS (Continued)

No adjustment to the opening balance of retained profits of the Group as at 1 April 2018 is required for the cumulative effect of the initial application of HKFRS 15. The comparative information was not restated and continues to be reported under HKAS 18 and related interpretations.

Set out below are the amounts by which each financial statement line item (including its components) was affected as at 1 April 2018 as a result of the adoption of HKFRS 15:

		Note 附註	Increase/ (decrease) 增加／(減少) HK\$'000 千港元
Liabilities	負債		
Receipts in advance included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之預收款項	(i)	(19,692)
Contract liabilities included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之合約負債	(i)	19,692
Net impact on other creditors, accruals and deposits received	對其他應付賬款、應計費用及已收按金之影響淨額		—

The adoption of HKFRS 15 has had no impact on the Group's profit or loss and other comprehensive income for the year or on the Group's operating, investing and financing cash flows for the year. Set out below are the amounts by which each consolidated statement of financial position line item (including its components) was affected as at 31 March 2019 as a result of the adoption of HKFRS 15. The first column shows the amounts recorded under HKFRS 15 and the second column shows what the amounts would have been had HKFRS 15 not been adopted:

2.2 會計政策及披露之變動 (續)

香港財務報告準則第15號來自客戶合約之收入 (續)

本集團於二零一八年四月一日的期初保留溢利結餘毋須就首次應用香港財務報告準則第15號的累計影響確認調整。比較資料並無重列並繼續按香港會計準則第18號及相關詮釋呈報。

下文載列於二零一八年四月一日因採納香港財務報告準則第15號而對各財務報表之單行項目(包括其部分)造成影響之金額:

採納香港財務報告準則第15號對本集團本年度之損益及其他全面收入或本集團本年度的經營、投資及融資現金流量並無影響。以下載列因採納香港財務報告準則第15號而對二零一九年三月三十一日綜合財務狀況表單行項目(包括其部分)產生影響的金額。第一欄顯示根據香港財務報告準則第15號入賬的金額,第二欄顯示倘若並無採納香港財務報告準則第15號時入賬的金額:

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2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

HKFRS 15 REVENUE FROM CONTRACTS WITH CUSTOMERS (Continued)

Consolidated statement of financial position as at 31 March 2019:

2.2 會計政策及披露之變動(續)

香港財務報告準則第15號來自客戶合約之收入(續)

於二零一九年三月三十一日的綜合財務狀況表：

		Amounts prepared under 根據以下準則編製之金額		
	Note 附註	HKFRS 15 香港財務報告 準則第15號 HK\$'000 千港元	Previous HKFRS 先前香港財務 報告準則 HK\$'000 千港元	Increase/ (decrease) 增加／(減少) HK\$'000 千港元
Liabilities	負債			
Receipts in advance included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之預收款項 (i)	—	17,319	(17,319)
Contract liabilities included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之合約負債 (i)	17,319	—	17,319
Net impact on other creditors, accruals and deposits received	對其他應付賬款、應計費用及已收按金之影響淨額			—

Note:

- (i) Consideration received from customers in advance

Before the adoption of HKFRS 15, the Group recognised consideration received from customers in advance as receipts in advance included in other creditors, accruals and deposits received. Under HKFRS 15, the amount is classified as contract liabilities which is included in other creditors, accruals and deposits received.

Therefore, upon adoption of HKFRS 15, the Group reclassified approximately HK\$19,692,000 from receipts in advance to contract liabilities as at 1 April 2018 in relation to the consideration received from customers in advance as at 1 April 2018.

As at 31 March 2019, under HKFRS 15, approximately HK\$17,319,000 was reclassified from receipts in advance to contract liabilities in relation to the consideration received from customers in advance.

附註：

- (i) 預收客戶代價

於採納香港財務報告準則第15號前，本集團將預收客戶代價確認為計入其他應付賬款、應計費用及已收按金之預收款項。根據香港財務報告準則第15號，該金額分類為合約負債，計入其他應付賬款、應計費用及已收按金。

因此，於採納香港財務報告準則第15號後，本集團就二零一八年四月一日之預收客戶代價約19,692,000港元由預收款項重新分類至二零一八年四月一日之合約負債。

於二零一九年三月三十一日，根據香港財務報告準則第15號，就預收客戶代價約17,319,000港元由預收款項重新分類至合約負債。

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2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS

The Group has not applied the following new and revised HKFRSs, that have been issued but are not yet effective, in these financial statements.

Amendments to HKFRS 3	<i>Definition of a Business⁵</i>
Amendments to HKFRS 9	<i>Prepayment Features with Negative Compensation¹</i>
Amendments to HKFRS 10 and HKAS 28 (2011)	<i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture⁴</i>
HKFRS 16	<i>Leases¹</i>
HKFRS 17	<i>Insurance Contracts³</i>
Amendments to HKAS 1 and HKAS 8	<i>Definition of Material²</i>
Amendments to HKAS 19	<i>Plan Amendment, Curtailment or Settlement¹</i>
Amendments to HKAS 28	<i>Long-term Interests in Associates and Joint Ventures¹</i>
HK(IFRIC)-Int 23	<i>Uncertainty over Income Tax Treatments¹</i>
Annual Improvements 2015-2017 Cycle	Amendments to HKFRS 3, HKFRS 11, HKAS 12 and HKAS 23 ¹

- ¹ Effective for annual periods beginning on or after 1 January 2019
- ² Effective for annual periods beginning on or after 1 January 2020
- ³ Effective for annual periods beginning on or after 1 January 2021
- ⁴ No mandatory effective date yet determined but available for early adoption
- ⁵ Applicable to business combinations for which the acquisition date is on or after the beginning of the first annual period beginning on or after 1 January 2020 and to asset acquisitions that occur on or after the beginning of that period

2.3 已頒佈但尚未生效之香港財務報告準則

本集團於該等財務報表中尚未採用以下已頒佈但尚未生效之新訂及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	界定業務 ⁵
香港財務報告準則第9號之修訂	具有負補償的預付款項特性 ¹
香港財務報告準則第10號及香港會計準則第28號之修訂(二零一一年)	投資者與其聯營公司或合營企業間資產出售或投入 ⁴
香港財務報告準則第16號	租賃 ¹
香港財務報告準則第17號	保險合約 ³
香港會計準則第1號及香港會計準則第8號之修訂	界定重大 ²
香港會計準則第19號之修訂	計劃修訂、削減或結算 ¹
香港會計準則第28號之修訂	於聯營公司及合營企業的長期權益 ¹
香港(國際財務報告詮釋委員會)詮釋第23號	所得稅處理的不確定性 ¹
二零一五年至二零一七年週期之年度改進項目	香港財務報告準則第3號、香港財務報告準則第11號、香港會計準則第12號及香港會計準則第23號之修訂 ¹

- ¹ 於二零一九年一月一日或之後開始之年度期間生效
- ² 於二零二零年一月一日或之後開始之年度期間生效
- ³ 於二零二一年一月一日或之後開始之年度期間生效
- ⁴ 尚未釐定強制生效日期但可提早採納
- ⁵ 對收購日期為二零二零年一月一日或之後開始的首個年度期間初或之後之業務合併適用，並對於該期間開始時或之後發生之資產收購適用

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2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

Further information about certain of these new and revised HKFRSs that are expected to be applicable to the Group is described below. Of those standards, HKFRS 16 will be applicable for the Group's financial year ending 31 March 2020 and are expected to have certain impacts upon adoption. Whilst management has performed a high-level assessment of the estimated impacts of these standards, that assessment is based on the information currently available to the Group, including expectation of the application of transitional provision options and policy choices. The actual impacts upon adoption could be different to those included below, depending on additional reasonable and supportable information being made available to the Group at the time of applying the standards and the transitional provisions and policy options finally adopted.

2.3 已頒佈但尚未生效之香港財務報告準則 (續)

有關預期將適用於本集團之若干該等新訂及經修訂香港財務報告準則之進一步資料於下文詳述。在該等準則中，香港財務報告準則第16號將適用於本集團截至二零二零年三月三十一日止財政年度，並預期於採納後將有若干影響。儘管管理層已對該等準則之估計影響進行高水準之評估，惟有關評估乃基於本集團目前可得之資料進行，包括預期應用過渡性條文選擇及政策選擇。採用時產生之實際影響可能與下文所載者不同，而其取決於應用該等準則及過渡性條文以及最終採納之政策時，本集團可用的額外合理的及可支援的資料。

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2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

HKFRS 16 replaces HKAS 17 *Leases*, HK(IFRIC)-Int 4 *Determining whether an Arrangement contains a Lease*, HK(SIC)-Int 15 *Operating Leases – Incentives* and HK(SIC)-Int 27 *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to recognise assets and liabilities for most leases. The standard includes two elective recognition exemptions for lessees – leases of low-value assets and short-term leases. At the commencement date of a lease, a lessee will recognise a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset). The right-of-use asset is subsequently measured at cost less accumulated depreciation and any impairment losses unless the right-of-use asset meets the definition of investment property in HKAS 40. The lease liability is subsequently increased to reflect the interest on the lease liability and reduced for the lease payments. Lessees will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset. Lessees will also be required to re-measure the lease liability upon the occurrence of certain events, such as change in the lease term and change in future lease payments resulting from a change in an index or rate used to determine those payments. Lessees will generally recognise the amount of the re-measurement of the lease liability as an adjustment to the right-of-use asset. Lessor accounting under HKFRS 16 is substantially unchanged from the accounting under HKAS 17. Lessors will continue to classify all leases using the same classification principle as in HKAS 17 and distinguish between operating leases and finance leases. HKFRS 16 requires lessees and lessors to make more extensive disclosures than under HKAS 17. Lessees can choose to apply the standard using either a full retrospective or a modified retrospective approach. The Group will adopt HKFRS 16 from 1 April 2019.

2.3 已頒佈但尚未生效之香港財務報告準則 (續)

香港財務報告準則第16號取代香港會計準則第17號租賃，香港（國際財務報告詮釋委員會）－詮釋第4號釐定安排是否包括租賃，香港（詮釋常務委員會）－詮釋第15號經營租賃－優惠及香港（詮釋常務委員會）－詮釋第27號評估涉及租賃法律形式交易的實質。該準則載列確認、計量、呈列及披露租賃的原則，並要求承租人就大多數租賃確認資產及負債。該準則亦包括兩項承租人可選擇確認豁免項目－低價值資產租賃及短期租賃。於租賃開始日期，承租人將確認於租賃期作出租賃付款為負債（即租賃負債）及代表可使用相關資產的權利為資產（即有使用權資產）。除非有使用權資產符合香港會計準則第40號投資物業的定義，否則有使用權資產其後按成本減累計折舊及任何減值虧損計量。租賃負債其後會就反映租賃負債利息而增加及因租賃付款而減少。承租人將須分別確認租賃負債的利息開支及有使用權資產的折舊開支。承租人亦須於若干事件發生時重新計量租賃負債，例如由於租賃期變更或用於釐定該等付款的一項指數或比率變更而引致未來租賃付款變更。承租人一般將重新計量租賃負債的數額確認為有使用權資產的調整。香港財務報告準則第16號大致沿用香港會計準則第17號內出租人的會計處理方式。出租人將繼續使用與香港會計準則第17號相同的分類原則對所有租賃進行分類，並將之分為經營租賃及融資租賃。香港財務報告準則第16號規定承租人及出租人作出較香港會計準則第17號更加廣泛的披露。承租人可選擇以全面追溯基準或經調節追溯基準應用該準則。本集團預期於二零一九年四月一日起採納香港財務報告準則第16號。

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2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

The Group plans to adopt the transitional provisions in HKFRS 16 to recognise the cumulative effect of initial adoption as an adjustment to the opening balance of retained profits at 1 April 2019 and will not restate the comparatives. In addition, the Group plans to apply the new requirements to contracts that were previously identified as leases applying HKAS 17 and measure the lease liability at the present value of the remaining lease payments, discounted using the Group's incremental borrowing rate at the date of initial application. The right-of-use asset will be measured at the amount of the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to the lease recognised in the statement of financial position immediately before the date of initial application. The Group plans to use the exemptions allowed by the standard on lease contracts whose lease terms end within 12 months as of the date of initial application. During 2019, the Group has performed a high-level assessment on the impact of adoption of HKFRS 16. As disclosed in note 43(B) to the financial statements, at 31 March 2019, the Group had future minimum lease payments under non-cancellable operating leases in aggregate of approximately HK\$185,020,000. The Group currently is still assessing whether, upon adoption of HKFRS 16, certain amounts included therein may need to be recognised as new right-of-use assets and lease liabilities. Further detailed analysis will be needed to determine the amount of right-of-use assets and lease liabilities to be recognised, including, but not limited to any amounts relating to leases of low value assets and short-term leases, other practical expedients and reliefs chosen.

2.3 已頒佈但尚未生效之香港財務報告準則 (續)

本集團計劃採納香港財務報告準則第16號的過渡性規定以將初始採納的累計影響確認為於二零一九年四月一日保留溢利期初結餘的調整項目並將不重列可比資料。此外，本集團擬將新規定應用於先前應用香港會計準則第17號識別為租賃的合約並按保留租賃款項現值計量租賃負債，按剩餘租賃付款採用本集團於首次應用日期的增量借款利率折現的現值確認租賃負債。使用權資產按租賃負債的金額計量，並按緊接首次應用日期前於財務狀況表中確認的租賃相關的任何預付或累計租賃款項金額予以調整。本集團計劃在租賃合約中使用該準則所允許的豁免，即其租賃期限自首次申請日期起計十二個月內終止。於二零一九年，本集團已就採納香港財務報告準則第16號的影響進行高水平的評估。誠如財務報表附註43(B)所披露，於二零一九年三月三十一日，本集團根據不可撤銷經營租賃應付的未來最低租金總額約為185,020,000港元。本集團目前仍在評估於採納香港財務報告準則第16號後，當中所列部分金額是需否確認為新使用權資產及租賃負債。本集團需作進一步詳盡分析，以確定將予確認的使用權資產及租賃負債，包括但不限於涉及低價值資產租賃及短期租賃的金額、所選其他可行權宜方式及補救措施。

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2.3 ISSUED BUT NOT YET EFFECTIVE HONG KONG FINANCIAL REPORTING STANDARDS (Continued)

Amendments to HKAS 1 and HKAS 8 provide a new definition of material. The new definition states that information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. The amendments clarify that materiality will depend on the nature or magnitude of information. A misstatement of information is material if it could reasonably be expected to influence decisions made by the primary users. The Group expects to adopt the amendments prospectively from 1 April 2020. The Group currently is still assessing whether the amendments will have any significant impact on the Group's financial statements.

HK(IFRIC)-Int 23 addresses the accounting for income taxes (current and deferred) when tax treatments involve uncertainty that affects the application of HKAS 12 (often referred to as "uncertain tax positions"). The interpretation does not apply to taxes or levies outside the scope of HKAS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The interpretation specifically addresses (i) whether an entity considers uncertain tax treatments separately; (ii) the assumptions an entity makes about the examination of tax treatments by taxation authorities; (iii) how an entity determines taxable profits or tax losses, tax bases, unused tax losses, unused tax credits and tax rates; and (iv) how an entity considers changes in facts and circumstances. The interpretation is to be applied retrospectively, either fully retrospectively without the use of hindsight or retrospectively with the cumulative effect of application as an adjustment to the opening equity at the date of initial application, without the restatement of comparative information. The Group expects to adopt the interpretation from 1 April 2019. The Group currently is still assessing whether the interpretation will have any significant impact on the Group's financial statements.

2.3 已頒佈但尚未生效之香港財務報告準則 (續)

香港會計準則第1號和香港會計準則第8號的修訂提供了對重要性的全新定義。新定義指出，倘遺漏、錯誤陳述或掩蓋資料可合理地預期會對一般用途財務報表的主要使用者基於該等財務報表作出的決策造成影響，則有關資料屬於重大。該等修訂澄清重大與否將視乎資料的性質或程度。倘錯誤陳述資料可合理地預期會對主要使用者作出的決策造成影響，則有關資料屬於重大。本集團預期自二零二零年四月一日起以前瞻方式採納修訂。本集團現仍正評估該等修訂是否會對本集團的財務報表造成任何重大影響。

香港（國際財務報告詮釋委員會）—詮釋第23號有關當會計處理涉及會影響香港會計準則第12號應用的不確定性因素（常稱為「不確定課稅情況」）時，如何將所得稅（即期及遞延）入賬。該詮釋並不適用於香港會計準則第12號範疇以外的稅項或徵費，亦無載列與不確定稅務處理有關的利息及罰款之特定要求。詮釋具體處理(i)實體有否單獨考慮不確定稅務處理；(ii)稅務當局調查稅務處理時，實體作出的假設；(iii)實體如何釐定應課稅溢利或稅務虧損、稅基、未動用稅務虧損、未動用稅務抵免及稅率；以及(iv)實體如何考慮事實及情況變動。該詮釋即將在不利用後見之明的情況下全面追溯應用，或按應用的累積影響追溯應用（作為初次應用當日期初權益的調整，且並不會重列比較資料）。本集團預期自二零一九年四月一日起採納該詮釋。本集團現仍正評估該等詮釋是否會對本集團的財務報表造成任何重大影響。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**INTERESTS IN ASSOCIATES**

An associate is an entity in which the Group has a long term interest of generally not less than 20% of the equity voting rights and over which it is in a position to exercise significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

The Group's interests in associates are stated in the consolidated statement of financial position at the Group's share of net assets under the equity method of accounting, less any impairment losses. Adjustments are made to bring into line any dissimilar accounting policies that may exist.

The Group's share of the post-acquisition results and other comprehensive income of associates is included in the consolidated statement of profit or loss and consolidated other comprehensive income, respectively. In addition, when there has been a change recognised directly in the equity of the associate, the Group recognises its share of any changes, when applicable, in the consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and its associates are eliminated to the extent of the Group's investments in the associates, except where unrealised losses provide evidence of an impairment of the assets transferred. Goodwill arising from the acquisition of associates is included as part of the Group's interests in associates.

2.4 主要會計政策之概要**於聯營公司之權益**

聯營公司為由本集團持有不少於20%之附股權投票權的長期權益，並可對其行使重大影響之實體。重大影響指參與被投資公司財務及營運政策決策之權力，但非控制或共同控制該等政策。

本集團於聯營公司之權益，乃按本集團根據權益會計法計算所佔資產淨值減去任何減值虧損後於綜合財務狀況表列賬。對於可能存在不一致的會計政策已作出調整，以使其一致。

本集團應佔聯營公司收購後業績及其他全面收入分別計入綜合損益表及綜合其他全面收入。此外，倘直接於聯營公司的權益確認有關變動，則本集團會視乎情況於綜合權益變動表確認其應佔任何變動。本集團與其聯營公司間交易的未變現收益及虧損將以本集團於聯營公司的投資為限對銷，惟倘未變現虧損為所轉讓資產減值的憑證則除外。收購聯營公司所產生商譽乃計入作為本集團於聯營公司之權益的部分。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INTERESTS IN ASSOCIATES (Continued)

If an investment in an associate becomes an investment in a joint venture or vice versa, the retained interest is not remeasured. Instead, the investment continues to be accounted for under the equity method. In all other cases, upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

When an investment in an associate is classified as held for sale, it is accounted for in accordance with HKFRS 5 *Non-current Assets Held for Sale and Discontinued Operations*.

BUSINESS COMBINATIONS AND GOODWILL

Business combinations are accounted for using the acquisition method. The consideration transferred is measured at the acquisition date fair value which is the sum of the acquisition date fair values of assets transferred by the Group, liabilities assumed by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of net assets in the event of liquidation at fair value or at the proportionate share of the acquiree's identifiable net assets. All other components of non-controlling interests are measured at fair value. Acquisition-related costs are expensed as incurred.

2.4 主要會計政策之概要 (續)

於聯營公司之權益 (續)

倘於聯營公司的投資成為於合營公司的投資，反之亦然，則保留權益不會重新計量。投資將繼續以權益法列賬。於所有其他情況下，於失去對聯營公司的重大影響後，本集團按其公平值計量及確認任何保留投資。於失去重大影響後聯營公司賬面值與保留投資及出售所得款項的公平值之間的任何差額乃於損益確認。

當於聯營公司的投資分類為持作出售時，其按照香港財務報告準則第5號持作出售之非流動資產及終止經營列賬。

企業合併及商譽

企業合併使用收購法入賬。所轉讓代價按收購日期公平值計量，而收購日期公平值即本集團所轉讓資產之收購日期公平值、本集團所承擔被收購方前擁有人之負債及本集團所發行為交換被收購方控制權之股本權益之總和。就每一宗企業合併，本集團選擇是否按公平值或按比例應佔被收購方之可識別資產淨值計量於被收購方之非控權權益（為現時之擁有權權益，並於清盤時讓其持有人有權收取按比例應佔之資產淨值）。所有其他部分非控權權益按公平值計量。收購有關成本於產生時支銷。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

BUSINESS COMBINATIONS AND GOODWILL (Continued)

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts of the acquiree.

If the business combination is achieved in stages, the previously held equity interest is remeasured at its acquisition date fair value and any resulting gain or loss is recognised in profit or loss.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability is measured at fair value with changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not remeasured and subsequent settlement is accounted for within equity.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred, the amount recognised for non-controlling interests and any fair value of the Group's previously held equity interests in the acquiree over the identifiable net assets acquired and liabilities assumed. If the sum of this consideration and other items is lower than the fair value of the net assets acquired, the difference is, after reassessment, recognised in profit or loss as a gain on bargain purchase.

2.4 主要會計政策之概要 (續)

企業合併及商譽 (續)

本集團於收購業務時，會按照合約條款、於收購日期之經濟環境及相關情況評估所承擔之金融資產及負債以作出適當分類及指定。此包括被收購方區分主合約的嵌入式衍生工具。

倘企業合併分階段完成，以往持有的股權按收購日期公平值重新計量，而任何所產生損益則於損益中確認。

任何將由收購方轉讓之或然代價乃於收購日期按公平值確認。分類為一項資產或負債之或然代價乃按公平值計量，而公平值變動於損益確認。分類為權益的或然代價不會重新計量，而其後結算於權益內入賬。

商譽初始按成本計量，即所轉讓代價、就非控股權益確認之金額及本集團以往於被收購方所持股本權益之任何公平值之總和超出所收購可識別淨資產及所承擔可識別淨負債之部分。倘該代價及其他項目的總和低於所收購淨資產之公平值，則經重新評估後的差額於損益確認為折讓價併購收益。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

BUSINESS COMBINATIONS AND GOODWILL (Continued)

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Goodwill is tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying value may be impaired. The Group performs its annual impairment test of goodwill as at 31 March. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units, or groups of cash-generating units, that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the Group are assigned to those units or groups of units.

Impairment is determined by assessing the recoverable amount of the cash-generating unit (group of cash-generating units) to which the goodwill relates. Where the recoverable amount of the cash-generating unit (group of cash-generating units) is less than the carrying amount, an impairment loss is recognised. An impairment loss recognised for goodwill is not reversed in a subsequent period.

Where goodwill has been allocated to a cash-generating unit (or group of cash-generating units) and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on the disposal. Goodwill disposed of in these circumstances is measured based on the relative value of the operation disposed of and the portion of the cash-generating unit retained.

2.4 主要會計政策之概要 (續)

企業合併及商譽 (續)

於初步確認後，商譽按成本減任何累計減值虧損計量。商譽乃每年進行減值測試，或如發生事件或事況轉變顯示賬面值可能減值時，則會每年或更頻密地測試減值。本集團於三月三十一日進行商譽之年度減值測試。就減值測試而言，企業合併所得之商譽自收購當日起分配至本集團之各個現金產生單位或現金產生單位組別（預期會產生合併協同效益），而不論本集團其他資產或負債有否指定撥往該等單位或單位組別。

減值數額通過評估商譽所屬之現金產生單位（現金產生單位組別）之可收回金額而釐定。倘現金產生單位（現金產生單位組別）之可收回金額低於賬面值，則確認減值虧損。就商譽所確認之減值虧損不會於其後期間撥回。

倘商譽已分配至現金產生單位（或現金產生單位組別）及所出售單位之業務一部分，則於釐定出售之盈虧時，有關所出售業務之商譽將計入業務之賬面值。在此等情況下出售之商譽根據所出售業務之相關價值及所保留之現金產生單位部分計量。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

FAIR VALUE MEASUREMENT

The Group measures its investment properties, derivative financial instruments and certain financial assets at fair value at the end of each reporting period. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

2.4 主要會計政策之概要 (續)

公平值計量

本集團於各報告期末按公平值計量其投資物業、金融衍生工具及若干金融資產。公平值為市場參與者於計量日期在有序交易中出售資產所收取之價格或轉讓負債所支付之價格。公平值計量乃基於假設出售資產或轉讓負債之交易於資產或負債主要市場或在無主要市場情況下，則於資產或負債的最具優勢市場進行。主要及最具優勢市場須為本集團可進入之市場。資產或負債之公平值乃按假設市場參與者於資產或負債定價時會以最佳經濟利益行事計量。

非金融資產之公平值計量須考慮市場參與者能自最大限度使用該資產達致最佳用途，或將該資產出售予其他可最大限度使用該資產達致最佳用途之市場參與者所產生之經濟效益。

本集團採納適用於不同情況且具備充分數據以供計量公平值之估值方法，以盡量使用相關可觀察輸入數據及盡量減少使用不可觀察輸入數據。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

FAIR VALUE MEASUREMENT (Continued)

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 – based on quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is observable, either directly or indirectly
- Level 3 – based on valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

2.4 主要會計政策之概要 (續)

公平值計量 (續)

所有於財務報表按公平值計量或披露之資產及負債，乃基於對公平值計量整體而言屬重要之最低層輸入數據按以下公平值等級分類：

- 第一級 – 基於相同資產或負債於活躍市場之未經調整報價
- 第二級 – 基於對公平值計量有重大影響，可直接或間接觀察的最低輸入數據之估值方法
- 第三級 – 基於對公平值計量有重大影響，不可觀察的最低層輸入數據之估值方法

對於在財務報表以持續基準確認的資產及負債，本集團透過於各報告期末基於對公平值計量整體有重大影響的最低層輸入數據重新評估分類，以確定是否發生不同等級轉移。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF NON-FINANCIAL ASSETS

Where an indication of impairment exists, or when annual impairment testing for an asset is required (other than inventories, financial assets, deferred tax assets, investment properties and non-current assets classified as held for sale), the asset's recoverable amount is estimated. An asset's recoverable amount is the higher of the asset's or cash-generating unit's value in use and its fair value less costs of disposal, and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets, in which case the recoverable amount is determined for the cash-generating unit to which the asset belongs.

An impairment loss is recognised only if the carrying amount of an asset exceeds its recoverable amount. In assessing value in use, the estimated future cash flows are 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. An impairment loss is charged to the statement of profit or loss in the period in which it arises, unless the asset is carried at a revalued amount, in which case the impairment loss is accounted for in accordance with the relevant accounting policy for that revalued asset.

2.4 主要會計政策之概要 (續)

非金融資產減值

倘有出現減值或須就資產進行年度減值測試(存貨、金融資產、遞延稅項資產、投資物業及分類為持作出售之非流動資產除外)的跡象出現,則會估計資產之可收回數額。資產之可收回數額為資產或現金產生單位之使用價值及其公平值減銷售成本之較高者,並就個別資產而確定,除非該項資產未能產生大部分獨立於其他資產或資產組別之現金流入。在此情況下,可收回數額就資產所屬之現金產生單位而確定。

只有當資產之賬面值超出其可收回值時,減值虧損才予以確認。在評估使用價值時,估計未來現金流量乃按稅前折現率被折現至彼等的現值,而稅前折現率乃反映現時市場就貨幣時間價值及資產特定風險之評估。減值虧損將計入其產生期間之損益表中,惟倘若資產以重估金額列賬,則減值虧損根據該重估資產之有關會計政策處理。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF NON-FINANCIAL ASSETS (Continued)

An assessment is made at the end of each reporting period as to whether there is an indication that previously recognised impairment losses may no longer exist or may have decreased. If such an indication exists, the recoverable amount is estimated. A previously recognised impairment loss of an asset other than goodwill is reversed only if there has been a change in the estimates used to determine the recoverable amount of that asset, but not to an amount higher than the carrying amount that would have been determined (net of any depreciation/amortisation) had no impairment loss been recognised for the asset in prior years. A reversal of such an impairment loss is credited to the statement of profit or loss in the period in which it arises, unless the asset is carried at a revalued amount, in which case the reversal of the impairment loss is accounted for in accordance with the relevant accounting policy for that revalued asset.

RELATED PARTIES

A party is considered to be related to the Group if:

- (a) the party is a person or a close member of that person's family and that person
 - (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of the key management personnel of the Group or of a parent of the Group;

or

2.4 主要會計政策之概要 (續)

非金融資產減值 (續)

在各報告期末會評估有否於過往已確認之資產減值虧損可能不再存在或可能減少之跡象。倘出現任何該等跡象，會估計可收回數額。只有當用以確定資產可收回數額之估計出現更改時，才可將以往確認之資產減值虧損（除商譽外）回撥，但回撥數額並不可高於假若過往年度並無就該資產確認任何減值虧損之情況下，該資產本來確定之賬面值（經扣除任何折舊／攤銷）。減值虧損之撥回計入其產生期間之損益表中，除非資產以重估金額入賬，在此情況下，減值虧損撥回根據該重估資產之相關會計政策列賬。

關連人士

在下列情況下，有關方將被視為本集團的關連人士：

- (a) 有關方為一名人士或該人士之直系親屬，而該人士
 - (i) 控制或共同控制本集團；
 - (ii) 對本集團發揮重大影響力；或
 - (iii) 為本集團或其母公司的主要管理人員成員；

或

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

RELATED PARTIES (Continued)

- (b) the party is an entity where any of the following conditions applies:
- (i) the entity and the Group are members of the same group;
 - (ii) one entity is an associate or joint venture of the other entity (or of a parent, subsidiary or fellow subsidiary of the other entity);
 - (iii) the entity and the Group 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 employees of either 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 the key management personnel of the entity (or of a parent of the entity); and
 - (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 parent of the Group.

2.4 主要會計政策之概要 (續)

關連人士 (續)

- (b) 有關方乃實體，並出現在下列的任何一項：
- (i) 該實體與本集團為同一集團的成員公司；
 - (ii) 該實體為另一間實體（或該另一間實體之母公司、附屬公司或同系附屬公司）之聯營公司或合營公司；
 - (iii) 該實體及本集團為同一第三方的合營公司；
 - (iv) 一間實體為第三方的合營公司及另一間實體為該第三方實體的聯營公司；
 - (v) 該實體為以本集團或與本集團相關之實體的僱員為受益人的退休供款計劃；
 - (vi) 該實體乃受(a)所確認人士的控制或共同控制；
 - (vii) (a)(i)內所確認人士對該實體擁有重大影響力或為該實體（或該實體母公司）的主要管理人員成員；及
 - (viii) 該實體，或其所屬集團之任何成員向本集團或本集團之母公司提供主要管理層服務。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

PROPERTY, PLANT AND EQUIPMENT AND DEPRECIATION

Property, plant and equipment, other than construction in progress, are stated at cost or valuation less accumulated depreciation and any impairment losses. The cost of an item of property, plant and equipment comprises its purchase price and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditure incurred after items of property, plant and equipment have been put into operation, such as repairs and maintenance, is normally charged to the statement of profit or loss in the period in which it is incurred. In situations where the recognition criteria are satisfied, the expenditure for a major inspection is capitalised in the carrying amount of the asset as a replacement. Where significant parts of property, plant and equipment are required to be replaced at intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates them accordingly.

Depreciation is calculated on the straight-line basis to write off the cost of each item of property, plant and equipment to its residual value over its estimated useful life. The principal annual rates used for this purpose are as follows:

Hotel properties	Over the lease terms
Leasehold land	Over the lease terms
Buildings	2.5% to 3%
Leasehold improvements	Over the shorter of the lease terms and 20%
Plant and machinery	10% to 20%
Furniture, fixtures and equipment	15% to 20%
Motor vehicles	20% to 25%

2.4 主要會計政策之概要 (續)

物業、廠房及設備以及折舊

除在建工程以外之物業、廠房及設備乃按成本值或估值減累計折舊及任何減值虧損列值。物業、廠房及設備項目之成本值包括其購買價及任何令該資產達至原定營運狀況及地點之直接應佔成本。物業、廠房及設備項目投入運作後產生之開支（如修理及保養）一般按其產生之期間在損益表內扣除。倘符合確認條件，則重大檢查之開支會於資產賬面值中資本化作為替換。倘物業、廠房及設備之重大部分須定期替換，則本集團會將該等部分確認為有特定可使用年期及折舊之個別資產。

折舊之計算方法乃按每項物業、廠房及設備的估殘值及估計可使用年期以直線法撇銷其成本值。所採用的主要有關年率如下：

酒店物業	按租約年期
租約土地	按租約年期
樓宇	2.5%至3%
租賃物業裝修	按租約年期及20%之較短者
廠房及機器	10%至20%
傢俬、裝置及設備	15%至20%
汽車	20%至25%

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

PROPERTY, PLANT AND EQUIPMENT AND DEPRECIATION (Continued)

Where parts of an item of property, plant and equipment have different useful lives, the cost or valuation of that item is allocated on a reasonable basis among the parts and each part is depreciated separately. Residual values, useful lives and the depreciation method are reviewed, and adjusted if appropriate, at least at each financial year end.

An item of property, plant and equipment including any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on disposal or retirement recognised in the statement of profit or loss in the year the asset is derecognised is the difference between the net sales proceeds and the carrying amount of the relevant asset.

Construction in progress represents buildings under construction, which are stated at cost less any impairment losses, and are not depreciated. Cost comprises the direct costs of construction during the period of construction. Construction in progress is reclassified to the appropriate category of property, plant and equipment when completed and ready for use.

INVESTMENT PROPERTIES

Investment properties are interests in land and buildings (including the leasehold interest under an operating lease for a property which would otherwise meet the definition of an investment property) held to earn rental income and/or for capital appreciation, rather than for use in the production or supply of goods or services or for administrative purposes; or for sale in the ordinary course of business. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of the reporting period.

2.4 主要會計政策之概要 (續)

物業、廠房及設備以及折舊 (續)

倘一項物業、廠房及設備項目之部分之使用年期不同，該項目之成本或估值乃於有關部分按合理基準分配，而各部分均獨立折舊。估殘值、使用年期及折舊方法至少於各財政年度結算日檢討，並在適當情況下調整。

物業、廠房及設備項目（包括經初步確認之任何重要部分），乃於出售後或預期將來其用途或出售並無經濟利益時終止確認。於資產終止確認之年度內，於損益表中確認之出售或報廢之任何收益或虧損乃出售所得款項淨額與相關資產賬面值之差額。

在建工程指在建樓宇，乃按成本減任何減值虧損列賬，但不會計提折舊。成本包括建造期間的直接建設成本。在建工程於完工且可供使用時將重新歸入物業、廠房及設備的適當類別。

投資物業

投資物業乃指持作賺取租金收入及／或持作資本增值之土地及樓宇權益（包括符合投資物業定義之物業經營租約下之租賃權益）。並非作生產或供應產品或服務或作行政目的；或作日常業務中的銷售。該等物業按成本（包括交易成本）初步計量。於初步確認後，投資物業乃按公平值列賬，反映於報告期末之市場環境。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENT PROPERTIES (Continued)

Gains or losses arising from changes in the fair values of investment properties are included in the statement of profit or loss in the year in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in the statement of profit or loss in the year of the retirement or disposal.

For a transfer from properties held for sale to investment properties, any difference between the fair value of the property at that date and its previous carrying amount is recognised in the statement of profit or loss.

INVESTMENT PROPERTIES HELD FOR SALE

Investment property is transferred to non-current assets held for sale when it is expected that the carrying amount will be recovered principally through sale rather than from continuing use. For this to be the case, the property must be available for immediate sale in its present condition, subject only to terms that are usual and customary for the sale of such property and its sale must be highly probable.

For the sale to be highly probable:

- the board of directors must be committed to a plan to sell the property and an active programme to locate a buyer and complete the plan must have been initiated;
- the property must be actively marketed for sale at a price that is reasonable in relation to its current fair value; and
- the sale should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Investment properties classified as held for sale are presented separately as current items in the statement of financial position. On reclassification, investment property continues to be stated at fair value.

2.4 主要會計政策之概要 (續)

投資物業 (續)

投資物業之公平值變動產生之收益或虧損乃於其產生之年度損益表內列賬。

任何報廢或出售投資物業之收益或虧損乃於報廢或出售年度內於損益表內確認。

對於由待售物業轉撥至投資物業而言，該物業於該日之公平值與其先前賬面值之間任何差額確認於損益表內。

持作出售之投資物業

當預期賬面值主要透過出售而非透過持續使用予以收回時，投資物業轉撥至持作出售之非流動資產。如屬於此情況，物業須於現況下可供即時出售，惟僅須符合出售該物業之一般及慣常條款且可出售之機會相當高。

為符合出售可能性較高：

- 董事會必須承諾出售物業之計劃，且尋找買主及完成該計劃之積極方案必須已開始實施；
- 該物業之出售必須以與其當前公平值相關之合理價格積極行銷；及
- 該出售應預期能自分類日期起一年內完成出售以符合資格確認。

分類為持作出售之投資物業單獨呈列為財務狀況表中的流動項目。重新分類時，投資物業繼續按公平值呈列。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INTANGIBLE ASSETS (OTHER THAN GOODWILL)

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is the fair value at the date of acquisition. The useful lives of intangible assets are assessed to be either finite or indefinite. Intangible assets with finite lives are subsequently amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each financial year end.

The Group's prior years' intangible asset balance represented the rights to purchase pre-determined lots of land pursuant to legal binding agreements. These intangible assets were stated at cost less accumulated amortisation and any impairment losses. These intangible assets were amortised to properties under development as part of land costs in accordance with the actual acquisition patterns of these pre-determined lots of land.

LEASES

Leases that transfer substantially all the rewards and risks of ownership of assets to the Group, other than legal title, are accounted for as finance leases. At the inception of a finance lease, the cost of the leased asset is capitalised at the present value of the minimum lease payments and recorded together with the obligation, excluding the interest element, to reflect the purchase and financing. Assets held under capitalised finance leases, including prepaid land lease payments under finance leases, are included in property, plant and equipment, and depreciated over the shorter of the lease terms and the estimated useful lives of the assets. The finance costs of such leases are charged to the statement of profit or loss so as to provide a constant periodic rate of charge over the lease terms.

Assets acquired through hire purchase contracts of a financing nature are accounted for as finance leases, but are depreciated over their estimated useful lives.

2.4 主要會計政策之概要 (續)

無形資產 (商譽除外)

個別收購之無形資產於初步確認時按成本計量。業務合併時收購之無形資產，其成本乃該資產於收購日期之公平值。無形資產之可使用年期乃評估為有限期或無限期。使用期有限之無形資產隨後於可用經濟年期內攤銷，並於有跡象顯示無形資產可能減值時評估減值。使用期有限之無形資產之攤銷期及攤銷方法至少於各財政年度末評估。

本集團上一年度之無形資產結餘為根據具法律約束力的協議可購買特定土地的權利。該等無形資產以成本減去累計攤銷及任何減值虧損列賬。該等無形資產按實際收購特定土地的模式作為土地成本之一部分，攤銷至發展中物業。

租賃

除法定業權外，凡資產擁有權帶來之絕大部分回報及風險轉移於本集團之租賃乃列為融資租賃。於融資租賃開始時，租賃資產之成本乃按最低租賃付款之現值撥充資本並連同反映購買及融資之承擔（不包括利息部分）記賬。根據已撥充資本融資租賃持有之資產（包括根據融資租賃之預付土地租金）均計入物業、廠房及設備內並按租期及資產之估計可使用年期之較短者折舊。有關租賃之財務成本乃於租賃期內按固定比率於損益表中扣除。

本公司透過屬融資性質之租購合約購入之資產乃以融資租賃入賬，惟該資產以其估計可使用年期折舊。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

LEASES (Continued)

Leases where substantially all the rewards and risks of ownership of assets remain with the lessor are accounted for as operating leases. Where the Group is the lessor, assets leased by the Group under operating leases are included in non-current assets, and rentals receivable under the operating leases are credited to the statement of profit or loss on the straight-line basis over the lease terms. Where the Group is the lessee, rentals payable under operating leases are charged to the statement of profit or loss on the straight-line basis over the lease terms.

Prepaid land lease payments under operating leases are initially stated at cost and subsequently recognised on the straight-line basis over the lease terms. When the lease payments cannot be allocated reliably between the land and buildings elements, the entire lease payments are included in the cost of the land and buildings as a finance lease in property, plant and equipment.

PROPERTIES UNDER DEVELOPMENT

Properties under development are stated at the lower of cost and net realisable value and comprise land costs, construction costs, borrowing costs, professional fees and other costs directly attributable to such properties incurred during the development period. Net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable selling expenses and other estimated cost necessary to make the sale, and the estimated costs of completion or by management estimates based on prevailing market conditions.

Properties under development are classified as current assets unless the construction of the relevant property development project is expected to complete beyond the normal operating cycle. On completion, the properties are transferred to properties held for sale.

2.4 主要會計政策之概要 (續)

租賃 (續)

凡資產擁有權帶來之絕大部分回報及風險仍歸出租人所有，則有關租賃乃列為經營租賃。倘本集團為出租人，本集團於經營租賃項下出租之資產乃計入為非流動資產，而經營租賃項下之應收租金則按租期以直線法計入損益表。倘本集團為承租人，經營租賃項下之應付租金將按租期以直線法於損益表扣除。

根據經營租約預付之土地租金首次以成本列賬，而隨後則按租期以直線法確認。租金不可於土地及樓宇部分之間可靠地分配時，全部租金乃於土地及樓宇之成本列賬為物業、廠房及設備之融資租賃。

發展中物業

發展中物業按成本及可變現淨值之較低者列賬，包括土地成本、建築成本、借款成本、專業費用及相關物業於發展期內產生之其他直接成本。可變現淨值乃經參考於日常業務過程中出售的發展中物業銷售所得款項（扣除適用的銷售開支及其他作出銷售所需的估計成本，及竣工估計需要成本），或管理層根據現行市況作估計後釐定。

發展中物業列為流動資產，除非預期相關物業發展項目之興建比一般營運週期為長。該等物業於完成時轉為持作出售物業。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018)

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income, and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade debtors that do not contain a significant financing component or for which the Group has applied the practical expedient of not adjusting the effect of a significant financing component, the Group initially measures a financial asset at its fair value, plus in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade debtors that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under HKFRS 15 in accordance with the policies set out for "Revenue recognition (applicable from 1 April 2018)" below.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income, it needs to give rise to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策)

初步確認及計量

金融資產於初步確認時歸類為其後按攤銷成本、按公平值列賬及於其他全面收入中處理及按公平值列賬及於損益中處理。

金融資產的分類在初步確認時取決於金融資產的合約現金流量特徵及本集團管理該等金融資產的業務模式。除並無重大融資部分或本集團已應用不就重大融資部分影響作出調整的可行權宜方法的應收貿易賬款外，本集團按其公平值加（倘並非按公平值列賬及於損益中處理的金融資產）交易成本初步計量金融資產。並無重大融資部分或本集團根據下文「收入確認（自二零一八年四月一日起適用）」所載政策應用可行權宜方法的應收貿易賬款按照香港財務報告準則第15號釐定的交易價格計量。

為使金融資產按攤銷成本或按公平值列賬及於其他全面收入中處理進行分類及計量，其需存在僅為支付本金及未償還本金的利息（「SPPI」）的現金流量。

本集團管理金融資產的業務模式指其如何管理其金融資產以產生現金流量。業務模式釐定現金流量是否來自收集合約現金流量、出售金融資產，或兩者兼具。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018) (Continued)

Initial recognition and measurement (Continued)

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 marketplace.

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as follows:

Financial assets at amortised cost (debt instruments)

The Group measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows.
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in the statement of profit or loss when the asset is derecognised, modified or impaired.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策) (續)

初步確認及計量 (續)

所有常規購買和出售金融資產於交易日 (即本集團承諾購買或出售該資產日期) 確認。常規購買或出售指需要在一般由法規或市場慣例確定的期間內移交資產的金融資產購買或出售。

後續計量

金融資產的後續計量取決於以下分類：

按攤銷成本計量的金融資產 (債務工具)

倘符合以下兩個條件，本集團將按攤銷成本計量金融資產：

- 指於目的為持有金融資產以收取合約現金流量的業務模式內持有的金融資產。
- 該金融資產合約條款令其於特定日期產生僅為支付本金及未償還本金的利息的現金流量。

按攤銷成本計量的金融資產其後使用實際利率法計量，並可出現減值。資產終止確認、修訂或減值產生之收益及虧損於損益表中確認。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018)

(Continued)

Subsequent measurement (Continued)

Financial assets designated at fair value through other comprehensive income (equity investments)

Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity investments designated at fair value through other comprehensive income when they meet the definition of equity under HKAS 32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to the statement of profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been 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, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in other comprehensive income. Equity investments designated at fair value through other comprehensive income are not subject to impairment assessment.

2.4 主要會計政策之概要 (續)

投資及其他金融資產(根據香港財務報告準則第9號自二零一八年四月一日起適用之政策) (續)

後續計量 (續)

指定為按公平值列賬及於其他全面收入中處理之金融資產(權益投資)

於初步確認時，本集團可選擇於權益投資符合香港會計準則第32號金融工具：呈報項下的股權定義且並非持作交易時，將其權益投資不可撤回地分類為指定為按公平值列賬及於其他全面收入中處理之權益投資。有關分類乃按個別工具基準釐定。

該等金融資產的收益及虧損概不會結轉至損益表。當確立支付權時，股息在與股息相關的經濟利益可能將流入本集團且股息金額能可靠計量時於損益表內確認為其他收入，惟當本集團於作為收回金融資產一部分成本的所得款項中獲益時則除外，於此等情況下，該等收益於其他全面收益入賬。指定為按公平值列賬及於其他全面收入中處理之權益投資不受減值評估影響。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018) (Continued)

Subsequent measurement (Continued)

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, 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 fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at fair value through other comprehensive income, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策) (續)

後續計量 (續)

按公平值列賬及於損益中處理之金融資產

按公平值列賬及於損益中處理之金融資產包括持作買賣的金融資產、於初步確認時指定按公平值列賬及於損益中處理之金融資產或強制須按公平值計量的金融資產。倘金融資產乃為於不久的將來出售或購回而購入，則分類為持作買賣。衍生工具（包括獨立嵌入式衍生工具）亦分類為持作買賣，惟該等衍生工具被指定為有效對沖工具則除外。現金流量並非僅為本金及利息付款的金融資產，不論其業務模式，均按公平值列賬及於損益中處理分類及計量。儘管如上文所述債務工具可分類為按攤銷成本或按公平值列賬及於其他全面收入中處理，惟於初步確認時，倘能消除或顯著減少會計錯配，則債務工具可指定為按公平值列賬及於損益中處理。

按公平值列賬及於損益中處理之金融資產按公平值於財務狀況表內列賬，而公平值變動淨額於損益表內確認。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018)

(Continued)

Subsequent measurement (Continued)

Financial assets at fair value through profit or loss (Continued)

This category includes derivative instruments and equity investments which the Group had not irrevocably elected to classify at fair value through other comprehensive income. Dividends on equity investments classified as financial assets at fair value through profit or loss are also recognised as other income in the statement of profit or loss when the right of payment has been 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.

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if the economic characteristics and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at fair value through profit or loss. Embedded derivatives are measured at fair value with changes in fair value recognised in the statement of profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

A derivative embedded within a hybrid contract containing a financial asset host is not accounted for separately. The financial asset host together with the embedded derivative is required to be classified in its entirety as a financial asset at fair value through profit or loss.

2.4 主要會計政策之概要 (續)

投資及其他金融資產(根據香港財務報告準則第9號自二零一八年四月一日起適用之政策) (續)

後續計量 (續)

按公平值列賬及於損益中處理之金融資產 (續)

此類別包括本集團並無不可撤回地選擇按公平值列賬及於其他全面收入中處理進行分類的衍生工具及權益投資。分類為按公平值列賬及於損益中處理之金融資產的權益投資股息在支付權確立時與股息相關的經濟利益可能將流入本集團且股息金額能可靠計量時亦於損益表內確認為其他收入。

當嵌入包含金融負債及非金融主體的混合合約的衍生工具具備與主體不緊密相關的經濟特徵及風險；具備與嵌入式衍生工具相同條款的單獨工具會符合衍生工具的定義；且混合合約並非按公平值計入損益計量，則該衍生工具與主體分拆並作為單獨衍生工具列賬。嵌入式衍生工具按公平值計量，且公平值變動於損益表確認。僅當合約條款出現變動導致現金流量發生重大改變而需要重估，或當原分類為按公平值計入損益類別的金融資產重新分類至其他類別時，方進行重新評估。

嵌入包含金融資產主體的混合合約的衍生工具不分拆列賬。金融資產主體連同嵌入式衍生工具須整體分類為按公平值列賬及於損益中處理之金融資產。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018)

Initial recognition and measurement

Financial assets of the Group are classified, at initial recognition, as financial assets at fair value through profit or loss, loans and receivables, or available-for-sale financial investments, as appropriate. When financial assets are recognised initially, they are measured at fair value plus transaction costs that are attributable to the acquisition of the financial assets, except in the case of financial assets recorded at fair value through profit or loss.

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 marketplace.

Subsequent measurement

The subsequent measurement of financial assets depends on their classification as follows:

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading and financial assets designated upon initial recognition as at fair value through profit or loss. Financial assets are classified as held for trading if they are acquired for the purpose of sale in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments as defined by HKAS 39.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港會計準則第39號於二零一八年四月一日前適用之政策)

初步確認及計量

本集團之金融資產於初步確認時分類為金融資產、貸款及應收賬款，或可供出售金融投資（視情況而定），按公平值列賬及於損益中處理。金融資產於初步確認時以公平值加上收購金融資產應佔之交易成本計算，如屬按公平值列賬及於損益中處理之金融資產則除外。

所有金融資產的一般買賣於交易當日確認，即本集團承諾購買或出售該資產當日。一般買賣指須按一般市場規定或慣例於一定指定期間內交付金融資產的買賣。

其後計量

金融資產之其後計量根據如下分類進行：

按公平值列賬及於損益中處理之金融資產

按公平值列賬及於損益中處理之金融資產包括持作交易之金融資產及於初步確認時指定為按公平值列賬及於損益中處理之金融資產。金融資產如以短期賣出為目的而購買，則分類為持作交易資產。除非衍生工具指定為香港會計準則第39號所界定之有效對沖工具，否則衍生工具（包括分開之嵌入式衍生工具）亦分類為持作買賣。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Subsequent measurement (Continued)

Financial assets at fair value through profit or loss (Continued)

Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss. These net fair value changes do not include any dividends or interest earned on these financial assets, which are recognised in accordance with the policies set out for “Revenue recognition (applicable before 1 April 2018)” below.

Financial assets designated upon initial recognition as at fair value through profit or loss are designated at the date of initial recognition and only if the criteria in HKAS 39 are satisfied.

Derivatives embedded in host contracts are accounted for as separate derivatives and recorded at fair value if their economic characteristics and risks are not closely related to those of the host contracts and the host contracts are not held for trading or designated as at fair value through profit or loss. These embedded derivatives are measured at fair value with changes in fair value recognised in the statement of profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

其後計量 (續)

按公平值列賬及於損益中處理之金融資產 (續)

按公平值列賬及於損益中處理之金融資產於財務狀況表以公平值列值，公平值變動淨額於損益表內確認。該等公平值變動淨額並不包括該等金融資產所賺取之任何股息或利息，該等股息或利息乃根據下文「收入確認（於二零一八年四月一日前適用）」所載之政策確認。

於初步確認時指定為按公平值列賬及於損益中處理之金融資產乃於初步確認日期及僅於符合香港會計準則第39號之準則時作出指定。

倘附帶於主合約之衍生工具之經濟性質及風險與主合約衍生工具無特別相關且主合約非為持作交易或指定為按公平值列賬及於損益中處理，則有關衍生工具作為獨立衍生工具入賬且按公平值記賬。該等附帶在內衍生工具以公平值計量，其公平值變動於損益表確認。僅在合約條款改變以致現金流量發生重大變化或將金融資產排除出按公平值列賬及於損益中處理類別時才進行重新評估。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Subsequent measurement (Continued)

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, such assets are subsequently measured at amortised cost using the effective interest rate method less any allowance for impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and includes fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation and the loss arising from impairment are recognised in the statement of profit or loss. The loss arising from impairment is recognised in the statement of profit or loss.

Available-for-sale financial investments

Available-for-sale financial investments are non-derivative financial assets in listed and unlisted equity and debt investments. Equity investments classified as available for sale are those which are neither classified as held for trading nor designated as at fair value through profit or loss. Debt investments in this category are those which are intended to be held for an indefinite period of time and which may be sold in response to needs for liquidity or in response to changes in market conditions.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

其後計量 (續)

貸款及應收款項

貸款及應收款項乃按固定或可釐定款項計量且並無於活躍市場報價之非衍生金融資產。初步計量後該等資產隨後按以實際利率法計算之攤銷成本減去任何減值撥備列賬。計算攤銷成本時，會計及收購之任何折扣及溢價，並包括屬於實際利率不可分割部分的費用及交易成本。實際利率攤銷及減值產生之虧損於損益表確認。減值產生之虧損於損益表確認。

可供出售金融投資

可供出售金融投資乃分類為上市及非上市股本債務投資之非衍生金融資產。分類為可供出售之權益投資即非分類為持作買賣用途亦非指定為按公平值列賬及於損益中處理之投資。該類別之債務證券乃擬於無限期限內持有並可能因流動資金之需要或因市況變動而出售之金融投資。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Subsequent measurement (Continued)

Available-for-sale financial investments (Continued)

After initial recognition, available-for-sale financial investments are subsequently measured at fair value, with unrealised gains or losses recognised as other comprehensive income in the available-for-sale investment revaluation reserve until the investment is derecognised, at which time the cumulative gain or loss is recognised in the statement of profit or loss, or until the investment is determined to be impaired, when the cumulative gain or loss is reclassified from the available-for-sale investment revaluation reserve to the statement of profit or loss. Interest and dividends earned whilst holding the available-for-sale financial investments are reported as interest income and dividend income, respectively and are recognised in the statement of profit or loss in accordance with the policies set out for "Revenue recognition (applicable before 1 April 2018)" below.

When the fair value of unlisted equity investments cannot be reliably measured because (a) the variability in the range of reasonable fair value estimates is significant for that investment or (b) the probabilities of the various estimates within the range cannot be reasonably assessed and used in estimating fair value, such investments are stated at cost less any impairment losses.

The Group evaluates whether the ability and intention to sell its available-for-sale financial assets in the near term are still appropriate. When, in rare circumstances, the Group is unable to trade these financial assets due to inactive markets, the Group may elect to reclassify these financial assets if management has the ability and intention to hold the assets for the foreseeable future or until maturity.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

其後計量 (續)

可供出售金融投資 (續)

在初步確認後，可供出售金融投資其後按公平值計量，其未變現收益或虧損則於可供出售投資重估儲備內確認為其他全面收入，直至相關投資被取消確認，而此時，累計收益或虧損於損益表確認；或直至相關投資釐定為出現減值，而此時，累計收益或虧損自可供出售投資重估儲備重新分類至損益表。持有可供出售金融投資賺取的利息及股息分別呈報為利息收入及股息收入並根據下述「收入確認 (於二零一八年四月一日前適用)」所載政策在損益表內確認。

當非上市權益投資之公平值由於(a)合理公平值估計範圍之變動就該投資而言屬重大或(b)上述範圍內各種估計之可能性無法合理評估及被用於估計公平值，而無法可靠計量時，則有關投資按成本減任何減值虧損呈列。

本集團對其是否有能力及意圖於短期內出售可供出售金融資產作出評估。倘在少數情況下，本集團因市場不活躍而無法買賣該等金融資產，而管理層有能力及意向於可預見之將來或直至到期持有該等金融資產，則本集團可能選擇將該等金融資產重新分類。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INVESTMENTS AND OTHER FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Subsequent measurement (Continued)

Available-for-sale financial investments (Continued)

For a financial asset reclassified from the available-for-sale category, the fair value carrying amount at the date of reclassification becomes its new amortised cost and any previous gain or loss on that asset that has been recognised in equity is amortised to profit or loss over the remaining life of the investment using the effective interest rate. Any difference between the new amortised cost and the maturity amount is also amortised over the remaining life of the asset using the effective interest rate. If the asset is subsequently determined to be impaired, then the amount recorded in equity is reclassified to the statement of profit or loss.

DERECOGNITION OF FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018)

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when:

- the rights to receive cash flows from the asset have expired; or
- the Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

2.4 主要會計政策之概要 (續)

投資及其他金融資產 (根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

其後計量 (續)

可供出售金融投資 (續)

從可供出售類別中被重新分類之金融資產，於重新分類當日之公平值賬面值成為其新攤銷成本，而其任何已確認為權益之過往收益或虧損，按照實際利率於該投資之餘下年限內攤銷至損益表中。新攤銷成本與到期金額之任何差額亦按實際利率於該資產之餘下年限內攤銷。倘若該資產其後確認須予以減值，記賬於權益之金額則重新分類至損益表中。

終止確認金融資產 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策及根據香港會計準則第39號於二零一八年四月一日前適用之政策)

在下列情況下，將基本終止確認 (即從本集團綜合財務狀況表中剔除) 金融資產，或 (如適當) 一項金融資產之一部分或一組類似金融資產之一部分：

- 可獲取資產所得現金流量之權利屆滿；或
- 本集團已轉讓其可獲取資產所得現金流量之權利，或根據「轉手」安排須無重大延遲地向第三方悉數支付已收取之現金流量；並(a)本集團已轉讓資產之絕大部分風險及回報，或(b)本集團既無轉讓亦無保留資產之絕大部分風險及回報，但已轉讓資產之控制權。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

DERECOGNITION OF FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risk and rewards of ownership of the asset. When it has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018)

The Group recognises an allowance for ECLs for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

2.4 主要會計政策之概要 (續)

終止確認金融資產 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策及根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

倘本集團已轉讓其可獲取資產所得現金流量之權利或已訂立轉手安排，其將評估其是否已保留資產所有權之風險及回報以及保留之程度。倘本集團既無轉讓亦無保留資產之絕大部分風險及回報，亦無轉讓資產之控制權，則本集團將按本集團持續參與之程度繼續確認該轉讓資產。在此情況下，本集團亦確認關連負債。已轉讓之資產及關連負債乃按可反映本集團已保留之權利及責任之基準計量。

以對已轉讓資產作出擔保之形式持續參與者乃以該項資產之原賬面值與本集團或須償還之代價數額上限中兩者之較低者計算。

金融資產之減值 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策)

本集團就並非按公平值列賬及於損益中處理而持有的所有債務工具確認預期信貸虧損撥備。預期信貸虧損乃基於根據合約到期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而定，並以原實際利率的近似值貼現。預期現金流量將包括出售所持抵押品或組成合約條款的其他加強信貸措施的現金流量。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018) (Continued)

General approach

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

At each reporting date, the Group assesses whether the credit risk on a financial instrument has increased significantly since initial recognition. When making the assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information that is available without undue cost or effort, including historical and forward-looking information.

The Group considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

2.4 主要會計政策之概要 (續)

金融資產之減值 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策) (續)

一般方法

預期信貸虧損分兩個階段確認。就初步確認以來並無大幅增加的信貸風險而言，其會就未來12個月內的可能違約事件所導致的信貸虧損（12個月預期信貸虧損）計提預期信貸虧損。就初步確認以來大幅增加的信貸風險而言，不論違約何時發生，均須就預期於風險餘下年期內所產生的信貸虧損計提虧損撥備（全期預期信貸虧損）。

本集團於各報告日期評估金融工具的信貸風險自初步確認以來是否大幅增加。於作出評估時，本集團會比較金融工具於報告日期發生違約的風險及金融工具於初始確認日期發生違約的風險，並考慮無需過多成本或努力即可獲得的合理及可靠資料，包括歷史及前瞻性資料。

倘合約付款逾期90天，則本集團認為金融資產違約。然而，於若干情況下，倘內部或外部資料顯示在計及本集團所持之任何加強信貸措施前，本集團不大可能悉數收回尚未償還合約款項，則本集團亦可認為金融資產違約。金融資產於無法合理預期收回合約現金流量時撇銷。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018) (Continued)

General approach (Continued)

Financial assets at amortised cost are subject to impairment under the general approach and they are classified within the following stages for measurement of ECLs except for trade debtors and contract assets which apply the simplified approach as detailed below.

- Stage 1 – Financial instruments for which credit risk has not increased significantly since initial recognition and for which the loss allowance is measured at an amount equal to 12-month ECLs
- Stage 2 – Financial instruments for which credit risk has increased significantly since initial recognition but that are not credit-impaired financial assets and for which the loss allowance is measured at an amount equal to lifetime ECLs
- Stage 3 – Financial assets that are credit-impaired at the reporting date (but that are not purchased or originated credit-impaired) and for which the loss allowance is measured at an amount equal to lifetime ECLs

2.4 主要會計政策之概要 (續)

金融資產之減值 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策) (續)

一般方法 (續)

按攤銷成本計量的金融資產按一般方法進行減值，並分類為以下預期信貸虧損計量階段，惟下文所詳述應用簡化方法的應收貿易賬款及合約資產則除外。

- 第一階段 – 金融工具的信貸風險自初步確認以來並無大幅增加，且其虧損撥備按相等於12個月預期信貸虧損的金額計量
- 第二階段 – 金融工具的信貸風險自初步確認以來已大幅增加惟並非信貸減值金融資產，且其虧損撥備按相等於全期預期信貸虧損的金額計量
- 第三階段 – 於報告日期出現信貸減值的金融資產（惟並非購買或初始信貸減值的金融資產），且其虧損撥備按相等於全期預期信貸虧損的金額計量

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018) (Continued)

Simplified approach

For trade debtors and contract assets that do not contain a significant financing component or when the Group applies the practical expedient of not adjusting the effect of a significant financing component, the Group applies the simplified approach in calculating ECLs. Under the simplified approach, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018)

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired. An impairment exists if one or more events that occurred after the initial recognition of the asset have an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that a debtor or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation and observable data indicating that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

2.4 主要會計政策之概要 (續)

金融資產之減值 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策) (續)

簡化方法

對於並無包含重大融資成分的應收貿易賬款及合約資產，或倘本集團應用可行權宜之計而不就重大融資成分的影響進行調整，本集團於計算預期信貸虧損時應用簡化方法。根據簡化方法，本集團並無追蹤信貸風險的變化，反而於各報告日期根據全期預期信貸虧損確認虧損撥備。本集團已根據其過往信貸虧損經驗建立撥備矩陣，並就債務人及經濟環境的特定前瞻性因素作出調整。

金融資產之減值 (根據香港會計準則第39號於二零一八年四月一日前適用之政策)

本集團於各報告期末評估有否客觀證據顯示金融資產或一組金融資產出現減值。如果在初步確認資產後發生一項或多項事件，而該項事件對該項或該組金融資產之估計未來現金流量所造成之影響乃能夠可靠地予以估計時，即表示存在減值。減值跡象可包括一名或一群債務人正面臨重大財務困難、違約或未能償還利息或本金、彼等有可能破產或進行其他財務重組，以及有可觀察數據顯示估計未來現金流量出現可計量之減少，例如拖欠金額變動或出現與違約欠款相關之經濟狀況。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Financial assets carried at amortised cost

For financial assets carried at amortised cost, the Group first assesses whether impairment exists individually for financial assets that are individually significant, or collectively for financial assets that are not individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is, or continues to be, recognised are not included in a collective assessment of impairment.

The amount of any impairment loss identified is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not yet been incurred). The present value of the estimated future cash flows is discounted at the financial asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition).

The carrying amount of the asset is reduced through the use of an allowance account and the loss is recognised in the statement of profit or loss. Interest income continues to be accrued on the reduced carrying amount using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. Loans and receivables together with any associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Group.

2.4 主要會計政策之概要 (續)

金融資產之減值 (根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

按攤銷成本列賬之金融資產

就按攤銷成本入賬之金融資產而言，本集團首先對個別重大之金融資產，單獨進行減值測試，對個別不重大之金融資產，合併進行減值測試。倘本集團認定已單獨進行減值測試之金融資產（無論重大與否）並無客觀跡象顯示出現減值，則該項資產會歸入一組具有相似信貸風險特性之金融資產內，合併進行減值測試。經個別評估減值的資產，其減值虧損予以確認或繼續確認入賬，而不會納入綜合減值測試之內。

任何減值虧損金額按資產賬面值與估計未來現金流量（不包括並未產生之未來信貸虧損）現值之差額計量。估計未來現金流量之現值以金融資產之原實際利率（即初步確認時計算之實際利率）折現。

該資產之賬面值透過使用撥備賬扣除，而虧損於損益表確認。利息收入於經扣減後之賬面值中持續產生，並採用就計量減值虧損時用以折現未來現金流量之利率計提。倘若實質上日後無望收回且所有抵押品已變現或已轉讓予本集團，則貸款及應收賬款連同任何其相關之撥備將予以撇銷。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Financial assets carried at amortised cost (Continued)

If, in a subsequent period, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or reduced by adjusting the allowance account. If a write-off is later recovered, the recovery is credited to the statement of profit or loss.

Assets carried at cost

If there is objective evidence that an impairment loss has been incurred on an unquoted equity instrument that is not carried at fair value because its fair value cannot be reliably measured, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. Impairment losses on these assets are not reversed.

Available-for-sale financial investments

For available-for-sale financial investments, the Group assesses at the end of each reporting period whether there is objective evidence that an investment or a group of investments is impaired.

If an available-for-sale asset is impaired, an amount comprising the difference between its cost (net of any principal payment and amortisation) and its current fair value, less any impairment loss previously recognised in the statement of profit or loss, is removed from other comprehensive income and recognised in the statement of profit or loss.

2.4 主要會計政策之概要 (續)

金融資產之減值 (根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

按攤銷成本列賬之金融資產 (續)

倘在其後期間估計減值虧損金額由於確認減值之後所發生之事件而增加或減少，則透過調整撥備金額，增加或減少先前已確認之減值虧損。倘於其後收回撇銷，該項收回將計入損益表。

按成本列賬之資產

倘有客觀證據顯示，因未能可靠計量公平值而未按公平值列值之非上市股本工具出現減值虧損，則虧損金額按該資產之賬面值與預期未來現金流量之現值（按類似金融資產之現行市場回報率貼現）之差額入賬。該等資產之減值虧損不予撥回。

可供出售之金融投資

就可供出售金融投資而言，本集團於各報告期末評估單項或一組投資是否存在客觀減值跡象。

倘一項可供出售資產出現減值，其成本值（扣除任何主要費用及攤銷）與其現行公平值之差額，在扣減以往在損益表中確認之任何減值虧損後會由其他全面收入中移除及於損益表中確認。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Available-for-sale financial investments (Continued)

In the case of equity investments classified as available for sale, objective evidence would include a significant or prolonged decline in the fair value of an investment below its cost. “Significant” is evaluated against the original cost of the investment and “prolonged” against the period in which the fair value has been below its original cost. Where there is evidence of impairment, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that investment previously recognised in the statement of profit or loss – is removed from other comprehensive income and recognised in the statement of profit or loss. Impairment losses on equity instruments classified as available for sale are not reversed through the statement of profit or loss. Increases in their fair value after impairment are recognised directly in other comprehensive income.

The determination of what is “significant” or “prolonged” requires judgement. In making this judgement, the Group evaluates, among other factors, the duration or extent to which the fair value of an investment is less than its cost.

2.4 主要會計政策之概要 (續)

金融資產之減值（根據香港會計準則第39號於二零一八年四月一日前適用之政策）（續）

可供出售之金融投資（續）

對於分類為可供出售之權益投資，客觀跡象應包括投資之公平值顯著或持續下降至低於其成本。判斷「顯著」是相對於投資之原始成本，而判斷「持續」是相對於公平值低於其原始成本之期間長短比較。倘有減值跡象，累積虧損（按收購成本與現行公平值之差額，減投資先前已於損益表確認之任何減值虧損計量）自其他全面收入移除並於損益表確認。分類為可供出售之股本工具所出現之減值虧損不得在損益表撥回。減值後公平值增加直接於其他全面收入確認。

釐定「顯著」或「持續」時須作出判斷。於作出有關判斷時，本集團評估（其中包括）投資之公平值低於其成本之時期或幅度。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

IMPAIRMENT OF FINANCIAL ASSETS (POLICIES UNDER HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Available-for-sale financial investments (Continued)

In the case of debt instruments classified as available for sale, impairment is assessed based on the same criteria as financial assets carried at amortised cost. However, the amount recorded for impairment is the cumulative loss measured as the difference between the amortised cost and the current fair value, less any impairment loss on that investment previously recognised in the statement of profit or loss. Future interest income continues to be accrued based on the reduced carrying amount of the asset using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. Impairment losses on debt instruments are reversed through the statement of profit or loss if the subsequent increase in fair value of the instruments can be objectively related to an event occurring after the impairment loss was recognised in the statement of profit or loss.

FINANCIAL LIABILITIES (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND HKAS 39 APPLICABLE BEFORE 1 APRIL 2018)

Initial recognition and measurement

Financial liabilities of the Group are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or payables as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2.4 主要會計政策之概要 (續)

金融資產之減值 (根據香港會計準則第39號於二零一八年四月一日前適用之政策) (續)

可供出售之金融投資 (續)

倘債務工具被列作可供出售類別，則會根據按攤銷成本列賬的金融資產相同的標準進行減值評估，惟列賬的減值金額為按攤銷成本與當期公平值（減過往就該投資於損益表確認的任何減值虧損）之間差額計量的累計虧損。日後利息收入會就該資產的削減賬面值按計量減值虧損時對未來現金流進行貼現時使用的利率持續累計。若其後債務工具的公平值增加可客觀地連繫至減值虧損於損益確表認後發生的事件，該工具的減值虧損可透過損益表撥回。

金融負債 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策及根據香港會計準則第39號於二零一八年四月一日前適用之政策)

初步確認及計量

本集團之金融負債於初步確認時列為按公平值列賬及於損益中處理之金融負債或貸款及借款以及應付款項（如適用）。

所有金融負債初步按公平值確認，如屬貸款及借貸以及應付款項，則直接扣除應佔交易成本確認。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

FINANCIAL LIABILITIES (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification as follows:

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost, using the effective interest rate method unless the effect of discounting would be immaterial, in which case they are stated at cost. Gains and losses are recognised in the statement of profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included in the statement of profit or loss.

2.4 主要會計政策之概要 (續)

金融負債（根據香港財務報告準則第9號自二零一八年四月一日起適用之政策及根據香港會計準則第39號於二零一八年四月一日前適用之政策）（續）

其後計量

金融負債的其後計量按分類進行，該等金融負債分類如下：

貸款及借款

於初步確認後，計息貸款及借款其後以實際利率法按攤銷成本計量，除非折現影響為微不足道，在該情況下則按成本列賬。當負債終止確認及按實際利率法進行攤銷程序時，其盈虧在損益表內確認。

攤銷成本於計及收購事項任何折讓或溢價及屬實際利率不可或缺部分的費用或成本後計算。實際利率攤銷計入損益表內。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

FINANCIAL LIABILITIES (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND HKAS 39 APPLICABLE BEFORE 1 APRIL 2018) (Continued)

Subsequent measurement (Continued)

Financial guarantee contracts (policies under HKFRS 9 applicable from 1 April 2018)

Financial guarantee contracts issued by the Group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. A financial guarantee contract is recognised initially as a liability at its fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequent to initial recognition, the Group measures the financial guarantee contracts at the higher of: (i) the ECL allowance determined in accordance with the policy as set out in "Impairment of financial assets (policies under HKFRS 9 applicable from 1 April 2018)"; and (ii) the amount initially recognised less, when appropriate, the cumulative amount of income recognised.

Financial guarantee contracts (policies under HKAS 39 applicable before 1 April 2018)

A financial guarantee contract is recognised initially as a liability at its fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequent to initial recognition, the Group measures the financial guarantee contract at the higher of: (i) the amount of the best estimate of the expenditure required to settle the present obligation at the end of the reporting period; and (ii) the amount initially recognised less, when appropriate, cumulative amortisation.

2.4 主要會計政策之概要 (續)

金融負債(根據香港財務報告準則第9號自二零一八年四月一日起適用之政策及根據香港會計準則第39號於二零一八年四月一日前適用之政策)(續)

其後計量 (續)

財務擔保合約(根據香港財務報告準則第9號自二零一八年四月一日起適用之政策)

本集團發行之財務擔保合約為要求作出付款以償付持有人因特定債務人未能根據債務工具的條款償還到期款項而招致損失的合約。財務擔保合約初步以公平值確認為負債，並按與發出財務擔保合約有直接關係的交易成本予以調整。在初步確認之後，本集團對財務擔保合約的計量以(i)根據「金融資產之減值(根據香港財務報告準則第9號自二零一八年四月一日起適用之政策)」所載之政策釐定之預期信貸虧損撥備；及(ii)按初步確認金額減(如適用)已確認收入之累計金額，兩者之較高者計算。

財務擔保合約(根據香港會計準則第39號於二零一八年四月一日前適用之政策)

財務擔保合約初步以公平值確認為負債，並按與發出擔保有直接關係的交易成本予以調整。在初步確認之後，本集團對財務擔保合約的計量以(i)於報告期末履行相關現時責任之最佳估計開支金額；及(ii)按初步確認金額減(如適用)累計攤銷，兩者之較高者計算。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

DERECOGNITION OF FINANCIAL LIABILITIES (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND HKAS 39 APPLICABLE BEFORE 1 APRIL 2018)

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and a recognition of a new liability, and the difference between the respective carrying amounts is recognised in the statement of profit or loss.

OFFSETTING OF FINANCIAL INSTRUMENTS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND HKAS 39 APPLICABLE BEFORE 1 APRIL 2018)

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

2.4 主要會計政策之概要 (續)

終止確認金融負債 (根據香港財務報告準則第9號自二零一八年四月一日起適用之政策及根據香港會計準則第39號於二零一八年四月一日前適用之政策)

金融負債於負債之責任被解除或取消或到期時終止確認。

倘現有金融負債由同一貸方授予條款迥異之其他債項取代，或現有負債之條款經重大修訂，則該等變更或修訂視作終止確認原負債及確認新負債，各賬面值之差額於損益表確認。

金融工具的抵銷 (根據香港財務報告準則第9號自二零一八年四月一日起適用及根據香港會計準則第39號於二零一八年四月一日前適用之政策)

倘有現行可予執行的法定權利抵銷已確認金額並有意按淨額基準結算，或變現資產及償還負債同時進行時，金融資產及金融負債才會互相抵銷，並在財務狀況表內以淨額列示。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

DERIVATIVE FINANCIAL INSTRUMENTS (POLICIES UNDER HKFRS 9 APPLICABLE FROM 1 APRIL 2018 AND HKAS 39 APPLICABLE BEFORE 1 APRIL 2018)

Initial recognition and subsequent measurement

The Group uses derivative financial instruments, such as interest rate swaps, to hedge its interest rate risk. Such derivative financial instruments are initially recognised at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at fair value. Derivatives are carried as assets when the fair value is positive and as liabilities when the fair value is negative.

Any gains or losses arising from changes in fair value of derivatives are taken directly to the statement of profit or loss.

INVENTORIES

Inventories are stated at the lower of cost and net realisable value. Cost is determined on the first-in, first-out basis and, in the case of work in progress and finished goods, comprises direct materials, direct labour and an appropriate proportion of overheads. Net realisable value is based on estimated selling prices less any estimated costs to be incurred to completion and disposal.

PROPERTIES HELD FOR SALE

Properties held for sale are stated at the lower of cost and net realisable value on an individual property basis. Cost includes all development expenditure, applicable borrowing costs and other direct costs attributable to such properties. Net realisable value is determined by reference to the sales proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses and other estimated costs necessary to make the sale or by management estimates, based on prevailing market conditions.

2.4 主要會計政策之概要 (續)

衍生金融工具（根據香港財務報告準則第9號自二零一八年四月一日起適用及根據香港會計準則第39號於二零一八年四月一日前適用之政策）

初步確認及其後計量

本集團使用衍生金融工具如利率交換用作對沖利率風險。該衍生金融工具之初步確認為其合約開始時之公平值及隨後以公平值重估。衍生工具之公平值是正數則列為資產，如公平值為負數則列為負債。

由衍生工具公平值改變引致之任何收益或虧損會直接在損益表反映。

存貨

存貨按成本與可變現淨值兩者中之較低者入賬。成本按先進先出基準釐定，倘屬在製品及製成品的成本值包括直接材料、直接工資及適當比例的經營性費用。可變現淨值乃根據估計銷售價格減預期於完工及出售前產生的任何估計成本計算。

持作出售物業

持作出售物業按成本值及按個別物業之可變現淨值之較低者入賬。成本值包括所有有關該物業應佔之發展費用、適用借貸成本及其他直接成本。可變現淨值乃經參考在日常業務過程中出售物業之出售所得款項，減去適用之可變銷售開支及其他作出銷售所需的估計成本，或管理層根據現行市況作出估計後釐定。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

CASH AND CASH EQUIVALENTS

For the purpose of the consolidated statement of cash flows, cash and cash equivalents comprise cash on hand and demand deposits, and short term highly liquid investments that are readily convertible into known amounts of cash, are subject to an insignificant risk of changes in value, and have a short maturity of generally within three months when acquired, less bank overdrafts which are repayable on demand and form an integral part of the Group's cash management.

For the purpose of the consolidated statement of financial position, cash and cash equivalents comprise cash on hand and at banks, including term deposits, and assets similar in nature to cash which are not restricted as to use.

PROVISIONS

A provision is recognised when a present obligation (legal or constructive) has arisen as a result of a past event and it is probable that a future outflow of resources will be required to settle the obligation, provided that a reliable estimate can be made of the amount of the obligation.

When the effect of discounting is material, the amount recognised for a provision is the present value at the end of the reporting period of the future expenditures expected to be required to settle the obligation. The increase in the discounted present value amount arising from the passage of time is included in the statement of profit or loss.

2.4 主要會計政策之概要 (續)

現金及現金等值項目

就綜合現金流量表而言，現金及現金等值項目包括手頭現金、活期存款及短期高度流通而可以隨時兌換成已知數額之現金，而該筆現金須承受價值改變之較低風險，並為較短期之投資項目（一般為於購入後三個月內到期），減去須按要求償還並構成本集團現金管理之一部分之銀行透支。

就綜合財務狀況表而言，現金及現金等值項目包括用途不受限制之手頭現金及銀行現金（包括定期存款）及與現金性質類似的資產。

撥備

倘因為過去之事件導致目前存在責任（法律或推斷責任），且日後很可能需要付出資源解除有關責任，則確認撥備，惟必須可對有關責任涉及金額作出可靠估計。

當貼現的影響屬重大時，已確認的撥備數額為在報告期末就履行責任所需的預計未來開支的現值。因時間流逝所產生的貼現現值增加數額乃計入損益表內。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INCOME TAX

Income tax comprises current and deferred tax. Income tax relating to items recognised outside profit or loss is recognised outside profit or loss, either in other comprehensive income or directly in equity.

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period, taking into consideration interpretations and practices prevailing in the jurisdictions/ countries in which the Group operates.

Deferred tax is provided, using the liability method, on all temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- when the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries and associates, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

2.4 主要會計政策之概要 (續)

所得稅

所得稅包括即期及遞延稅項。有關於損益以外確認之項目之所得稅於損益外確認，不論是否於其他全面收入或直接於權益內確認。

即期稅項資產及負債，乃根據於報告期末已頒佈或實際上已大致頒佈之稅率（及稅法），經計及本集團擁有營運之司法權區／國家其現行之詮釋及慣例，預期自稅務機關收回或向稅務機關支付之款額計算。

遞延稅項乃使用負債法就於報告期末之資產及負債之稅務基礎與其用作財務申報之賬面值之間之所有暫時差異作出撥備。

所有應課稅暫時差異均會確認為遞延稅項負債，惟以下情況例外：

- 倘遞延稅項負債乃因並非業務合併交易之商譽或資產或負債之初步確認而產生，且於交易時並不影響會計溢利及應課稅溢利或虧損者；及
- 就與附屬公司及聯營公司投資有關之應課稅暫時差異而言，倘暫時差異撥回之時間可被控制及暫時差異於可預見將來可能不會撥回者。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INCOME TAX (Continued)

Deferred tax assets are recognised for all deductible temporary differences, the carryforward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, the carryforward of unused tax credits and unused tax losses can be utilised, except:

- when the deferred tax asset relating to the deductible temporary differences arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries and associates, deferred tax assets are only recognised to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at the end of each reporting period and are recognised to the extent that it has become probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be recovered.

2.4 主要會計政策之概要 (續)

所得稅 (續)

遞延稅項資產乃就所有可扣減暫時差異、結轉的未動用稅項抵免及任何未動用稅項虧損而確認，惟以可扣減暫時差異、結轉的未動用稅項抵免及未動用稅項虧損可獲用作抵銷應課稅溢利為限，惟以下情況例外：

- 倘可扣減暫時差異之遞延稅項資產乃因並非業務合併交易之資產或負債之初步確認而產生，且於交易時並不影響會計溢利及應課稅溢利或虧損者；及
- 就與附屬公司及聯營公司投資有關之可扣減暫時差異而言，遞延稅項資產之確認僅以暫時差異於可預見將來可撥回及暫時差異可獲用作抵銷應課稅溢利為限。

遞延稅項資產之賬面值會於各報告期末作出審閱，並扣減至應課稅溢利不再足以供所有或部分遞延稅項資產可被動用。以往未被確認之遞延稅項資產乃於各報告期末重新評估，並於應課稅溢利足以供所有或部分遞延稅項資產可被動用時確認。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

INCOME TAX (Continued)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and deferred tax liabilities are offset if and only if the Group has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities and assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

GOVERNMENT GRANTS

Government grants are recognised at their fair value where there is reasonable assurance that the grant will be received and all attaching conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the costs, which it is intended to compensate, are expensed. When the grant relates to an asset, the fair value is credited to a deferred income account and is released to the statement of profit or loss on a systematic basis over the expected useful life of the relevant asset or deducted from the carrying amount of the asset and released to the statement of profit or loss by way of a reduced depreciation charge.

2.4 主要會計政策之概要 (續)

所得稅 (續)

遞延稅項資產及負債乃按預期適用於變現資產或償還負債期間之稅率，按照於報告期末已頒佈或實際上已大致頒佈之稅率（及稅法）計算。

倘及僅倘本集團具有法律上可強制執行之權利，以將與同一稅務機關對同一應課稅實體或不同應課稅實體施加之所得稅有關之即期稅項資產及即期稅項負債以及遞延稅項資產及遞延稅項負債互相抵銷，並有意於未來每個具有償付或收回重大遞延稅項負債或資產之期間內，以淨額基準結算即期稅項負債及資產，或同時變現資產及償還負債時，則可將遞延稅項資產及遞延稅項負債互相抵銷。

政府補助金

政府補助金於可合理確定收取時按公平值確認，並須遵守其所附之一切條件。倘補貼與開支項目有關，則有系統地確認為補貼所補償之成本支銷期間之收入。倘補助金與資產有關，則其公平值將計入遞延收入內，並會在相關資產之估計可使用年期以有系統基準撥至損益表或自有關資產的賬面值中扣除並以減少折舊費用方式計入損益表。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

REVENUE RECOGNITION (APPLICABLE FROM 1 APRIL 2018)

Revenue from contracts with customers

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.

When the consideration in a contract includes a variable amount, the amount of consideration is estimated to which the Group will be entitled in exchange for transferring the goods or services to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognised will not occur when the associated uncertainty with the variable consideration is subsequently resolved.

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 amount receivable, discounted using the discount rate that would be reflected in a separate financing transaction between the Group and the customer at contract inception. When the contract contains a financing component which provides the Group a significant financial benefit for more than one year, revenue recognised under the contract includes the interest expense accreted on the contract liability under the effective interest method. For a contract where the period between the payment by the customer 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.

2.4 主要會計政策之概要 (續)

收入確認 (自二零一八年四月一日起適用)

客戶合約收入

來自客戶合約收入於貨品或服務控制權轉讓予客戶時按反映本集團就換取該等貨品或服務預期有權收取的代價金額確認。

當合約代價包括可變金額時，估計代價為本集團就轉讓貨品或服務予客戶將有權收取的代價金額。可變代價於合約開始時估計且受其限制，直至當與可變代價有關的不確定因素於其後解除時，已確認的累計收入金額不大可能會發生重大收入撥回為止。

倘合約包含融資部分，就向客戶轉移貨物或商品而為客戶提供為期一年以上之重大融資利益時，收入按應收金額之現值計量，採用合約開始時本集團與客戶之間的獨立融資交易中將反映之貼現率貼現。倘合約包含為本集團提供為期一年以上之重大融資利益的融資部分，則根據該合約確認之收入包括按實際利率法計算的合約負債所產生之利息開支。對於承諾貨品或服務之客戶付款及轉移間隔期為一年或更短之合約，交易價格不會根據香港財務報告準則第15號規定之實際權宜就重大融資部分之影響作出調整。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

REVENUE RECOGNITION (APPLICABLE FROM 1 APRIL 2018) (Continued)

Revenue from contracts with customers (Continued)

- (i) *Restaurant and bakery operations*
 Revenue from restaurant and bakery operations is recognised at the point in time when/as control of the asset (a promised good or service) is transferred to the customer at the respective restaurant/bakery shop.
- (ii) *Sale of food products*
 Revenue from the sale of food products is recognised at a point in time when control of the asset is transferred to the customer, generally on delivery of the food products.
- (iii) *Hotel operations*
 Revenue from hotel operations is recognised over time by reference to the progress towards complete satisfaction of the relevant performance obligations, as the customer simultaneously receives and consumes the benefits provided by the Group.
- (iv) *Property management services*
 Revenue from property management services is recognised over the scheduled period on a straight-line basis because the customer simultaneously receives and consumes the benefits provided by the Group.
- (v) *Sale of properties*
 Revenue from sales of completed properties is recognised at a point in time when the customer obtains the control of the completed properties, being the point when the legal title of the completed property is passed to the customer and the collection of the consideration is probable.

2.4 主要會計政策之概要 (續)

收入確認 (自二零一八年四月一日起適用) (續)

客戶合約收入 (續)

- (i) *餐廳及麵包店經營*
 餐廳及麵包店經營之收入於資產 (所承諾之貨品或服務) 之控制權分別於餐廳/麵包店轉讓予客戶之時間點確認。
- (ii) *食品銷售*
 食品銷售之收入於資產之控制權已轉讓予客戶之時間點確認，一般為於交付食品時。
- (iii) *酒店經營*
 酒店經營之收入參照相關履約責任之完滿達成進度而隨時間確認，原因為客戶同時收取及耗用本集團提供之利益。
- (iv) *物業管理服務*
 物業管理服務之收入按直線基準於預定期間確認，原因為客戶同時收取及耗用本集團提供之利益。
- (v) *物業銷售*
 竣工物業銷售之收入於客戶取得已竣工物業之控制權之時間點確認，即竣工物業之法定所有權轉移至客戶並可收回代價時。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

REVENUE RECOGNITION (APPLICABLE FROM 1 APRIL 2018) (Continued)

Revenue from contracts with customers (Continued)

(vi) Property agency services

Revenue from property agency services is recognised at a point in time when the services are rendered which is generally the time when the transacting parties first come into an agreement.

Revenue from other sources

Rental income is recognised on a time proportion basis over the lease terms.

Other income

Interest income is recognised on an accrual basis using the effective interest method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, when appropriate, to the net carrying amount of the financial asset.

Dividend income is recognised when the shareholders' right to receive payment has been 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.

REVENUE RECOGNITION (APPLICABLE BEFORE 1 APRIL 2018)

Revenue is recognised when it is probable that the economic benefits will flow to the Group and when the revenue can be measured reliably, on the following bases:

- (a) from the sale of properties, when the significant risks and rewards of the properties' ownership are transferred to the buyers, which is when the construction of relevant properties has been completed and the properties have been delivered to the purchasers and collectability of the related receivables is reasonably assured. Deposits and instalments received on properties sold prior to the date of revenue recognition are included in the consolidated statement of financial position;

2.4 主要會計政策之概要 (續)

收入確認 (自二零一八年四月一日起適用) (續)

客戶合約收入 (續)

(vi) 物業代理服務

物業代理服務之收入乃於提供服務之時間點確認，其一般為交易各方首次達成協議之時間。

來自其他來源之收入

租金收入按時間比例於租期內確認。

其他收入

利息收入乃透過採用於金融工具之預計年期或更短期間 (如適用) 將估計未來現金收款準確貼現至金融資產之賬面淨值之利率，使用實際利率法按應計基準確認。

股息收入乃於股東收取股息付款之權利確立、股息附帶之經濟利益很可能流入本集團及股息金額能可靠地計量時確認。

收入確認 (於二零一八年四月一日前適用)

當經濟利益有可能流入本集團及收益能可靠計算時，方會按以下基準確認收益：

- (a) 物業銷售，乃在物業所有權的重大風險和報酬轉交買家，即相關物業竣工後並將物業交付買家，且能合理確保收取有關應收款時入賬。收益確認日之前已售物業收取之按金及分期付款乃於綜合財務狀況表內列賬；

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

REVENUE RECOGNITION (APPLICABLE BEFORE 1 APRIL 2018) (Continued)

- (b) from the sale of goods (other than properties), when the significant risks and rewards of ownership have been transferred to the buyer, provided that the Group maintains neither managerial involvement to the degree usually associated with ownership, nor effective control over the goods sold;
- (c) income from restaurant and food businesses, at the point of sale to customers;
- (d) rental income, on a time proportion basis over the lease terms;
- (e) hotel, property management and other service income, in the period in which such services are rendered;
- (f) interest income, on an accrual basis using the effective interest method by applying the rate that exactly discounts the estimated future cash receipts over the expected life of the financial instrument or a shorter period, when appropriate, to the net carrying amount of the financial asset; and
- (g) dividend income, when the shareholders' right to receive payment has been established.

CONTRACT LIABILITIES (APPLICABLE FROM 1 APRIL 2018)

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received a consideration (or an amount of consideration that is due) from the customer. If a customer pays the consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

2.4 主要會計政策之概要 (續)

收入確認 (於二零一八年四月一日前適用) (續)

- (b) 銷售貨品 (物業除外)，乃在擁有貨品的重大風險及報酬轉交買方時入賬，惟本集團須確保其不牽涉有關之管理 (通常指擁有權而言)，亦無擁有所售貨品的實際控制權；
- (c) 餐飲業務收入，乃於售予顧客時入賬；
- (d) 租金收入，乃按租賃年期之時間比率；
- (e) 酒店、物業管理及其他服務收入，乃於提供服務期間入賬；
- (f) 利息收入，以應計方式按金融工具的估計年期或較短期間 (如適用) 用實際利率法將未來估計的現金收入貼現至金融資產的賬面淨值；及
- (g) 股息收入，乃於確定股東之股息享有權時確認。

合約負債 (自二零一八年四月一日起適用)

合約負債指本集團就已向客戶收取代價 (或已到期代價金額) 而須向客戶轉讓貨品或服務的責任。倘客戶於本集團向客戶轉讓貨品或服務之前支付代價，則於作出付款或付款到期時 (以較早者為準) 確認合約負債。合約負債於本集團履行合約時確認為收入。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

SHARE-BASED PAYMENTS

The Company operates share option schemes for the purpose of providing incentives and/or rewards to eligible participants (including the Company's directors and other employees of the Group, any consultant, advisor or agent engaged by or business/joint venture partners of any member of the Group) who render services and/or contribute to the success of the Group's operations. Employees (including directors) and advisors of the Group receive remuneration in the form of share-based payments, whereby employees/advisors render services as consideration for equity instruments ("equity-settled transactions").

The cost of equity-settled transactions with employees for grants after 7 November 2002 is measured by reference to the fair value at the date at which they are granted. The cost of equity-settled transactions with non-employees is measured by reference to the fair value of the services received at the date they are received. Where the market information for the services provided by non-employees cannot be reliably determined, the fair value of the share options granted at the date when the services are received is applied as a surrogate measure. The fair value is determined by an external valuer using a binomial model, further details of which are given in note 36 to the financial statements.

2.4 主要會計政策之概要 (續)

以股份為基礎支付

本公司實施購股權計劃，為對本集團提供服務及／或為業務成功作出貢獻之合資格參與者（包括本公司之董事及本集團之其他僱員、任何顧問、諮詢人或本集團委聘之代理或本集團任何成員公司之業務／合營夥伴），提供激勵及／或獎勵。本集團僱員（包括董事）及諮詢人以股份為基礎支付之方式收取報酬，僱員／諮詢人提供服務作為收取股本工具之代價（「以股本支付之交易」）。

與僱員（於二零零二年十一月七日之後授予者）進行以股本支付之交易之成本，乃參照授出日期之公平值而計算。與非僱員按權益結算交易成本經參考於提供服務當日所提供之服務之公平值後計量。倘非僱員就服務提供的市場資料不能可靠釐定，於提供服務當日授出的購股權之公平值則用作替代計量。公平值根據外聘估值師使用二項式模式確定，進一步詳情參見財務報表附註36。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

SHARE-BASED PAYMENTS (Continued)

The cost of equity-settled transactions is recognised in employee benefit expense, together with a corresponding increase in equity, over the period in which the performance and/or service conditions are fulfilled. The cumulative expense recognised for equity-settled transactions at the end of each reporting period until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The charge or credit to the statement of profit or loss for a period represents the movement in the cumulative expense recognised as at the beginning and end of that period.

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of the Group's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

For awards that do not ultimately vest because non-market performance and/or service conditions have not been met, no expense is recognised. Where awards include a market or non-vesting condition, the transactions are treated as vesting irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

2.4 主要會計政策之概要 (續)

以股份為基礎支付 (續)

以股本支付之交易之成本，連同權益相應增加部分，在績效及／或服務條件獲得履行期間於僱員福利開支內確認。在歸屬日期前，每屆報告期末確認之以股本支付之交易之累計開支，反映歸屬期已到期部分及本集團對最終將會歸屬之股本工具數目之最佳估計。在某一期間內在損益表內扣除或進賬的數額，乃反映累計開支於期初與期終確認時的變動。

服務及非市場績效條件非考慮授出獎勵當日公平值之考慮因素，但能否滿足該等條件之可能性則構成本集團對最終歸屬之權益工具數量之最佳估計一部分。市場績效條件已反映於授出權利當日之公平值。任何與獎勵相關之其他條件，但不屬於相關服務必要條件，均考慮作非歸屬條件。除非附帶服務及／或績效條件，非歸屬條件已反映於獎勵之公平值而該獎勵立即計入開支內。

由於非市場績效及／或服務條件未能獲滿足，未最終歸屬之獎勵不會確認為開支。當獎勵包括一個市場或非歸屬條件時，只要所有其他績效及／或服務條件已經達成，不論市場或非歸屬條件是否達成，有關交易均會被視為已歸屬。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

SHARE-BASED PAYMENTS (Continued)

Where the terms of an equity-settled award are modified, as a minimum an expense is recognised as if the terms had not been modified, if the original terms of the award are met. In addition, an expense is recognised for any modification that increases the total fair value of the share-based payments, or is otherwise beneficial to the employee as measured at the date of modification.

Where an equity-settled award is cancelled, it is treated as if it had vested on the date of cancellation, and any expense not yet recognised for the award is recognised immediately. This includes any award where non-vesting conditions within the control of either the Group or the employee are not met. However, if a new award is substituted for the cancelled award, and is designated as a replacement award on the date that it is granted, the cancelled and new awards are treated as if they were a modification of the original award, as described in the previous paragraph.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of earnings per share.

OTHER EMPLOYEE BENEFITS

Pension schemes

The Group operates a defined contribution Mandatory Provident Fund retirement benefit scheme (the "MPF Scheme") under the Hong Kong Mandatory Provident Fund Schemes Ordinance for those employees who are eligible to participate in the MPF Scheme. Contributions are made based on a percentage of the employees' basic salaries and are charged to the statement of profit or loss as they become payable in accordance with the rules of the MPF Scheme. The assets of the MPF Scheme are held separately from those of the Group in an independently administered fund. The Group's employer contributions vest fully with the employees when contributed into the MPF Scheme.

2.4 主要會計政策之概要 (續)

以股份為基礎支付 (續)

倘以股本支付之獎勵之條款有所變更，只要原有條款不變，最少開支可確認為達到猶如條款並無任何變更之水平。此外，倘若按變更日期之計量，任何變更導致以股份為基礎支付之總公平值有所增加，或對僱員帶來其他利益，則應就該等變更確認開支。

倘以股本支付之獎勵被註銷，應被視為已於註銷日期歸屬，任何尚未確認之授予獎勵之開支，均應立刻確認，此包括未能達成本集團或僱員控制範圍內非歸屬條件的任何獎勵。然而，若授予新獎勵代替已註銷之購股權，並於授出日期指定為替代獎勵，則已註銷之獎勵及新獎勵，均應被視為原獎勵的變更，一如前段所述。

計算每股盈利時，尚未行使購股權之攤薄效應，反映為額外股份攤薄。

其他僱員福利

僱員退休計劃

本集團遵從香港強制性公積金計劃條例推行界定供款強制公積金退休計劃（「強積金計劃」）予合資格參與之僱員。供款乃按參與計劃之僱員獲得之基本薪金之某百分率而計算，並根據強積金計劃之規則於損益表中扣除。強積金計劃之資產與本集團之資產乃分開保存，由獨立管理基金持有。本集團在強積金計劃中的僱主供款會全數歸屬僱員。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

OTHER EMPLOYEE BENEFITS (Continued)

Pension schemes (Continued)

The employees of the Group's subsidiaries which operate in Mainland China are required to participate in central pension schemes (the "CP Schemes") operated by respective local municipal governments. These subsidiaries are required to contribute a certain percentage of their covered payroll expenses to the CP Schemes to fund their benefits. The only obligation of the Group with respect to the CP Schemes is to pay the ongoing required contributions under the CP Schemes. Contributions under the CP Schemes are charged to the statement of profit or loss as they become payable in accordance with the rules of the CP Schemes.

BORROWING COSTS

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, i.e., assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets. The capitalisation of such borrowing costs ceases when the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs capitalised. All other borrowing costs are expensed in the period in which they are incurred. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.4 主要會計政策之概要 (續)

其他僱員福利 (續)

僱員退休計劃 (續)

本集團於中國大陸之附屬公司之僱員需要參與由當地市政府所提供之中央退休金計劃(「中央退休金計劃」)。該等附屬公司需要以其工資成本之若干份額支出作為該中央退休金計劃之供款。本集團就中央退休金計劃之唯一責任為根據中央退休金計劃持續支付供款。倘供款根據中央退休金計劃之規則應予以支付時，便會於損益表中扣除。

借貸成本

收購、興建或生產合資格資產(即需要長時間方可作擬定用途或出售之資產)直接應佔借貸成本撥充為該等資產的部分成本。該等借貸成本於資產已大致可作擬定用途或出售時終止撥充。尚未用於合資格資產的特定借貸暫時投資所得的投資收入由撥充借貸成本扣除。所有其他借貸成本乃於其產生時支銷。借貸成本包括實體於借貸時產生之利息及其他成本。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

DIVIDENDS

Final dividends are recognised as a liability when they are approved by the shareholders in a general meeting. Proposed final dividends are disclosed in the notes to the financial statements.

FOREIGN CURRENCIES

These financial statements are presented in Hong Kong dollars, which is the Company's functional currency. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Foreign currency transactions recorded by the entities in the Group are initially recorded using their respective functional currency rates prevailing at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency rates of exchange ruling at the end of the reporting period. Differences arising on settlement or translation of monetary items are recognised in the statement of profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was measured. The gain or loss arising on translation of a non-monetary item measured at fair value is treated in line with the recognition of the gain or loss on change in fair value of the item (i.e., translation difference on the item whose fair value gain or loss is recognised in other comprehensive income or profit or loss is also recognised in other comprehensive income or profit or loss, respectively).

2.4 主要會計政策之概要 (續)

股息

當末期股息獲股東於股東大會上批准，末期股息會確認為一項負債。建議末期股息於財務報表附註內披露。

外幣

該等財務報表乃以本公司之功能貨幣港元呈報。本集團之每個實體釐定其本身之功能貨幣，而載於各實體之財務報表之項目乃以功能貨幣計量。外幣交易由本集團內之實體按交易日之功能貨幣之匯率初步記錄。於報告期末以外幣計值之貨幣資產及負債乃按報告期末之功能貨幣匯率換算。結算或換算貨幣項目之差額均於損益表確認。

按外幣歷史成本計量的非貨幣項目採用首次交易日期的匯率進行換算。按外幣公平值進行計量的非貨幣項目採用計量公平值當日的匯率進行換算。換算以公平值計量的非貨幣項目所產生的收益或虧損的確認方法與有關確認項目公平值變動的收益或虧損的方法一致（即公平值收益或虧損在其他全面收入或損益中確認的項目的換算差額亦分別在其他全面收入或損益中確認）。

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2.4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**FOREIGN CURRENCIES (Continued)**

In determining the exchange rate on initial recognition of the related asset, expense or income on the derecognition of a non-monetary asset or non-monetary liability relating to an advance consideration, the date of initial transaction is the date on which the Group initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Group determines the transaction date for each payment or receipt of the advance consideration.

The functional currencies of certain overseas subsidiaries and associates are currencies other than the Hong Kong dollar. As at the end of the reporting period, the assets and liabilities of these entities are translated into Hong Kong dollars at the exchange rates prevailing at the end of the reporting period and their statements of profit or loss are translated into Hong Kong dollars at the weighted average exchange rates for the year. The resulting exchange differences are recognised in other comprehensive income and accumulated in a separate component of equity. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in the statement of profit or loss.

For the purpose of the consolidated statement of cash flows, the cash flows of overseas subsidiaries are translated into Hong Kong dollars at the exchange rates ruling at the dates of the cash flows. Frequently recurring cash flows of overseas subsidiaries which arise throughout the year are translated into Hong Kong dollars at the weighted average exchange rates for the year.

2.4 主要會計政策之概要 (續)**外幣 (續)**

於終止確認與預付代價有關的非貨幣資產或非貨幣負債時，為釐定初步確認相關資產、開支或收入時的匯率，初步交易日期為本集團初步確認自預付代價所產生的非貨幣資產或非貨幣負債日期。倘存在多筆預付款項或預收款項，則本集團就每筆預付代價或每筆預收代價釐定交易日期。

若干海外附屬公司及聯營公司之功能貨幣並非港元。於報告期末，該等實體之資產及負債按報告期末當天之匯率折算為港元，該等實體之損益表按本年度之加權平均匯率折算為港元。因此產生之匯兌差額於其他全面收入確認及累計於權益獨立部分。在出售海外業務時，與該特定海外業務相關之其他全面收入部分於損益表中確認。

就綜合現金流量表而言，海外附屬公司的現金流量按現金流量當日之匯率換算為港元。而海外附屬公司於整個年度內經常產生的現金流量項目則以年內加權平均匯率換算為港元。

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3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and their accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

JUDGEMENTS

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Operating lease commitments – Group as lessor

The Group has entered into property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties which are leased out on operating leases.

3. 重大會計判斷及估計

本集團編製財務報表時需要管理層對影響已呈報收入、開支、資產與負債金額及其相關披露事項，以及所披露的或然負債作出判斷、估計與假設。然而，基於這些假設與估計的不確定性會導致對未來受影響資產或負債的賬面值作出重大調整的結果。

判斷

於應用本集團會計政策的過程中，管理層除了作出估計外還作出了以下對財務報表中所確認之金額具有最大影響的判斷：

經營租賃承諾—本集團作為出租方

本集團已就其投資物業組合訂立物業租約。本集團已按安排之條款及條件評估，確定其保留所有以經營租賃方式出租之此等物業所有權帶來之重大風險及回報。

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3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

(Continued)

ESTIMATION UNCERTAINTY

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the 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 described below.

Estimates for net realisable values of properties under development and properties held for sale

The Group assesses the carrying amounts of properties under development and properties held for sale according to whether their net realisable values are lower than their costs, with their net realisable values based on the realisability of these properties taking into account management's estimates of the selling price based on prevailing market conditions, less applicable estimated selling expenses and other estimated costs to make the sale, and the estimated costs of completion. As at 31 March 2019, the carrying amounts of the Group's properties under development and properties held for sale were HK\$366,912,000 (2018: HK\$366,693,000) and HK\$527,622,000 (2018: HK\$560,536,000), respectively.

Impairment of goodwill

The Group determines whether goodwill is impaired at least on an annual basis. This requires an estimation of the value in use of the cash-generating units to which the goodwill is allocated. Estimating the value in use requires the Group to make an estimate of the expected future cash flows from the cash-generating units and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The carrying amount of goodwill at 31 March 2019 was HK\$50,207,000 (2018: HK\$58,928,000). Further details are given in note 16 to the financial statements.

3. 重大會計判斷及估計 (續)

不確定估計

於報告期末關於未來的主要推測及其他估計不確定的主要來源，並會導致下一個財政年度內資產及負債賬面值存在重大調整之重大風險於下文載述。

發展中物業及持作出售物業之可變現淨值估計

本集團根據有關物業的可變現淨值（可變現淨值乃基於該等物業之可變現性）是否低於其成本評估發展中物業及持作出售物業的賬面值，並計及管理層根據現行市況作出的銷售價格估計，減去適用之估計銷售開支及其他作出銷售所需的估計成本，以及估計完工成本後釐定。於二零一九年三月三十一日，本集團發展中物業及持作出售物業之賬面值分別為366,912,000港元（二零一八年：366,693,000港元）及527,622,000港元（二零一八年：560,536,000港元）。

商譽之減值

本集團最少每年釐定商譽是否需要減值。因此須估計商譽所分配至各現金產生單位之使用價值。估計使用價值需要本集團對現金產生單位之預期日後現金流量作出估計，並選擇合適之折扣率以計算該等現金流量之現值。於二零一九年三月三十一日，商譽之賬面值為50,207,000港元（二零一八年：58,928,000港元）。進一步詳情載於財務報表附註16。

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3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

(Continued)

ESTIMATION UNCERTAINTY (Continued)

Estimation of fair value of investment properties

The Group engaged a firm of independent professionally qualified valuers to perform the valuations of the investment properties of the Group at the end of the reporting period.

The valuation of investment properties involves significant estimations and assumptions, including, among others, the estimated rental values and capitalisation rates for the income capitalisation approach and the estimated market price for the direct comparison approach.

The carrying amount of investment properties of the Group as at 31 March 2019 was HK\$1,822,580,000 (2018: HK\$1,764,648,000). Further details, including the key assumptions used for fair value measurement, are given in note 14 to the financial statements.

Corporate income tax ("CIT")

The Group is subject to CIT in the PRC. As a result of the fact that certain matters relating to CIT have not been confirmed/determined by the relevant tax authorities, objective estimates and judgements based on currently enacted tax laws, regulations and other related policies, and interpretations and practices in respect thereof are required in determining the provision for income taxes to be made. Where the final tax outcome of these matters is different from the amounts originally recorded, the differences will have an impact on the income tax and tax provisions in the period in which the differences realise.

3. 重大會計判斷及估計 (續)

不確定估計 (續)

投資物業公平值估計

本集團委任獨立專業合資格估值公司，於報告期末對本集團的投資物業進行估值。

投資物業估值涉及重大估計及假設，包括（其中包括）收入資本化法之估計租賃價值及資本比率以及直接比較法之估計市價。

於二零一九年三月三十一日，本集團投資物業賬面值為1,822,580,000港元（二零一八年：1,764,648,000港元）。有關進一步詳情（包括公平值計量所用關鍵假設）載於財務報表附註14。

企業所得稅（「企業所得稅」）

本集團須繳納中國之企業所得稅。由於有關企業所得稅之若干事宜尚未被有關稅務局確認／釐定，於釐定所得稅撥備時要以目前頒佈的稅務法律、法規及其他相關政策、及其相關詮釋及常規作為基準作出客觀估計及判斷。倘該等事宜之最終稅款數額有別於原本記錄的數額，差異會在其實現的期間影響所得稅及稅項撥備。

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3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

(Continued)

ESTIMATION UNCERTAINTY (Continued)

Land appreciation tax ("LAT")

The Group is subject to LAT in the PRC. The provision for LAT is based on management's estimates and according to their understanding of the requirements of certain PRC tax laws and regulations, and interpretations and practices in respect thereof. The actual LAT liabilities are subject to the determination by the relevant tax authorities upon the completion of the relevant property development projects. As the relevant tax authorities have not yet finalised their LAT assessments for certain property development projects of the Group, the final outcome could be different from the amounts that were initially recorded.

Impairment of non-financial assets (other than goodwill)

The Group assesses whether there are any indicators of impairment for all non-financial assets at the end of each reporting period. Indefinite life intangible assets are tested for impairment annually and at other times when such an indicator exists. Other non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable. An impairment exists when the carrying value of an asset or a cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The calculation of the fair value less costs of disposal is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. When value in use calculations are undertaken, management must estimate the expected future cash flows from the asset or cash-generating unit and choose a suitable discount rate in order to calculate the present value of those cash flows.

3. 重大會計判斷及估計 (續)

不確定估計 (續)

土地增值稅 (「土地增值稅」)

本集團須繳納中國土地增值稅。土地增值稅之撥備是管理層根據若干中國稅務法律及法規、及其相關詮釋及常規之規定作出之估計。實際土地增值稅負債須於有關物業開發項目竣工後由有關稅務局釐定。由於有關稅務局尚未就本集團之若干物業開發項目釐定其土地增值稅的評估，所以最終結果可能有別於初步記錄的款額。

非金融資產的減值 (不包括商譽)

本集團於各報告期末評估所有非金融資產有否出現任何減值跡象。無限年限的無形資產於每年及有減值跡象時進行減值測試。其他非金融資產在當有跡象顯示可能無法收回賬面值時進行減值測試。當該資產或現金產生單位之賬面值超過其可收回金額時，即公平值減去出售成本及其使用價值之較高者，則存在減值。公平值減去出售成本之計算方法為根據有約束力之出售交易公平交易類似資產可得數據或以有明顯的市場價格減因銷售資產而產生之成本。計算使用價值時，管理層必須估計資產或現金產生單位的預期未來現金流，並挑選合適的折現率，以計算有關現金流的現值。

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3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

(Continued)

ESTIMATION UNCERTAINTY (Continued)

Deferred tax assets

Deferred tax assets are recognised for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses 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.

Recognition and allocation of construction costs on properties under development

Development costs of properties are recorded as properties under development during the construction stage and will be transferred to properties held for sale upon completion. An apportionment of these costs will be recognised in the statement of profit or loss upon the recognition of the sales of completed properties. Before the final settlement of the development costs and other costs relating to the sale of the completed properties, these costs are accrued by the Group based on management's best estimate.

When developing properties, the Group may divide the development projects into phases. Specific costs directly related to the development of a phase are recorded as the costs of such phase. Costs that are common to phases are allocated to individual phases based on the estimated saleable area of the entire project.

Where the final settlement of costs and the related cost allocation is different from the initial estimates, any increase or decrease in the development costs and other costs would affect the profit or loss in future years.

3. 重大會計判斷及估計 (續)

不確定估計 (續)

遞延稅項資產

未動用稅項虧損會確認為遞延稅項資產，惟須可能有應課稅溢利以供動用稅項虧損。釐定可確認的遞延稅項資產金額時，管理人員須根據日後可能獲得應課稅溢利的時間及所獲溢利水平以及未來稅務規劃策略作出重大判斷。

確認及分配發展中物業之建築成本

物業發展成本在建築期間撥入發展中物業，並在物業工程完成後轉入持作出售物業。當確認竣工物業出售時，建築成本須按比例於損益表確認。在付清與出售竣工物業有關之最終物業發展成本及其他成本之前，本集團須根據管理層之最佳估計計算該等成本。

在物業發展時，本集團或將發展項目分期處理。直接關於指定發展期數的特定成本計入該期之成本。共同成本會根據整個項目之估計銷售面積作為攤分至個別期數之基準。

如最終付清成本及有關成本分配與最初估計不同，任何增加或減少發展成本及其他成本會影響將來的損益賬。

Notes to Consolidated Financial Statements
 綜合財務報表附註
 31 March 2019 二零一九年三月三十一日

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

(Continued)

ESTIMATION UNCERTAINTY (Continued)

Impairment of loans and receivables

Before 1 April 2018, the Group assessed at the end of each reporting period whether there was objective evidence that a loan/receivable was impaired. To determine whether there was objective evidence of impairment, the Group considered factors such as the probability of insolvency or significant financial difficulties of the debtor and default or significant delay in payments. Where there was objective evidence of impairment, the amount and timing of future cash flows were estimated based on historical loss experience for assets with similar credit risk characteristics.

The Group maintained an allowance for estimated impairment of receivables arising from the inability of its customers and debtors to make the required payments. The Group made its estimates based on, inter alia, the ageing of its receivable balances, customers' and debtors' creditworthiness, past repayment history and historical write-off experience. If the financial condition of its customers and debtors was to deteriorate so that the actual impairment loss might be higher than expected, the Group would be required to revise the basis of making the allowance and its future results would be affected.

3. 重大會計判斷及估計 (續)

不確定估計 (續)

貸款及應收款項減值

於二零一八年四月一日前，本集團已評估各報告期末是否存在貸款／應收款項減值之客觀證據。為釐定是否存在減值之客觀證據，本集團已考慮債務人無力償債或陷入重大財務困難以及違約或嚴重延遲付款之可能性等因素。倘存在減值之客觀證據，則根據具有類似信貸風險特徵之資產之歷史虧損經驗估計未來現金流量之金額及時間。

本集團就因其客戶及債務人未能按要求付款而產生的應收款項估計減值計提撥備。本集團根據（其中包括）其應收款項結餘的賬齡、客戶及債務人的信譽、過往還款歷史及歷史撇銷經驗作出估計。倘客戶及債務人的財政狀況惡化以致實際減值虧損或高於預期，本集團將須修訂撥備基準，而其未來業績將會受影響。

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3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

(Continued)

ESTIMATION UNCERTAINTY (Continued)

Provision for expected credit losses on financial assets at amortised cost

After 1 April 2018, the Group uses a provision matrix to calculate ECLs for trade debtors and contract assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e., by geography, product type, customer type). The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. At each reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analysed. The assessment of the correlation among historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of debtors' actual default in the future.

After 1 April 2018, the Group uses the general approach to calculate ECLs on financial assets at amortised cost other than trade debtors and contract assets, which are determined with reference to, inter alia, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, change in which can result in different levels of allowances. The information used by the Group in ECL calculations may also not be representative of debtors' actual default in the future.

3. 重大會計判斷及估計 (續)

不確定估計 (續)

按攤銷成本計量的金融資產之預期信貸虧損撥備

二零一八年四月一日後，本集團使用撥備矩陣計算應收貿易賬款及合約資產之預期信貸虧損。撥備率根據具有類似虧損模型（即按地理位置、產品類型、客戶類型劃分）的各客戶分部組合的逾期天數。撥備矩陣最初基於本集團的歷史觀察違約率。本集團將通過校準矩陣以調整具有前瞻性資料的歷史信貸虧損經驗。於各報告日期，本集團會對歷史觀察違約率進行更新並分析前瞻性估計的變動。評估歷史觀察違約率、預測經濟狀況及預期信貸虧損之間的關聯屬於重大估計。預期信貸虧損金額對情況及預測經濟狀況變化具有敏感度。本集團的歷史信貸虧損經驗及對經濟狀況的預測亦未必代表債務人未來的實際違約。

二零一八年四月一日後，本集團使用一般方法計算按攤銷成本計量的金融資產（應收貿易賬款及合約資產除外）之預期信貸虧損，其乃經參考（其中包括）估計未來現金流量之金額及時間，以及於釐定減值虧損及評估信貸風險顯著增加時之抵押品價格後釐定。該等估計乃基於多項因素而達致，其變動可能導致不同程度之撥備。本集團於預期信貸虧損計算中所用之資料亦未必代表債務人未來的實際違約。

Notes to Consolidated Financial Statements

綜合財務報表附註

31 March 2019 二零一九年三月三十一日

4. OPERATING SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services and has two reportable operating segments as follows:

- (a) the restaurant, food and hotel segment which engaged in the operations of hotel, restaurant and food businesses; and
- (b) the property investment and development segment which comprises the development and sale of properties and the leasing of residential, commercial and industrial properties.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit, which is a measure of adjusted profit before tax. The adjusted profit before tax is measured consistently with the Group's profit before tax except that bank interest income, certain fair value gains or losses from the Group's financial instruments, finance costs as well as corporate and unallocated expenses are excluded from such measurement.

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties or at the agreed prices.

4. 經營分部資料

就管理而言，本集團按產品及服務為基準分為若干業務單位，並有以下兩個可報告經營分部：

- (a) 餐飲、食品及酒店分部從事經營酒店、酒樓以及食品業務；及
- (b) 物業投資及發展分部包括物業發展及銷售物業，以及租賃住宅、商業及工業物業。

管理層個別監察本集團經營分部之業績以決定資源分配及評估表現。分部表現按可報告分部溢利而評估，該溢利為經調整除稅前溢利之計量。經調整除稅前溢利之計量方法與本集團之除稅前溢利一致，惟有關計量不包括銀行利息收入、來自本集團金融工具之若干公平值收益或虧損、財務成本及企業及未分配支出。

分部間之銷售及轉讓乃參考銷售予第三方之銷售價或按協定價格進行交易。

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4. OPERATING SEGMENT INFORMATION (Continued)

Year ended 31 March 2019/At 31 March 2019

4. 經營分部資料 (續)

截至二零一九年三月三十一日止年度／
 於二零一九年三月三十一日

		Restaurant, food and hotel 餐飲、 食品及酒店 HK\$'000 千港元	Property investment and development 物業投資 及發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Segment revenue (note 5)	分部收入 (附註5)			
Revenue from external customers	來自外部客戶之收入	855,723	114,487	970,210
Intersegment revenue	分部間之收入	1,406	7,574	8,980
		857,129	122,061	979,190
<i>Reconciliation:</i>	<i>調節:</i>			
Elimination of intersegment revenue	撇銷分部間之收入			(8,980)
Total revenue	總收入			970,210
Segment results	分部業績	93,795	293,770	387,565
<i>Reconciliation:</i>	<i>調節:</i>			
Bank interest income	銀行利息收入			1,816
Unallocated other income and gains, net	未分配其他收入及收益，淨額			38,480
Corporate and unallocated expenses	企業及未分配支出			(32,144)
Finance costs	財務成本			(53,345)
Profit before tax	除稅前溢利			342,372
Other segment information	其他分部資料:			
Changes in fair value of investment properties, net	投資物業之公平值變動，淨額	-	(9,079)	(9,079)
Gain on disposal of investment properties	出售投資物業之收益	-	8,697	8,697

Notes to Consolidated Financial Statements
 綜合財務報表附註
 31 March 2019 二零一九年三月三十一日

4. OPERATING SEGMENT INFORMATION (Continued)

Year ended 31 March 2019/At 31 March 2019
 (Continued)

4. 經營分部資料 (續)

截至二零一九年三月三十一日止年度／
 於二零一九年三月三十一日 (續)

		Restaurant, food and hotel 餐飲、 食品及酒店 HK\$'000 千港元	Property investment and development 物業投資 及發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Other segment information (Continued)	其他分部資料 (續)			
Share of profits and losses of associates	應佔聯營公司溢利及虧損	-	256,623	256,623
Impairment of goodwill	商譽減值	8,721	-	8,721
Other interest income	其他利息收入			
- segment	- 分部	-	8,386	8,386
- unallocated	- 未分配			24,909
				33,295
Impairment of trade debtors, net	應收貿易賬款之減值，淨額	3,244	(83)	3,161
Impairment of other debtors, net	其他應收賬款減值，淨額			
- segment	- 分部	-	4,072	4,072
- unallocated	- 未分配			1,531
				5,603
Depreciation	折舊			
- segment	- 分部	44,209	6,915	51,124
- unallocated	- 未分配			1,107
				52,231
Capital expenditure	資本開支			
- segment	- 分部	141,147	101,737	242,884
- unallocated	- 未分配			2,992
				245,876*

* Capital expenditure consists of additions to property, plant and equipment and investment properties, excluding assets from the acquisition of subsidiaries.

* 資本開支包括添置物業、廠房及設備及投資物業，不包括收購附屬公司所得資產。

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綜合財務報表附註
31 March 2019 二零一九年三月三十一日

4. OPERATING SEGMENT INFORMATION (Continued)

Year ended 31 March 2018/At 31 March 2018

4. 經營分部資料 (續)

截至二零一八年三月三十一日止年度／
於二零一八年三月三十一日

		Restaurant, food and hotel 餐飲、 食品及酒店 HK\$'000 千港元	Property investment and development 物業投資 及發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Segment revenue	分部收入			
Revenue from external customers	來自外部客戶之收入	813,085	119,535	932,620
Intersegment revenue	分部間之收入	1,866	6,414	8,280
		814,951	125,949	940,900
<i>Reconciliation:</i>	<i>調節:</i>			
Elimination of intersegment revenue	撇銷分部間之收入			(8,280)
Total revenue	總收入			932,620
Segment results	分部業績	98,809	453,576	552,385
<i>Reconciliation:</i>	<i>調節:</i>			
Bank interest income	銀行利息收入			2,911
Unallocated other income and gains, net	未分配其他收入及收益，淨額			27,939
Corporate and unallocated expenses	企業及未分配支出			(50,460)
Finance costs	財務成本			(48,696)
Profit before tax	除稅前溢利			484,079
Other segment information	其他分部資料			
Changes in fair value of investment properties, net	投資物業之公平值變動，淨額	—	128,034	128,034
Change in fair value of an investment property classified as held for sale	分類為持作出售之一項投資物業之公平值變動	—	592	592
Gain on disposal of investment properties	出售投資物業之收益	—	730	730

Notes to Consolidated Financial Statements

綜合財務報表附註

31 March 2019 二零一九年三月三十一日

4. OPERATING SEGMENT INFORMATION (Continued)

Year ended 31 March 2018/At 31 March 2018
(Continued)

4. 經營分部資料 (續)

截至二零一八年三月三十一日止年度／
於二零一八年三月三十一日 (續)

		Restaurant, food and hotel 餐飲、 食品及酒店 HK\$'000 千港元	Property investment and development 物業投資 及發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Other segment information (Continued)	其他分部資料 (續)			
Share of profits and losses of associates	應佔聯營公司溢利及虧損	–	231,767	231,767
Gain on deregistration of subsidiaries	取消註冊附屬公司之收益	1,143	2,458	3,601
Loss on disposal of subsidiaries	出售附屬公司之虧損	–	14,122	14,122
Impairment of goodwill	商譽減值	–	31,390	31,390
Other interest income	其他利息收入			
– segment	– 分部	–	20,216	20,216
– unallocated	– 未分配			5,165
				25,381
Impairment of trade debtors, net	應收貿易賬款之減值，淨額	549	–	549
Depreciation	折舊			
– segment	– 分部	41,374	4,472	45,846
– unallocated	– 未分配			1,057
				46,903
Capital expenditure	資本開支			
– segment	– 分部	105,561	174,735	280,296
– unallocated	– 未分配			127
				280,423*

* Capital expenditure consists of additions to property, plant and equipment and investment properties, excluding assets from the acquisition of subsidiaries.

* 資本開支包括添置物業、廠房及設備及投資物業，不包括收購附屬公司所得資產。

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4. OPERATING SEGMENT INFORMATION (Continued)

GEOGRAPHICAL INFORMATION

(a) Revenue from external customers

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Hong Kong	香港	404,406	390,814
Mainland China	中國大陸	565,804	541,806
		970,210	932,620

The revenue information above is based on the locations of the customers.

上述收入資料乃根據客戶所在之地區而定。

(b) Non-current assets

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Hong Kong	香港	397,287	284,894
Mainland China	中國大陸	3,605,723	3,449,842
		4,003,010	3,734,736

The non-current asset information above is based on the locations of the assets and excludes financial instruments and deferred tax assets.

上述非流動資產資料乃根據資產所在之地區而定及不包括金融工具及遞延稅項資產。

INFORMATION ABOUT MAJOR CUSTOMERS

No revenue from any single external customer accounted for 10% or more of the Group's total revenue for the years ended 31 March 2019 and 31 March 2018.

4. 經營分部資料 (續)

地區資料

(a) 來自外部客戶之收入

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Hong Kong	香港	404,406	390,814
Mainland China	中國大陸	565,804	541,806
		970,210	932,620

(b) 非流動資產

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Hong Kong	香港	397,287	284,894
Mainland China	中國大陸	3,605,723	3,449,842
		4,003,010	3,734,736

有關主要客戶之資料

截至二零一九年三月三十一日及二零一八年三月三十一日止年度，並無來自任何單一外部客戶之收入佔本集團總收入之10%或以上。

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5. REVENUE

An analysis of revenue is as follows:

5. 收入

收入分析如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (under HKAS 18) (根據香港會計 準則第18號)
Revenue from contracts with customers/Revenue under HKAS 18	來自客戶合約之收入／根據香港會計準則第18號之收入		
Income from restaurant, food and hotel businesses	餐飲、食品及酒店業務收入	855,723	813,085
Proceeds from sale of properties, property management service income and commission income	銷售物業所得款項、物業管理服務收入及佣金收入	25,723	36,829
Revenue from other sources	來自其他來源之收入		
Gross rental income	租金收入總額	88,764	82,706
		970,210	932,620

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31 March 2019 二零一九年三月三十一日

5. REVENUE (Continued)

REVENUE FROM CONTRACTS WITH CUSTOMERS

(I) DISAGGREGATED REVENUE INFORMATION

FOR THE YEAR ENDED 31 MARCH 2019

5. 收入 (續)

來自客戶合約之收入

(I) 收入分類資料

截至二零一九年三月三十一日止年度

Segments 分部		Restaurant, food and hotel 餐飲、 食品及酒店 HK\$'000 千港元	Property investment and development 物業投資及發展 HK\$'000 千港元
Types of goods or services 貨品或服務種類			
Restaurant and bakery operations	餐廳及麵包店經營	560,075	—
Sale of food products	食品銷售	244,126	—
Hotel operations	酒店經營	51,522	—
Property management services	物業管理服務	—	559
Sale of properties	物業銷售	—	23,477
Property agency services – commission income	物業代理服務—佣金收入	—	1,687
Total revenue from contracts with customers	來自客戶合約之總收入	855,723	25,723
Geographical markets 地理市場			
Hong Kong	香港	345,514	1,687
Mainland China	中國內地	510,209	24,036
Total revenue from contracts with customers	來自客戶合約之總收入	855,723	25,723
Timing of revenue recognition 收入確認時間			
At a point in time	於某一時間點	804,201	23,477
Services transferred over time	隨時間轉移服務	51,522	2,246
Total revenue from contracts with customers	來自客戶合約之總收入	855,723	25,723

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 31 March 2019 二零一九年三月三十一日

5. REVENUE (Continued)

REVENUE FROM CONTRACTS WITH CUSTOMERS (Continued)

(I) DISAGGREGATED REVENUE INFORMATION (Continued)

Set out below is the reconciliation of the revenue from contracts with customers with the amounts disclosed in the segment information:

FOR THE YEAR ENDED 31 MARCH 2019

5. 收入 (續)

來自客戶合約之收入 (續)

(I) 收入分類資料 (續)

下文載列來自客戶合約之收入與分部資料披露之金額之對賬：

截至二零一九年三月三十一日止年度

Segments 分部		Restaurant, food and hotel 餐飲、食品及 酒店 HK\$'000 千港元	Property investment and development 物業投資及 發展 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Revenue from contracts with customers	來自客戶合約之收入			
External customers	外部客戶	855,723	25,723	881,446
Intersegment sales	分部間銷售	1,406	–	1,406
		857,129	25,723	882,852
Intersegment adjustments and eliminations	分部間調整及撇銷	(1,406)	–	(1,406)
Total revenue from contracts with customers	來自客戶合約之收入總額	855,723	25,723	881,446

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5. REVENUE (Continued)

REVENUE FROM CONTRACTS WITH CUSTOMERS (Continued)

(I) DISAGGREGATED REVENUE INFORMATION (Continued)

FOR THE YEAR ENDED 31 MARCH 2019
(Continued)

The following table shows the amounts of revenue recognised in the current reporting period that were included in the contract liabilities at the beginning of the reporting period.

		2019 二零一九年 HK\$'000 千港元
Revenue recognised that was included in contract liabilities at the beginning of the reporting period:	計入於報告期初之合約負債之已確認收入：	
Restaurant, food and hotel	餐飲、食品及酒店	11,420
Property investment and development	物業投資及發展	8,272
		19,692

(II) PERFORMANCE OBLIGATIONS

Information about the Group's performance obligations is summarised below:

Restaurant and bakery operations

The performance obligation is generally satisfied at the point in time when/as the promised goods or services (i.e. an asset) is transferred to a customer, being at the point the customer purchases the goods at the restaurants and bakery shops. Payment of the transaction price is generally due at the point the customer purchases/obtains control of the promised goods or services.

Sale of food products

The performance obligation is generally satisfied upon delivery of the products to the customers and payment is generally due within 30 to 90 days, extending to a longer period for major customers, from the date of delivery, except for new customers or certain food products, where payment in advance is normally required.

5. 收入 (續)

來自客戶合約之收入 (續)

(I) 收入分類資料 (續)

截至二零一九年三月三十一日止年度 (續)

下表顯示於本報告期間確認計入於報告期初之合約負債之收入金額。

(II) 履約責任

有關本集團履約責任之資料概述如下：

餐廳及麵包店經營

履約責任一般於所承諾貨品或服務 (即資產) 轉讓予客戶之時間點達成，即客戶於餐廳及麵包店購買貨品時。客戶於購買／取得所承諾貨品或服務之控制權時一般須支付交易價格。

食品銷售

履約責任一般於向客戶交付產品時達成，一般於交付當日後30至90日內付款 (主要客戶獲延長至更長期限)，惟新客戶或若干食品除外，其通常需要預先付款。

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5. REVENUE (Continued)

REVENUE FROM CONTRACTS WITH CUSTOMERS (Continued)

(II) PERFORMANCE OBLIGATIONS (Continued)

Hotel operations

The performance obligation is generally satisfied over time as services are provided and payment is generally due when the services have been rendered.

Property management services

The performance obligation is satisfied over time as services are rendered. Property management service contracts are for periods of two to five years and payment in advance is required.

Sale of properties

In respect of the sale of completed properties, the performance obligation is satisfied at a point in time when the legal title of the completed property is obtained by the customer. Payment of the transaction price is in accordance with the terms of respective sale and purchase agreements.

Property agency services

The performance obligation is satisfied when the services have been rendered and payment of the transaction price is generally due within 30 days from the agreement date.

5. 收入 (續)

來自客戶合約之收入 (續)

(II) 履約責任 (續)

酒店經營

履約責任一般於提供服務時隨時間達成，付款一般於已提供服務時到期。

物業管理服務

履約責任於提供服務時隨時間達成。物業管理服務合約為期兩年至五年，並須事先付款。

物業銷售

就竣工物業之銷售而言，履約責任於客戶取得已竣工物業之法定所有權之時間點達成。交易價格乃根據買賣協議各自之條款而支付。

物業代理服務

履約責任於提供服務時達成，支付交易價格一般於協議日期起計30日內到期。

6. PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

6. 除稅前溢利

本集團除稅前溢利已扣除／（計入）以下各項：

	Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Cost of inventories sold and services provided	已售存貨及已提供服務之成本	499,896	477,427
Depreciation	折舊	52,231	46,903
Amortisation of prepaid land lease payments	預付土地租賃款項之攤銷	507	429
Minimum lease payments under operating leases in respect of land and buildings	有關土地及樓宇經營租約之最低租金	83,763	81,362
Contingent rents under operating leases in respect of land and buildings	有關土地及樓宇經營租約之或然租金	424	734

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6. PROFIT BEFORE TAX (Continued)

6. 除稅前溢利 (續)

	Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Auditor's remuneration	核數師薪酬	4,639	4,935
Employee benefit expense (excluding directors' remuneration (note 8))#:	僱員福利開支 (董事薪酬(附註8) 除外)#:		
Wages, salaries and bonuses	工資、薪金及花紅	246,248	229,693
Equity-settled share option expense	以權益結算之 購股權開支	212	350
Pension scheme contributions (defined contribution schemes)	退休金計劃供款 (界定供款計劃)	9,655	7,850
		256,115	237,893
Foreign exchange differences, net	外匯差額，淨額	38,085	(37,108)
Impairment of	以下各項之減值：	24	
– trade debtors, net	– 應收貿易賬款，淨額	3,161	549
– other debtors, net	– 其他應收賬款，淨額	5,603	–
Direct operating expenses (including repairs and maintenance) arising from rental-earning investment properties	賺取租金之投資物業產生 之直接營運支出 (包括維修及保養)	770	1,100
Changes in fair value of investment properties, net	投資物業公平值變動， 淨額	14	9,079
Change in fair value of an investment property classified as held for sale	分類為持作出售之 一項投資物業公平值 變動	14	–
Fair value losses/(gains), net:	公平值虧損／(收益)， 淨額：		(592)
Financial assets at fair value through profit or loss	按公平值列賬及 於損益中處理之 金融資產		
– held for trading	– 持作買賣	(3,474)	(15,548)
– designated as such upon initial recognition	– 於初步確認時 按此指定	(878)	(1,724)
Derivative instruments	衍生工具		
– transactions not qualifying as hedges	– 不符合 對沖資格之交易	(3)	107

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6. PROFIT BEFORE TAX (Continued)

6. 除稅前溢利(續)

		Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Bank interest income	銀行利息收入		(1,816)	(2,911)
Investment interest income	投資利息收入		(5,779)	(4,753)
Other interest income	其他利息收入		(33,295)	(25,381)
Dividend income from equity investments designated at fair value through other comprehensive income/ available-for-sale investments	指定為按公平值列賬及於其他全面收入中處理之權益投資／可供出售投資之股息收入		(12,073)	(10,779)
Dividend income from financial assets at fair value through profit or loss	按公平值列賬及於損益中處理之金融資產之股息收入		(1,364)	(2,206)
Gain on disposal of investment properties	出售投資物業之收益		(8,697)	(730)
Loss/(gain) on disposal of items of property, plant and equipment, net	出售物業、廠房及設備項目之虧損／(收益)，淨額		(117)	77
Gain on deregistration of subsidiaries	取消註冊附屬公司之收益	40	—	(3,601)
Impairment of goodwill*	商譽減值*	16	8,721	31,390
Loss on disposal of subsidiaries	出售附屬公司之虧損	40	—	14,122
Unwinding of discount on receivables	應收款項之折現值撥回		(11,643)	(2,565)

Inclusive of an amount of HK\$173,470,000 (2018: HK\$183,189,000) classified under cost of inventories sold and services provided.

* The impairment of goodwill is included in "Other expenses, net" in the consolidated statement of profit or loss.

包括分類為已售存貨及已提供服務之成本173,470,000港元(二零一八年: 183,189,000港元)之金額。

* 商譽減值計入綜合損益表「其他開支，淨額」內。

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7. FINANCE COSTS

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Interest on bank loans, overdrafts and other loans	銀行貸款、透支及 其他貸款之利息	56,059	51,917
Less: Interest capitalised	減：資本化利息	(2,714)	(3,221)
		53,345	48,696

7. 財務成本

8. DIRECTORS' REMUNERATION

Directors' remuneration for the year, disclosed pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), section 383(1)(a), (b), (c) and (f) of the Hong Kong Companies Ordinance and Part 2 of the Hong Kong Companies (Disclosure of Information about Benefits of Directors) Regulation, is as follows:

8. 董事酬金

根據香港聯合交易所有限公司證券上市規則（「上市規則」）、香港公司條例第383(1)(a)、(b)、(c)及(f)條及香港公司（披露董事利益資料）規例第2部披露本年度董事酬金如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Fees	袍金	600	600
Other emoluments:	其他酬金：		
Salaries and allowances	薪金及津貼	9,445	9,031
Bonuses paid and payable*	已付及應付花紅*	3,889	7,276
Equity-settled share option expense	以權益結算之購股權開支	123	526
Pension scheme contributions (defined contribution schemes)	退休計劃供款 (界定供款計劃)	225	220
		13,682	17,053
		14,282	17,653

* Certain executive directors of the Company are entitled to bonus payments which are approved by the Group's remuneration committee with reference to the Group's current year profit and the individual performance of the directors.

* 本公司若干執行董事可獲得之花紅是經本集團之薪酬委員會批准及參考本集團當年溢利與董事個人表現而釐定。

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8. DIRECTORS' REMUNERATION

(Continued)

(A) INDEPENDENT NON-EXECUTIVE DIRECTORS

The fees paid to independent non-executive directors during the year were as follows:

		2019 二零一九年 Fees 袍金 HK\$'000 千港元	2018 二零一八年 Fees 袍金 HK\$'000 千港元
Mr. Lo Ming Chi, Charles	勞明智先生	200	200
Mr. Lo Man Kit, Sam	盧文傑先生	200	200
Mr. Wong See King	黃思競先生	200	200
		600	600

There were no other emoluments payable to the independent non-executive directors during the year (2018: Nil).

8. 董事酬金 (續)

(A) 獨立非執行董事

本年度已付獨立非執行董事袍金如下：

本年度並無其他應付獨立非執行董事的薪酬(二零一八年：無)。

8. DIRECTORS' REMUNERATION

(Continued)

(B) EXECUTIVE DIRECTORS AND A NON-EXECUTIVE DIRECTOR

8. 董事酬金 (續)

(B) 執行董事及一位非執行董事

		Fees	Salaries and allowances 薪金及津貼 HK\$'000 千港元	Bonuses paid and payable 已付及應付花紅 HK\$'000 千港元	Equity-settled share option expense 以權益結算之購股權開支 HK\$'000 千港元	Pension scheme contributions 退休金計劃供款 HK\$'000 千港元	Total remuneration 酬金總額 HK\$'000 千港元
2019	二零一九年						
Executive directors:	執行董事：						
Mr. Ma Kai Yum	馬介欽先生	-	2,401	1,750	-	70	4,221
Mr. Ng Yan Kwong	吳恩光先生	-	1,984	972	-	62	3,018
Mr. Leung Pak Yan	梁百忍先生	-	2,540	1,167	123	11	3,841
Mr. Ma Hung Ming, John	馬鴻銘先生	-	606	-	-	18	624
Mr. Ng Sze Ping	吳思兵先生	-	421	-	-	12	433
Sub-total	小計	-	7,952	3,889	123	173	12,137
Non-executive director:	非執行董事：						
Mr. Ma Kai Cheung	馬介璋先生	-	1,493	-	-	52	1,545
		-	9,445	3,889	123	225	13,682

		Fees	Salaries and allowances 薪金及津貼	Bonuses paid and payable 已付及應付花紅	Equity-settled share option expense 以權益結算之購股權開支	Pension scheme contributions 退休金計劃供款	Total remuneration 酬金總額
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
2018	二零一八年						
Executive directors:	執行董事:						
Mr. Ma Kai Yum	馬介欽先生	–	2,404	3,274	–	70	5,748
Mr. Ng Yan Kwong	吳恩光先生	–	1,986	1,819	–	62	3,867
Mr. Leung Pak Yan	梁百忍先生	–	2,540	2,183	526	18	5,267
Mr. Ma Hung Ming, John	馬鴻銘先生	–	607	–	–	18	625
Sub-total	小計	–	7,537	7,276	526	168	15,507
Non-executive director:	非執行董事:						
Mr. Ma Kai Cheung	馬介璋先生	–	1,494	–	–	52	1,546
		–	9,031	7,276	526	220	17,053

There was no arrangement under which a director waived or agreed to waive any remuneration during the year.

於年內沒有訂立任何安排以致董事放棄或同意放棄任何酬金。

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9. FIVE HIGHEST PAID EMPLOYEES' REMUNERATION

The five highest paid employees during the year included four (2018: four) directors, details of whose remuneration are set out in note 8 above. Details of the remuneration of the remaining one (2018: one) non-director, non-chief executive and highest paid employee are as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Salaries	薪金	1,403	1,416

The remuneration of the non-director, non-chief executive and highest paid employee for the year fell within the band of HK\$1,000,001 to HK\$1,500,000 (2018: HK\$1,000,001 to HK\$1,500,000).

於本年度，五位最高薪僱員包括四名（二零一八年：四名）董事，其薪酬詳情載列於上文附註8。餘下一名（二零一八年：一名）非董事、非主要行政人員且為最高薪僱員之薪酬詳情如下：

非董事、非主要行政人員且為最高薪僱員於本年度之薪酬處於1,000,001港元至1,500,000港元範圍內（二零一八年：1,000,001港元至1,500,000港元）。

10. INCOME TAX

Hong Kong profits tax has been provided at the rate of 16.5% (2018: 16.5%) on the estimated assessable profits arising in Hong Kong during the year. Taxes on profits assessable in Mainland China have been calculated at the relevant rates of tax prevailing in Mainland China.

10. 所得稅

香港利得稅乃根據年內於香港產生之估計應課稅溢利按16.5%（二零一八年：16.5%）之稅率計算撥備。中國大陸應課稅溢利之稅項乃按中國大陸之相關現行稅率計算。

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Current – Hong Kong	即期－香港		
Charge for the year	本年度支出	1,158	2,529
Current – Mainland China	即期－中國大陸		
CIT	企業所得稅	53,976	130,989
LAT	土地增值稅	–	167
Overprovision in prior years	過往年度超額撥備	(9,577)	(7,826)
Deferred (note 32)	遞延（附註32）	(3,905)	26,818
Total tax charge for the year	本年度稅項支出總額	41,652	152,677

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10. INCOME TAX (Continued)

A reconciliation of the tax expense applicable to profit before tax at the Hong Kong statutory rate to the tax charge at the effective tax rate is as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Profit before tax	除稅前溢利	342,372	484,079
Tax at the Hong Kong statutory tax rate of 16.5% (2018: 16.5%)	按香港法定稅率16.5% (二零一八年: 16.5%) 計算之稅項	56,491	79,873
Higher tax rates for specific provinces or enacted by local authorities	特定省份或當地機關頒佈之 較高稅率	17,448	52,397
Adjustments in respect of current tax of previous periods	就過往期間之 當期稅項調整	(9,577)	(7,826)
Profits and losses attributable to associates	應佔聯營公司溢利及虧損	(42,343)	(38,242)
Income not subject to tax	毋須課稅收入	(22,800)	(12,941)
Expenses not deductible for tax	不可扣稅開支	35,524	36,510
LAT	土地增值稅	-	167
Taxes relating to disposal of subsidiaries	有關出售附屬公司之稅項	-	41,690
Tax losses utilised from previous periods	動用過往期間之 稅項虧損	(1,646)	(4,537)
Tax losses not recognised	未確認的稅項虧損	8,555	5,586
Tax charge at the Group's effective rate	按本集團實際稅率 計算之稅項支出	41,652	152,677

The share of tax attributable to associates amounting to approximately HK\$99,125,000 (2018: HK\$82,618,000) is included in "Share of profits and losses of associates" in the consolidated statement of profit or loss.

10. 所得稅 (續)

按香港法定稅率計算適用於除稅前溢利之稅務開支與按實際稅率計算之稅務開支對賬如下：

分佔應佔一間聯營公司稅項約99,125,000港元(二零一八年: 82,618,000港元)已計入綜合損益表「應佔聯營公司溢利及虧損」內。

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11. DIVIDENDS

Proposed final – HK3 cents (2018: HK3 cents) per ordinary share	建議末期－每股普通股3港仙 (二零一八年：3港仙)	37,713	37,653
Proposed special – Nil (2018: HK2 cents) per ordinary share	建議特別－每股普通股零 (二零一八年：2港仙)	–	25,102
		37,713	62,755

The proposed final dividend for the year is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.

11. 股息

2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
37,713	37,653
–	25,102
37,713	62,755

本年度之建議末期股息須待本公司股東於即將召開之股東週年大會上批准後，方可作實。

12. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

The calculation of the basic earnings per share amounts is based on the profit for the year attributable to ordinary equity holders of the parent, and the weighted average number of ordinary shares of 1,256,654,659 (2018: 1,254,363,152) in issue during the year.

The calculation of the diluted earnings per share amounts is based on the profit for the year attributable to ordinary equity holders of the parent. The weighted average number of ordinary shares used in the calculation is the number of ordinary shares in issue during the year, as used in the basic earnings per share calculation, and the weighted average number of ordinary shares assumed to have been issued at no consideration on the deemed exercise or conversion of all dilutive potential ordinary shares into ordinary shares.

12. 母公司普通股權持有人應佔每股盈利

每股基本盈利金額乃根據母公司普通股權持有人應佔本年度溢利及年內已發行普通股之加權平均數1,256,654,659股（二零一八年：1,254,363,152股）計算。

每股攤薄盈利金額乃根據母公司普通股權持有人應佔本年度溢利計算。在計算時所採用之普通股加權平均數即計算每股基本盈利所採用之年內已發行普通股數目，以及視為行使或轉換所有潛在攤薄普通股為普通股後假設已無償發行的普通股加權平均數。

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12. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (Continued)

The calculations of basic and diluted earnings per share are based on:

12. 母公司普通股權持有人應佔 每股盈利 (續)

每股基本及攤薄盈利乃根據以下各項計算：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Earnings	盈利		
Profit attributable to ordinary equity holders of the parent, used in the basic and diluted earnings per share calculations	用於計算每股基本及攤薄盈利之母公司普通股權持有人應佔溢利	277,958	317,017
		Number of shares 股份數目	
		2019 二零一九年	2018 二零一八年
Shares	股份		
Weighted average number of ordinary shares in issue during the year used in the basic earnings per share calculation	用於計算每股基本盈利之年內已發行普通股加權平均數	1,256,654,659	1,254,363,152
Effect of dilution – weighted average number of ordinary shares: Share options	攤薄之影響 – 普通股加權平均數：購股權	749,055	2,928,205
		1,257,403,714	1,257,291,357

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13. PROPERTY, PLANT AND EQUIPMENT

13. 物業、廠房及設備

		Hotel properties 酒店物業 HK\$'000 千港元	Land and buildings 土地及樓宇 HK\$'000 千港元	Leasehold improvements 租賃物業裝修 HK\$'000 千港元	Plant and machinery 廠房及機器 HK\$'000 千港元	Furniture, fixtures and equipment 傢俬、裝置及設備 HK\$'000 千港元	Motor vehicles 車輛 HK\$'000 千港元	Construction in progress 在建工程 HK\$'000 千港元	Total 總額 HK\$'000 千港元
31 March 2019	二零一九年三月三十一日								
At 31 March 2018 and at 1 April 2018:	於二零一八年三月三十一日及二零一八年四月一日：								
Cost or valuation	按成本值或估值	410,599	326,257	197,904	45,189	112,155	23,975	70,174	1,186,253
Accumulated depreciation and impairment	累計折舊及減值	(117,570)	(73,095)	(119,795)	(24,388)	(85,435)	(21,005)	-	(441,288)
Net carrying amount	賬面淨值	293,029	253,162	78,109	20,801	26,720	2,970	70,174	744,965
At 1 April 2018, net of accumulated depreciation and impairment	於二零一八年四月一日，已扣除累計折舊及減值	293,029	253,162	78,109	20,801	26,720	2,970	70,174	744,965
Additions	添置	-	23,843	29,790	36,292	11,693	2,596	53,240	157,454
Acquisition of a subsidiary (note 39)	收購一間附屬公司（附註39）	-	-	4,493	467	160	-	-	5,120
Transfers	轉撥	-	-	-	-	-	-	-	-
Depreciation provided during the year (note 6)	年內折舊撥備（附註6）	(11,088)	(10,424)	(18,532)	(2,394)	(8,981)	(812)	-	(52,231)
Disposals	出售	-	-	(1,579)	(676)	(1,076)	(9)	-	(3,340)
Exchange realignment	匯兌調整	(19,326)	(15,721)	(3,705)	(596)	(522)	(166)	(4,717)	(44,753)
At 31 March 2019, net of accumulated depreciation	於二零一九年三月三十一日，已扣除累計折舊	262,615	250,860	88,576	53,894	27,994	4,579	118,697	807,215
At 31 March 2019:	於二零一九年三月三十一日：								
Cost or valuation	按成本值或估值	383,493	331,320	217,406	79,095	116,480	25,688	118,697	1,272,179
Accumulated depreciation and impairment	累計折舊及減值	(120,878)	(80,460)	(128,830)	(25,201)	(88,486)	(21,109)	-	(464,964)
Net carrying amount	賬面淨值	262,615	250,860	88,576	53,894	27,994	4,579	118,697	807,215

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13. PROPERTY, PLANT AND EQUIPMENT (Continued)

13. 物業、廠房及設備 (續)

		Hotel properties 酒店物業 HK\$'000 千港元	Land and buildings 土地及樓宇 HK\$'000 千港元	Leasehold improvements 租賃 物業裝修 HK\$'000 千港元	Plant and machinery 廠房及 機器 HK\$'000 千港元	Furniture, fixtures and equipment 傢私、 裝置及設備 HK\$'000 千港元	Motor vehicles 車輛 HK\$'000 千港元	Construction in progress 在建工程 HK\$'000 千港元	Total 總額 HK\$'000 千港元
31 March 2018	二零一八年三月三十一日								
At 1 April 2017:	於二零一七年四月一日:								
Cost or valuation	按成本值或估值	373,592	233,997	164,148	40,546	95,146	23,565	26,862	957,856
Accumulated depreciation and impairment	累計折舊及減值	(95,915)	(61,983)	(98,768)	(19,450)	(73,194)	(21,240)	–	(370,550)
Net carrying amount	賬面淨值	277,677	172,014	65,380	21,096	21,952	2,325	26,862	587,306
At 1 April 2017, net of accumulated depreciation and impairment	於二零一七年四月一日，已扣除累計折舊及減值	277,677	172,014	65,380	21,096	21,952	2,325	26,862	587,306
Additions	添置	–	77,903	26,032	1,709	12,887	2,106	64,342	184,979
Transfers	轉撥	–	–	2,697	–	–	–	(26,195)	(23,498)
Depreciation provided during the year (note 6)	年內折舊撥備 (附註6)	(11,181)	(8,408)	(14,810)	(2,838)	(8,454)	(1,212)	–	(46,903)
Disposals	出售	(2,739)	–	(6,311)	–	(413)	(28)	–	(9,491)
Disposal of subsidiaries (note 40)	出售附屬公司 (附註40)	–	(8,828)	(409)	–	–	(428)	–	(9,665)
Exchange realignment	匯兌調整	29,272	20,481	5,530	834	748	207	5,165	62,237
At 31 March 2018, net of accumulated depreciation	於二零一八年三月三十一日，已扣除累計折舊	293,029	253,162	78,109	20,801	26,720	2,970	70,174	744,965
At 31 March 2018:	於二零一八年三月三十一日:								
Cost or valuation	按成本值或估值	410,599	326,257	197,904	45,189	112,155	23,975	70,174	1,186,253
Accumulated depreciation and impairment	累計折舊及減值	(117,570)	(73,095)	(119,795)	(24,388)	(85,435)	(21,005)	–	(441,288)
Net carrying amount	賬面淨值	293,029	253,162	78,109	20,801	26,720	2,970	70,174	744,965

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13. PROPERTY, PLANT AND EQUIPMENT (Continued)

Certain of the Group's leasehold land and buildings were revalued at 31 March 1995, by independent professionally qualified valuers at open market value based on their then existing use. Since 1995, no further valuation of the Group's leasehold land and buildings has been carried out, as the Group has relied on the exemption, granted under the transitional provisions as set out in paragraph 80AA of HKAS 16 *Property, Plant and Equipment*, from the requirement to carry out further revaluations of its property, plant and equipment which were stated at valuation at that time.

Had these leasehold land and buildings been carried at historical cost less accumulated depreciation and any impairment losses, their total carrying amount would have been approximately HK\$807,000 (2018: HK\$839,000).

At 31 March 2019, certain of the Group's property, plant and equipment with a net carrying amount of approximately HK\$184,718,000 (2018: HK\$205,621,000) were pledged to secure certain banking facilities granted to the Group (note 45).

The net carrying amount of the Group's property, plant and equipment held under a finance lease included in the total amount of furniture, fixtures and equipment at 31 March 2019 was approximately HK\$43,000 (2018: HK\$62,000).

13. 物業、廠房及設備 (續)

獨立專業合資格估值師已按當時現有用途之基準按公開市值於一九九五年三月三十一日對本集團若干租賃土地及樓宇進行重估。自一九九五年起，本集團之租賃土地及樓宇並無進行進一步重估，原因為本集團倚賴根據香港會計準則第16號物業、廠房及設備中第80AA段所載之過渡條文授出之豁免對該等於當時按估值列賬之物業、廠房及設備進行進一步重估之規定。

倘該等租賃土地及樓宇以歷史成本減累計折舊及任何減值虧損入賬，其總賬面值應約為807,000港元（二零一八年：839,000港元）。

於二零一九年三月三十一日，本集團賬面淨值約184,718,000港元（二零一八年：205,621,000港元）之若干物業、廠房及設備已作抵押，作為本集團獲授若干銀行信貸之擔保（附註45）。

於二零一九年三月三十一日，本集團計入傢俬、裝置及設備總額之融資租賃下持有之物業、廠房及設備之賬面淨值約為43,000港元（二零一八年：62,000港元）。

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14. INVESTMENT PROPERTIES

14. 投資物業

	Note 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Carrying amount at beginning of year, at valuation	於年初之賬面值，按估值	1,764,648	1,527,202
Additions	增添	88,422	94,047
Transfers	轉讓	—	38,776
Net gain/(loss) from fair value adjustments	公平值調整產生之 收益／（虧損）淨額	(9,079)	128,626
Exchange realignment	匯兌調整	(21,411)	31,197
		1,822,580	1,819,848
Less: Amount classified as held for sale*	減：分類為持作出售之金額*	—	(55,200)
Carrying amount at 31 March, at valuation	於三月三十一日之賬面值，按估值	1,822,580	1,764,648

* In the prior year, the Group entered into a provisional sale and purchase agreement with an independent third party to dispose of an investment property located in Hong Kong with a carrying amount of HK\$55,200,000 for a total consideration of HK\$64,380,000. The above asset, which was expected to be sold within twelve months from 31 March 2018, was classified as an investment property held for sale as at 31 March 2018 and was presented separately in the consolidated statement of financial position. During the year, the investment property held for sale was disposed of.

* 於上一年度，本集團與一名獨立第三方就以總代價64,380,000港元出售賬面值為55,200,000港元之位於香港之一項投資物業訂立臨時買賣協議。上述預期於二零一八年三月三十一日起十二個月內出售之資產已於二零一八年三月三十一日分類為一項持作出售之投資物業並於綜合財務狀況表內單獨呈列。於年內，有關持作出售之投資物業已被出售。

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14. INVESTMENT PROPERTIES (Continued)

The directors of the Company have determined that the Group's investment properties consist of three classes of asset, i.e., residential, commercial and industrial properties, based on the nature, characteristics and risks of each property. The Group's investment properties were revalued on 31 March 2019 based on valuations performed by Vigers Appraisal & Consulting Limited, independent professionally qualified valuers, at approximately HK\$1,822,580,000 (2018: HK\$1,764,648,000). Each year, the Group's management decides to appoint which external valuers to be responsible for the external valuations of the Group's investment properties. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. The Group's management has discussions with the valuers on the valuation assumptions and valuation results when the valuation is performed for financial reporting. Certain investment properties are leased to third parties under operating leases, further summary details of which are included in note 43(A) to the financial statements.

At 31 March 2019, the Group's investment properties with a carrying amount of approximately HK\$1,618,605,000 (2018: HK\$1,622,055,000) were pledged to secure certain banking facilities granted to the Group (note 45).

Further particulars of the Group's principal properties are included on pages 261 to 271.

14. 投資物業 (續)

本公司董事已根據各物業之性質、特性及風險釐定本集團投資物業由三種資產類別（即住宅、商業及工業物業）組成。於二零一九年三月三十一日，本集團之投資物業根據由獨立專業合資格估值師威格斯資產評估顧問有限公司進行之估值重估約為1,822,580,000港元（二零一八年：1,764,648,000港元）。每年度，本集團之管理層決定委任外部估值師負責本集團投資物業之外部估值。甄選準則包括市場知識、聲譽、獨立性及能否維持專業標準。本集團之管理層就財務申報進行估值時與估值師討論估值假設及估值結果。若干投資物業乃按經營租賃租予第三方，進一步概要詳情已載於財務報表附註43(A)內。

於二零一九年三月三十一日，本集團賬面值約為1,618,605,000港元（二零一八年：1,622,055,000港元）之投資物業已作抵押，作為本集團獲授若干銀行信貸之擔保（附註45）。

本集團主要物業之進一步詳情載於第261至271頁。

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14. INVESTMENT PROPERTIES (Continued)

FAIR VALUE HIERARCHY

The following table illustrates the fair value measurement hierarchy of the Group's investment properties:

14. 投資物業 (續)

公平值層級

下表列示本集團投資物業之公平值計量層級：

Fair value measurement as at

31 March 2019 using

於二零一九年三月三十一日

使用以下各項進行之公平值計量

		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一級) HK\$'000 千港元	Significant observable inputs (Level 2) 重大可觀察 輸入值 (第二級) HK\$'000 千港元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入值 (第三級) HK\$'000 千港元	Total 總計 HK\$'000 千港元
Hong Kong:	香港：				
Commercial properties	商業物業	—	—	128,500	128,500
Industrial properties	工業物業	—	—	118,542	118,542
Residential properties	住宅物業	—	—	6,828	6,828
Mainland China:	中國大陸：				
Commercial properties	商業物業	—	—	1,495,877	1,495,877
Industrial properties	工業物業	—	—	72,833	72,833
		—	—	1,822,580	1,822,580

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14. INVESTMENT PROPERTIES (Continued)

FAIR VALUE HIERARCHY (Continued)

14. 投資物業 (續)

公平值層級 (續)

Fair value measurement as at
 31 March 2018 using
 於二零一八年三月三十一日
 使用以下各項進行之公平值計量

		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一級) HK\$'000 千港元	Significant observable inputs (Level 2) 重大可觀察 輸入值 (第二級) HK\$'000 千港元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入值 (第三級) HK\$'000 千港元	Total 總計 HK\$'000 千港元
Hong Kong:	香港:				
Commercial properties	商業物業	-	-	104,701	104,701
Industrial properties	工業物業	-	-	108,628	108,628
Residential property	住宅物業	-	-	2,400	2,400
Mainland China:	中國大陸:				
Commercial properties	商業物業	-	-	1,528,168	1,528,168
Industrial properties	工業物業	-	-	75,951	75,951
		-	-	1,819,848	1,819,848
Less: Commercial property located in Hong Kong classified as held for sale	減: 分類為持作出售之 位於香港之 商業物業	-	-	(55,200)	(55,200)
		-	-	1,764,648	1,764,648

During the year, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 (2018: Nil).

於年內，概無轉撥於任何第一級與第二級之公平值計量及並無從第三級中轉入或轉出(二零一八年: 無)。

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14. INVESTMENT PROPERTIES (Continued)

FAIR VALUE HIERARCHY (Continued)

Reconciliation of fair value measurements categorised within Level 3 of the fair value hierarchy:

14. 投資物業 (續)

公平值層級 (續)

歸類於第三級公平值層級內之公平值計量對賬：

		Hong Kong 香港			Mainland China 中國大陸	
		Commercial properties 商業物業 HK\$'000 千港元	Industrial properties 工業物業 HK\$'000 千港元	Residential properties 住宅物業 HK\$'000 千港元	Commercial properties 商業物業 HK\$'000 千港元	Industrial properties 工業物業 HK\$'000 千港元
Carrying amount at 1 April 2017	於二零一七年四月一日之賬面值	26,700	97,075	—	1,394,181	9,246
Additions	添置	79,824	—	3,065	—	11,158
Transfers	轉入	—	—	—	—	38,776
Net gain from fair value adjustments recognised in profit or loss	於損益確認之公平值調整 收益淨額	(1,823)	11,553	(665)	107,642	11,919
Exchange realignment	匯兌調整	—	—	—	26,345	4,852
		104,701	108,628	2,400	1,528,168	75,951
Less: Commercial property located in Hong Kong classified as held for sale	減：分類為持作出售之位於香港之商業物業	(55,200)	—	—	—	—
Carrying amount at 31 March 2018 and 1 April 2018	於二零一八年三月三十一日及二零一八年四月一日之賬面值	49,501	108,628	2,400	1,528,168	75,951
Additions	添置	82,585	—	5,837	—	—
Net loss from fair value adjustments recognised in profit or loss	於損益確認之公平值調整 虧損淨額	(3,586)	9,914	(1,409)	(14,577)	579
Exchange realignment	匯兌調整	—	—	—	(17,714)	(3,697)
Carrying amount at 31 March 2019	於二零一九年三月三十一日之賬面值	128,500	118,542	6,828	1,495,877	72,833

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14. INVESTMENT PROPERTIES (Continued)

FAIR VALUE HIERARCHY (Continued)

Below is a summary of the valuation techniques used and the key inputs to the valuation of investment properties:

14. 投資物業 (續)

公平值層級 (續)

下表概述投資物業估值所用之估值技術及主要輸入值：

Valuation techniques 估值技術		Significant unobservable inputs 重大不可觀察輸入值	Range 範圍	
			2019 二零一九年	2018 二零一八年
Hong Kong: 香港：				
Commercial properties 商業物業	Direct comparison approach 直接比較法	Estimated market price (per square foot) 估計市價（每平方英尺）	HK\$17,000 to HK\$40,000 17,000港元至 40,000港元	HK\$16,500 to HK\$101,000 16,500港元至 101,000港元
Industrial properties 工業物業	Direct comparison approach 直接比較法	Estimated market price (per square foot) 估計市價（每平方英尺）	HK\$2,250 to HK\$3,250 2,250港元至 3,250港元	HK\$2,050 to HK\$3,000 2,050港元至 3,000港元
Residential properties 住宅物業	Direct comparison approach 直接比較法	Estimated market price (per square foot) 估計市價（每平方英尺）	HK\$7,000 to HK\$8,500 7,000港元至 8,500港元	HK\$6,700 6,700港元
Mainland China: 中國大陸：				
Commercial properties 商業物業	Direct comparison approach 直接比較法	Estimated market price (per square metre) 估計市價（每平方米）	HK\$22,807 to HK\$81,871 22,807港元至 81,871港元	HK\$22,213 to HK\$83,177 22,213 港元至 83,177港元
	Income capitalisation approach 收入資本化法	Estimated rental value (per square metre per month) 估計租值（每平方米每月）	HK\$58 to HK\$175 58港元至 175港元	HK\$62 to HK\$188 62港元至 188港元
		Capitalisation rate 資本化率	8.5%	8.5%
Industrial properties 工業物業	Income capitalisation approach 收入資本化法	Estimated rental value (per square metre per month) 估計租值（每平方米每月）	HK\$16.4 16.4港元	HK\$15.6 15.6港元
		Capitalisation rate 資本化率	8.5%	7.5%

Under the direct comparison approach, fair value is estimated with reference to recent transactions for similar properties in the proximity with adjustments for the differences in transaction dates, building age, floor area, etc. between the comparable properties and the subject properties.

根據直接比較法，公平值乃參考鄰近類似物業之近期交易作出估計，並就可資比較物業與標的物業之交易日期、樓齡、樓面面積等之差異作出調整。

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14. INVESTMENT PROPERTIES (Continued)

FAIR VALUE HIERARCHY (Continued)

Under the income capitalisation approach, fair value is estimated by taking into account the current rent passing of the property interests and the reversionary potential of the tenancy.

A significant increase/decrease in the estimated rental value and the estimated market price per square foot/ metre in isolation would result in a significant increase/ decrease in the fair value of the investment properties. A significant increase/decrease in the discount rate in isolation would result in a significant decrease/increase in the fair value of the investment properties.

14. 投資物業 (續)

公平值層級 (續)

根據收入資本化法，公平值乃考慮該物業權益之目前租金水平及租賃之復歸潛力估計。

估計租值及估計市價（每平方呎／米）單獨大幅增加／減少將導致投資物業的公平值大幅增加／減少。折現率單獨大幅增加／減少將導致投資物業的公平值大幅減少／增加。

15. PREPAID LAND LEASE PAYMENTS

15. 預付土地租賃款項

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Carrying amount at beginning of year	於年初之賬面值	13,409	27,107
Addition during the year	年內添置	20,157	—
Transfer to investment properties	轉撥至投資物業	—	(15,278)
Recognised during the year (note 6)	於年內確認（附註6）	(507)	(429)
Exchange realignment	匯兌調整	(916)	2,009
Carrying amount at 31 March	於三月三十一日之賬面值	32,143	13,409
Current portion included in debtors, deposits and prepayments	即期部分包括在應收賬款、按金及預付款項之內	(828)	(455)
Non-current portion	非即期部分	31,315	12,954

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16. GOODWILL

31 March 2019

16. 商譽

二零一九年三月三十一日

		HK\$'000 千港元
At 1 April 2018:	於二零一八年四月一日：	
Cost	成本	95,269
Accumulated release upon sale of developed properties	出售已發展物業累計釋出	(1,288)
Accumulated impairment	累計減值	(35,053)
Net carrying amount	賬面淨值	58,928
Cost at 1 April 2018, net of accumulated release and impairment	於二零一八年四月一日之成本，扣除累計釋出及減值	58,928
Impairment during the year (note 6)	年內減值（附註6）	(8,721)
Cost at 31 March 2019, net of accumulated release and impairment	於二零一九年三月三十一日之成本，扣除累計釋出及減值	50,207
At 31 March 2019:	於二零一九年三月三十一日：	
Cost	成本	95,269
Accumulated release upon sale of developed properties	出售已發展物業累計釋出	(1,288)
Accumulated impairment	累計減值	(43,774)
Net carrying amount	賬面淨值	50,207

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16. GOODWILL (Continued)

31 March 2018

16. 商譽 (續)

二零一八年三月三十一日

		HK\$'000 千港元
At 1 April 2017:	於二零一七年四月一日：	
Cost	成本	95,269
Accumulated release upon sale of developed properties	出售已發展物業累計釋出	(1,288)
Accumulated impairment	累計減值	(3,663)
Net carrying amount	賬面淨值	90,318
Cost at 1 April 2017, net of accumulated release and impairment	於二零一七年四月一日之成本，扣除累計釋出及減值	90,318
Impairment during the year (note 6)	年內減值 (附註6)	(31,390)
Cost at 31 March 2018, net of accumulated release and impairment	於二零一八年三月三十一日之成本，扣除累計釋出及減值	58,928
At 31 March 2018:	於二零一八年三月三十一日：	
Cost	成本	95,269
Accumulated release upon sale of developed properties	出售已發展物業累計釋出	(1,288)
Accumulated impairment	累計減值	(35,053)
Net carrying amount	賬面淨值	58,928

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16. GOODWILL (Continued)

IMPAIRMENT TESTING OF GOODWILL

Goodwill acquired through business combinations is allocated to the following cash-generating units (group of units) for impairment testing:

- Mainland China restaurant, food and hotel;
- Hong Kong restaurant and food; and
- Property investment and development.

The carrying amounts of goodwill allocated to each of the cash-generating units (group of units) are as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Mainland China restaurant, food and hotel	中國大陸餐飲、食品及酒店	–	8,721
Hong Kong restaurant and food	香港酒樓及食品	50,207	50,207
Property investment and development	物業投資及發展	–	–
Carrying amount at 31 March	於三月三十一日之賬面值	50,207	58,928

The Group's recoverable amount of the above cash-generating units have been determined based on a value in use calculation using cash flow projections based on financial budgets/forecasts covering a five-year period, the remaining land use right period and the expected development project period for the Hong Kong restaurant and food cash-generating unit, Mainland China restaurant, food and hotel cash-generating unit and property investment and development cash-generating unit, respectively, which were approved by senior management. The discount rates applied to the cash flow projections range from 10% to 11% (2018: range from 10% to 13%). The growth rate used to extrapolate the cash flows of the Mainland China restaurant, food and hotel cash-generating unit and the Hong Kong restaurant and food cash-generating unit beyond the five-year period was 3% (2018: range from 3% to 5%).

16. 商譽 (續)

商譽之減值測試

由業務合併所收購之商譽已分配至以下現金產生單位 (單位組別) 以作減值測試:

- 中國大陸餐飲、食品及酒店;
- 香港酒樓及食品; 及
- 物業投資及發展。

分配至各現金產生單位 (單位組別) 之商譽賬面值如下:

本集團上述現金產生單位之可收回金額已使用根據高級管理人員批准之五年期、香港酒樓及食品現金產生單位、中國大陸餐飲、食品及酒店現金產生單位以及物業投資及發展現金產生單位各自之餘下土地使用權期間及預期發展項目期間之財務預算／預測之現金流量預測之使用價值計算釐定。現金流量預測適用之折現率介乎10%至11% (二零一八年: 介乎10%至13%)。超過五年期之中國大陸餐飲、食品及酒店現金產生單位以及香港酒樓及食品現金產生單位之現金流量以增長率為3% (二零一八年: 介乎3%至5%) 進行預測。

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16. GOODWILL (Continued)

IMPAIRMENT TESTING OF GOODWILL (Continued)

Assumptions were used in the value in use calculation of the above cash-generating units for 31 March 2019 and 31 March 2018. The following describes each key assumption on which management has based its cash flow projections to undertake impairment testing of goodwill:

Budgeted revenue/gross margins – The basis used to determine the value assigned to the budgeted/forecast revenue/gross margins is the average revenue/gross margins achieved in the year immediately before the budget/forecast year, increased for expected efficiency improvements and/or expected market development.

Discount rates – The discount rates used are before tax and reflect specific risks relating to the relevant units.

During the year ended 31 March 2019, the Group recognised an impairment loss of approximately HK\$8,721,000 relating to the goodwill allocated to the Mainland China restaurant, food and hotel cash-generating unit, being the carrying amount thereof (before deducting the impairment loss) that it could not recover. The impairment loss arose mainly due to increasing intense competitions and other negative factors affecting that cash-generation unit.

In the prior year, in contemplation of the disposal of the Group's equity interest in Carrianna (Hunan) Enterprise Co., Ltd. ("Hunan Carrianna"), the Group recognised an impairment loss of approximately HK\$31,390,000 relating to the goodwill allocated to the property investment and development cash-generating unit, which was attributable to Hunan Carrianna and its subsidiaries that reported under the property investment and development operating segment, being the carrying amount thereof (before deducting the impairment loss) that the Group could not recover.

16. 商譽 (續)

商譽之減值測試 (續)

計算二零一九年三月三十一日及二零一八年三月三十一日之上述現金產生單位之使用價值時，已使用假設。管理層按其現金流量預測進行商譽減值測試所依據之各主要假設載述如下：

預算收入／邊際毛利－用作釐定預算／預測收入／邊際毛利所指定價值之基準為緊接預算／預測年度前一年取得之平均收入／邊際毛利，並已就預期效率提升及／或預期市場發展而調高。

折現率－所使用之折現率為未計稅項前及反映與相關單位有關之特定風險。

截至二零一九年三月三十一日止年度，本集團已確認有關分配至中國大陸餐飲、食品及酒店現金產生單位之商譽減值虧損約為8,721,000港元，即其不可收回之賬面值（扣除減值虧損前）。減值虧損主要由於競爭日漸激烈以及影響該現金產生單位之負面因素所致。

於上年度，於擬出售本集團於佳寧娜（湖南）實業有限公司（「湖南佳寧娜」）之股權時，本集團已確認有關湖南佳寧娜及其附屬公司應佔之於物業投資及發展經營分部呈報之分配至物業投資及發展現金產生單位之商譽減值虧損約31,390,000港元，即本集團不可收回之賬面值（扣除減值虧損前）。

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17. OTHER INTANGIBLE ASSETS

17. 其他無形資產

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
At beginning of year:	於年初：		
Cost	成本	—	533,559
Accumulated amortisation	累計攤銷	—	(174,165)
Net carrying amount	賬面淨值	—	359,394
Cost at the beginning of year, net of accumulated amortisation	於年初之成本，扣除累計攤銷	—	359,394
Disposal of subsidiaries (note 40)	出售附屬公司（附註40）	—	(359,394)
Net carrying amount	賬面淨值	—	—
At 31 March:	於三月三十一日：		
Cost	成本	—	—
Accumulated amortisation	累計攤銷	—	—
Net carrying amount	賬面淨值	—	—

As further described in note 2.4 to the financial statements, the amortisation in the prior periods was included in properties under development as part of the land costs.

誠如財務報表附註2.4所述，過往期間之攤銷計入發展中物業作為土地成本之一部分。

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18. INTERESTS IN ASSOCIATES

18. 於聯營公司之權益

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Share of net assets	分佔資產淨值	733,595	439,300
Due from associates	應收聯營公司之款項	273,114	300,092
Loans to an associate	給予一間聯營公司之貸款	47,201	129,116
		1,053,910 (60,736)	868,508 (81,960)
Portion classified as current assets	分類為流動資產之部分	993,174	786,548

As at 31 March 2019, the amount due from an associate amounting to approximately HK\$60,736,000 (2018: Nil) is unsecured and interest-free. In the opinion of the directors, this amount will be repaid on demand and is thus included in current assets as at 31 March 2019.

The remaining amounts due from associates and certain loans to an associate of approximately HK\$47,201,000 (2018: HK\$47,156,000) are unsecured, interest-free and have no fixed terms of repayment. In the opinion of the directors, these balances are unlikely to be repaid in the foreseeable future and are considered as part of the Group's net investments in the associates.

As at 31 March 2018, a loan to an associate amounting to approximately HK\$81,960,000 was secured by the pledge of the entire share capital of South China International Purchasing Exchange Centre Limited ("SCI") and bore interest at 12% per annum. In the opinion of the directors, the loan at 31 March 2018 was then expected to be repaid on demand and was thus included in current assets as at 31 March 2018.

Particulars of the material associate are as follows:

於二零一九年三月三十一日，約60,736,000港元（二零一八年：無）之應收聯營公司之款項為無抵押及不計息。董事認為，該金額將按要求償還，因此計入於二零一九年三月三十一日之流動資產。

應收聯營公司之餘額款項以及給予一間聯營公司之若干貸款約47,201,000港元（二零一八年：47,156,000港元）為無抵押、不計息且並無固定還款條款。董事認為，該等結餘於可見將來償還的可能性不大，且被視為本集團於聯營公司投資淨額之一部分。

於二零一八年三月三十一日，給予一間聯營公司之透過質押華南國際採購交易中心有限公司（「華南國際」）全部股本作抵押及按年利率12%計息之貸款約為81,960,000港元。董事認為，於二零一八年三月三十一日之該貸款當時預期為按要求償還，因此計入於二零一八年三月三十一日之流動資產。

主要聯營公司詳情如下：

Name	Particulars of issued shares held	Business structure	Place of incorporation and business	Percentage of equity interest attributable to the Group	Principal activity
名稱	持有已發行股份詳情	業務架構	註冊成立及營業地點	本集團應佔股權百分比	主要業務
				2019 二零一九年	2018 二零一八年
SCI [#] 華南國際 [#]	Ordinary shares (unlisted) 普通股（非上市）	Corporate 公司	Hong Kong [*] 香港 [*]	50	50
					Investment holding 投資控股

[#] SCI'S financial statements were not audited by Ernst & Young, Hong Kong or another member firm of the Ernst & Young global network

^{*} Mainland China is the principal place of business of SCI's principal subsidiaries

[#] 華南國際之財務報表並無經香港安永會計師事務所或安永會計師事務所全球網絡之其他成員會計師事務所審核

^{*} 中國大陸為華南國際之主要附屬公司之主要營業地點

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18. INTERESTS IN ASSOCIATES (Continued)

SCI and its subsidiaries (collectively the “SCI Group”) are mainly engaged in property investment and development. The SCI Group is considered as a material associate of the Group which, in the opinion of the directors of the Company, is strategic to the Group’s property investment and development operating segment and has been accounted for using the equity method in the consolidated financial statements.

The following table illustrates the summarised financial information in respect of the SCI Group adjusted for any differences in accounting policies and reconciled to the carrying amount in the consolidated financial statements:

18. 於聯營公司之權益 (續)

華南國際及其附屬公司（統稱「華南國際集團」）主要從事物業投資及發展業務。華南國際集團被視為本集團一間主要聯營公司，本公司董事認為，其對本集團之物業投資及發展經營分部具策略性作用，並於綜合財務報表以權益法入賬。

下表列示華南國際集團之財務資料概要（已就會計政策之任何差異作出調整）及與綜合財務報表內之賬面值對賬：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Current assets	流動資產	267,277	713,591
Non-current assets	非流動資產	3,186,195	1,977,546
Current liabilities	流動負債	(628,273)	(1,035,452)
Non-current liabilities	非流動負債	(1,578,628)	(840,027)
Net assets	資產淨值	1,246,571	815,658
Less: Non-controlling interests	減：非控股權益	(2,397)	579
Net assets attributable to owners of the SCI Group	華南國際集團擁有人應佔資產淨值	1,244,174	816,237
Reconciliation to the Group’s interest in the SCI Group included in non-current assets:	與計入非流動資產之本集團於華南國際集團之權益對賬：		
Proportion of the Group’s ownership	本集團所有權之比例	50%	50%
Group’s share of net assets of the SCI Group	本集團應佔華南國際集團之資產淨值	622,087	408,119
Unrealised interest income eliminated	未變現利息收入對銷	(109)	(4,372)
Amount due from the associate	應收聯營公司款項	212,205	299,920
Loans to the associate	給予聯營公司之貸款	47,201	47,156
Carrying amount of the interest therein*	於當中之權益賬面值*	881,384	750,823
Profit or loss and other comprehensive income attributable to owners of the SCI Group:	華南國際集團擁有人應佔之損益及其他全面收入：		
Revenue	收入	42,321	508,612
Profit for the year	本年度溢利	516,971	487,895
Other comprehensive income/(loss)	其他全面收入／（虧損）	(89,034)	105,331
Total comprehensive income for the year	本年度全面收入總額	427,937	593,226

* Excluded an amount due from the associate of approximately HK\$60,736,000 as at 31 March 2019 (2018: a loan to the associate amounting to approximately HK\$81,960,000).

* 於二零一九年三月三十一日，不包括應收聯營公司之款項約為60,736,000港元（二零一八年：給予聯營公司貸款約81,960,000港元）。

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18. INTERESTS IN ASSOCIATES (Continued)

The following table illustrates the aggregate financial information of the Group's associate that is not individually material:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Share of the associate's loss for the year	年內應佔聯營公司虧損	(1,863)	(54)
Aggregate carrying amount of the Group's interests in the associates	本集團於聯營公司之權益之總賬面值	111,790	35,725

18. 於聯營公司之權益 (續)

下表列示本集團個別不重大之聯營公司之總財務資料：

19. EQUITY INVESTMENTS DESIGNATED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME/AVAILABLE-FOR-SALE INVESTMENTS

19. 指定為按公平值列賬及於其他全面收入中處理之權益投資／可供出售投資

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Equity investments designated at fair value through other comprehensive income	指定為按公平值列賬及於其他全面收入中處理之權益投資		
Listed equity investment, at fair value	上市權益投資，按公平值	175,098	—
Unlisted equity investment, at fair value	非上市權益投資，按公平值	37,643	—
		212,741	—
Available-for-sale investments	可供出售投資		
Equity investment listed in Hong Kong, at fair value	於香港上市權益投資，按公平值	—	245,971
Unlisted equity investment, at cost	非上市權益投資，按成本	—	49,988
		—	295,959

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19. EQUITY INVESTMENTS DESIGNATED AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME/AVAILABLE-FOR-SALE INVESTMENTS (Continued)

The above equity investments were irrevocably designated at fair value through other comprehensive income as the Group considers these investments to be strategic in nature.

During the year ended 31 March 2019, the fair value loss in respect of the Group's equity investments designated at fair value through other comprehensive income (2018: available-for-sale investments) recognised in other comprehensive income amounted to approximately HK\$70,902,000 (2018: gain of HK\$23,624,000).

As at 31 March 2018, unlisted equity investments with a carrying amount of approximately HK\$49,988,000 were stated at cost less impairment because the range of reasonable fair value estimates was then so significant that the directors were of the opinion that their fair value could not be measured reliably. The Group then did not intend to dispose of them in the near future.

19. 指定為按公平值列賬及於其他全面收入中處理之權益投資／可供出售投資（續）

由於本集團認為上述權益投資具戰略性質，故本集團將不可撤回地指定該等投資按公平值列賬及於其他全面收入中處理。

截至二零一九年三月三十一日止年度，本集團於其他全面收入確認之指定為按公平值列賬及於其他全面收入中處理之權益投資（二零一八年：可供出售投資）之公平值虧損約為70,902,000港元（二零一八年：收益23,624,000港元）。

於二零一八年三月三十一日，賬面值約為49,988,000港元之非上市權益投資按成本扣除減值列賬，因當時合理公平值估計範圍過於寬泛以致董事認為其公平值無法可靠計量。本集團當時不擬於可見將來出售該等非上市權益投資。

20. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

20. 按公平值列賬及於損益中處理之金融資產

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Listed equity investments, at fair value	上市權益投資，按公平值	35,911	30,745
Listed debt investments, at fair value	上市債務投資，按公平值	149,547	63,573
Unlisted investments, at fair value	非上市投資，按公平值	11,639	18,164
		197,097	112,482

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20. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS (Continued)

The listed equity and debt investments at 31 March 2019 were classified as financial assets at fair value through profit or loss as they were held for trading.

The above unlisted investments at 31 March 2019 were fund investment products issued by banks. They were mandatorily classified as financial assets at fair value through profit or loss as their contractual cash flows are not solely payments of principal and interest.

The fair values of the listed and unlisted investments were based on the market values/fair values provided by financial institutions or quoted market prices at the end of the reporting period.

At 31 March 2019, the Group's financial assets at fair value through profit or loss of approximately HK\$83,564,000 (2018: HK\$75,287,000) were pledged to secure certain banking facilities granted to the Group (note 45).

21. STRUCTURED DEPOSITS

Structured deposits were stated at fair value and represented several deposits placed with banks. The Group designated the structured deposits as investments at fair value through profit or loss. As at 31 March 2019, the aggregate fair value of the structured deposits was approximately HK\$817,000 (2018: HK\$124,264,000) and total realised and unrealised fair value gains of approximately HK\$530,000 (2018: HK\$2,098,000) were recognised by the Group during the year.

The fair value was based on the market values provided by financial institutions at the end of the reporting period.

20. 按公平值列賬及於損益中處理之金融資產 (續)

於二零一九年三月三十一日，上市權益及債務投資因其乃持作買賣而分類為按公平值計入損益之金融資產。

上述非上市投資於二零一九年三月三十一日均為銀行發行之基金投資產品。由於其合約現金流量並非僅為本金及利息付款，因此被強制分類為按公平值列賬及於損益中處理的金融資產。

上市及非上市投資之公平值乃按金融機構提供之市值／公平值或於報告期末之市場報價為基準。

於二零一九年三月三十一日，本集團價值約為83,564,000港元（二零一八年：75,287,000港元）之按公平值列賬及於損益中處理之金融資產已作抵押，作為本集團所獲授若干銀行信貸之擔保（附註45）。

21. 結構性存款

結構性存款乃按公平值列賬及指存置於銀行之數筆存款。本集團已將結構性存款指定為按公平值列賬及於損益中處理之投資。於二零一九年三月三十一日，結構性存款之總公平值為約817,000港元（二零一八年：124,264,000港元）以及已變現及未變現公平值收益總額約530,000港元（二零一八年：2,098,000港元）已於年內由本集團確認。

公平值乃按金融機構於報告期末提供之市值為基準。

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22. PROPERTIES UNDER DEVELOPMENT AND PROPERTIES HELD FOR SALE

PROPERTIES UNDER DEVELOPMENT

22. 發展中物業及持作出售物業

發展中物業

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
At beginning of year	於年初	366,693	962,701
Additions	添置	34,649	71,024
Disposal of subsidiaries (note 40)	出售附屬公司(附註40)	—	(712,048)
Transfer to properties held for sale	轉撥至持作出售物業	(11,307)	(839)
Exchange realignment	匯兌調整	(23,123)	45,855
At 31 March	於三月三十一日	366,912	366,693
Properties under development expected to be completed:	預期於以下期限竣工之發展中物業:		
Within normal operating cycle included under current assets*	包含於流動資產之日常經營週期內*	68,392	—
Beyond normal operating cycle included under non-current assets*	超出包含於非流動資產之日常經營週期*	298,520	366,693
		366,912	366,693
Properties under development expected to be completed within normal operating cycle and recovered:	預期於以下日常經營週期內竣工及可收回之發展中物業:		
Within one year*	一年內*	—	—
More than one year*	超過一年*	68,392	—
		68,392	—

* Based on the current best estimates made by the Group's senior management.

* 根據本集團高級管理層作出之現時最佳估計。

The Group's properties under development are located in Mainland China and Hong Kong.

本集團之發展中物業位於中國大陸及香港。

Included in the Group's properties under development are land use rights with an aggregate carrying amount of approximately HK\$294,679,000 at 31 March 2019 (2018: HK\$314,128,000).

計入本集團之發展中物業為於二零一九年三月三十一日總賬面值約為294,679,000港元(二零一八年: 314,128,000港元)之土地使用權。

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22. PROPERTIES UNDER DEVELOPMENT AND PROPERTIES HELD FOR SALE (Continued)

PROPERTIES HELD FOR SALE

The Group's properties held for sale are located in Mainland China and Hong Kong. As at 31 March 2019, properties held for sale with an aggregate carrying amount of approximately HK\$10,989,000 (2018: HK\$23,417,000) were pledged to secure certain banking facilities granted to the Group (note 45).

22. 發展中物業及持作出售物業 (續)

持作出售物業

本集團持作出售物業位於中國大陸及香港。於二零一九年三月三十一日，賬面總值約10,989,000港元（二零一八年：23,417,000港元）之持作出售物業已作抵押，作為本集團所獲授若干銀行信貸之擔保（附註45）。

23. INVENTORIES

23. 存貨

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Food and beverages	食品及飲料	24,220	26,212

24. DEBTORS, DEPOSITS AND PREPAYMENTS

TRADE DEBTORS

Included in the total balance is an amount of approximately HK\$23,571,000 (2018: HK\$38,103,000) representing the trade debtors of the Group.

24. 應收賬款、按金及預付款項

應收貿易賬款

總結餘包括約23,571,000港元（二零一八年：38,103,000港元）為本集團之應收貿易賬款。

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Trade debtors	應收貿易賬款	46,868	68,550
Impairment	減值	(23,297)	(30,447)
		23,571	38,103

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24. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)**TRADE DEBTORS (Continued)****CREDIT TERMS**

For restaurant, bakery and hotel operations, the Group's trading terms with its customers are mainly on cash or credit card settlements. For sale of food products, customers are generally given 30 to 90 days credit terms, except for new customers or certain food products, where payment in advance is normally required. The Group seeks to maintain strict control over its outstanding trade debtor balances. Overdue balances are reviewed regularly by senior management.

Generally, the Group does not hold any collateral or credit enhancements over its trade debtor balances, except in the prior year, the Group received a guarantee from a related party in respect of certain trade debtors amounting to approximately HK\$15,911,000 as at 31 March 2018 (note 46). Trade debtors are non-interest-bearing.

An ageing analysis of trade debtors as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

24. 應收賬款、按金及預付款項 (續)**應收貿易賬款 (續)****信貸條款**

就酒樓、麵包店及酒店業務而言，本集團與其客戶之貿易條款主要以現金或信用卡結算。就食品銷售而言，客戶一般獲授30至90日之信貸期，惟新客戶或若干食品則除外，這些一般須事先付款。本集團尋求對其尚未償還應收貿易賬款結餘實行嚴格監控。高級管理層定期對逾期結餘進行審閱。

一般而言，本集團並無就其應收貿易賬款結餘持有任何抵押品或信貸提升，除於上年度，本集團已收到來自關連人士有關於二零一八年三月三十一日的若干應收貿易賬款約15,911,000港元的擔保（附註46）。應收貿易賬款均為不計息。

於報告期末，應收貿易賬款按發票日期及扣除虧損撥備之賬齡分析如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Current to 30 days	即期至30日	15,649	11,153
31 to 60 days	31至60日	4,038	3,037
61 to 90 days	61至90日	1,939	948
Over 90 days	超過90日	1,945	22,965
		23,571	38,103

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24. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)

TRADE DEBTORS (Continued)

CREDIT TERMS (Continued)

The movements in the loss allowance for impairment of trade debtors are as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
At beginning of year	於年初	30,447	28,356
Effect of adoption of HKFRS 9	採納香港財務報告準則 第9號之影響	7,999	—
At beginning of year (restated)	於年初 (經重列)	38,446	28,356
Impairment losses, net (note 6)	減值虧損·淨額 (附註6)	3,161	549
Amount written off as uncollectible	作為不可收回之撇銷金額	(17,397)	(505)
Exchange realignment	匯兌調整	(913)	2,047
At 31 March	於三月三十一日	23,297	30,447

OTHER DEBTORS

Included in the balance of debtors, deposits and prepayments is amounts due from third parties of approximately HK\$216,626,000 (2018: HK\$50,867,000), which are unsecured, except for certain other debtors totalling approximately HK\$203,375,000 as at 31 March 2019 (2018: HK\$35,746,000) which are guaranteed by certain third parties, bear interest at 2% to 33.33% (2018: 5.35% to 16%) per annum and repayable within one year. Overdue balances are reviewed regularly by senior management.

24. 應收賬款、按金及預付款項 (續)

應收貿易賬款 (續)

信貸條款 (續)

應收貿易賬款之減值虧損撥備變動如下：

其他應收賬款

應收賬款、按金及預付款項之結餘包括應收第三方款項約216,626,000港元 (二零一八年：50,867,000港元)，有關款項為無抵押 (除於二零一九年三月三十一日由若干第三方擔保之若干其他應收賬款合共約203,375,000港元 (二零一八年：35,746,000港元) 外)，按年利率2%至33.33% (二零一八年：5.35%至16%) 計息及須於一年內償還。高級管理層定期對逾期結餘進行審閱。

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24. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)

OTHER DEBTORS (Continued)

In addition, included in the balance of debtors, deposits and prepayments are outstanding consideration receivables for the disposal of Hunan Carrianna of approximately RMB436,776,000 (equivalent to HK\$509,805,000) (2018: RMB543,281,000 (equivalent to HK\$678,940,000)), which are unsecured, interest-free and are repayable in four (2018: five) installments with approximately RMB331,913,000 (equivalent to HK\$387,410,000) (2018: RMB223,086,000 (equivalent to HK\$278,790,000)) repayable within one year being classified as current receivable. The remaining consideration receivables of approximately RMB104,863,000 (equivalent to HK\$122,395,000) (2018: RMB320,195,000 (equivalent to HK\$400,150,000)) is the last installment repayable by September 2020 being classified as non-current receivables.

IMPAIRMENT ASSESSMENT

IMPAIRMENT OF TRADE DEBTORS UNDER HKFRS 9 FOR THE YEAR ENDED 31 MARCH 2019

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (including, inter alia, by geographical region, product type and/or customer type). The calculation reflects reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

24. 應收賬款、按金及預付款項 (續)

其他應收賬款 (續)

此外，應收賬款、按金及預付款項之結餘包括出售海南佳寧娜之尚未償還代價應收款項約人民幣436,776,000元（相當於509,805,000港元）（二零一八年：人民幣543,281,000元（相當於678,940,000港元）），有關款項為無抵押、免息及須分四期（二零一八年：五期）償還，當中約人民幣331,913,000元（相當於387,410,000港元）（二零一八年：人民幣223,086,000元（相當於278,790,000港元））須於一年內償還，被分類為流動應收款項。應收代價餘額約人民幣104,863,000元（相當於122,395,000港元）（二零一八年：人民幣320,195,000元（相當於400,150,000港元））為最後一期須於二零二零年九月前償還，被分類為非流動應收款項。

減值評估

根據香港財務報告準則第9號截至二零一九年三月三十一日止年度之應收貿易賬款減值

於各報告日期均採用撥備矩陣進行減值分析，以計量預期信貸虧損。撥備率乃根據擁有類似虧損模式（包括（其中包括）地區、產品類別及／或客戶類別）的多個客戶分部組別的逾期日數而定。該計算反映於報告日期可得的有關過往事件、當前情況及未來經濟狀況預測的合理及可靠資料。

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24. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)

IMPAIRMENT ASSESSMENT (Continued)

IMPAIRMENT OF TRADE DEBTORS UNDER HKFRS 9 FOR THE YEAR ENDED 31 MARCH 2019 (Continued)

Set out below is the information about the credit risk exposure on the Group's trade debtors as at 31 March 2019 using a provision matrix:

		Expected credit loss rate 預期信貸虧損率 %	Gross carrying amount 賬面總值 HK\$'000 千港元	Expected credit losses 預期信貸虧損 HK\$'000 千港元
Trade debtors aged:	應收貿易賬款之賬齡：			
Current to 3 months past due	即期至逾期三個月	—	21,933	—
Over 3 months past due	逾期超過三個月	93.4	24,935	23,297
Total	總計		46,868	23,297

IMPAIRMENT OF TRADE DEBTORS UNDER HKAS 39 FOR THE YEAR ENDED 31 MARCH 2018

Included in the above provision for impairment of trade debtors, which was measured based on incurred credit losses under HKAS 39, as at 31 March 2018 was a provision for individually impaired trade debtors of approximately HK\$30,447,000 with a carrying amount before provision of approximately HK\$31,096,000. Such provision was determined after taking into account the ageing of individual debtors' balances, the creditworthiness of the debtors, the repayment history and historical write-off experience. The individually impaired trade debtors as at 31 March 2018 related to debtors that were in financial difficulties or were in default in payment and only a portion of the debtors is expected to be recovered.

24. 應收賬款、按金及預付款項 (續)

減值評估 (續)

根據香港財務報告準則第9號截至二零一九年三月三十一日止年度之應收貿易賬款減值 (續)

下文載列有關使用撥備矩陣計算本集團於二零一九年三月三十一日之應收貿易賬款信貸風險的資料：

根據香港會計準則第39號截至二零一八年三月三十一日止年度之應收貿易賬款減值

上述於二零一八年三月三十一日之應收貿易賬款之減值撥備 (其乃根據香港會計準則第39號項下之已產生信貸虧損計量) 中包括個別已減值應收貿易賬款作出之撥備約30,447,000港元，該等應收賬款之撥備前賬面值約為31,096,000港元。該撥備之釐訂是經過考慮個別債務人結餘之賬齡、債務人之信用評級、還款記錄及過往撇賬經驗之影響。於二零一八年三月三十一日之個別已減值應收貿易賬款與面臨財務困難或拖欠付款之債務人有關，預期僅可收回部分應收賬款。

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24. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)

IMPAIRMENT ASSESSMENT (Continued)

IMPAIRMENT OF TRADE DEBTORS UNDER HKAS 39 FOR THE YEAR ENDED 31 MARCH 2018 (Continued)

The ageing analysis of the trade debtors as at 31 March 2018 that were not considered to be impaired under HKAS 39 is as follows:

		2018 二零一八年 HK\$'000 千港元
Neither past due nor impaired	未逾期亦未減值	11,414
Less than 1 month past due	逾期少於一個月	3,153
1 to 3 months past due	逾期一至三個月	609
Over 3 months past due	逾期超過三個月	22,278
		37,454

Trade debtors that were neither past due nor impaired related to a number of trade debtors for whom there was generally no recent history of default.

Trade debtors that were past due but not impaired related to a number of debtors that had a good track record with the Group. Based on past experience, the directors of the Company were of the opinion that no provision for impairment under HKAS 39 was necessary in respect of these balances as there had not been a significant change in credit quality and the balances were still considered fully recoverable.

24. 應收賬款、按金及預付款項 (續)

減值評估 (續)

根據香港會計準則第39號截至二零一八年三月三十一日止年度之應收貿易賬款減值 (續)

於二零一八年三月三十一日根據香港會計準則第39號之視作未減值之應收貿易賬款賬齡分析如下：

		2018 二零一八年 HK\$'000 千港元
Neither past due nor impaired	未逾期亦未減值	11,414
Less than 1 month past due	逾期少於一個月	3,153
1 to 3 months past due	逾期一至三個月	609
Over 3 months past due	逾期超過三個月	22,278
		37,454

未逾期亦未減值之應收貿易賬款涉及通常近期並無拖欠記錄之應收貿易賬款。

已逾期但未減值之應收貿易賬款與多名與本集團保持良好往績記錄之債務人有關。根據過往經驗，本公司董事認為，就該等結餘而言，由於信貸質素並未發生重大變動，且該等結餘仍被視為可悉數收回，故毋須根據香港會計準則第39號就此作出任何減值撥備。

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24. DEBTORS, DEPOSITS AND PREPAYMENTS (Continued)

IMPAIRMENT ASSESSMENT (Continued)

IMPAIRMENT OF OTHER DEBTORS UNDER HKFRS 9 FOR THE YEAR ENDED 31 MARCH 2019

Where applicable, an impairment analysis is performed at each reporting date by considering the probability of default of counterparty. As at 31 March 2019, the probability of default applied ranged from 1.0% to 51.0% and the loss given default was estimated to be 51.6%. Expected credit losses are estimated by applying a loss rate approach with reference to, inter alia, the industry of debtors, credit quality of debtors or historical loss record of the Group and/or other reasonable and supportable information available. The loss rate is adjusted to reflect the current conditions and forecasts of future economic conditions, as appropriate. The loss rate applied as at 31 March 2019 was 4.8%.

The movements in the loss allowance for impairment of other debtors are as follows:

		2019 二零一九年 HK\$'000 千港元
At beginning of year	於年初	—
Effect of adoption of HKFRS 9	採納香港財務報告準則第9號之影響	29,778
At beginning of year (restated)	於年初(經重列)	29,778
Impairment losses, net (note 6)	減值虧損, 淨額(附註6)	5,603
Exchange realignment	匯兌調整	(233)
At 31 March	於三月三十一日	35,148

IMPAIRMENT OF OTHER DEBTORS UNDER HKAS 39 FOR THE YEAR ENDED 31 MARCH 2018

None of the other debtors at 31 March 2018 was either past due or impaired, and there was then no recent history of significant default of other debtors.

24. 應收賬款、按金及預付款項 (續)

減值評估(續)

根據香港財務報告準則第9號截至二零一九年三月三十一日止年度之其他應收賬款減值

於合適之情況下, 減值分析乃於各報告日期透過考慮交易對手方違約之可能性進行。於二零一九年三月三十一日, 已應用介乎1.0%至51.0%之違約可能性, 因違約而產生之虧損則估計為51.6%。預期信貸虧損乃透過應用虧損率方法進行估計, 並參考(其中包括)債務人之行業、債務人之信貸質素或本集團歷史虧損記錄及/或其他可得之合理可靠資料。虧損率已作調整以反映目前狀況及未來經濟狀況預測(如適用)。於二零一九年三月三十一日採用之虧損率為4.8%。

其他應收賬款之減值虧損撥備變動如下:

根據香港會計準則第39號截至二零一八年三月三十一日止年度之其他應收賬款減值

於二零一八年三月三十一日, 概無其他應收賬款為未逾期亦未減值, 且當時並無其他應收賬款之重大違約近期歷史。

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25. DUE FROM DIRECTORS

Particulars of amounts due from directors, disclosed pursuant to section 383(1)(d) of the Hong Kong Companies Ordinance and Part 3 of the Hong Kong Companies (Disclosure of Information about Benefits of Directors) Regulation, are as follows:

Name 姓名	At 31 March 2019 於二零一九年 三月三十一日 HK\$'000 千港元	Maximum amount outstanding during the year 於本年度 尚未償還 之最高金額 HK\$'000 千港元	At 31 March 2018 and 1 April 2018 於二零一八年 三月三十一日 及二零一八年 四月一日 HK\$'000 千港元	Maximum amount outstanding during the prior year 於上一年度內 尚未償還 之最高金額 HK\$'000 千港元	At 1 April 2017 於二零一七年 四月一日 HK\$'000 千港元
Mr. Ma Kai Cheung 馬介璋先生	7,408	31,697	5,648	34,195	34,195
Mr. Ma Kai Yum 馬介欽先生	522	5,687	–	1,837	–
Mr. Ma Hung Ming, John 馬鴻銘先生	2,568	2,568	1,013	1,519	1,344
Mr. Ng Yan Kwong 吳恩光先生	–	65	–	94	–
	10,498		6,661		35,539

The amounts due from directors are unsecured, interest-free and repayable on demand.

25. 應收董事款項

根據香港公司條例第383(1)(d)條及香港公司（披露董事利益資料）規例第3部之規定披露之應收董事款項披露如下：

應收董事款項為無抵押、免息及按要求償還。

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**26. CASH AND CASH EQUIVALENTS,
RESTRICTED CASH AND PLEDGED
TIME DEPOSITS****26. 現金及現金等值項目、受限制
現金及已抵押定期存款**

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Cash and bank balances	現金及銀行結存	125,837	335,258
Time deposits	定期存款	45,924	58,463
		171,761	393,721
Less: Pledged time deposits for long term bank loans	減：為長期銀行貸款 抵押之定期存款	(35,492)	(35,018)
Pledged time deposits for short term bank loans and other banking facilities	為短期銀行貸款及 其他銀行信貸抵押之 定期存款	(9,920)	(9,151)
Restricted cash (note)	受限制現金（附註）	(90)	(602)
Cash and cash equivalents	現金及現金等值項目	126,259	348,950

Note: According to the relevant contracts/agreements, property development companies of the Group are required to place at designated bank accounts certain amounts as deposits for potential default in payment of mortgage loans advanced to certain property purchasers. Such guarantee deposits will only be released either after the property ownership certificates are submitted to the banks as collateral or when the property purchasers have repaid the full mortgage loans to the banks.

附註：按照相關合約／協議，本集團之物業發展公司須存放一定金額於指定銀行賬戶作為按金，為可能拖欠按揭貸款之若干物業買家提供擔保。該項保證金存款會將僅在銀行獲得房產證作抵押或該物業買家向銀行付清全部按揭貸款時方予解除。

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26. CASH AND CASH EQUIVALENTS, RESTRICTED CASH AND PLEDGED TIME DEPOSITS (Continued)

At the end of the reporting period, the cash and bank balances and time deposits of the Group denominated in Renminbi amounted to approximately HK\$65,231,000 (2018: HK\$246,774,000). The Renminbi is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange Renminbi for other currencies through banks authorised to conduct foreign exchange business.

Certain cash at banks earns interest at floating rates based on daily bank deposit rates. Short term time deposits are made for varying periods of between one day and three months depending on the immediate cash requirements of the Group, and earn interest at the respective short term time deposit rates. The bank balances and time deposits are deposited with creditworthy banks with no recent history of default.

27. TRADE CREDITORS

An ageing analysis of the trade creditors as at the end of the reporting period, based on the invoice date, is as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Current to 30 days	即期至30日	30,495	34,256
31 to 60 days	31至60日	8,057	5,883
61 to 90 days	61至90日	7,367	2,253
Over 90 days	超過90日	5,093	3,145
		51,012	45,537

The trade creditors are non-interest-bearing and are normally repayable within the normal operating cycle.

26. 現金及現金等值項目、受限制現金及已抵押定期存款 (續)

於報告期末，本集團以人民幣計值的現金及銀行結存及定期存款為數約65,231,000港元（二零一八年：246,774,000港元）。人民幣並非可自由兌換為其他貨幣。然而，根據中國大陸的《外匯管制條例及結匯、售匯及付匯管理條例規定》，本集團獲准透過特許進行外匯業務之銀行兌換人民幣為其他貨幣。

若干銀行現金按每日銀行存款利率之浮動利率賺取利息。視乎本集團之即時現金需求，短期定期存款之期限不一，介乎一日至三個月不等，並按不同之短期定期存款賺取利息。銀行結存及定期存款存放於具信譽且近期沒有違約記錄的銀行中。

27. 應付貿易賬款

於報告期末，應付貿易賬款按發票日期之賬齡分析如下：

應付貿易賬款為免利息及通常須於正常營運週期內償還。

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28. OTHER CREDITORS, ACCRUALS AND DEPOSITS RECEIVED

Included in the total balance is an amount of approximately HK\$17,319,000 as at 31 March 2019 representing the contract liabilities of the Group.

Details of contract liabilities as at 31 March 2019 and 1 April 2018 are as follows:

		31 March 2019 二零一九年 三月三十一日 HK\$'000 千港元	1 April 2018 二零一八年 四月一日 HK\$'000 千港元
Consideration received from customers in advance	預收客戶代價		
Restaurant, food and hotel	餐飲、食品及酒店	10,328	11,420
Property investment and development	物業投資及發展	6,991	8,272
Total contract liabilities	合約負債總額	17,319	19,692

Contract liabilities include consideration received from customers in advance for the Group's restaurant and bakery operations, sales of food products, sales of properties and the leasing of commercial properties. The decrease in contract liabilities in the current year was mainly due to the decrease in consideration received from customers in advance at the end of the year.

28. 其他應付賬款、應計費用及已收按金

於二零一九年三月三十一日之總結餘包括約17,319,000港元為本集團之合約負債。

於二零一九年三月三十一日及二零一八年四月一日之合約負債詳情如下：

合約負債包括預收客戶代價以用於本集團之餐廳及麵包店經營、銷售食品、銷售物業以及租賃商業物業。合約負債於本年度減少乃主要由於在年末之預收客戶代價減少所致。

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29. PROVISIONS

29. 撥備

		Provision for onerous contracts 虧損性合約撥備 HK\$'000 千港元	Provision for restoration costs 復原成本撥備 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 April 2018	於二零一八年 四月一日	1,005	4,293	5,298
Additional provisions	新增撥備	–	420	420
Amount utilised during the year	於年內動用之金額	(1,005)	(120)	(1,125)
Exchange realignment	匯兌調整	–	(131)	(131)
At 31 March 2019	於二零一九年 三月三十一日	–	4,462	4,462
Portion classified as current liabilities	分類為流動負債之部分	–	(1,050)	(1,050)
Non-current portion	非流動之部分	–	3,412	3,412

The provision for onerous contracts is made for obligations under non-cancellable onerous operating lease contracts when the underlying properties are not used by the Group and the net costs of exiting from the contracts exceed the economic benefits expected to be received under them. The provision was fully utilised over the remaining terms of the underlying operating lease arrangements during the year.

The provision for restoration costs relates to the Group's obligations to reinstate its leased properties to their original state or to a condition, as specified in the respective tenancy agreements, at the end/upon the termination of the relevant lease terms.

The provision for reinstatement costs was determined based on certain assumptions and estimates made by the directors of the Company with reference to past experience and available information. The assumptions and estimates are reviewed, and revised where appropriate.

當相關物業不能被本集團使用，且退出合約之成本淨額超過合約項下預期將收取之經濟利益，則就不可註銷虧損性經營租賃合約項下之責任作出虧損性合約撥備。年內，撥備已於相關經營租賃安排之餘下年期內獲悉數動用。

復原成本撥備與本集團於有關租期屆滿／終止時將其租賃物業恢復至有關租賃協議所述之最初狀態或狀況之責任有關。

復原成本撥備乃參考過往經驗及可獲得資料並根據本公司董事所作出之若干假設及估計而釐定。該等假設及估計予以審閱及修訂（如適用）。

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30. INTEREST-BEARING BANK AND OTHER BORROWINGS

30. 附息之銀行及其他借貸

	2019 二零一九年			2018 二零一八年		
	Effective interest rate (%) 實際利率 (%)	Maturity 到期日	HK\$'000 千港元	Effective interest rate (%) 實際利率 (%)	Maturity 到期日	HK\$'000 千港元
Current 即期						
Bank overdrafts – secured 銀行透支 – 有抵押	4.0-5.3	On demand 於要求時	13,682	3.4-5.3	On demand 於要求時	15,668
Bank loans – secured 銀行貸款 – 有抵押	1.9-5.7	On demand 於要求時	753,873	1.6-5.7	On demand 於要求時	695,744
Current portion of long term bank loans – secured 長期銀行貸款之即期部分 – 有抵押	1.9-6.9	By March 2020 於二零二零年 三月前	208,768	1.6-5.8	By March 2019 於二零一九年 三月前	116,268
			976,323			827,680
Non-current 非即期						
Bank loans – secured 銀行貸款 – 有抵押	2.7-6.9	2020-2023 二零二零年至 二零二三年	308,576	2.1-5.8	2019-2022 二零一九年至 二零二二年	330,227
			1,284,899			1,157,907

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30. INTEREST-BEARING BANK AND OTHER BORROWINGS (Continued)

30. 附息之銀行及其他借貸 (續)

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Analysed into:	分析為：		
Bank overdrafts repayable on demand	須按要求時償還之銀行透支	13,682	15,668
Bank loans repayable:	銀行貸款還款期：		
Within one year or on demand	一年內或按要求時償還	962,641	812,012
In the second year	第二年	63,185	90,992
In the third to fifth years, inclusive	第三年至第五年 (首尾兩年包括在內)	245,391	239,235
		1,284,899	1,157,907

Included in the Group's interest-bearing bank and other borrowings are borrowings with an aggregate carrying amount of approximately HK\$130,010,000 as at 31 March 2019 (2018: HK\$37,491,000) which are denominated in Renminbi. The remaining interest-bearing bank and other borrowings are denominated in Hong Kong dollars.

Certain of the Group's interest-bearing bank and other borrowings are secured by the pledge of certain assets of the Group as further detailed in note 45 to the financial statements.

於二零一九年三月三十一日，在本集團附息之銀行及其他借貸中總賬面值為約130,010,000港元（二零一八年：37,491,000港元）之借貸以人民幣計值，其餘附息之銀行及其他借貸以港元計值。

本集團若干附息之銀行及其他借貸乃以抵押本集團若干資產為擔保，進一步詳情載於財務報表附註45內。

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31. FINANCE LEASE PAYABLES

The Group leases an item of equipment for its restaurant, food and hotel business. The lease is classified as a finance lease and has a remaining lease term of 2 years.

At 31 March 2019, the total future minimum lease payments under the finance lease and their present values were as follows:

31. 應付融資租賃

本集團因其餐飲、食品及酒店業務而租賃一項設備。該租賃歸類為融資租賃，餘下租期為2年。

於二零一九年三月三十一日，融資租賃項下之未來最低租賃付款總額及其現值如下：

		Present value		Present value	
		Minimum lease payments	of minimum lease payments	Minimum lease payments	of minimum lease payments
		最低租賃付款	最低租賃付款之現值	最低租賃付款	最低租賃付款之現值
		2019	2019	2018	2018
		二零一九年	二零一九年	二零一八年	二零一八年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元
Amounts payable:	於下列期間應付之款項：				
Within one year	一年內	18	18	18	18
In the second year	第二年	25	25	18	18
Third to fifth years, inclusive	第三年至第五年 (包括首尾兩年)	-	-	25	25
Total minimum finance lease payments	最低融資租賃付款總額	43	43	61	61
Future finance charges	未來融資費用	-	-	-	-
Total net finance lease payables	應付融資租賃款項總淨額	43		61	
Portion classified as current liabilities	分類為流動負債部分	(18)		(18)	
Non-current portion	非即期部分	25		43	

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32. DEFERRED TAX

The movements in deferred tax liabilities during the year are as follows:

DEFERRED TAX LIABILITIES**32. 遞延稅項**

本年度遞延稅項負債之變動如下：

遞延稅項負債

		2019 二零一九年			
		Depreciation allowance in excess of related depreciation	Fair value adjustments arising from acquisition of subsidiaries	Revaluation of investment properties	Total
		超過有關折舊的折舊免稅額	因收購附屬公司產生之公平值調整	投資物業重估	總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 April 2018	於二零一八年四月一日	20,641	6,894	221,598	249,133
Deferred tax charged/(credited) to the statement of profit or loss during the year (note 10)	本年度損益表中扣除／(計入)之遞延稅項(附註10)	111	(461)	(3,506)	(3,856)
Exchange realignment	匯兌調整	–	165	(2,153)	(1,988)
Gross deferred tax liabilities at 31 March 2019	於二零一九年三月三十一日之遞延稅項負債總值	20,752	6,598	215,939	243,289

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32. DEFERRED TAX (Continued)

DEFERRED TAX LIABILITIES (Continued)

32. 遞延稅項 (續)

遞延稅項負債 (續)

		2018 二零一八年			
		Depreciation allowance in excess of related depreciation	Fair value adjustments arising from acquisition of subsidiaries	Revaluation of investment properties	Total
		超過有關折舊的折舊免稅額	因收購附屬公司產生之公平值調整	投資物業重估	總計
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 April 2017	於二零一七年四月一日	22,941	238,018	189,616	450,575
Deferred tax charged/(credited) to the statement of profit or loss during the year (note 10)	本年度損益表中扣除／(計入)之遞延稅項(附註10)	(2,300)	(772)	29,890	26,818
Disposal of subsidiaries (note 40)	出售附屬公司(附註40)	–	(231,050)	–	(231,050)
Exchange realignment	匯兌調整	–	698	2,092	2,790
Gross deferred tax liabilities at 31 March 2018	於二零一八年三月三十一日之遞延稅項負債總值	20,641	6,894	221,598	249,133

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32. DEFERRED TAX (Continued)

The movements in deferred tax assets during the year are as follows:

DEFERRED TAX ASSETS

		2019 二零一九年 Losses available for offsetting against future taxable profits 可用以與未來 應課稅溢利 抵銷之虧損 HK\$'000 千港元
At 1 April 2018	於二零一八年四月一日	-
Deferred tax credited to the statement of profit or loss during the year (note 10)	本年度損益表中計入之 遞延稅項(附註10)	(49)
Gross deferred tax assets at 31 March 2019	於二零一九年三月三十一日之 遞延稅項資產總值	(49)

The Group has tax losses arising in Hong Kong of approximately HK\$297,139,000 (2018: HK\$271,837,000), subject to the agreement by the Hong Kong Inland Revenue Department, that are available indefinitely for offsetting against future taxable profits of the companies in which the losses arose. The Group also has estimated tax losses arising in Mainland China of approximately HK\$159,058,000 (2018: HK\$184,318,000), subject to the agreement by relevant tax authorities, that will expire in one to five years for offsetting against future taxable profits. Other than as disclosed above, deferred tax assets have not been recognised in respect of these losses as it is currently not considered probable by management that taxable profits will be available against which the tax losses can be utilised.

32. 遞延稅項(續)

於本年度之遞延稅項資產變動如下：

遞延稅項資產

本集團有源自香港之稅項虧損約297,139,000港元(二零一八年：271,837,000港元)，須待香港稅務局同意後，方可作實，而此等虧損可無限期用以與產生虧損之有關公司之未來應課稅溢利抵銷。本集團亦有源自中國大陸之估計稅項虧損約159,058,000港元(二零一八年：184,318,000港元)(須待相關稅務機關同意後，方可作實)，而此等虧損則將於一年至五年內到期，可用以與未來應課稅溢利抵銷。除上文所披露者外，由於管理層目前認為不可能產生足夠之應課稅溢利用作抵銷可動用之此等稅項虧損，故未就此等虧損確認遞延稅項資產。

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32. DEFERRED TAX (Continued)

DEFERRED TAX ASSETS (Continued)

Pursuant to the PRC Corporate Income Tax Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. For the Group, the applicable rate is 5% or 10%. The Group is therefore liable for withholding taxes on dividends distributed by those subsidiaries established in Mainland China in respect of earnings generated from 1 January 2008.

At 31 March 2019, no deferred tax has been recognised for withholding taxes that would be payable on the unremitted earnings that are subject to withholding taxes of the Group's subsidiaries established in Mainland China. In the opinion of the directors, it is not probable that these subsidiaries will distribute such earnings in the foreseeable future. The aggregate amount of temporary differences associated with investments in subsidiaries in Mainland China for which deferred tax liabilities have not been recognised totalled approximately HK\$1,504,059,000 at 31 March 2019 (2018: HK\$1,367,437,000).

There are no income tax consequences attaching to the payment of dividends by the Company to its shareholders.

32. 遞延稅項 (續)

遞延稅項資產 (續)

根據《中國企業所得稅法》，於中國大陸成立之外商投資企業向境外投資者宣派之股息，須被徵收10%預扣稅。有關規定自二零零八年一月一日起生效，並適用於二零零七年十二月三十一日後所產生之盈利。倘中國大陸與境外投資者所屬司法權區之間定有稅務條約，則可按較低預扣稅率徵稅。本集團之適用比率為5%或10%。因此，本集團須就該等於中國大陸成立之附屬公司就二零零八年一月一日起產生之盈利而分派之股息繳交預扣稅。

於二零一九年三月三十一日，本集團並未就於中國大陸成立且須繳交預扣稅之附屬公司之未匯出盈利應付之預扣稅確認遞延稅項。董事認為，該等附屬公司於可見未來分派該等盈利之機會不大。於二零一九年三月三十一日，與對中國大陸之附屬公司之投資有關之暫時性總差額合共約1,504,059,000港元尚未確認為遞延稅項負債（二零一八年：1,367,437,000港元）。

本公司向其股東派付股息並無產生所得稅後果。

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33. DERIVATIVE FINANCIAL INSTRUMENT

		Asset 資產	
		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Interest rate swap	利率掉期	41	139
Portion classified as non-current	分類為非即期之部分	(41)	(139)
Current portion	即期部分	—	—

During the year, the Group used an interest rate swap to minimise its exposure to movements in interest rate in relation to one of its floating rate term loans with a nominal amount of approximately HK\$25,000,000 (2018: HK\$35,000,000). The interest rate swap was not designated for hedge purposes and was measured at fair value through profit or loss. A fair value gain on the derivative financial instrument of approximately HK\$3,000 (2018: loss of HK\$107,000) was credited to the statement of profit or loss during the year.

年內，本集團使用名義金額約25,000,000港元（二零一八年：35,000,000港元）之利率掉期以減低利率波動對一項有限期浮息貸款之影響。利率掉期並無指定作對沖用途及按公平值於損益中處理方式計量。該衍生金融工具之公平值收益約3,000港元（二零一八年：虧損107,000港元）已於年內計入損益表。

34. DEFERRED INCOME

The Group's deferred income represents cash subsidies received from a government authority in respect of a property development project in Mainland China. Deferred income of approximately HK\$165,000 was released to the statement of profit or loss during the year ended 31 March 2019 (2018: HK\$467,000).

34. 遞延收入

本集團的遞延收入代表收到政府部門關於一項中國大陸物業發展計劃之現金補助。截至二零一九年三月三十一日止年度，遞延收入約為165,000港元（二零一八年：467,000港元）已撥入損益表。

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35. SHARE CAPITAL SHARES

35. 股本 股份

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Issued and fully paid: 1,257,087,536 (2018: 1,255,087,536) ordinary shares of HK\$0.10 each	已發行及繳足股本： 每股面值0.10港元之 普通股1,257,087,536股 (二零一八年： 1,255,087,536股)	125,709	125,509

A summary of movements in the Company's share capital is as follows:

本公司之股本變動概要如下：

		Note 附註	Number of shares in issue 已發行 股份數目	Issued capital 已發行股本 HK\$'000 千港元	Share premium account 股份溢價賬 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 April 2017	於二零一七年 四月一日		1,253,887,536	125,389	1,394,299	1,519,688
Share options exercised	已行使購股權	(a)	1,200,000	120	1,122	1,242
At 31 March 2018 and 1 April 2018	於二零一八年 三月三十一日及 二零一八年 四月一日		1,255,087,536	125,509	1,395,421	1,520,930
Share options exercised	已行使購股權	(a)	2,000,000	200	1,938	2,138
At 31 March 2019	於二零一九年 三月三十一日		1,257,087,536	125,709	1,397,359	1,523,068

Note:

附註：

(a) The subscription rights attached to 2,000,000 (2018: 1,200,000) share options were exercised during the current year at the weighted average subscription price of HK\$0.810 (2018: HK\$0.777) per share (note 36), resulting in the issue of 2,000,000 (2018: 1,200,000) additional ordinary shares of HK\$0.10 each for a total cash consideration of approximately HK\$1,620,000 (2018: HK\$932,000). An amount of approximately HK\$518,000 (2018: HK\$310,000) was transferred from the share option reserve to share premium account upon the exercise of the share options.

(a) 隨附於2,000,000 (二零一八年：1,200,000)份購股權之認購權已於本年度按加權平均認購價每股0.810港元 (二零一八年：0.777港元) 予以行使 (附註36)，導致發行2,000,000股 (二零一八年：1,200,000股) 每股面值0.10港元之額外普通股，現金代價總額約為1,620,000港元 (二零一八年：932,000港元)。於行使購股權後，金額約518,000港元 (二零一八年：310,000港元) 已由購股權儲備轉撥至股份溢價賬。

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36. SHARE OPTION SCHEMES

The Company operates a share option scheme (the “2015 Option Scheme”) during the year for the purpose of providing incentives and rewards to eligible participants who contribute to the success of the Group’s operations. Eligible participants of the Scheme include the Company’s directors, including independent non-executive directors, other employees of the Group and consultants of any member of the Group. The 2015 Option Scheme became effective on 24 August 2015 and, unless otherwise cancelled or amended, will remain in force for 10 years from that date.

The maximum number of unexercised share options permitted to be granted under the 2015 Option Scheme is an amount equivalent, upon their exercise, to 10% of the shares of the Company in issue at any time. Any further grant of share options in excess of this limit is subject to shareholders’ approval in a general meeting with such participant and his associates abstaining from voting.

Share options granted to a director are subject to approval by the independent non-executive directors of the Company. If the number of share options of the offer to directors or any of their associates is in excess of 0.1% of the shares of the Company in issue at any time or with an aggregate value (based on the price of the Company’s shares at the date of grant) in excess of HK\$5 million, within any 12-month period, the grant is subject to shareholders’ approval in advance in a general meeting in which the grantee and his associates shall abstain from voting.

The offer of a grant of share options may be accepted within 28 days from the date of offer. The amount payable on acceptance of an option is HK\$1. The exercise period of the share options granted is determinable by the directors.

36. 購股權計劃

年內，本公司設有一項購股權計劃（「二零一五年購股權計劃」），為對本集團業務之成功作出貢獻之合資格參與者提供鼓勵及獎勵。該計劃之合資格參與者包括本公司董事（包括獨立非執行董事）、本集團其他員工及本集團任何成員公司之顧問。二零一五年購股權計劃已於二零一五年八月二十四日開始生效，及除非另行註銷或修訂，將自該日起十年保持有效。

根據二零一五年購股權計劃，批准授出之尚未行使購股權上限等同於其行使時本公司於任何時間已發行股份總數之10%。任何進一步授出之購股權超過此限額，則需經股東在股東大會上批准，而有關參與者及其聯繫人須放棄投票。

授予董事購股權必需預先獲得本公司獨立非執行董事批准。倘提呈予董事或彼等任何聯繫人之購股權數目超過本公司於任何時間已發行股份0.1%或於任何12個月期間，總價值（按授予日期時本公司之股價）超過5,000,000港元，則授出須預先獲股東於股東大會上批准，而承授人及其聯繫人須於大會上放棄投票。

購股權從授出當日起28天內接受認購，接納購股權時需付款項為1港元。授予購股權的行使期由董事釐定。

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36. SHARE OPTION SCHEMES (Continued)

The exercise price of share options is determinable by the directors and shall be at least the highest of (i) the closing price of the Company's shares as stated in the daily quotation sheet of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on the offer date, which must be a business day; (ii) the average of the closing prices of the shares stated in the Stock Exchange's daily quotation sheets for the five business days immediately preceding the offer date; and (iii) the nominal value of a share.

Share options do not confer rights on the holders to dividends or to vote at shareholders' meetings.

The following share options were outstanding under the 2015 Option Scheme during the year:

36. 購股權計劃 (續)

購股權之行使價乃由董事釐定，必須至少為以下各項之最高者：(i)本公司股份於建議日期（該日必須為營業日）於香港聯合交易所有限公司（「聯交所」）每日報價表所列之收市價；(ii)股份於緊接提呈日期前五個營業日於聯交所每日報價表所列之平均收市價；及(iii)股份面值。

購股權並無授予持有人權利獲取股息或於股東大會上投票。

在本年度內，二零一五年購股權計劃下尚未行使之購股權如下：

		2019 二零一九年		2018 二零一八年	
		Weighted average exercise price 加權平均 行使價 HK\$ per share 每股港元	Number of options 購股權數目	Weighted average exercise price 加權平均 行使價 HK\$ per share 每股港元	Number of options 購股權數目
At beginning of year	於年初	0.810	20,100,000	0.807	24,800,000
Exercised during the year	於年內行使	0.810	(2,000,000)	0.777	(1,200,000)
Lapsed during the year	於年內失效	—	—	0.801	(3,500,000)
Forfeited during the year	於年內沒收	0.810	(3,900,000)	—	—
At 31 March	於三月三十一日	0.810	14,200,000	0.810	20,100,000

2,000,000 (2018: 1,200,000) share options were exercised during the year. The weighted average share price at the date of exercise for share options exercised during the year was HK\$1.180 per share.

2,000,000份（二零一八年：1,200,000份）購股權於年內獲行使。年內已行使之購股權於行使日期之加權平均股份價格為每股1.180港元。

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36. SHARE OPTION SCHEMES (Continued)

The exercise prices and exercise periods of the share options outstanding as at the end of the reporting period are as follows:

2019

Number of options 購股權數目	Exercise price* 行使價*	Exercise period 行使期間
	HK\$ per share 每股港元	
5,200,000	0.810	16-10-2015 to 15-10-2020 二零一五年十月十六日至 二零二零年十月十五日
3,000,000	0.810	1-8-2016 to 31-7-2020 二零一六年八月一日至 二零二零年七月三十一日
3,000,000	0.810	1-8-2017 to 31-7-2021 二零一七年八月一日至 二零二一年七月三十一日
3,000,000	0.810	1-8-2018 to 31-7-2022 二零一八年八月一日至 二零二二年七月三十一日
14,200,000		

36. 購股權計劃 (續)

於報告期末尚未行使之購股權之行使價及行使期間如下：

二零一九年

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36. SHARE OPTION SCHEMES (Continued)

2018

Number of options 購股權數目	Exercise price* 行使價* HK\$ per share 每股港元	Exercise period 行使期間
5,200,000	0.810	16-10-2015 to 15-10-2020 二零一五年十月十六日至 二零二零年十月十五日
3,000,000	0.810	1-8-2016 to 31-7-2020 二零一六年八月一日至 二零二零年七月三十一日
1,300,000	0.810	16-10-2016 to 15-10-2019 二零一六年十月十六日至 二零一九年十月十五日
3,000,000	0.810	1-8-2017 to 31-7-2021 二零一七年八月一日至 二零二一年七月三十一日
1,300,000	0.810	16-10-2017 to 15-10-2020 二零一七年十月十六日至 二零二零年十月十五日
3,000,000	0.810	1-8-2018 to 31-7-2022 二零一八年八月一日至 二零二二年七月三十一日
1,300,000	0.810	16-10-2018 to 15-10-2021 二零一八年十月十六日至 二零二一年十月十五日
1,000,000	0.810	16-10-2019 to 15-10-2022 二零一九年十月十六日至 二零二二年十月十五日
1,000,000	0.810	16-10-2020 to 15-10-2023 二零二零年十月十六日至 二零二三年十月十五日
20,100,000		

* The exercise price of the share options is subject to adjustment in the case of rights or bonus issues, or other similar changes in the Company's share capital.

* 購股權行使價須根據供股或紅股發行或本公司股本之其他類似變動作出調整。

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36. SHARE OPTION SCHEMES (Continued)

No share options were granted during the current and prior years.

2,000,000 share options were exercised in the current year resulted in the issue of 2,000,000 ordinary shares of the Company and new share capital of HK\$200,000 and share premium of HK\$1,938,000 (with a transfer of HK\$518,000 from the share option reserve) as further detailed in note 35 to the financial statements.

At the end of the reporting period, the Company had 14,200,000 share options outstanding under the 2015 Option Scheme. The exercise in full of the outstanding share options would, under the present capital structure of the Company, result in the issue of 14,200,000 additional ordinary shares of the Company and additional issued capital of HK\$1,420,000 and additional share premium of HK\$10,082,000 (before issue expenses and excluding the transfer of amount from the share option reserve).

At the date of approval of these financial statements, the Company had 14,200,000 share options outstanding under the 2015 Option Scheme, which if exercised in full would represent approximately 1.13% of the Company's shares in issue as at that date.

37. RESERVES

The amounts of the Group's reserves and the movements therein for the current and prior years are presented in the consolidated statement of changes in equity on pages 76 and 77 of the financial statements.

The reserve funds of the Group represent the non-distributable statutory reserves of the Group's subsidiaries established in Mainland China. The transfers to these reserves are determined by the boards of directors of the subsidiaries in accordance with the relevant PRC laws and regulations. The reserve funds are restricted as to use but can be used to offset against future losses or to increase the capital of the subsidiaries.

36. 購股權計劃 (續)

於本年度及過往年度內概無授出購股權。

2,000,000份購股權已於本年度獲行使，導致發行2,000,000股本公司普通股及新股本200,000港元及股份溢價1,938,000港元（連同從購股權儲備轉撥518,000港元）（如財務報表附註35所進一步詳述）。

於報告期末，根據二零一五年購股權計劃，本公司有14,200,000份購股權尚未行使。根據本公司現行股本結構，全面行使尚未行使之購股權將導致本公司額外發行14,200,000股普通股及額外已發行股本1,420,000港元以及額外股份溢價10,082,000港元（扣除發行開支前且不包括自購股權儲備轉撥之金額）。

於批准此等財務報表當日，根據二零一五年購股權計劃，本公司有14,200,000份購股權尚未行使，倘悉數行使則佔本公司當日已發行股份約1.13%。

37. 儲備

本集團截至本年度及過往年度之儲備款額及儲備變動已呈列於財務報表第76及77頁之綜合權益變動表。

本集團之儲備金為本集團於中國大陸成立之附屬公司不能分派之法定儲備。附屬公司之董事會將根據中國相關法律及法規轉至該等儲備。此等儲備金之用途受限，惟可與未來之虧損對銷或用作增加附屬公司之股本。

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38. PARTLY-OWNED SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS

During the prior year, the Group completed the disposal of its entire equity interest in Hunan Carrianna (note 40). Details of the Group's subsidiaries that have material credit balance of non-controlling interests are set out below:

38. 具有重大非控股權益之非全資附屬公司

於上一年度，本集團完成出售其於湖南佳寧娜之全部股權（附註40）。具有非控股權益之重大信貸結餘之本集團附屬公司之詳情載列如下：

		2019 二零一九年	2018 二零一八年
Percentage of equity interest held by non-controlling interests	非控股權益所持股權之百分比		
– Sleek Treasure and its subsidiaries (“Sleek Treasure Group”)	– 順寶及其附屬公司（「順寶集團」）	40%	40%
– Hunan Carrianna and its subsidiaries (“Hunan Carrianna Group”)	– 湖南佳寧娜及其附屬公司（「湖南佳寧娜集團」）	–	–
Profit/(loss) for the year allocated to non-controlling interests	分配至非控股權益之本年度溢利／（虧損）		
– Sleek Treasure Group	– 順寶集團	(4,685)	783
– Hunan Carrianna Group [^]	– 湖南佳寧娜集團 [^]	–	(2,795)
Dividend paid to non-controlling interests	已付非控股權益之股息		
– Sleek Treasure Group	– 順寶集團	660	–
– Hunan Carrianna Group	– 湖南佳寧娜集團	–	3,113
Accumulated balance of non-controlling interests at the reporting date	於報告日期之非控股權益之累計結餘		
– Sleek Treasure Group	– 順寶集團	8,605	13,953
– Hunan Carrianna Group	– 湖南佳寧娜集團	–	–

[^] For the period up to the date the Group lost its control of the Hunan Carrianna Group

[^] 截至本集團失去對湖南佳寧娜集團的控制權當日止期間

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38. PARTLY-OWNED SUBSIDIARIES WITH MATERIAL NON-CONTROLLING INTERESTS (Continued)

The following tables illustrate the summarised consolidated financial information of the Sleek Treasure Group and the Hunan Carrianna Group. The amounts disclosed are before any inter-company eliminations:

38. 具有重大非控股權益之非全資附屬公司 (續)

下表列示順寶集團及湖南佳寧娜集團之綜合財務資料概要。所披露之金額為任何公司間抵銷前之金額：

		Sleek Treasure Group 順寶集團		Hunan Carrianna Group 湖南佳寧娜集團
		For the year ended/at 31 March 2019 截至 二零一九年 三月三十一日 止年度/於 二零一九年 三月三十一日 HK\$'000 千港元	For the year ended/at 31 March 2018 截至 二零一八年 三月三十一日 止年度/於 二零一八年 三月三十一日 HK\$'000 千港元	For the period ended/at 28 September 2018 [^] 截至 二零一八年 九月二十八日 止期間/於 二零一八年 九月二十八日 [^] HK\$'000 千港元
Revenue	收入	334,194	331,533	34,059
Profit/(loss) for the year/period	本年度/本期溢利/(虧損)	(12,089)	1,536	(35,878)
Total comprehensive income/(loss) for the year/period	本年度/本期全面收入/(虧損)總額	(12,089)	1,536	(34,030)
Current assets	流動資產	45,141	54,352	N/A 不適用
Non-current assets, including goodwill	非流動資產，包括商譽	76,726	61,251	N/A 不適用
Current liabilities	流動負債	(98,847)	(80,191)	N/A 不適用
Non-current liabilities	非流動負債	(2,684)	(2,325)	N/A 不適用
Net cash flows from operating activities	經營活動所得現金流量淨額	21,538	10,960	39,200
Net cash flows from/(used in) investing activities	投資活動所得/(所用)現金流量淨額	(17,400)	(12,243)	3,666
Net cash flows from/(used in) financing activities	融資活動所得/(所用)現金流量淨額	(7,662)	6,217	(45,194)
Net increase/(decrease) in cash and cash equivalents	現金及現金等值項目增加/(減少)淨額	(3,524)	4,934	(2,328)

* The above summarised consolidated financial information has reflected the effects of acquisition accounting, including goodwill and fair value adjustments.

[^] For the period up to the date, the Group lost its control of the Hunan Carrianna Group

* 以上綜合財務資料概要已反映收購事項之會計影響，包括商譽及公平值調整。

[^] 截至本集團失去對湖南佳寧娜集團的控制權當日止期間

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39. BUSINESS COMBINATION

On 31 October 2018, the Group respectively acquired 40% and 20% interests in 深圳市潮梅里餐飲管理有限公司 (Shenzhen Chao Mei Li Dining Management Company Limited) ("Chao Mei Li") from Lin Fu Ran and Zheng Chong.

Chao Mei Li operates three "Chao Mei Li" (潮梅里) branded Chao Zhou cuisine restaurants in Shenzhen, Mainland China. The purchase consideration for the acquisition was in the form of cash paid at the acquisition date.

The fair values of the identifiable assets and liabilities of Chao Mei Li as at the date of acquisition were as follows:

39. 業務合併

於二零一八年十月三十一日，本集團分別向林福然及鄭重收購深圳市潮梅里餐飲管理有限公司（「潮梅里」）之40%及20%權益。

潮梅里於中國內地深圳經營三間「潮梅里」品牌之潮州菜餐廳。收購事項之收購代價以現金形式於收購日期支付。

潮梅里之可識別資產及負債於收購日期之公平值如下：

		Fair value recognised on acquisition 於收購時 確認之公平值 HK\$'000 千港元	
	Note 附註		
Property, plant and equipment	物業、廠房及設備	13	5,120
Cash and cash equivalents	現金及現金等值項目		16
Inventories	存貨		115
Debtors, deposits and prepayments	應收賬款、按金及預付款項		727
Other creditors and accruals	其他應付賬款及應計費用		(134)
Total identifiable net assets at fair value	按公平值計量之可識別資產 淨值總額		5,844
Non-controlling interests	非控股權益		(2,334)
Satisfied by cash	以現金償付		3,510

The fair values of the other debtors as at the date of acquisition amounted to HK\$508,000. The amount of the contractual cash flows at the acquisition date is expected to be collectible.

其他應收賬款於收購日期之公平值為508,000港元。於收購日期之合約現金流量預期將可收回。

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39. BUSINESS COMBINATION (Continued)

An analysis of the cash flows in respect of the acquisition of a subsidiary is as follows:

		HK\$'000 千港元
Cash consideration	現金代價	(3,510)
Cash and bank balances acquired	所收購之現金及銀行結存	16
Net outflow of cash and cash equivalents included in cash flows from investing activities	計入投資活動現金流量之現金及 現金等值項目流出淨額	(3,494)

Since the acquisition, Chao Mei Li contributed HK\$5,103,000 to the Group's revenue and resulted in a loss amounting to HK\$1,581,000 to the Group's consolidated profit for the year ended 31 March 2019.

Had the combination taken place at the beginning of the year, the revenue from continuing operations of the Group and the profit of the Group for the year would have been approximately HK\$983,285,000 and approximately HK\$297,766,000, respectively.

39. 業務合併 (續)

有關收購附屬公司之現金流量分析如下：

		HK\$'000 千港元
Cash consideration	現金代價	(3,510)
Cash and bank balances acquired	所收購之現金及銀行結存	16
Net outflow of cash and cash equivalents included in cash flows from investing activities	計入投資活動現金流量之現金及 現金等值項目流出淨額	(3,494)

自收購事項起，潮梅里為本集團之收益貢獻5,103,000港元及使本集團截至二零一九年三月三十一日止年度之綜合溢利產生虧損1,581,000港元。

倘該合併於年初已進行，則年內本集團來自持續經營業務之收益及本集團之溢利將分別為約983,285,000港元及約297,766,000港元。

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**40. DEREGISTRATION OF SUBSIDIARIES
AND DISPOSAL OF SUBSIDIARIES****DEREGISTRATION OF SUBSIDIARIES****40. 取消註冊附屬公司及出售附
屬公司****取消註冊附屬公司**

		2018 二零一八年 HK\$'000 千港元
Net liabilities of subsidiaries deregistered:	取消註冊附屬公司之負債淨值：	
Debtors, deposits and prepayments	應收賬款、按金及預付款項	1,935
Other creditors, accruals and deposits received	其他應付賬款、應計費用及已收按金	(7,338)
		(5,403)
Non-controlling interests	非控股權益	645
		(4,758)
Capital reserve	資本儲備	293
Exchange fluctuation reserve	重新分類至損益之	
reclassified to profit or loss	匯兌波動儲備	864
		(3,601)
Gain on deregistration of subsidiaries (note 6)	取消註冊附屬公司之收益（附註6）	3,601
		—

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40. DEREGISTRATION OF SUBSIDIARIES AND DISPOSAL OF SUBSIDIARIES

(Continued)

DISPOSAL OF SUBSIDIARIES

During the prior year, pursuant to an equity transfer agreement entered into between the Group and Hunan Country Garden Real Estate Co. Ltd. (the "Purchaser"), the Group completed the disposal of its entire 92.21% equity interest in Hunan Carrianna and its subsidiaries on 28 September 2017 for an aggregate consideration of RMB800,000,000 (approximately HK\$887,980,000). Further details of the disposal are set out in a circular of the Company dated 11 September 2017. The related loss on disposal amounted to approximately HK\$14,122,000.

40. 取消註冊附屬公司及出售附屬公司 (續)**出售附屬公司**

於上一年度，根據本集團與湖南省碧桂園地產有限公司(「買方」)訂立之股權轉讓協議，本集團以總代價人民幣800,000,000元(約887,980,000港元)於二零一七年九月二十八日完成出售其於湖南佳寧娜及其附屬公司之全部92.21%股權。出售事項之進一步詳情載於本公司日期為二零一七年九月十一日之通函。出售相關虧損為約14,122,000港元。

		HK\$'000 千港元
Net assets disposed of:	出售資產淨值：	
Property, plant and equipment (note 13)	物業、廠房及設備(附註13)	9,665
Other intangible assets (note 17)	其他無形資產(附註17)	359,394
Properties under development (note 22)	發展中物業(附註22)	712,048
Properties held for sale	持作出售物業	350,644
Debtors, deposits and prepayments	應收賬款、按金及預付款項	61,167
Due from directors	應收董事款項	1,045
Restricted cash	有限制現金	3,540
Cash and cash equivalents	現金及現金等值項目	13,807
Trade creditors	應付貿易賬款	(47,988)
Other creditors, accruals and deposits received	其他應付賬款、應計費用及已收按金	(131,987)
Interest-bearing bank and other borrowings (note 41)	計息銀行及其他借貸(附註41)	(75,710)
Tax payable	應付稅項	(24,229)
Deferred tax liabilities (note 32)	遞延稅項負債(附註32)	(231,050)
		1,000,346
Non-controlling interests	非控股權益	(77,968)
		922,378
Capital reserve	資本儲備	(22,214)
Exchange fluctuation reserve	匯兌波動儲備	1,938
		902,102
Loss on disposal of subsidiaries (note 6)	出售附屬公司虧損(附註6)	(14,122)
		887,980
Satisfied/to be satisfied by:	支付／將支付方式：	
Cash	現金	887,980

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40. DEREGISTRATION OF SUBSIDIARIES AND DISPOSAL OF SUBSIDIARIES

(Continued)

DISPOSAL OF SUBSIDIARIES (Continued)

An analysis of the net inflow of cash and cash equivalents during the prior year in respect of the disposal of subsidiaries is as follows:

		HK\$'000 千港元
Cash consideration received and receivable	已收及應收現金代價	887,980
Less: Consideration receivable as at 31 March 2018 (note 24)	減：於二零一八年三月三十一日之應收代價（附註24）	(678,940)
Cash consideration received during that year	該年內已收現金代價	209,040
Cash and cash equivalents disposed of	已出售現金及現金等值項目	(13,807)
Net inflow of cash and cash equivalents during that year in respect of the disposal of subsidiaries	該年內出售附屬公司之現金及現金等值項目流入淨額	195,233

40. 取消註冊附屬公司及出售附屬公司（續）**出售附屬公司（續）**

有關於上一年度出售附屬公司之現金及現金等值項目流入淨額分析如下：

41. NOTE TO THE CONSOLIDATED STATEMENT OF CASH FLOWS**CHANGES IN LIABILITIES ARISING FROM FINANCING ACTIVITIES****41. 綜合現金流量表附註****融資活動產生之負債變動**

		Balances with non-controlling shareholders, net 非控股股東餘額，淨額 HK\$'000 千港元	Interest-bearing bank and other borrowings (excluding bank overdrafts) 計息銀行及其他借貸 （不包括銀行透支） HK\$'000 千港元	Finance lease payables 應付融資租賃 HK\$'000 千港元
At 1 April 2017	於二零一七年四月一日	25,593	1,232,266	78
Changes from financing cash flows	融資現金流量變動	2,714	(21,713)	(17)
Exchange realignment	匯兌調整	(463)	7,396	-
Disposal of subsidiaries (note 40)	出售附屬公司（附註40）	-	(75,710)	-
At 31 March 2018 and 1 April 2018	於二零一八年三月三十一日及二零一八年四月一日	27,844	1,142,239	61
Changes from financing cash flows	融資現金流量變動	(5,864)	129,997	(18)
Exchange realignment	匯兌調整	205	(1,019)	-
At 31 March 2019	於二零一九年三月三十一日	22,185	1,271,217	43

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42. CONTINGENT LIABILITIES

At the end of the reporting period, contingent liabilities not provided for in the financial statements were as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Guarantees given for mortgage loan facilities granted to property purchasers	就物業買家獲授之按揭貸款融資而作出的擔保	6,144	13,675

The Group has arranged bank financing for certain purchasers of their property units and provided guarantees to secure the obligations of these purchasers for repayments. The guarantees terminate upon either (i) the issuance of the real estate ownership certificates which will generally be available within one year upon the completion of guarantee registration; or (ii) the satisfaction of mortgaged loans by the purchasers of properties.

Pursuant to the terms of the guarantees, upon default in mortgage payments by these purchasers, the Group is responsible for repaying the outstanding mortgage principals together with any accrued interest and penalty owed by the defaulted purchasers to the banks and the banks are entitled to take over the legal titles and possession of the related properties. The guarantee period starts from the dates of grant of the mortgages. The directors of the Company consider that the fair value of the guarantees is not significant and in case of default on payment, the net realisable value of the related properties will exceed the repayment of the outstanding mortgage principals together with the accrued interest and penalties. Therefore, no provision has been made for the guarantees in the financial statements.

42. 或然負債

於報告期末，未列入財務報表之或然負債如下：

本集團已為若干買家之物業單位安排銀行融資，並提供擔保以確保該等買家履行還款責任。有關擔保於(i)房地產權證（一般於擔保登記完成後一年內）發出後；或(ii)物業買家償付按揭貸款後終止。

根據擔保條款，倘該等買家拖欠按揭付款，則本集團須負責償還尚未償還之按揭本金，連同欠款買家應付銀行之任何應計利息及罰款，而銀行有權接管有關物業之法定所有權及擁有權。擔保期自授出按揭日期起開始。本公司董事認為，擔保之公平值並不重大，倘出現拖欠付款情況，有關物業之可變現淨值將超過尚未償還按揭本金連同應計利息及罰款之還款。因此概無於財務報表內就擔保作出撥備。

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43. OPERATING LEASE ARRANGEMENTS

(A) AS LESSOR

The Group leases its investment properties (note 14) under operating lease arrangements, with leases negotiated for terms ranging from 1 to 12 years. The terms of the leases generally also require the tenants to pay security deposits.

At 31 March 2019, the Group had total future minimum lease receivables under non-cancellable operating leases with its tenants falling due as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Within one year	於一年內	67,827	72,293
In the second to fifth years, inclusive	於第二至第五年 (包括首尾兩年)	140,466	135,737
After five years	於五年後	67,245	72,604
		275,538	280,634

43. 經營租賃安排

(A) 作為出租方

本集團根據經營租賃安排出租其投資物業(附註14)，租賃經商議達成之租期介乎一至十二年。租賃條款一般亦包括租客須支付抵押按金。

於二零一九年三月三十一日，本集團根據與租戶訂立之不可撤銷經營租賃於下列期間應收之未來最低租賃款項總額如下：

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43. OPERATING LEASE ARRANGEMENTS

(Continued)

(B) AS LESSEE

The Group leases certain of its properties under operating lease arrangements. Leases for properties are negotiated for terms ranging from 1 to 15 years and rentals are normally fixed in accordance with the respective tenancy agreements.

At 31 March 2019, the Group had total future minimum lease payments under non-cancellable operating leases falling due as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Within one year	於一年內	78,194	65,373
In the second to fifth years, inclusive	於第二至第五年 (包括首尾兩年)	91,879	74,012
After five years	於五年後	14,947	12,289
		185,020	151,674

The operating leases of certain properties also called for additional rentals, which would be based on a certain percentage of turnover/revenue of the operations being undertaken therein pursuant to the terms and conditions as stipulated in the respective tenancy agreements. As the future turnover/revenue of these operations could not be accurately determined as at the end of the reporting period, the relevant contingent rental has not been included above.

43. 經營租賃安排 (續)

(B) 作為承租方

本集團根據經營租賃安排租用若干物業。物業租賃經商議達成之租期介乎一至十五年。租金之數額一般根據有關之租賃合約釐定。

於二零一九年三月三十一日，本集團根據不可撤銷經營租賃須於下列期間支付之未來最低租賃款項總額如下：

根據相關租賃協議訂明條款及條件，若干物業的經營租約規定按照其中所經營業務的營業額／收益的若干百分比徵收額外租金。由於該等業務的未來營業額／收益於報告期末無法準確釐定，故上表並未計入相關或然租金。

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44. COMMITMENTS

In addition to the operating lease commitments detailed in note 43(B) above, the Group had the following capital commitments at the end of the reporting period:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Contracted, but not provided for:	已訂約惟尚未撥備：		
Property, plant and equipment	物業、廠房及設備	39,161	74,840
Purchases of land use rights	購買土地使用權	–	17,700
Investment properties	投資物業	108,866	28,541
Properties under development	發展中物業	1,744	6,867
		149,771	127,948

In the prior year, the Group has rights to purchase pre-determined lots of land in the PRC pursuant to certain legal binding agreements. The commitments under such legal binding agreements amounted to RMB214 million. Subsequent to the disposal of Hunan Carrianna, the Group transferred the rights to the Purchaser.

44. 承擔

於報告期末，除列於上文附註43(B)詳述之經營租賃承擔外，本集團有以下資本承擔：

於上年度，本集團根據若干具法律約束力之協議，有權在中國購買預定土地。於該等具法律約束力協議項下之承擔為人民幣214,000,000元。於出售湖南佳寧娜後，本集團已向買方轉讓該權利。

45. PLEDGE OF ASSETS

As at the end of the reporting period, certain of the Group's property, plant and equipment, investment properties, properties under development, properties held for sale, time deposits, structured deposits and financial assets at fair value through profit or loss with a total carrying value of approximately HK\$1,943,288,000 (2018: HK\$1,970,549,000) were pledged to secure certain banking, trade finance and other facilities granted to the Group. In addition, rental income generated in respect of certain investment properties of the Group has been assigned to certain banks to secure certain loan facilities granted to the Group.

45. 資產抵押

於報告期末，本集團共有總賬面值約1,943,288,000港元（二零一八年：1,970,549,000港元）之若干物業、廠房及設備、投資物業、發展中物業、持作出售之物業、定期存款、結構性存款以及按公平值列賬及於損益中處理之金融資產已作抵押，作為本集團所獲授若干銀行、貿易融資及其他信貸之擔保。此外，本集團已轉讓若干投資物業之租金收益予若干銀行，作為本集團所獲授若干貸款融資之擔保。

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46. RELATED PARTY TRANSACTIONS

- (a) In addition to the transactions, arrangements and balances detailed elsewhere in these financial statements, the Group had the following transactions with related parties during the year:

		Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Gross interest income from an associate	一間聯營公司之利息收入總額	(i)	4,123	9,835
Rental paid to key management personnel	付租金給主要管理人員	(ii)	—	1,657
Rental paid to related companies	付租金給關連公司	(ii)	1,124	—
Sales of goods to related companies	向關連公司銷售貨品	(iii)	3,047	3,694

- (i) The interest was charged to an associate in respect of a loan advanced thereto, details of which are included in note 18 to the financial statements.

- (ii) The rentals paid to key management personnel and related companies were made based on mutually agreed terms. The related companies are controlled by a director of a subsidiary of the Group.

- (iii) The selling price was determined based on mutually agreed terms. The related companies are controlled by a director of a subsidiary of the Group.

46. 有關連人士交易

- (a) 除已記錄於該等財務報表其他章節內的交易、安排及結餘外，本集團與有關連人士於年內進行下列交易：

- (i) 已就墊付予聯營公司貸款向其收取利息，其詳情載於財務報表附註18內。

- (ii) 根據雙方同意之條款支付予主要管理人員及關連公司之租金。關連公司乃由本集團一間附屬公司之一名董事控制。

- (iii) 根據雙方同意之條款釐定售價。關連公司乃由本集團一間附屬公司之一名董事控制。

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46. RELATED PARTY TRANSACTIONS

(Continued)

(a) (Continued)

In the prior year, a member of key management personnel who is also a shareholder of Carrianna (Hainan) Catering Service Co., Ltd. and Carrianna (Hainan) Food Processing Co., Ltd. has issued guarantees to the Group in respect of certain trade debtors amounting to approximately HK\$15,911,000 as at 31 March 2018.

(b) Outstanding balances with related parties:

- (i) The amounts due to directors are unsecured, interest-free and have no fixed terms of repayment.
- (ii) The amounts due from/to non-controlling shareholders are unsecured, interest-free and have no fixed terms of repayment.
- (iii) Details of the amounts due from associates and loans to an associate as at the end of the reporting period are included in note 18 to the financial statements.

46. 有關連人士交易 (續)

(a) (續)

於上一年度，一名為海南佳寧娜餐飲服務有限公司及海南佳寧娜食品有限公司的股東的一名主要管理人員已就於二零一八年三月三十一日的若干應收貿易賬款約15,911,000港元向本集團發出擔保。

(b) 與有關連人士之未償還結餘：

- (i) 應付董事款項為無抵押、免息，並無固定還款期。
- (ii) 應收／應付非控股股東款項為無抵押、免息及並無固定還款期。
- (iii) 於報告期末應收聯營公司款項及給予一間聯營公司之貸款詳情載於財務報表附註18。

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46. RELATED PARTY TRANSACTIONS

(Continued)

(c) Compensation of key management personnel of the Group:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Short term employee benefits	短期僱員福利	19,376	22,545
Post-employment benefits	退休福利	267	265
Equity-settled share option expense	以權益結算的購股權開支	123	876
Total compensation paid to key management personnel	已支付予主要管理人員之總報酬	19,766	23,686

Further details of directors' emoluments are included in note 8 to the financial statements.

46. 有關連人士交易 (續)

(c) 本集團主要管理人員之報酬：

董事酬金之進一步詳情載於財務報表附註8。

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47. FINANCIAL INSTRUMENTS BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

2019

Financial assets

47. 按種類識別之金融工具

下列為每一種類的金融工具於報告期末的賬面值：

二零一九年

金融資產

		Financial assets at fair value through profit or loss 按公平值列賬及於損益中處理的金融資產		Financial assets at fair value through other comprehensive income – Equity investments 按公平值列賬及於其他全面收入處理之金融資產 – 權益投資		Total
		Designated as such upon initial recognition 於首次確認時按此指定 HK\$'000 千港元	Held for trading 持作買賣 HK\$'000 千港元	Financial assets at amortised cost 以攤銷成本計價的金融資產 HK\$'000 千港元		
Due from an associate	應收一間聯營公司款項	-	-	60,736	-	60,736
Equity investments designated at fair value through other comprehensive income	指定為按公平值列賬及於其他全面收入中處理之權益投資	-	-	-	212,741	212,741
Financial assets at fair value through profit or loss	按公平值列賬及於損益中處理的金融資產	11,639	185,458	-	-	197,097
Financial assets included in debtors and deposits	計入應收賬款及按金之金融資產	-	-	761,173	-	761,173
Derivative financial instrument	衍生金融工具	-	41	-	-	41
Due from directors	應收董事款項	-	-	10,498	-	10,498
Due from non-controlling shareholders	應收非控股股東款項	-	-	206	-	206
Structured deposits	結構性存款	817	-	-	-	817
Restricted cash	受限制現金	-	-	90	-	90
Pledged time deposits	已抵押定期存款	-	-	45,412	-	45,412
Cash and cash equivalents	現金及現金等值項目	-	-	126,259	-	126,259
		12,456	185,499	1,004,374	212,741	1,415,070

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47. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows: (Continued)

2019 Financial liabilities

47. 按種類識別之金融工具 (續)

下列為每一種類的金融工具於報告期末的賬面值：(續)

二零一九年 金融負債

		Financial liabilities at amortised cost 以攤銷成本計價的金融負債 HK\$'000 千港元
Trade creditors	應付貿易賬款	51,012
Financial liabilities included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之金融負債	160,429
Due to directors	應付董事款項	485
Due to non-controlling shareholders	應付非控股股東款項	22,391
Interest-bearing bank and other borrowings	付息之銀行及其他借貸	1,284,899
Finance lease payables	應付融資租賃	43
		1,519,259

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47. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows: (Continued)

2018

Financial assets

47. 按種類識別之金融工具 (續)

下列為每一種類的金融工具於報告期末的賬面值：(續)

二零一八年

金融資產

		Financial assets at fair value through profit or loss 按公平值列賬及於損益中處理的金融資產				
		Designated as such upon initial recognition 於首次確認時按此指定 HK\$'000 千港元	Held for trading 持作買賣 HK\$'000 千港元	Loans and receivables 貸款及應收賬款 HK\$'000 千港元	Available-for-sale financial assets 可供出售之金融資產 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Due from an associate	給予一間聯營公司之貸款	-	-	81,960	-	81,960
Available-for-sale investments	可供出售投資	-	-	-	295,959	295,959
Financial assets at fair value through profit or loss	按公平值列賬及於損益中處理的金融資產	18,164	94,318	-	-	112,482
Financial assets included in debtors and deposits	計入應收賬款及按金之金融資產	-	-	824,117	-	824,117
Derivative financial instrument	衍生金融工具	-	139	-	-	139
Due from directors	應收董事款項	-	-	6,661	-	6,661
Due from non-controlling shareholders	應收非控股股東款項	-	-	207	-	207
Structured deposits	結構性存款	124,264	-	-	-	124,264
Restricted cash	受限制現金	-	-	602	-	602
Pledged time deposits	已抵押定期存款	-	-	44,169	-	44,169
Cash and cash equivalents	現金及現金等值項目	-	-	348,950	-	348,950
		142,428	94,457	1,306,666	295,959	1,839,510

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47. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows: (Continued)

2018

Financial liabilities

47. 按種類識別之金融工具 (續)

下列為每一種類的金融工具於報告期末的賬面值：(續)

二零一八年
金融負債

		Financial liabilities at amortised cost 以攤銷成本計價的金融負債 HK\$'000 千港元
Trade creditors	應付貿易賬款	45,537
Financial liabilities included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之金融負債	193,771
Due to directors	應付董事款項	5,069
Due to non-controlling shareholders	應付非控股股東款項	28,051
Interest-bearing bank and other borrowings	付息之銀行及其他借貸	1,157,907
Finance lease payables	應付融資租賃	61
		1,430,396

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48. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

The Group's management is responsible for determining the policies and procedures for the fair value measurement of financial instruments. At each reporting date, management 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 management.

Management has assessed that the carrying amounts of financial assets included in debtors and deposits, a loan to an associate, an amount due from an associate, amounts due from directors, amounts due from non-controlling shareholders, restricted cash, pledged time deposits, cash and cash equivalents, trade creditors, financial liabilities included in other creditors, accruals and deposits received, amounts due to directors, amounts due to non-controlling shareholders, interest-bearing bank and other borrowings, and finance lease payable reasonably approximate to their fair values largely due to the short term maturities/no fixed terms of repayment of these instruments or because the effect of discounting not reflected in the carrying amounts of these instrument is not material. The fair values of the non-current portion of financial assets included in debtors and deposits have been calculated mainly by discounting the expected future cash flows using rates currently available for instruments with similar terms, credit risk and remaining maturities, as appropriate. The Group's own non-performance risk for finance lease payables and interest-bearing bank and other borrowings as at 31 March 2019 and 31 March 2018 was assessed to be insignificant.

The fair value of a financial instrument is 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 fair values:

The fair values of listed equity and debt investments classified as equity investments designated at fair value through other comprehensive income/financial assets at fair value through profit or loss are based on quoted market prices. The fair values of unlisted investments classified as financial assets at fair value through profit or loss and structured deposits that are stated at fair value are based on market values/fair values provided by financial institutions.

48. 金融工具之公平值及公平值層級

本集團管理層負責釐定金融工具公平值計量之政策及程序。於各報告日期，管理層分析金融工具之價值變動並釐定估值中適用之主要輸入數據。估值由管理層審閱及批准。

管理層已評估計入應收賬款及按金之金融資產、給予一間聯營公司的貸款、應收一間聯營公司的款項、應收董事款項、應收非控股股東款項、受限制現金、已抵押定期存款、現金及現金等值項目、應付貿易賬款、計入其他應付賬款、應計費用及已收按金之金融負債、應付董事款項、應付非控股股東款項、附息之銀行及其他借貸，以及應付融資租賃，主要因到期日較短／該等工具並無固定還款期限或因並無於該等工具之賬面值反映之折現影響為微不足道，故公平值與彼等之賬面值合理相若。計入應收賬款及按金之非即期部分金融資產之公平值主要透過使用具有類似條款、信貸風險及餘下到期日（如適用）之工具當前可得之利率折現預期未來現金流量計算。於二零一九年三月三十一日及二零一八年三月三十一日，本集團就應付融資租賃及附息之銀行及其他借貸之本身不履約風險經評估為並不重大。

金融工具的公平值按該工具於當前交易中雙方自願進行交易（非強制或清算出售）可交換的金額入賬。下列方法及假設乃用於估計公平值：

上市股本及分類為指定按公平值列賬及於其他全面收入中處理之權益投資之債務投資／按公平值列賬及於損益中處理的金融資產的公平值按市場報價計算。分類為按公平值列賬及於損益中處理的金融資產的非上市投資及按公平值呈列的結構性存款的公平值按金融機構所提供的市值／公平值計算。

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48. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

The fair values of unlisted equity investments designated at fair value through other comprehensive income, which were previously classified as available-for-sale investments at cost under HKAS 39, have been estimated using the asset-based approach based on assumptions that are not supported by observable market prices or rates. The valuation approaches require the directors to analyse the market value of the underlying which is then discounted for considerations such as marketability.

Below is a summary of the significant unobservable input to the valuation of financial instruments together with a quantitative sensitivity analysis as at 31 March 2019:

	Significant Valuation 重大估值	unobservable technique input 不可觀察技術輸入數據	Range 範圍
Unlisted equity investments 非上市權益投資	Asset-based approach and valuation multiples 資產基礎法及估值倍數	Discount for lack of marketability 缺乏市場流通性折讓	30%

As at 31 March 2019, it was estimated that with all other variables held constant, a decrease/increase in discount for lack of marketability by 1% would result in increase/decrease in the Group's other comprehensive income by HK\$538,000.

The Group enters into derivative financial instruments with counterparties, principally financial institutions with good credit ratings. Derivative financial instruments, including interest rate swaps, are measured using present value or similar calculations, incorporating significant observable inputs.

48. 金融工具之公平值及公平值層級 (續)

指定按公平值列賬及於其他全面收入中處理之非上市權益投資的公平值(先前根據香港會計準則第39號分類為按成本計算之可供出售投資)已根據可觀察市價或利率並未支持的假設使用資產基礎法估計。該估值方法要求董事分析相關市值,有關市值其後就市場流通性等考慮因素作出折讓。

下文概述金融工具估值的重大不可觀察輸入數據連同於二零一九年三月三十一日的量化敏感度分析:

於二零一九年三月三十一日,於所有其他變量保持不變的情況下,估計缺乏市場流通性折讓減少/增加1%將導致本集團之其他全面收入增加/減少538,000港元。

本集團與對手方(主要為良好信貸評級的金融機構)訂立衍生金融工具。衍生金融工具(包括利率掉期)採用現值或類似計算,結合重大可觀察數據進行計量。

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48. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)**FAIR VALUE HIERARCHY**

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

Financial assets measured at fair value:**As at 31 March 2019**

		Fair value measurement using 公平值計量使用			Total 總額 HK\$'000 千港元
		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一層) HK\$'000 千港元	Significant observable inputs (Level 2) 重大可觀察 輸入數據 (第二層) HK\$'000 千港元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入數據 (第三層) HK\$'000 千港元	
Equity investments designated at fair value through other comprehensive income	指定按公平值列賬及於其他全面收入處理之權益投資	175,098	-	37,643	212,741
Structured deposits	結構性存款	-	817	-	817
Financial assets at fair value through profit or loss	按公平值列賬及於損益中處理之金融資產	185,458	11,639	-	197,097
Derivative financial instrument: Interest rate swap	衍生金融工具: 利率掉期	-	41	-	41
		360,556	12,497	37,643	410,696

As at 31 March 2018**於二零一八年三月三十一日**

		Fair value measurement using 公平值計量使用			Total 總額 HK\$'000 千港元
		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一層) HK\$'000 千港元	Significant observable inputs (Level 2) 重大可觀察 輸入數據 (第二層) HK\$'000 千港元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入數據 (第三層) HK\$'000 千港元	
Available-for-sale investments - listed equity investments	可供出售投資 - 上市權益投資	245,971	-	-	245,971
Structured deposits	結構性存款	-	124,264	-	124,264
Financial assets at fair value through profit or loss	按公平值列賬及於損益中處理之金融資產	94,318	18,164	-	112,482
Derivative financial instrument: Interest rate swap	衍生金融工具: 利率掉期	-	139	-	139
		340,289	142,567	-	482,856

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's principal financial instruments, other than derivatives, comprise interest-bearing bank and other borrowings, and cash and cash equivalents. The main purpose of these financial instruments is to raise finance for the Group's operations. The Group has various other financial assets and liabilities such as trade debtors and trade creditors, which mainly arise directly from its operations.

The Group also enters into derivative transaction, including interest rate swap. The purpose is to manage the interest rate risks arising from the Group's sources of finance. The Group's accounting policies in relation to derivatives are set out in note 2.4 to the financial statements.

The main risks arising from the Group's financial instruments are interest rate risk, foreign currency risk, credit risk, liquidity risk and equity price risk. The board of directors reviews and agrees policies for managing each of these risks and they are summarised below.

INTEREST RATE RISK

The Group's exposure to the risk of changes in market interest rate risks relates primarily to the Group's interest-bearing bank borrowings with floating interest rates. The effective interest rates and terms of repayment of the interest-bearing bank borrowings of the Group are disclosed in note 30 to the financial statements. Interest rate risk is managed on an ongoing basis with the primary objective of limiting the extent to which net interest expense could be affected by adverse movements in interest rates.

The Group has put in place an interest rate swap arrangement for one of its floating rate term loans to limit the variability in cash flows attributable to changes in interest rates. This involves fixing portions of interest payable on its underlying borrowings through derivative instruments. Details of the interest rate swap are disclosed in note 33 to the financial statements.

49. 財務風險管理目標及政策

本集團之主要金融工具（除衍生工具外）包括付息之銀行及其他借貸，以及現金及現金等值項目。該等金融工具之主要目的是為本集團業務籌集資金。本集團亦有多項主要直接由業務產生之其他金融資產及負債，例如應收貿易賬款及應付貿易賬款。

本集團亦訂立衍生工具交易，包括利率掉期。其目的為管理來自本集團資金來源的利率風險。有關衍生工具的本集團會計政策載於財務報表附註2.4。

本集團金融工具涉及之主要風險為利率風險、外匯風險、信貸風險、流動資金風險及股價風險。董事會審閱及同意管理該等風險之政策，概述如下。

利率風險

本集團面對之市場利率變動風險主要涉及本集團按浮動利率計息之銀行借貸。本集團之付息銀行借貸之實際利率及歸還條款披露於財務報表附註30。利率風險乃按持續基準管理，主要目標為限制利息開支淨額受利率不利變動影響之程度。

本集團已就其中一項浮動利率定期貸款作出利率掉期安排，以限制現金流量因利率變動而改變。此透過衍生工具涉及其相關借貸之應付利息之固定部分。利率掉期詳情於財務報表附註33內披露。

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

INTEREST RATE RISK (Continued)

Assuming the bank borrowings outstanding at the end of the reporting period were outstanding for the whole year, a 100 basis point increase/decrease in interest rates would decrease/increase the Group's profit before tax for the current year by approximately HK\$12,149,000 (2018: HK\$11,579,000).

In the opinion of the directors, the sensitivity to the interest rate used above is considered reasonable with the other variables held constant.

FOREIGN CURRENCY RISK

The Group mainly operates in Hong Kong and Mainland China with most of the Group's monetary assets, liabilities and transactions principally denominated in Hong Kong dollars and Renminbi ("RMB"). The Group does not anticipate significant transactional currency exposures as the majority of the sales, purchases and expenditure incurred by the operating units of the Group were denominated in the units' functional currencies, except for the outstanding consideration receivable in relation to the disposal of Hunan Carrianna Group of approximately RMB436,776,000, after taking into account the effect of discounting, (equivalent to HK\$509,805,000) (2018: RMB543,281,000, equivalent to HK\$678,940,000) as at the reporting date. The Group has not used any derivative to hedge its exposure to foreign currency risk.

49. 財務風險管理目標及政策 (續)

利率風險 (續)

假設於報告期末尚未償還之銀行借貸於整個年度尚未償還，則利率增加／減少100個基點將令本集團於本年度之除稅前溢利減少／增加約12,149,000港元（二零一八年：11,579,000港元）。

董事認為，於其他變量維持不變之情況下，以上所用之利率敏感度乃認為合理。

外幣風險

本集團主要在香港及中國大陸營運，而本集團大部分貨幣資產、負債及交易主要以港元及人民幣（「人民幣」）計值。本集團營運單位產生之大部分銷售、採購及支出以該營運單位之功能貨幣計值（於報告日期就出售湖南佳寧娜集團之尚未收取應收代價約人民幣436,776,000元（經計及折現影響）（相當於509,805,000港元）（二零一八年：人民幣543,281,000元，相當於678,940,000港元）除外），因此本集團預期並無重大外幣風險。本集團並沒有採用任何衍生工具對沖其外幣風險。

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

FOREIGN CURRENCY RISK (Continued)

The following table demonstrates the sensitivity at the end of the reporting period to a reasonably possible change in the RMB exchange rate on the consideration receivable from the disposal of Hunan Carrianna Group, with all other variables held constant, of the Group's profit before tax.

		Increase/ (decrease) in RMB rate 人民幣 升值／(貶值) %	Increase/ (decrease) in profit before tax 除稅前溢利 增加／(減少) HK\$'000 千港元
		百分比	
2019	二零一九年		
If the Hong Kong dollar weakens against RMB	倘港元兌人民幣貶值	5	25,490
If the Hong Kong dollar strengthens against RMB	倘港元兌人民幣升值	(5)	(25,490)
		Increase/ (decrease) in RMB rate 人民幣 升值／(貶值) %	Increase/ (decrease) in profit before tax 除稅前溢利 增加／(減少) HK\$'000 千港元
		百分比	
2018	二零一八年		
If the Hong Kong dollar weakens against RMB	倘港元兌人民幣貶值	5	33,947
If the Hong Kong dollar strengthens against RMB	倘港元兌人民幣升值	(5)	(33,947)

49. 財務風險管理目標及政策 (續)

外幣風險 (續)

下表顯示於報告期末就出售湖南佳寧娜集團之應收代價由於人民幣匯率的合理可能變動，在所有其他變量保持不變的情況下，對本集團除稅前溢利的敏感度。

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

CREDIT RISK

The Group trades only with recognised and creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis and the Group's exposure to bad debts is not significant.

For properties that are still under development, the Group typically provides guarantees to banks in connection with customers' borrowing of mortgage loans to finance their purchase of the properties for amount up to 80% of the total purchase price of the properties. If a purchaser defaults on the payment of its mortgage loan during the term of the guarantee, the bank holding the mortgage loan may demand the Group to repay the outstanding amount under the loan and any accrued interest thereon. Under such circumstances, the Group is able to retain the customer's deposits and sell the related property to recover any amounts paid by the Group to the bank. Unless the selling price would drop by no less than 20%, the Group would not be in a loss position in selling the property out and in this regard, the directors of the Company consider that the Group's credit risk is largely mitigated.

49. 財務風險管理目標及政策 (續)

信貸風險

本集團僅與知名且信譽良好的第三方進行交易。根據本集團政策，有意按信貸期進行交易的所有客戶均須經過信貸核實程序。此外，本集團持續監察應收結餘，且本集團的壞賬風險並不重大。

就發展中物業而言，本集團通常就客戶為購買物業而籌資所作出的按揭貸款相關的借貸向銀行提供擔保，而擔保金額最高為物業總購買價的80%。如果買方於擔保期間就償還按揭貸款違約，則持有按揭貸款的銀行可能會要求本集團償還貸款項下的未償還款項及該等款項的任何應計利息。在此等狀況下，本集團可保留客戶的按金並將有關物業出售以償還任何由本集團支付予銀行的款項。除非售價下降不少於20%，本集團不會在銷售該物業時承受損失，因此，本公司董事認為本集團的信貸風險大幅減低。

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

CREDIT RISK (Continued)

Maximum exposure and year-end staging as at 31 March 2019

The table below shows the credit quality and the maximum exposure to credit risk based on the Group's credit policy, which is mainly based on past due information unless other information is available without undue cost or effort, and year-end staging classification as at 31 March 2019. The amounts presented are gross carrying amounts for financial assets.

		12-month ECLs 12個月預期 信貸虧損	Lifetime ECLs 全期預期 信貸虧損			
		Stage 1 第一階段 HK\$'000 千港元	Stage 2 第二階段 HK\$'000 千港元	Stage 3 第三階段 HK\$'000 千港元	Simplified approach 簡化方法 HK\$'000 千港元	Total 合計 HK\$'000 千港元
Due from an associate	應收一間聯營公司款項	60,736	–	–	–	60,736
Financial assets included in debtors, deposits and prepayments	計入應收賬款、按金及 預付款項之金融資產	770,227	–	–	46,868	817,095
Derivative financial instrument	衍生金融工具	41	–	–	–	41
Due from directors	應收董事款項	10,498	–	–	–	10,498
Due from non-controlling shareholders	應收非控股股東款項	206	–	–	–	206
Restricted cash	受限制現金	90	–	–	–	90
Pledged time deposits	已抵押定期存款	45,412	–	–	–	45,412
Cash and cash equivalents	現金及現金等值項目	126,259	–	–	–	126,259
		1,013,469	–	–	46,868	1,060,337

49. 財務風險管理目標及政策 (續)

信貸風險 (續)

於二零一九年三月三十一日的風險 上限及年末階級

下表顯示於二零一九年三月三十一日根據本集團的信貸政策(主要以逾期資料為基準,除非無需花費過多成本或努力即可獲得其他資料則另作別論)的信貸質素及信貸風險上限以及年末階級分類。所示金額為金融資產之賬面總值。

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

CREDIT RISK (Continued)

Maximum exposure as at 31 March 2018

The Group has no significant concentration of credit risk in respect of its trade debtors. The credit risk of the Group's financial assets, which mainly comprise cash and cash equivalents, time deposits, restricted cash, financial assets included in debtors and deposits, a loan to an associate, an amount due from an associate, amounts due from directors and non-controlling shareholders, arises from default of the counterparty, with a maximum exposure equal to the carrying amounts of these instruments.

Further quantitative data in respect of the Group's exposure to credit risk arising from trade debtors are disclosed in note 24 to the financial statements.

LIQUIDITY RISK

The Group monitors its risk to a shortage of funds by considering the maturity of its financial assets and liabilities and projected cash flows.

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of bank and other borrowings.

49. 財務風險管理目標及政策 (續)

信貸風險 (續)

於二零一八年三月三十一日之風險上限

本集團之應收貿易賬款並無重大集中的信貸風險。本集團金融資產（其中主要包括現金及現金等值項目、定期存款、受限制現金、計入應收賬款及按金之金融資產、給予一間聯營公司的貸款、應收一間聯營公司款項、應收董事及非控股股東款項）因對手方違約而產生信貸風險，其風險上限相等於該等工具的賬面值。

有關本集團面對來自應收貿易賬款之信貸風險之進一步量化數據，於財務報表附註24內披露。

流動資金風險

本集團藉考慮金融資產及負債的到期日以及預計現金流量來監察其資金短缺的風險。

本集團的目標為透過運用銀行及其他借貸，在資金持續性與靈活性之間取得平衡。

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

LIQUIDITY RISK (Continued)

The maturity profile of the Group's financial liabilities as at the end of the reporting period, based on the contractual undiscounted payments, is as follows:

49. 財務風險管理目標及政策 (續)

流動資金風險 (續)

下表為本集團於報告期末的金融負債，以合約未折現付款計算的到期情況：

		2019 二零一九年			
		Within 1 year or on demand 一年以下 或於要求時 HK\$'000 千港元	1 to 5 years 一年 至五年 HK\$'000 千港元	Over 5 years 五年以上 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Trade creditors	應付貿易賬款	51,012	-	-	51,012
Financial liabilities included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用及已收按金之金融負債	154,737	5,692	-	160,429
Due to directors	應付董事款項	485	-	-	485
Due to non-controlling shareholders	應付非控股股東款項	22,391	-	-	22,391
Interest-bearing bank and other borrowings (note)	附息之銀行及其他借貸 (附註)	976,323	308,576	-	1,284,899
Interest payments on interest-bearing bank and other borrowings	附息之銀行及其他借貸之利息支付	19,637	36,608	-	56,245
Finance lease payables	應付融資租賃	18	25	-	43
Guarantees given to banks in connection with facilities granted to property purchasers	就物業買家獲授信貸而向銀行作出擔保	6,144	-	-	6,144
		1,230,747	350,901	-	1,581,648

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

LIQUIDITY RISK (Continued)

49. 財務風險管理目標及政策 (續)

流動資金風險 (續)

2018
二零一八年

		Within 1 year or on demand 一年以下 或於要求時 HK\$'000 千港元	1 to 5 years 一年 至五年 HK\$'000 千港元	Over 5 years 五年以上 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Trade creditors	應付貿易賬款	45,537	–	–	45,537
Financial liabilities included in other creditors, accruals and deposits received	計入其他應付賬款、應計費用 及已收按金之金融負債	187,108	4,927	1,736	193,771
Due to directors	應付董事款項	5,069	–	–	5,069
Due to non-controlling shareholders	應付非控股股東款項	28,051	–	–	28,051
Interest-bearing bank and other borrowings (note)	附息之銀行及其他借貸 (附註)	827,680	330,227	–	1,157,907
Interest payments on interest-bearing bank and other borrowings	附息之銀行及其他借貸之 利息支付	17,077	27,101	–	44,178
Finance lease payables	應付融資租賃	18	43	–	61
Guarantees given to banks in connection with facilities granted to property purchasers	就物業買家獲授信貸而 向銀行作出擔保	13,675	–	–	13,675
		1,124,215	362,298	1,736	1,488,249

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

LIQUIDITY RISK (Continued)

Note: Included in interest-bearing bank and other borrowings are term loans with an aggregate carrying amount of approximately HK\$175,486,000 (2018: HK\$194,628,000). The loan agreements contain repayment on-demand clauses giving the banks the unconditional right to call in the loans at any time and therefore, for the purpose of the above maturity profile, the total amount is classified as "on demand" and has been classified as current liabilities.

Notwithstanding the above clauses, the directors do not believe that the loans will be called in entirety within 12 months, and they consider that the loans will be repaid in accordance with the maturity dates as set out in the loan agreements. This evaluation was made considering the financial position of the Group at the date of approval of the financial statements; the Group's compliance with the loan covenants; the lack of events of default, and the fact that the Group has made all previously scheduled repayments on time.

In accordance with the terms of the loans which contain repayment on-demand clauses, the maturity profile of those loans as at the end of the reporting period, based on the contractual undiscounted payments and ignoring the effect of any repayment on-demand clauses, is as follows:

		Within 1 year 一年以下 HK\$'000 千港元	1 to 5 years 一年 至五年 HK\$'000 千港元	Over 5 years 五年以上 HK\$'000 千港元	Total 總計 HK\$'000 千港元
As at 31 March 2019	於二零一九年三月三十一日	122,955	85,386	20,507	228,848
As at 31 March 2018	於二零一八年三月三十一日	93,162	88,350	24,375	205,887

49. 財務風險管理目標及政策 (續)

流動資金風險 (續)

附註：附息之銀行及其他借貸中有總賬面值約175,486,000港元之定期貸款（二零一八年：194,628,000港元）。貸款協議包括一項一經要求即時還款條款，給予銀行無條件隨時要求還款權利。因此就上述到期情況而言，全部款項乃列為「按要求」及已分類為流動負債。

儘管有以上條款，董事並不認為該項貸款將於12個月內被要求全數歸還。董事認為該項貸款可根據貸款協議所載之到期日歸還。該評估經考慮本集團在批准財務報表當日之財務狀況；本集團遵守貸款契約；並無違約行為；及本集團一直按時履行所有先前還款安排而作出。

根據包含一項一經要求即時還款條款的貸款條款，於報告期末，該等貸款以合約未折現付款計算及忽略要求即時還款之任何條款之影響的到期情況如下：

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

EQUITY PRICE RISK

Equity price risk is the risk that the fair values of equity securities decrease as a result of changes in the levels of equity indices and the values of individual securities. The Group was exposed to equity price risk arising from individual listed equity investments classified as equity investments designated at fair value through other comprehensive income/available-for-sale investments (note 19) and listed equity investments classified as financial assets at fair value through profit or loss (note 20) as at 31 March 2019.

The Group's listed investments are listed on the Stock Exchange and are valued at quoted market prices at the end of the reporting period.

The market equity index for the Stock Exchange, at the close of business of the nearest trading day in the year to the end of the reporting period, and the respective highest and lowest points during the year were as follows:

49. 財務風險管理目標及政策 (續)

股價風險

股本價格風險指因股票指數水平及個別證券價值之變動而導致股本證券之公平值下跌之風險。於二零一九年三月三十一日，本集團所面對之股本價格風險乃來自分類為指定按公平值列賬及於其他全面收入處理之權益投資／可供出售投資（附註19）之個別上市權益投資及分類為按公平值列賬及於損益中處理之金融資產（附註20）中的上市權益投資。

本集團的上市投資均在聯交所上市及按於報告期末的市場報價估值。

聯交所之市場證券指數（於年內至報告期末之最接近交易日營業時間結束時），及年內之最高及最低指數如下：

		High/low during the year ended 31 March 2019 於截至 二零一九年 三月三十一日 止年度內 之高／低	High/low during the year ended 31 March 2018 於截至 二零一八年 三月三十一日 止年度內 之高／低
Hong Kong – Hang Seng Index	香港－恒生指數	29,051 31,498/24,540	30,093 33,335/23,851

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

EQUITY PRICE RISK (Continued)

The following table demonstrates the sensitivity to every 5% change in the fair values of the equity investments, with all other variables held constant and before any impact on tax, based on their carrying amounts at the end of the reporting period. For the purpose of this analysis, for the listed equity investments designated at fair value through other comprehensive income/available-for-sale equity investments, the impact is deemed to be on the fair value reserve/available-for-sale investment revaluation reserve.

		Carrying amount of equity investments 權益投資 賬面值 HK\$'000 千港元	Changes in profit before tax 除稅前溢利變動 HK\$'000 千港元	Increase/ decrease in equity* 股本增/減* HK\$'000 千港元
2019	二零一九年			
Investments listed in Hong Kong	香港上市之投資			
– Equity investments designated at fair value through other comprehensive income (note 19)	– 指定為按公平值列賬及於其他全面收入中處理之權益投資 (附註19)	175,098	–	8,755
Investments listed in Hong Kong	香港上市之投資			
– Financial assets at fair value through profit or loss (note 20)	– 按公平值列賬及於損益中處理之金融資產 (附註20)	35,911	1,796	–
2018	二零一八年			
Equity investments listed in Hong Kong	香港上市之權益投資			
– Available-for-sale (note 19)	– 可供出售 (附註19)	245,971	–	12,299
Equity investments listed in Hong Kong	香港上市之權益投資			
– Financial assets at fair value through profit or loss (note 20)	– 按公平值列賬及於損益中處理之金融資產 (附註20)	30,745	1,537	–

* Excluding effect on retained profits

49. 財務風險管理目標及政策 (續)

股價風險 (續)

下表顯示所有其他變數保持不變及未計算任何稅項之影響下，根據權益投資於報告期末之賬面值，對權益投資之公平值每出現5%變動之敏感度。就本分析中之指定按公平值列賬及於其他全面收入處理之上市權益投資／可供出售權益投資而言，有關變動被視為對公平值儲備／可供出售投資重估儲備構成影響。

* 不包括保留溢利之影響

CAPITAL MANAGEMENT

The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern and to maintain healthy capital ratios in order to support its businesses and maximise shareholders' value.

資本管理

本集團資本管理的首要目標，為確保本集團具備持續發展的能力，且維持穩健的資本比率，以支持其業務運作，爭取最大的股東價值。

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49. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (Continued)

CAPITAL MANAGEMENT (Continued)

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group is not subject to any externally imposed capital requirements except for the undertaking by the Company under a banking facility letter granted to a subsidiary of the Group to maintain a minimum consolidated tangible net worth of HK\$2,750,000,000 (2018: HK\$2,750,000,000), which has been complied with during the year. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2019 and 31 March 2018.

The Group monitors capital using a gearing ratio, which is defined as the Group's interest-bearing bank and other borrowings, net of cash and cash equivalents, structured deposits, restricted cash and pledged time deposits as a percentage of the Group's total equity. The gearing ratios as at the end of the reporting periods were as follows:

49. 財務風險管理目標及政策 (續)

資本管理 (續)

本集團根據經濟情況的變動及相關資產的風險特點，管理其資本結構並作出調整。為維持或調整資本結構，本集團可調整向股東派發股息、向股東退還資本或發行新股。除本公司就本集團之一間附屬公司獲授之銀行貸款確認書而提供之承諾須維持最低綜合有形資產淨值2,750,000,000港元（二零一八年：2,750,000,000港元）（於年內已遵守）外，本集團並無任何外在施加之資本需求。截至二零一九年三月三十一日及二零一八年三月三十一日止年度內，並無因資本管理更改其目標、政策或程序。

本集團以資本負債比率（即本集團附息之銀行及其他借貸減現金及現金等值項目、結構性存款、受限制現金及已抵押定期存款後佔本集團權益總值之百分比）監控資本的情況。於報告期末資本負債比率如下：

	Notes 附註	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Interest-bearing bank and other borrowings	30	1,284,899	1,157,907
Less: Cash and cash equivalents	26	(126,259)	(348,950)
Structured deposits	21	(817)	(124,264)
Restricted cash	26	(90)	(602)
Pledged time deposits	26	(45,412)	(44,169)
Net debt		1,112,321	639,922
Total equity		3,830,066	3,957,673
Gearing ratio		29%	16%

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綜合財務報表附註
31 March 2019 二零一九年三月三十一日

50. STATEMENT OF FINANCIAL POSITION OF THE COMPANY

Information about the statement of financial position of the Company at the end of the reporting period is as follows:

50. 本公司之財務狀況表

於報告期末，本公司之財務狀況表之資料如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
NON-CURRENT ASSETS	非流動資產		
Interests in subsidiaries	附屬公司權益	1,933,952	1,823,087
Due from associates	應收聯營公司款項	–	29,243
Total non-current assets	非流動資產總值	1,933,952	1,852,330
CURRENT ASSETS	流動資產		
Other debtors, deposits and prepayments	其他應收賬款、按金及預付款項	86	118
Due from a director	應收一名董事款項	2,528	1,370
Due from a subsidiary	應收一間附屬公司款項	80,000	80,000
Cash and cash equivalents	現金及現金等值項目	1,002	51,511
Total current assets	流動資產總值	83,616	132,999
CURRENT LIABILITIES	流動負債		
Interest-bearing bank borrowings	付息之銀行借貸	(117,789)	(73,754)
Other creditors and accruals	其他應付賬款及應計費用	(8,126)	(3,607)
Due to directors	應付董事款項	(4,022)	(11,273)
Total current liabilities	流動負債總值	(129,937)	(88,634)
NET CURRENT ASSETS/(LIABILITIES)	流動資產／（負債）淨額	(46,321)	44,365
TOTAL ASSETS LESS CURRENT LIABILITIES	資產總值減流動負債	1,887,631	1,896,695
NON-CURRENT LIABILITIES	非流動負債		
Interest-bearing bank borrowings	付息之銀行借貸	(59,855)	(79,683)
Due to associates	應付聯營公司款項	(85,287)	–
Total non-current liabilities	非流動負債總額	(145,142)	(79,683)
Net assets	資產淨值	1,742,489	1,817,012
EQUITY	權益		
Issued capital	已發行股本	125,709	125,509
Reserves (note)	儲備（附註）	1,616,780	1,691,503
Total equity	權益總值	1,742,489	1,817,012

Notes to Consolidated Financial Statements
綜合財務報表附註
31 March 2019 二零一九年三月三十一日

50. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued)

Note:

A summary of the Company's reserves is as follows:

50. 本公司之財務狀況表 (續)

附註：

本公司之儲備概要如下：

		Share premium account 股份溢價賬 HK\$'000 千港元	Contributed surplus 實繳盈餘 HK\$'000 千港元	Capital redemption reserve 資本贖回儲備 HK\$'000 千港元	Share option reserve 購股權儲備 HK\$'000 千港元	Retained profits 保留溢利 HK\$'000 千港元	Total 總計 HK\$'000 千港元
At 1 April 2017	於二零一七年四月一日	1,394,299	59,759	316	5,801	206,032	1,666,207
Profit for the year and total comprehensive income for the year	本年度溢利及本年度 全面收入總額	-	-	-	-	61,237	61,237
Issue of shares upon exercise of share options	於行使購股權後發行股份	1,122	-	-	(310)	-	812
Equity-settled share option arrangements	以權益結算之購股權安排	-	-	-	876	-	876
Transfer of share option reserve upon lapse of share options	於購股權失效後轉撥購股權儲備	-	-	-	(1,376)	1,376	-
Final 2017 dividend	二零一七年末期股息	-	-	-	-	(37,629)	(37,629)
At 31 March 2018 and at 1 April 2018	於二零一八年三月三十一日及 於二零一八年四月一日	1,395,421	59,759	316	4,991	231,016	1,691,503
Loss for the year and total comprehensive loss for the year	本年度虧損及本年度 全面虧損總額	-	-	-	-	(13,624)	(13,624)
Issue of shares upon exercise of share options	於行使購股權後發行股份	1,938	-	-	(518)	-	1,420
Equity-settled share option arrangements	以權益結算之購股權安排	-	-	-	335	-	335
Transfer of share option reserve upon forfeiture of share options	於購股權沒收後轉撥購股權儲備	-	-	-	(1,009)	1,009	-
Final and special 2018 dividend	二零一八年末期及特別股息	-	-	-	-	(62,854)	(62,854)
At 31 March 2019	於二零一九年三月三十一日	1,397,359	59,759	316	3,799	155,547	1,616,780

The contributed surplus of the Company arose as a result of the Group reorganisation on 12 August 1991 and represented the difference between the nominal value of the share capital issued by the Company and the combined net assets of the subsidiaries acquired pursuant to the Group reorganisation, less the effects of the bonus issue of shares in previous years.

本公司之實繳盈餘乃因一九九一年八月十二日之本集團重組而產生，為本公司發行股本之面值與根據本集團重組而收購之附屬公司之合併資產淨值之差額，減去過往年度之紅股發行之影響。

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50. STATEMENT OF FINANCIAL POSITION OF THE COMPANY (Continued) COMPANY

Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus is distributable to shareholders under certain specific circumstances.

The share option reserve comprises the fair value of share options granted which are yet to be exercised, as further explained in the accounting policy for share-based payments in note 2.4 to the financial statements. The amount will either be transferred to the share premium account when the related options are exercised, or be transferred to retained profits should the related options expire or be forfeited.

51. APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on 28 June 2019.

50. 本公司之財務狀況表 (續)

本公司

根據百慕達一九八一年公司法(經修訂),實繳盈餘可按若干指定情況分派予股東。

購股權儲備包括授出但尚未行使之購股權公平值,詳情進一步載於財務報表附註2.4以股份為基礎支付之會計政策。該金額可於有關購股權獲行使時轉撥至股份溢價賬或於有關購股權過期或被沒收時轉撥至保留溢利。

51. 財務報表之批准

財務報表已於二零一九年六月二十八日經董事會批准並授權發佈。

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal investment properties held by the Group as at 31 March 2019 are as follows:

於二零一九年三月三十一日本集團持有的主要投資物業詳情如下：

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有百分比	完成階段
Hong Kong					
香港					
Unit B, 26th Floor Wyler Centre, Phase II, 200 Tai Lin Pai Road, Kwai Chung, New Territories	Medium term lease	I	1,568 [#]	100	Completed
新界葵涌 大連排道200號 偉倫中心第二期 26樓B室	中期租約	工			已落成
Ground Floor and Cockloft, 61 South Wall Road, Kowloon City, Kowloon	Medium term lease	C	87 [#]	100	Completed
九龍九龍城城南道 61號地下及閣樓	中期租約	商			已落成
Shop on Ground Floor, No. 188 Hai Tan Street, Sham Shui Po, Kowloon, Hong Kong	Medium term lease	C	114 [#]	60	Completed
香港 九龍深水埗 海壇街 188號地舖	中期租約	商			已落成
15th Floor and Car park space No. 5, Young Ya Industrial Building, 381-389 Sha Tsui Road, Tsuen Wan, New Territories	Medium term lease	I	2,594 [#]	100	Completed
新界荃灣 沙咀道381-389號 榮亞工業大廈 15樓及 地下第5號泊車位	中期租約	工			已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial

[#] Gross floor area

附註：

物業類別：I—工業，R—住宅，C—商業

[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal investment properties held by the Group as at 31 March 2019 are as follows: (Continued)

於二零一九年三月三十一日本集團持有的主要投資物業詳情如下：(續)

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有百分比	完成階段
Hong Kong					
香港					
Shop No. 1 on G/F together with the loft thereto, Beverly Court, Nos. 151-159 Hai Tan Street, Sham Shui Po, Kowloon, Hong Kong	Medium term lease	C	104 [#]	60	Completed
香港 九龍深水埗 海壇街151-159號 普陞閣 地下1號舖 連同閣樓	中期租約	商			已落成
5/F and main roof, No. 35 Tsing Yuen Street, Tai Po, New Territories, Hong Kong	Medium term lease	R	50 [#]	90	Completed
香港 新界大埔 靖遠街35號 五樓及主要天台	中期租約	住			已落成
Ground Floor, No. 102 Main Street Ap Lei Chau, Ap Lei Chau, Hong Kong	Medium term lease	C	102	100	Completed
香港鴨脷洲 鴨脷洲大街102號 地下	中期租約	商			已落成
Shop on Ground and Cockloft, No. 186A Hai Tan Street, Sham Shui Po, Kowloon, Hong Kong	Medium term lease	C	89 [#]	100	Completed
香港 九龍深水埗 海壇街186A 地下舖連同閣樓	中期租約	商			已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial

[#] Gross floor area

附註：

物業類別：I—工業·R—住宅·C—商業

[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal investment properties held by the Group as at 31 March 2019 are as follows: (Continued)

於二零一九年三月三十一日本集團持有的主要投資物業詳情如下：(續)

Name/location 名稱／地點	Tenure 佔用性質	Type 類別	Approx. gross area 總面積約數 (m ²) (平方米)	Effective % held 實際持有 百分比	Stage of completion 完成階段
Hong Kong 香港					
Shop on Ground Floor, No. 270 Ki Lung Street, Sham Shui Po, Kowloon, Hong Kong 香港 九龍深水埗 基隆街270號 地下舖	Medium term lease 中期租約	C 商	77 [#]	100	Completed 已落成
Flat F on 1st Floor, Gold Reserved Count, No. 16 Tai Main Lane, Tai Po, New Territories 新界大埔 大明里16號 儲金閣 一樓F室	Medium term lease 中期租約	R 住	50 [#]	100	Completed 已落成
Mainland China 中國大陸					
Carrianna Friendship Square, Junction Renmin Road South and Chunfeng Road, Shenzhen Special Economic Zone 深圳經濟特區 人民南路及春風路交界 佳寧娜友誼廣場	Medium term lease 中期租約	C 商	28,390 [#]	100	Completed 已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial

[#] Gross floor area

附註：

物業類別：I—工業，R—住宅，C—商業

[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal investment properties held by the Group as at 31 March 2019 are as follows: (Continued)

於二零一九年三月三十一日本集團持有的主要投資物業詳情如下：(續)

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有 百分比	完成階段
Mainland China					
中國大陸					
A building at Hua Shan Road, Chaotian Industrial Area, Shi Lou Town, Panyu District, Guangdong Province	Medium term lease	I	4,647 [#]	100	Completed
位於廣東省 番禺區 石樓鎮 潮田工業區 華山路之一座樓宇	中期租約	工			已落成
Imperial Palace, Hong Yi Cun, Baoan South Road, Shenzhen Special Economic Zone	Long term lease	C/R	4,899 [#]	100	Completed
深圳經濟特區 寶安南路 洪一村 駿庭名園	長期租約	商／住			已落成
14 Zu Miao Road, Chancheng District, Foshan Municipal	Medium term lease	C	6,838 [#]	100	Completed
佛山市 禪城區 祖廟路14號	中期租約	商			已落成
A building at Xi Huan Road, Chaotian Industrial Area, Shilou Town, Panyu District, Guangdong Province	Medium term lease	I	18,922 [#]	100	Completed
位於廣東省 番禺區 石樓鎮 潮田工業區 西環路之一座樓宇	中期租約	工			已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial
[#] Gross floor area

附註：

物業類別：I—工業，R—住宅，C—商業
[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal properties held as property, plant and equipment by the Group as at 31 March 2019 are as follows:

於二零一九年三月三十一日本集團持有作為物業、廠房及設備之主要物業詳情如下：

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有 百分比	完成階段
Hong Kong					
香港					
Unit A, 26th Floor and Car park space Nos. 19, 20, 21, 22, 39 and 40 on 2nd Floor and Lorry Parking Space No. L21 on 1st Floor, Wyler Centre, Phase II, 200 Tai Lin Pai Road, Kwai Chung, New Territories	Medium term lease	I	812 [#]	100	Completed
新界葵涌 大連排道200號 偉倫中心第二期 26樓A室及2樓第19號、 20號、21號、22號、 39號及40號車位及 1樓L21號貨車泊車位	中期租約	工			已落成
Unit 18 and 19 on 8th Floor, Wah Sang Industrial Building, Nos. 14-18 Wong Chuk Yung Street, Shatin, New territories	Medium term lease	I	298	60	Completed
新界沙田 黃竹洋街14-18號 華生工業大廈 8樓18室及19室	中期租約	工			已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial

[#] Gross floor area

附註：

物業類別：I—工業，R—住宅，C—商業

[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal properties held as property, plant and equipment by the Group as at 31 March 2019 are as follows:
(Continued)

於二零一九年三月三十一日本集團持有作為物業、廠房及設備之主要物業詳情如下：(續)

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有 百分比	完成階段
Mainland China					
中國大陸					
Nos. 3-6, 5/F, Carrianna Friendship Square, Junction Renmin Road South and Chunfeng Road, Shenzhen Special Economic Zone	Medium term lease	C	1,068 [#]	100	Completed
深圳經濟特區 人民南路及 春風路交界 佳寧娜友誼廣場 五樓3-6號	中期租約	商			已落成
Units A, B, C and D, 14th Floor and Unit South B on 17th Floor, Lianhua Building, Renmin South Road, Luohu District, Shenzhen, the PRC.	Medium term lease	R	577	100	Completed
中國深圳經濟特區 羅湖區人民南路 聯華大廈 14樓A、B、C及D室及17樓南B室	中期租約	住			已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial

[#] Gross floor area

附註：

物業類別：I－工業・R－住宅・C－商業

[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal properties held as property, plant and equipment by the Group as at 31 March 2019 are as follows:
(Continued)

於二零一九年三月三十一日本集團持有作為物業、廠房及設備之主要物業詳情如下：(續)

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有 百分比	完成階段
Mainland China					
中國大陸					
Room 301-304, 321-326, Shenzhen Centre Commercial Building, Min Tian West Road, Futian Centre District, Futian District, Shenzhen Special Economic Zone 深圳經濟特區福田區 福田中心區民田路西 深圳中心商務大廈 301-304室及321-326室	Long term lease 長期租約	C 商	1,570	100	Completed 已落成
14 Zu Miao Road, Chancheng District Foshan Municipal 佛山市 禪城區 祖廟路14號	Medium term lease 中期租約	C 商	12,954 [#]	100	Completed 已落成
Sales Centre, East of Xin Guang Road/South of Da Gang Road C section Lin Gang Industrial Area, Lianyang Eco & Tech Development Zone, Lianyungang 連雲港 連雲港經濟技術開發區 臨港產業區 新光路東大港路南C段 營銷中心	Medium term lease 中期租約	C 商	1,739 [#]	83	Completed 已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial

[#] Gross floor area

附註：

物業類別：I—工業，R—住宅，C—商業

[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal properties held for sale held by the Group as at 31 March 2019 are as follows:

於二零一九年三月三十一日本集團持有發展中之主要物業詳情如下：

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有 百分比	完成階段
Hong Kong					
香港					
Lot No. 423 on D.D. 292 Ko Tong Ha Yeung Sai Kung North, N.T. 新界西貢北高塘下洋舊屋地丈量約份 第292約地段第423號	Medium term lease 中期租約	R 住	60 [#]	90	Completed 已落成
Lot No. 424 on D.D. 292 Ko Tong Ha Yeung Sai Kung North, N.T. 新界西貢北高塘下洋舊屋地丈量約份 第292約地段第424號	Medium term lease 中期租約	R 住	131 [#]	90	Completed 已落成
Mainland China					
中國大陸					
Carrianna Friendship Square, Junction Renmin Road South and Chunfeng Road, Shenzhen Special Economic Zone 深圳經濟特區 人民南路及春風路交界 佳寧娜友誼廣場	Medium term lease 中期租約	C/R 商／住	3,532 [#]	100	Completed 已落成
Imperial Palace, Hong Yi Cun, Baoan South Road, Shenzhen Special Economic Zone 深圳經濟特區 寶安南路 洪一村 駿庭名園	Long term lease 長期租約	C/R 商／住	153 [#]	100	Completed 已落成

Notes:

Types of properties: I-Industrial, R-Residential, C-Commercial
[#] Gross floor area

附註：

物業類別：I—工業·R—住宅·C—商業
[#] 總樓面面積

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal properties held for sale held by the Group as at 31 March 2019 are as follows: (Continued)

於二零一九年三月三十一日本集團持有作出售之主要物業詳情如下：(續)

Name/location	Tenure	Type	Approx. gross area	Effective % held	Stage of completion
名稱／地點	佔用性質	類別	總面積約數 (m ²) (平方米)	實際持有 百分比	完成階段
Mainland China					
中國大陸					
Leather Trade Centre East of Xin Guang Road/South of Da Gang Road B section, Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang 連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南B段 皮具服裝交易中心	Medium term lease 中期租約	C 商	34,510 [#]	83	Completed 已落成
Building Materials Trade Centre East of Xin Guang Road/South of Da Gang Road C section, Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang 連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南C段 建材交易中心	Medium term lease 中期租約	C 商	49,157 [#]	83	Completed 已落成

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal properties under development held by the Group as at 31 March 2019 are as follows: (Continued)

於二零一九年三月三十一日本集團持有發展中之主要物業詳情如下：(續)

Location	Use	Site area	Stage of completion	Effective % held	Expected completion date
地點	用途	土地面積 (m ²) (平方米)	完成階段	實際持有 百分比	預計完成日期
Mainland China					
中國大陸					
East of Xin Guang Road/South of Da Gang Road B section, Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang	Commercial/residential	26,069	Foundation work in progress	83	N/A
連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南B段	商業／住宅		地基工程進行中		不適用
East of Xin Guang Road/South of Da Gang Road F section, Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang	Commercial/residential	77,757	Foundation work in progress	83	N/A
連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南F段	商業／住宅		地基工程進行中		不適用
East of Xin Guang Road/South of Da Gang Road C section, Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang	Commercial/residential	22,731	Foundation work in progress	83	N/A
連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南C段	商業／住宅		地基工程進行中		不適用

Schedule of Principal Properties

主要物業概要

31 March 2019 二零一九年三月三十一日

Particulars of principal properties under development held by the Group as at 31 March 2019 are as follows: (Continued)

於二零一九年三月三十一日本集團持有發展中之主要物業詳情如下：(續)

Location	Use	Site area	Stage of completion	Effective % held	Expected completion date
地點	用途	土地面積 (m ²) (平方米)	完成階段	實際持有 百分比	預計完成日期
Mainland China					
中國大陸					
East of Xin Guang Road/South of Da Gang Road E section Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang 連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南E段	Commercial/ residential 商業／住宅	93,643	Foundation work in progress 地基工程進行中	83	N/A 不適用
East of Xin Guang Road/South of Da Gang Road G section Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang 連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南G段	Commercial/ residential 商業／住宅	122,577	Foundation work in progress 地基工程進行中	83	N/A 不適用
East of Xin Guang Road/South of Da Gang Road H section Lin Gang Industrial Area, Lianyungang Eco & Tech Development Zone, Lianyungang 連雲港 連雲港經濟技術開發區臨港產業區 新光路東大港路南H段	Commercial/ residential 商業／住宅	83,618	Foundation work in progress 地基工程進行中	83	N/A 不適用

Notice of Annual General Meeting

股東週年大會通告

NOTICE IS HEREBY GIVEN that an annual general meeting of Carrianna Group Holdings Company Limited (the “Company”) will be held at Carrianna (Chiu Chow) Restaurant, 1st Floor, 151 Gloucester Road, Wanchai, Hong Kong on Monday, 26 August 2019 at 11:00 a.m. for the following purposes:

1. To receive and consider the audited consolidated financial statements and the reports of the directors (the “Directors”) and of the auditor of the Company for the year ended 31 March 2019;
2. To declare a final dividend of HK3 cents per share for the year ended 31 March 2019;
3. To re-elect the following retiring Directors and to authorise the board of Directors to fix the remuneration of the Directors:
 - (a) Mr. Leung Pak Yan as Executive Director of the Company;
 - (b) Mr. Wong See King as Independent Non-Executive Director of the Company; and
 - (c) Mr. Lo Man Kit, Sam as Independent Non-Executive Director of the Company;
4. To re-appoint Messrs. Ernst & Young as auditor of the Company and to authorise the board of Directors to fix their remuneration.

茲通告佳寧娜集團控股有限公司(「本公司」)謹訂於二零一九年八月二十六日(星期一)上午十一時正假座香港灣仔告士打道151號一樓佳寧娜(潮州)酒樓召開本公司股東週年大會以討論下列事項:

1. 省覽截至二零一九年三月三十一日止年度之經審核綜合財務報表及本公司董事(「董事」)會報告及核數師報告。
2. 宣派截至二零一九年三月三十一日止年度之末期股息每股3港仙。
3. 重選以下退任董事,並授權董事會釐定董事之酬金。
 - (a) 梁百忍先生為本公司執行董事。
 - (b) 黃思競先生為本公司獨立非執行董事。
 - (c) 盧文傑先生為本公司獨立非執行董事。
4. 續聘安永會計師事務所為本公司核數師,並授權董事會釐定其酬金。

Notice of Annual General Meeting
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As special business, to consider and, if thought fit, pass with or without amendments, the following resolutions as ordinary resolutions:

ORDINARY RESOLUTIONS

5. “**THAT**

- (a) Subject to paragraph (b) below, the exercise by the Directors during the Relevant Period of all the powers of the Company to purchase issued shares of HK\$0.10 each in the capital of the Company, subject to and in accordance with the applicable laws and the requirements of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited as amended from time to time be and is hereby generally and unconditionally approved;
- (b) the aggregate nominal amount of shares to be purchased pursuant to the approval in paragraph (a) above shall not exceed 10% of the aggregate number of ordinary shares of the Company in issue on the date of this resolution, and the said approval shall be limited accordingly; and
- (c) for the purpose of this resolution, “Relevant Period” means the period from the date of passing of this resolution until whichever is the earlier of:
 - (i) the conclusion of the next annual general meeting of the Company;
 - (ii) the revocation or variation of the authority given under this resolution by ordinary resolution of the shareholders in general meeting; and
 - (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws of the Company or the laws of Bermuda to be held.”

作為特別事項考慮並酌情通過（無論有否修訂）下列決議案為普通決議案：

普通決議案

5. 「動議

- (a) 在下文(b)段之限制下，謹此一般及無條件批准董事，在符合適用之法例及香港聯合交易所有限公司證券上市規則（經不時修訂）之規定並在其規限之情況下，於有關期間行使本公司之一切權力，以購回本公司已發行股本中每股面值0.10港元之股份；
- (b) 根據上文(a)段之批准所購回之股份面值總額，須不超過本決議案獲通過日期本公司之已發行普通股總數之10%，而上述批准亦須受此數額限制；及
- (c) 就本決議案而言，「有關期間」乃指由本決議案獲通過之日起至下列任何一項最早發生之日期止之期間：
 - (i) 本公司下屆股東週年大會結束時；
 - (ii) 本決議案授出之權力經由股東在股東大會通過普通決議案予以撤銷或修訂之日；及
 - (iii) 本公司之公司細則或百慕達法例規定本公司須舉行下屆股東週年大會期限屆滿之日。

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6. “THAT

- (a) subject to sub-paragraph (c) of this resolution, the exercise by the Directors during the Relevant Period (as hereinafter defined) of all the powers of the Company to allot, issue or otherwise deal with additional shares of the Company and to make or grant offers, agreements and options which might require the exercise of such powers be and is hereby generally and unconditionally approved;
- (b) the approval in sub-paragraph (a) of this resolution shall authorise the Directors during the Relevant Period to make or grant offers, agreements and options which might require the exercise of such power after the end of the Relevant Period;
- (c) the aggregate nominal amount of share capital allotted or agreed conditionally or unconditionally to be allotted (whether pursuant to an option or otherwise) by the Directors pursuant to the approval in sub-paragraph (a) of this resolution, otherwise than pursuant to:
 - (i) a Rights Issue (as hereinafter defined);
 - (ii) the exercise of any option scheme or similar arrangement for the time being adopted for the grant or issue to officers and/or employees of the Company and/or any of its subsidiaries of shares or rights to acquire shares of the Company; and
 - (iii) any scrip dividend or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the Bye-laws of the Company;

shall not exceed 20% of the aggregate number of ordinary shares of the Company in issue at the date of the passing of this resolution, and the said approval shall be limited accordingly; and

6. 「動議

- (a) 在本決議案(c)分段之限制下，謹此一般及無條件批准董事在有關期間內（定義見下文）行使本公司所有權力以配發、發行或處理本公司之額外股份，及作出或授出可能需要行使該等權力之建議、協議及購股權；
- (b) 本決議案(a)分段之批准將授權董事在有關期間內作出或授出可能須於有關期間結束後行使該等權力之建議、協議及購股權；
- (c) 董事根據本決議案(a)分段之批准配發或有條件或無條件同意配發（不論是否根據購股權或其他方式）之股本面值總額，惟根據下列方式發行者除外：
 - (i) 配售新股（定義見下文）；
 - (ii) 行使當時採納之購股權計劃或類似安排，以向本公司及／或其任何附屬公司之職員及／或僱員授出或發行股份或收購本公司股份之權利；及
 - (iii) 根據本公司之公司細則配發股份以代替本公司股份之全部或部份股息之任何以股代息或類似安排；

不得超過於本決議案獲通過當日本公司已發行普通股總數之20%，而上述批准亦相應受此限制；及

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(d) for the purpose of this resolution, “Relevant Period” means the period from the passing of this resolution until whichever is the earlier of:

- (i) the conclusion of the next annual general meeting of the Company;
- (ii) the revocation or variation of the authority given under this resolution by ordinary resolution of the shareholders in general meeting; and
- (iii) the expiration of the period within which the next annual general meeting of the Company is required by the Bye-laws of the Company or the laws of Bermuda to be held.”

“Rights Issue” means an offer of shares in the Company open for a period fixed by the Directors to holders of shares of the Company whose names appear on the register of members of the Company on a fixed record date in proportion to their then holdings of such shares (subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to fractional entitlements or having regards to any restrictions or obligations under the laws of, or the requirements of any recognised body or any stock exchange, in any territory outside Hong Kong).”

7. “**THAT** conditional upon the passing of the ordinary resolutions no. 5 and 6 set out above, the general mandate granted to the Directors pursuant to resolution no. 6 be and is hereby extended by the addition thereto of an amount representing the aggregate nominal amount of the share capital repurchased by the Company under the authority granted in resolution no. 5, provided that such amount shall not exceed 10% of the aggregate nominal amount of the share capital of the Company in issue at the date of the passing of this resolution.”

(d) 就本決議案而言，「有關期間」乃指由本決議案獲通過當日至下列任何一項最早發生之日期止之期間：

- (i) 本公司下屆股東週年大會結束時；
- (ii) 本決議案授出之權力經由股東在股東大會通過普通決議案予以撤銷或修訂之日；及
- (iii) 本公司之公司細則或百慕達法例規定本公司須舉行下屆股東週年大會之期限屆滿之日。」

「配售新股」指董事於指定期間內，向於指定記錄日期名列本公司股東名冊之股份持有人建議按彼等當時之持股比例配發、發行或授出股份（惟董事有權就零碎股權或就香港境外之任何地區之法律或任何認可之監管機構或任何證券交易所之規定項下之任何限制或責任而認為必須或權宜取消若干股東在此方面之權利或作出其他安排）。」

7. 「**動議**在以上第5及第6項普通決議案獲得通過之情況下，謹此擴大依據決議案第6項授予董事之一般性授權，擴大數額相當於本公司根據決議案第5項之授權所購回之本公司股本面值總額；惟該數額不得超過本公司於本決議案獲通過當日之已發行股本面值總額之10%。」

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8. To transact any other business.

By Order of the Board
Carrianna Group Holdings Company Limited
Ng Yan Kwong
Company Secretary

Hong Kong, 24 July 2019

Notes:

- For the purpose of ascertaining shareholders' right to attend and vote at the Annual General Meeting of the Company to be held on Monday, 26 August 2019, the Register of Members of the Company will be closed from Wednesday, 21 August 2019 to Monday, 26 August 2019, both days inclusive, during which period no transfer of shares will be effected. In order for a shareholder to be eligible to attend and vote at the Annual General Meeting, all transfers accompanied by the relevant share certificates must be lodged with the Company's branch shares registrar in Hong Kong, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Tuesday, 20 August 2019.
- For the purpose of ascertaining shareholders' entitlement to the proposed final dividend, the Register of Members of the Company will be closed from Monday, 23 September 2019 to Friday, 27 September 2019, both days inclusive, during which period no transfer of shares will be effected. In order to qualify for the proposed final dividend (subject to shareholders' approval at the Annual General Meeting), all transfers accompanied by the relevant share certificates must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not later than 4:30 p.m. on Friday, 20 September 2019.
- A member entitled to attend and vote at the Meeting is entitled to appoint one or more proxies to attend and vote on his/her behalf. A proxy need not be a member of the Company. If more than one proxy is so appointed, the appointment shall specify the number and class of shares in respect of which each such proxy is so appointed.
- To be valid, a form of proxy and the power of attorney or other authority, if any, under which it is signed, or a notorially certified copy of such power of attorney or authority, must be lodged with the Company's branch share registrar in Hong Kong, Tricor Tengis Limited, at Level 54, Hopewell Centre, 183 Queen's Road East, Hong Kong not less than 48 hours before the time appointed for holding the Meeting.
- An explanatory statement containing further details regarding ordinary resolutions No. 5 to 7 above will be sent to shareholders shortly together with the 2019 Annual Report.

8. 處理任何其他事項。

承董事會命
佳寧娜集團控股有限公司
公司秘書
吳恩光

香港，二零一九年七月二十四日

附註：

- 為確定股東有權出席將於二零一九年八月二十六日（星期一）舉行之本公司股東週年大會並於會上投票，本公司將於二零一九年八月二十一日（星期三）至二零一九年八月二十六日（星期一），首尾兩天包括在內，暫停辦理股份過戶登記手續。股東為符合資格出席股東週年大會並於會上投票，請將過戶表格連同有關股票最遲於二零一九年八月二十日（星期二）下午四時三十分，送交本公司之香港股份過戶登記分處卓佳登捷時有限公司（地址為香港皇后大道東183號合和中心54樓）辦理過戶手續。
- 為確定股東享有建議之末期股息，本公司將於二零一九年九月二十三日（星期一）至二零一九年九月二十七日（星期五），首尾兩天包括在內，暫停辦理股份過戶登記手續。為符合資格享有建議之末期股息（惟須待將於股東週年大會上獲股東批准），請將過戶表格連同有關股票最遲於二零一九年九月二十日（星期五）下午四時三十分，送交本公司於香港之股份過戶登記分處卓佳登捷時有限公司（地址為香港皇后大道東183號合和中心54樓）辦理過戶手續。
- 凡有資格出席上述大會並於會上投票之股東，均有權委派一位或以上代表出席，並代其投票。受委代表毋須為本公司股東。惟若委派超過一名受委代表，則委任書上須列明每位受委代表所代表股份數目及類別。
- 代表委任表格連同經簽署之授權書或其他授權文件（如有）或該等授權書或授權文件經由公證人簽署證明之副本最遲須於大會指定舉行時間48小時前一併交回香港皇后大道東183號合和中心54樓本公司於香港之股份過戶登記分處卓佳登捷時有限公司，方為有效。
- 載有關於上述第5項至第7項普通決議案其中詳情之說明文件將於短期內連同二零一九年報一併寄予各股東。

