

Asia Resources Holdings Limited

亞洲資源控股有限公司*

Stock Code 股份代號 : 899

ANNUAL REPORT
2019
年報

CONTENTS

目錄

- | | |
|-----|--|
| 2 | CORPORATE INFORMATION
公司資料 |
| 5 | BIOGRAPHICAL DETAILS OF DIRECTORS
董事履歷 |
| 11 | CORPORATE GOVERNANCE REPORT
企業管治報告 |
| 25 | BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS
董事會總結與管理層討論及分析 |
| 45 | DIRECTORS' REPORT
董事會報告 |
| 62 | INDEPENDENT AUDITOR'S REPORT
獨立核數師報告 |
| 76 | CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME
綜合損益及其他全面收益表 |
| 78 | CONSOLIDATED STATEMENT OF FINANCIAL POSITION
綜合財務狀況表 |
| 80 | CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
綜合權益變動表 |
| 82 | CONSOLIDATED STATEMENT OF CASH FLOWS
綜合現金流量表 |
| 85 | NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
綜合財務報表附註 |
| 243 | FINANCIAL SUMMARY
財務摘要 |

CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Li Yuguo (Chairman)
Mr. Liu Yan Chee James (Chief Executive Officer) (Note 1)
Ms. Guo Yumei
Mr. Chan Yuk Sang (Note 11)
Mr. Huang Yilin (Note 2)
Mr. Chan Shi Yin, Keith (Note 3)

Non-executive Directors

Mr. Yang Xiaoqiang (Vice Chairman) (Note 4)
Mr. Huang Yilin (Note 2)

Independent Non-executive Directors

Mr. Ba Junyu (Note 5)
Mr. Zhu Xueyi (Note 4)
Mr. Wong Chung Man (Note 5)
Mr. Zhang Xianlin (Note 6)
Mr. Kwok Hong Yee, Jesse (Note 6)
Mr. Ng Ping Yiu (Note 7)

COMPANY SECRETARY

Mr. Szeto King Pui, Albert (Note 7)
Mr. Wu Ho Wai (Note 4)

AUDIT COMMITTEE

Mr. Ba Junyu (Note 5)
Mr. Zhu Xueyi (Chairman) (Note 4)
Mr. Wong Chung Man (Note 5)
Mr. Zhang Xianlin (Note 6)
Mr. Kwok Hong Yee, Jesse (Note 6)
Mr. Ng Ping Yiu (Note 7)

REMUNERATION COMMITTEE

Ms. Guo Yumei (Note 5)
Mr. Ba Junyu (Chairman) (Note 10)
Mr. Zhu Xueyi (Note 4)
Mr. Wong Chung Man (Note 5)
Mr. Zhang Xianlin (Note 6)
Mr. Kwok Hong Yee, Jesse (Note 6)
Mr. Ng Ping Yiu (Note 7)
Mr. Chan Shi Yin, Keith (Note 3)

董事會

執行董事

李玉國先生(主席)
劉恩賜先生(行政總裁)(附註1)
果玉梅女士
陳玉生先生(附註11)
黃逸林先生(附註2)
陳詩賢先生(附註3)

非執行董事

楊小強先生(副主席)(附註4)
黃逸林先生(附註2)

獨立非執行董事

巴俊宇先生(附註5)
朱學義先生(附註4)
黃仲文先生(附註5)
張憲林先生(附註6)
郭匡義先生(附註6)
伍炳耀先生(附註7)

公司秘書

司徒焯培先生(附註7)
胡可為先生(附註4)

審核委員會

巴俊宇先生(附註5)
朱學義先生(主席)(附註4)
黃仲文先生(附註5)
張憲林先生(附註6)
郭匡義先生(附註6)
伍炳耀先生(附註7)

薪酬委員會

果玉梅女士(附註5)
巴俊宇先生(主席)(附註10)
朱學義先生(附註4)
黃仲文先生(附註5)
張憲林先生(附註6)
郭匡義先生(附註6)
伍炳耀先生(附註7)
陳詩賢先生(附註3)

CORPORATE INFORMATION

公司資料

NOMINATION COMMITTEE

Mr. Li Yuguo (Chairman) (Note 8)

Mr. Ba Junyu (Note 5)

Mr. Zhu Xueyi (Note 4)

Mr. Wong Chung Man (Note 5)

Mr. Zhang Xianlin (Note 6)

Mr. Kwok Hong Yee, Jesse (Note 9)

Mr. Ng Ping Yiu (Note 7)

Mr. Chan Shi Yin, Keith (Note 3)

STOCK CODE

899

AUDITORS

Lau & Au Yeung C.P.A. Limited

Certified Public Accountants

21/F, Tai Yau Building

181 Johnston Road

Wanchai, Hong Kong

PRINCIPAL BANKERS

China Construction Bank (Asia) Corporation Limited

Bank of Communications Co., Ltd. Hong Kong Branch

REGISTERED OFFICE

Clarendon House, 2 Church Street

Hamilton HM11, Bermuda

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 2601, 26/F, West Tower

Shun Tak Centre

168-200 Connaught Road Central

Sheung Wan, Hong Kong

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE (IN BERMUDA)

Conyers Corporate Services (Bermuda) Limited

Clarendon House, 2 Church Street

Hamilton HM11, Bermuda

提名委員會

李玉國先生(主席) (附註8)

巴俊宇先生 (附註5)

朱學義先生 (附註4)

黃仲文先生 (附註5)

張憲林先生 (附註6)

郭匡義先生 (附註9)

伍炳耀先生 (附註7)

陳詩賢先生 (附註3)

股份代號

899

核數師

劉歐陽會計師事務所有限公司

執業會計師

香港灣仔

莊士敦道181號

大有大廈21樓

主要往來銀行

中國建設銀行(亞洲)股份有限公司

交通銀行股份有限公司香港分行

註冊辦事處

Clarendon House, 2 Church Street

Hamilton HM11, Bermuda

香港主要營業地點

香港上環

干諾道中168-200號

信德中心

西座26樓2601室

主要股份過戶登記處(百慕達)

Conyers Corporate Services (Bermuda) Limited

Clarendon House, 2 Church Street

Hamilton HM11, Bermuda

CORPORATE INFORMATION

公司資料

BRANCH SHARE REGISTRAR AND TRANSFER OFFICE (IN HONG KONG)

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

WEBSITE

<http://www.asiaresources899.com.hk>

Note 1: Appointed as Chief Executive Officer on 1 August 2018

Note 2: Resigned as Chief Executive Officer and re-designated from Executive Director to Non-executive Director with effect from 1 August 2018

Note 3: Retired with effect from 31 August 2018

Note 4: Appointed on 13 September 2018

Note 5: Appointed on 24 July 2018

Note 6: Resigned with effect from 1 August 2018

Note 7: Resigned with effect from 13 September 2018

Note 8: Appointed as Chairman on 24 July 2018

Note 9: Retired as Chairman with effect from 24 July 2018 and resigned as a member with effect from 1 August 2018

Note 10: Appointed as a member on 24 July 2018 and appointed as Chairman on 1 August 2018

Note 11: Resigned on 6 December 2018

股份過戶登記分處(香港)

卓佳秘書商務有限公司
香港
皇后大道東183號
合和中心54樓

網址

<http://www.asiaresources899.com.hk>

附註1: 於二零一八年八月一日獲委任為行政總裁

附註2: 辭任行政總裁，並由執行董事調任為非執行董事，自二零一八年八月一日起生效

附註3: 已退任，自二零一八年八月三十一日起生效

附註4: 於二零一八年九月十三日獲委任

附註5: 於二零一八年七月二十四日獲委任

附註6: 已辭任，自二零一八年八月一日起生效

附註7: 已辭任，自二零一八年九月十三日起生效

附註8: 於二零一八年七月二十四日獲委任為主席

附註9: 已退任主席，自二零一八年七月二十四日起生效，並辭任成員，自二零一八年八月一日起生效

附註10: 於二零一八年七月二十四日獲委任為成員，並於二零一八年八月一日獲委任為主席

附註11: 已辭任，自二零一八年十二月六日起生效

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷

EXECUTIVE DIRECTORS

Mr. Li Yuguo, aged 65, was appointed as an Executive Director of the Company on 16 August 2017 and was appointed as the Chairman of the board of directors on 22 September 2017. He was also appointed as the chairman of the Nomination Committee of the Company on 24 July 2018.

Since 19 September 2018, Mr. Li has been an executive director of Future Bright Mining Holdings Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") (Stock Code: 2212) ("Future Bright") which Mr. Yang Xiaoqiang (a Non-Executive Director of the Company) and Mr. Liu Yan Chee James (an Executive Director and the Chief Executive Officer of the Company) are a non-executive director and the chief executive officer of Future Bright respectively. He has been a non-executive director of Shengjing Bank Co., Ltd., a company listed on the Main Board of the Stock Exchange (Stock Code: 2066) ("Shengjing Bank") since July 2013 and the vice chairman of the board of directors of that bank from June 2014 to February 2018. He has been the chairman of Liaoning Huibao International Investment Group Co., Ltd.* (遼寧匯寶國際投資集團有限公司) since June 2013 and the chairman of Beijing Jiutai Group Co., Ltd.* (北京九台集團有限公司) since May 1993. Prior to that, he successively worked at the planning bureau of the China Association for Science and Technology (中國科學技術協會) as principal staff, deputy chief and chief of the accounting division from August 1983 to October 1992.

Mr. Li graduated from Jiangxi University of Finance and Economics (formerly known as Jiangxi Institute of Finance and Economics* (江西財經學院)) (Jiangxi, PRC) in July 1983, majoring in industrial accounting.

執行董事

李玉國先生，65歲，於二零一七年八月十六日獲委任為本公司執行董事，並於二零一七年九月二十二日獲委任為董事會主席。彼於二零一八年七月二十四日獲委任為本公司提名委員會主席。

自二零一八年九月十九日起，李先生為香港聯合交易所有限公司（「聯交所」）主板上市公司高鵬礦業控股有限公司（股份代號：2212）（「高鵬礦業」）的執行董事。本公司非執行董事楊小強先生以及本公司執行董事兼行政總裁劉恩賜先生分別為高鵬礦業之非執行董事及行政總裁。彼自二零一三年七月起為聯交所主板上市公司盛京銀行股份有限公司（股份代號：2066）（「盛京銀行」）之非執行董事，並於二零一四年六月至二零一八年二月期間為該銀行副董事長。彼自二零一三年六月起為遼寧匯寶國際投資集團有限公司董事長，及自一九九三年五月起為北京九台集團有限公司董事長。在此之前，彼於一九八三年八月至一九九二年十月期間，先後於中國科學技術協會計劃局擔任財務處主任科員、副處長及處長。

李先生於一九八三年七月畢業於江西財經大學（前稱江西財經學院）（中國江西），主修工業財會。

* For identification purpose only

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷

Mr. Liu Yan Chee James, aged 49, was appointed as an Executive Director of the Company on 26 April 2017 and was appointed as the Chief Executive Officer of the Company on 1 August 2018.

He has over 20 years of experience in finance and accounting. Since 8 March 2018, Mr. Liu has been an executive director of Mindtell Technology Limited, a company listed on the GEM of the Stock Exchange (Stock Code: 8611). Since 26 October 2018, he has appointed as the chief executive officer of Future Bright (Stock Code: 2212), which Mr. Li Yuguo (an Executive Director and the Chairman of the Company) and Mr. Yang Xiaoqiang (a Non-Executive Director of the Company) are an executive director and a non-executive director of Future Bright respectively. He was an independent non-executive director of Luen Wong Group Holdings Limited, a company listed on GEM of the Stock Exchange (Stock Code: 8217) between March 2016 and December 2017. He was the sales director and licensed representative of Tung Shing Securities (Brokers) Limited from September 2010 to October 2015, and KGI Asia Limited and KGI Futures (Hong Kong) Limited from October 2004 to September 2010.

In February 1994, he graduated from Dalhousie University in Canada with a Bachelor of Commerce.

Ms. Guo Yumei, aged 51, was appointed as an Executive Director of the Company on 18 April 2018. She was also appointed as a member of the Remuneration Committee of the Company on 24 July 2018.

She has been an executive director and legal representative of Beijing Qiaofeng Commercial and Trading Co., Ltd* (北京僑豐商貿有限公司), a wholly-owned subsidiary of the Company, since February 2018. Ms. Guo currently also serves as director of (i) Guangxi Huatai Mining Industries Co., Ltd* (廣西華泰礦業有限公司), (ii) Shenzhen Zhongke Jiutai Resources Usage Technology Industries Co., Ltd* (深圳市中科九台資源利用科技產業股份有限公司) and (iii) Shenzhen Zhongke Jiutai Resources Usage Research Institute Co., Ltd* (深圳中科九台資源利用研究所有限公司).

Ms. Guo graduated from Party School of CPC Beijing Municipal Committee* (北京市委黨校) in July 2008.

* For identification purpose only

劉恩賜先生，49歲，於二零一七年四月二十六日獲委任為本公司執行董事，並於二零一八年八月一日獲委任為本公司行政總裁。

彼於財務及會計方面擁有逾20年經驗。自二零一八年三月八日起，劉恩賜先生為聯交所GEM上市公司Mindtell Technology Limited(股份代號：8611)的執行董事。彼自二零一八年十月二十六日起獲委任為高鵬礦業(股份代號：2212)的行政總裁。本公司執行董事兼主席李玉國先生及本公司非執行董事楊小強先生分別為高鵬礦業之執行董事及非執行董事。彼於二零一六年三月至二零一七年十二月期間為聯交所GEM上市公司聯旺集團控股有限公司(股份代號：8217)之獨立非執行董事。彼於二零一零年九月至二零一五年十月期間為東盛證券(經紀)有限公司，及於二零零四年十月至二零一零年九月期間為凱基證券亞洲有限公司與凱基期貨(香港)有限公司之銷售總監及持牌代表。

於一九九四年二月，彼從加拿大達爾豪西大學(Dalhousie University)畢業，並取得商業學士學位。

果玉梅女士，51歲，於二零一八年四月十八日獲委任為本公司執行董事。彼亦於二零一八年七月二十四日獲委任為本公司薪酬委員會成員。

彼自二零一八年二月起擔任本公司全資附屬公司北京僑豐商貿有限公司之執行董事及法定代表。果女士目前亦擔任(i)廣西華泰礦業有限公司之董事，(ii)深圳市中科九台資源利用科技產業股份有限公司之董事及(iii)深圳中科九台資源利用研究所有限公司之董事。

果女士於二零零八年七月畢業於北京市委黨校。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷

NON-EXECUTIVE DIRECTORS

Mr. Yang Xiaoqiang, aged 48, was appointed as a Non-executive Director and the Vice Chairman of the Company on 13 September 2018.

Mr. Yang has been a non-executive director of Future Bright (Stock Code: 2212) since 19 September 2018, which Mr. Li Yuguo (an Executive Director and the Chairman of the Company) and Mr. Liu Yan Chee James (an Executive Director and the Chief Executive Officer of the Company) are an executive director and the chief executive officer of Future Bright respectively.

Mr. Yang has been appointed as director and general manager of Shenyang Tairong Property Development Company Limited* (瀋陽泰榮房地產開發有限公司) since September 2010. He held similar positions in other companies for more than 20 years.

Mr. Yang obtained a bachelor's degree in industrial automation from the Shenyang Mechanical Engineering University* (瀋陽機械工業大學) in 1994 and obtained a master degree in civil and commercial laws from the Shenyang Normal University in 2001.

Mr. Huang Yilin, aged 51, was appointed as an Executive Director of the Company on 23 January 2015 and was appointed as Chief Executive Officer on 16 August 2017. He resigned as Chief Executive Officer and was re-designated from Executive Director to Non-executive Director of the Company with effect from 1 August 2018.

Mr. Huang graduated from The Institute of Finance and Economics of Radio and Television* (電大財經學院) in 1992 and is engaged in management related works since graduation. During the past years, Mr. Huang was the general manager of Shantou Sanye Plastic Company Limited* (汕頭市三葉塑料有限公司), Shenzhen China Investment Company Limited* (深圳市中聯資有限公司), Shenzhen Rihuisheng Group Company Limited* (深圳市日匯盛集團有限公司) and Shenzhen Hongxun Investment Company Limited* (深圳市鴻訊投資有限公司), and has extensive theoretical knowledge and practical experience in corporate modern management.

* For identification purpose only

非執行董事

楊小強先生，48歲，於二零一八年九月十三日獲委任為本公司非執行董事兼副主席。

楊先生自二零一八年九月十九日起為高鵬礦業(股份代號：2212)之執行董事。本公司執行董事兼主席李玉國先生以及本公司執行董事兼行政總裁劉恩賜先生分別為高鵬礦業之執行董事及行政總裁。

楊先生自二零一零年九月起獲委任為瀋陽泰榮房地產開發有限公司的董事兼總經理。彼於其他公司擔任類似職位超過20年。

楊先生於一九九四年取得瀋陽機械工業大學工業自動化專業學士學位，並於二零零一年取得瀋陽師範大學民商法學專業碩士學位。

黃逸林先生，51歲，於二零一五年一月二十三日獲委任為本公司執行董事，並於二零一七年八月十六日獲委任為行政總裁。彼自二零一八年八月一日起辭任行政總裁，並由本公司執行董事調任為非執行董事。

黃先生於一九九二年從電大財經學院專科畢業，畢業後一直從事管理類相關工作，歷年先後在汕頭市三葉塑料有限公司、深圳市中聯資有限公司、深圳市日匯盛集團有限公司及深圳市鴻訊投資有限公司擔任總經理一職，黃先生在企業的現代管理方面有著豐富的理論知識及实操經驗。

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Ba Junyu, aged 64, was appointed as an Independent Non-executive Director and a member of each of the Audit Committee, Remuneration Committee and Nomination Committee of the Company on 24 July 2018. He was appointed as the chairman of Remuneration Committee of the Company on 1 August 2018.

Mr. Ba is an external supervisor of Shengjing Bank (Stock Code: 2066) since February 2018. He was an independent non-executive director of that bank from June 2010 to February 2018. Mr. Li Yuguo (an Executive Director and the Chairman of the Company) is a non-executive director of that bank. Mr. Ba has been a professor at Shenyang Ligong University* (瀋陽理工大學) since September 2001, and served as principal, professor and researcher of the social economy research institute of Shenyang Ligong University from September 2001 to May 2009. He serves as a professor at the School of Law and Ideology of Shenyang Ligong University since May 2009. Prior to that, he served as an associate professor and the head of the economic research institute at Shenyang University from April 1996 to August 2003. From August 1985 to April 1996, he served as a vice dean, deputy principal and associate professor of the market economy research institute at Shenyang Institute of Finance and Economics. He used to work at the teaching and research office at Shenyang Accounting School* (瀋陽市財會學校) as deputy director, director and lecturer from August 1982 to August 1985.

Mr. Ba graduated from Dongbei University of Finance and Economics (formerly known as Liaoning Institute of Finance and Economics* (遼寧財經學院)) (Liaoning, PRC) in July 1982, majoring in commercial enterprise management. He has been a researcher as accredited by the Personnel Office of Liaoning Province since August 2008.

獨立非執行董事

巴俊宇先生，64歲，於二零一八年七月二十四日獲委任為本公司獨立非執行董事以及審核委員會、薪酬委員會及提名委員會各自之成員。彼於二零一八年八月一日獲委任為本公司薪酬委員會主席。

巴先生自二零一八年二月起為盛京銀行(股份代號：2066)之外部監事，並於二零一零年六月至二零一八年二月期間擔任該銀行之獨立非執行董事。本公司執行董事兼主席李玉國先生為該銀行之非執行董事。巴先生自二零零一年九月至今一直擔任瀋陽理工大學教授，並於二零零一年九月至二零零九年五月擔任瀋陽理工大學社會經濟研究所所長、教授及研究員，二零零九年五月起擔任瀋陽理工大學文法學院教授。在此之前，於一九九六年四月至二零零三年八月期間，彼擔任瀋陽大學經濟研究所所長及副教授。於一九八五年八月至一九九六年四月期間，彼擔任瀋陽財經學院系副主任、市場經濟研究所副所長及副教授。於一九八二年八月至一九八五年八月期間，彼擔任瀋陽市財會學校教研室副主任、主任及講師。

巴先生於一九八二年七月畢業於東北財經大學(前稱遼寧財經學院)(中國遼寧)商業企業管理專業。其自二零零八年八月起一直為遼寧省人事廳認可的研究員。

* For identification purpose only

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷

Mr. Zhu Xueyi, aged 66, was appointed as an Independent Non-executive Director, the chairman of the Audit Committee and a member of each of the Remuneration Committee and Nomination Committee on 13 September 2018.

Currently, Mr. Zhu is a professor and the head of the Research Institute of Resource Economics and Financial Accounting at Nantong Institute of Technology and a guest professor at the University of Jinan. After working in journalism from 1974 to 1976, Mr. Zhu embarked on his education career at the School of Management at China University of Mining and Technology. Mr. Zhu was gradually promoted to the position of vice dean of the School of Management at China University of Mining and Technology from 1999 to 2007. In 2007, he became the head of the Research Institute of Finance and Accounting at China University of Mining and Technology.

Mr. Zhu obtained an accountancy degree at Jiangsu University of Finance and Economics in 1983 and obtained a master's degree at Renmin University of China in 1992.

Mr. Zhu has been an independent director of a Shenzhen-listed company, Jiangsu Wuyang Parking Industry Group Co., Ltd.* (江蘇五洋停車產業集團股份有限公司) (Stock Code: 300420) and the chief financial expert of Huai Hai Holding Group* (淮海控股集團) since 2017. He was an independent director of a Shenzhen-listed company, Saimo Electric Co., Ltd. (賽摩電氣股份有限公司) (Stock Code: 300466) from 2011 to 2016.

Mr. Zhu has been a vice chairman of Xuzhou Auditing Society* (徐州市審計學會) and a vice chairman of Xuzhou City Accountant Association* (徐州市總會計師協會) since 2000.

朱學義先生，66歲，於二零一八年九月十三日獲委任為獨立非執行董事、審核委員會主席以及薪酬委員會及提名委員會各自的成員。

朱先生現為南通理工學院教授及資源經濟與財務會計研究所所長，亦為濟南大學客座教授。朱先生在一九七四年至一九七六年期間從事傳媒，其後在中國礦業大學管理學院開展彼之教育事業。朱先生從一九九九年至二零零七年逐漸晉升為中國礦業大學管理學院副院長。彼在二零零七年成為中國礦業大學財務與會計研究所所長。

朱先生於一九八三年取得江西財經大學會計學位，並於一九九二年取得中國人民大學碩士學位。

朱先生自從二零一七年成為深圳上市公司江蘇五洋停車產業集團股份有限公司(證券代碼：300420)之獨立董事及淮海控股集團之首席財務專家。彼在二零一一年至二零一六年擔任深圳上市公司賽摩電氣股份有限公司(證券代碼：300466)之獨立董事。

朱先生自從二零零零年成為徐州市審計學會副會長及徐州市總會計師協會副會長。

* For identification purpose only

BIOGRAPHICAL DETAILS OF DIRECTORS

董事履歷

Mr. Zhu has published more than 500 articles on accounting. He was appointed by various units above provincial level, such as Jiangsu Province Social Science Fund, Ministry of Education, Ministry of Finance to host nearly 30 significant national projects including national natural science fund and national social science fund. In recognition of his contribution, provincial departments awarded him with nearly 30 prizes, e.g. Science Advancement Prize, Philosophy Society Achievement Award, Excellent Teaching Achievement Award, etc. He was also awarded as a national excellent teacher in 1989 and the "Excellent Accounting Worker" in Jiangsu Province in 2006.

Mr. Wong Chung Man, aged 60, was appointed as an Independent Non-executive Director and members of each of the Audit Committee, Remuneration Committee and Nomination Committee of the Company on 24 July 2018.

Mr. Wong worked as a marketing manager in Tse Sui Luen Jewellery Company Limited during the period between 1986 and 1990 and as a general manager of Anju Jewelry Ltd. between 1990 and 1992. Mr. Wong was the director and president of Tse Sui Luen Jewellery (China) Ltd. during the period between 1992 and 2001 and was the director of Fullnew International Ltd. during the period between 2001 to 2008. Thereafter, Mr. Wong worked as the general manager of Enzo Jewelry Holdings Limited from 2008 to 2009 and then as a consultant at Shenyang Success Real Estate Development Co. Ltd.* (瀋陽成功房地產開發有限公司) between 2009 and 2017.

Mr. Wong graduated from Waseda University of Tokyo, Japan in 1985.

朱先生曾發表超過500份關於會計的文章。彼獲江蘇省社會科學基金、教育部及財政部等省部級以上的單位委任主持接近30個重大國家項目，包括國家自然科學基金及國家社會科學基金。省部級部門向彼頒發接近30個獎項，例如科技進步獎、哲學社會成果獎、優秀教學成果獎等，以茲肯定彼的貢獻。彼於一九八九年並獲評為全國優秀教師及於二零零六年獲評為江蘇省「傑出會計工作者」。

黃仲文先生，60歲，於二零一八年七月二十四日獲委任為本公司獨立非執行董事以及審核委員會、薪酬委員會及提名委員會各自的成員。

黃先生於一九八六年至一九九零年期間在謝瑞麟珠寶有限公司擔任市場經理。彼於一九九零年至一九九二年期間在安鑽珠寶有限公司擔任總經理。黃先生於一九九二年至二零零一年期間為謝瑞麟珠寶金行(中國)有限公司的董事兼總裁。於二零零一年至二零零八年期間，黃先生為新富盛國際有限公司之董事。其後，黃先生於二零零八年至二零零九年期間於Enzo Jewelry Holdings Limited擔任總經理，並於二零零九年至二零一七年期間擔任瀋陽成功房地產開發有限公司之顧問。

黃先生於一九八五年畢業於日本東京早稻田大學。

* For identification purpose only

CORPORATE GOVERNANCE REPORT

企業管治報告

CORPORATE GOVERNANCE PRACTICES

The Company recognises the importance of maintaining a high standard of corporate governance with an aim to protect the interest of shareholders.

The Company has adopted the Corporate Governance Code contained in Appendix 14 (the "Code") of the Rules Governing the Listing of Securities on the Stock Exchange ("Listing Rules"). During the year ended 31 March 2019, the Company complied with all applicable provisions of the Code except for the deviation as stated below:

Code Provision A.1.3

Under Code provision A.1.3, notice of at least 14 days should be given for a regular Board meeting to give all directors an opportunity to attend. For all other Board meetings, reasonable notice should be given. Due to the practical reasons, 14 days' advanced notifications have not been given to all meetings of the Board. Reasons have been given in the notifications in respect of those meetings of the Board where it is not practical to give 14 days' advanced notification. The Board will use its best endeavours to give 14 days' advanced notifications of Board meeting to the extent practicable.

Code Provision A.1.8

Under Code provision A.1.8, the Company should arrange appropriate insurance cover in respect of legal action which may be taken against its directors. The directors' and officers' liability insurance maintained by the Company has expired on 20 May 2018. As the Company has not yet reached an agreement with an insurer regarding the terms and insurance premium of new insurance policy, the insurance cover in respect of legal action which may be taken against the Directors of the Company has not been in place since 21 May 2018. The Company will continue to liaise with the insurer on the same.

企業管治常規

本公司深知維持高水平企業管治之重要性，藉以保障股東之利益。

本公司已採納聯交所證券上市規則(「上市規則」)附錄14所載之企業管治守則(「該守則」)。於截至二零一九年三月三十一日止年度，本公司已遵守該守則之所有適用條文，惟下文所述之偏離情況除外：

守則條文第A.1.3條

根據守則條文第A.1.3條，召開董事會定期會議應發出至少14日通知，以讓所有成員皆有機會騰空出席。至於召開所有其他董事會會議，應發出合理通知。基於實際理由，未能就所有董事會會議給予14日之提前通知。在14日之提前通知並不可行之情況下，已就該等董事會會議之通知提供理由。董事會將竭盡所能就董事會會議給予14日提前通知。

守則條文第A.1.8條

根據守則條文第A.1.8條，本公司應就其董事可能會面對的法律行動作適當的投保安排。本公司投購的董事及高級人員責任保險已經於二零一八年五月二十日到期。由於本公司尚未與保險公司就新保單的條款及保金數額達成共識，自二零一八年五月二十一日起就本公司董事可能會面對的法律行動尚未有任何保險保障。本公司將就此繼續與保險公司洽談。

CORPORATE GOVERNANCE REPORT

企業管治報告

Code Provision A.6.7

Under Code provision A.6.7, independent non-executive directors and other non-executive directors, as equal board members, should give the board and any committees on which they serve the benefit of their skills, expertise and varied backgrounds and qualifications through regular attendance and active participation. They should also attend general meetings to gain and develop a balanced understanding of the views of shareholders. Due to other business engagement, an Independent Non-executive Director was unable to attend the annual general meeting of the Company held on 31 August 2018.

THE BOARD

The Board is responsible for the leadership and control of the Company and oversees the Group's business strategic decisions and performances.

Board Composition

As at the date of this report, the Board comprises 3 Executive Directors, Mr. Li Yuguo, Mr. Liu Yan Chee James and Ms. Guo Yumei; 2 Non-Executive Directors, Mr. Yang Xiaoqiang and Mr. Huang Yilin; and 3 Independent Non-Executive Directors, Mr. Ba Junyu, Mr. Zhu Xueyi and Mr. Wong Chung Man.

The Independent Non-executive Directors of the Company are persons with academic and professional qualifications in the fields of accounting and appropriate expertise. They provide strong support towards the effective discharge of the duties and responsibilities of the Board. Each Independent Non-executive Director gives an annual confirmation of his independence to the Company and the Company considers these directors to be independent under Rule 3.13 of the Listing Rules.

守則條文第A.6.7條

根據守則條文第A.6.7條，獨立非執行董事及其他非執行董事作為與其他董事擁有同等地位的董事會成員，應定期出席董事會及由彼等擔任委員會成員的委員會的會議並積極參與會務，以彼等之技能、專業知識及不同的背景及資格作出貢獻。彼等並應出席股東大會，對股東的意見有全面、公正的了解。一名獨立非執行董事因其他公務在身而未能出席本公司於二零一八年八月三十一日舉行之股東週年大會。

董事會

董事會負責領導及監控本公司，並負責監管本集團之業務策略方針及表現。

董事會組成

於本報告日期，董事會由三名執行董事李玉國先生、劉恩賜先生及果玉梅女士；兩名非執行董事楊小強先生及黃逸林先生；以及三名獨立非執行董事巴俊宇先生、朱學義先生及黃仲文先生組成。

本公司之獨立非執行董事為於會計範疇上擁有學術及專業資歷，並為具適當專業知識之人士。彼等對董事會有效履行其職責及責任上提供強大支持。各獨立非執行董事就其獨立性每年向本公司作出確認，本公司認為，該等董事根據上市規則第3.13條乃屬獨立人士。

CORPORATE GOVERNANCE REPORT

企業管治報告

Board Diversity Policy

The Company has adopted the board diversity policy (the “Board Diversity Policy”). The Company recognises and embraces the benefits of having a diverse Board to enhance the quality of its performance and as an essential element in maintaining strategic objectives and sustainable development of the Group. All appointment of the Board members will be based on merits against objective criteria and with due regards for benefits and balance of diversity on the Board. The Board diversity will be considered in terms of, among other things, gender, age, professional experience and qualifications and educational and cultural background, and any other factors that the Nomination Committee may consider relevant and applicable from time to time towards complementing and extending the skills, know-how and experience of the Board.

Meetings

Details of Directors’ attendance records at the Board meetings and general meetings of the Company during the year ended 31 March 2019 are set out below:

董事會成員多元化政策

本公司已採納董事會成員多元化政策（「董事會成員多元化政策」）。本公司明白並深信董事會成員多元化對提升公司表現素質裨益良多，並且是支援本集團達到戰略目標及維持可持續發展之必要因素。董事會所有委任均以用人唯才為原則，並充分考慮董事會之利益及成員多元化方面保持平衡。權衡董事會多元化時計及之因素包括（其中包括）性別、年齡、專業經驗及資格、教育及文化背景，以及提名委員會不時認為有助於補充及延展董事會技能、知識及經驗之任何其他相關及適用因素。

會議

各董事於截至二零一九年三月三十一日止年度董事會會議及本公司股東大會出席記錄詳情如下：

		Meetings attended/Held 出席次數／舉行會議次數		
		AGM 股東週年大會	SGM 股東特別大會	Board 董事會
Executive Directors	執行董事			
Mr. Li Yuguo	李玉國先生	1/1	0/2	9/9
Mr. Liu Yan Chee James	劉恩賜先生	1/1	2/2	9/9
Ms. Guo Yumei	果玉梅女士	1/1	2/2	7/8
Mr. Huang Yilin (re-designated as Non-executive Director on 1 August 2018)	黃逸林先生 (於二零一八年八月一日 調任為非執行董事)	0/0	1/1	6/6
Mr. Chan Shi Yin, Keith (retired on 31 August 2018)	陳詩賢先生 (於二零一八年八月三十一日 退任)	1/1	1/1	5/6
Mr. Chan Yuk Sang (resigned on 6 December 2018)	陳玉生先生 (於二零一八年十二月六日 辭任)	0/1	2/2	8/8

CORPORATE GOVERNANCE REPORT

企業管治報告

		Meetings attended/Held 出席次數／舉行會議次數		
		AGM 股東週年大會	SGM 股東特別大會	Board 董事會
Non-executive Directors		非執行董事		
Mr. Yang Xiaoqiang (appointed on 13 September 2018)	楊小強先生 (於二零一八年九月十三日獲委任)	0/0	1/1	3/3
Mr. Huang Yilin (re-designated on 1 August 2018)	黃逸林先生 (於二零一八年八月一日調任)	1/1	1/1	3/3
Independent Non-executive Directors		獨立非執行董事		
Mr. Ba Junyu (appointed on 24 July 2018)	巴俊宇先生 (於二零一八年七月二十四日獲委任)	0/1	1/1	3/4
Mr. Zhu Xueyi (appointed on 13 September 2018)	朱學義先生 (於二零一八年九月十三日獲委任)	0/0	1/1	3/3
Mr. Wong Chung Man (appointed on 24 July 2018)	黃仲文先生 (於二零一八年七月二十四日獲委任)	1/1	1/1	4/4
Mr. Zhang Xianlin (resigned on 1 August 2018)	張憲林先生 (於二零一八年八月一日辭任)	0/0	1/1	3/6
Mr. Kwok Hong Yee, Jesse (resigned on 1 August 2018)	郭匡義先生 (於二零一八年八月一日辭任)	0/0	1/1	3/6
Mr. Ng Ping Yiu (resigned on 13 September 2018)	伍炳耀先生 (於二零一八年九月十三日辭任)	1/1	1/1	6/7

CORPORATE GOVERNANCE REPORT

企業管治報告

Apart from regular board meetings of the year, the Board of Directors will meet on other occasions when a board level decision on a particular matter is required. The Directors receive details of agenda items for decision and minutes of committee meetings in advance of each board meeting. The Board of Directors has reserved for its decision or consideration matters covering corporate strategy, annual and interim results, Directors' appointment, succession planning, risk management, major acquisitions, disposals and capital transactions, and other significant operational and financial matters. Major corporate matters that are specifically delegated by the Board of Directors to the management include the preparation of annual and interim accounts for board approval before public reporting, execution of business strategies and initiatives adopted by the Board of Directors, implementation of adequate systems of internal controls and risk management procedures, and compliance with relevant statutory requirements, rules and regulations.

APPOINTMENT AND RE-ELECTION OF DIRECTORS

All the Independent Non-executive Directors are appointed for terms of three years. In addition, all Directors are subject to retirement by rotation and re-election at the Annual General Meeting pursuant to the Bye-laws of the Company.

According to the Company's Bye-laws, any Director appointed by the Board to fill a casual vacancy shall hold office until the first general meeting of Members after his appointment and be subject to re-election at such meeting; and any Director appointed by the Board as an addition to the existing Board shall hold office only until the next following Annual General Meeting of the Company and shall then be eligible for re-election.

除本年度之董事會定期會議外，董事會將於須就特定事項作出董事會層面之決定之其他情況下舉行會議。董事於每次董事會會議前均已收取以供其作決定之議程項目詳情及委員會會議記錄。董事會保留其對涵蓋企業策略、全年及中期業績、董事委任、繼任計劃、風險管理、重大收購事項、出售事項及股本交易之事宜，以及其他重大營運及財務事宜之決策及審議權。董事會明確委託予管理層之主要企業事宜包括編製全年及中期賬目以於公開報告前供董事會批准、執行董事會採納之業務策略及新方案、實施充份之內部監控及風險管理程序，以及遵守相關法例規定、規則及規例。

委任及重選董事

全體獨立非執行董事均委以三年為任期。此外，全體董事須根據本公司之公司細則於股東週年大會上輪值退任及重選連任。

根據本公司之公司細則，獲董事會委任以填補臨時空缺之任何董事，任期須至其獲委任後之首屆股東大會為止，並須於該大會上重選連任；而獲董事會委任作為現有董事會新增成員之任何董事，任期須至本公司下屆股東週年大會為止，屆時符合資格重選連任。

CORPORATE GOVERNANCE REPORT

企業管治報告

CONTINUOUS PROFESSIONAL DEVELOPMENT OF THE DIRECTORS

The Directors are continually encouraged to update themselves with legal and regulatory developments, and the business and market changes to facilitate the discharge of their responsibilities.

All Directors are requested to provide the Company with their respective training records pursuant to the Code.

During the year, the Directors have confirmed their participation in appropriate continuous professional development activities by ways of attending seminars or self-reading set out below:

董事之持續專業發展

本公司持續鼓勵董事了解最新之法例及監管發展以及業務及市場變動，以促進彼等履行其責任。

根據該守則，全體董事均須向本公司提供彼等各自之培訓記錄。

年內，董事已確認，以下為彼等透過出席研討會或自行閱讀而參加適當持續專業發展活動：

		Attending seminars 出席研討會	Self-reading 自行閱讀
Executive Directors			
Mr. Li Yuguo	李玉國先生	✓	✓
Mr. Liu Yan Chee James	劉恩賜先生	✓	✓
Ms. Guo Yumei	果玉梅女士	✓	✓
Mr. Huang Yilin (re-designated as Non-executive Director on 1 August 2018)	黃逸林先生 (於二零一八年八月一日 調任為非執行董事)	N/A 不適用	N/A 不適用
Mr. Chan Shi Yin, Keith (retired on 31 August 2018)	陳詩賢先生 (於二零一八年八月三十一日 退任)	✓	✓
Mr. Chan Yuk Sang (resigned on 6 December 2018)	陳玉生先生 (於二零一八年十二月六日 辭任)	✓	✓
Non-executive Directors			
Mr. Yang Xiaoqiang (appointed on 13 September 2018)	楊小強先生 (於二零一八年九月十三日 獲委任)	✓	✓
Mr. Huang Yilin (re-designated on 1 August 2018)	黃逸林先生 (於二零一八年八月一日 調任)	–	✓

CORPORATE GOVERNANCE REPORT

企業管治報告

		Attending seminars 出席研討會	Self-reading 自行閱讀
Independent Non-executive Directors	獨立非執行董事		
Mr. Ba Junyu (appointed on 24 July 2018)	巴俊宇先生 (於二零一八年七月二十四日獲委任)	✓	✓
Mr. Zhu Xueyi (appointed on 13 September 2018)	朱學義先生 (於二零一八年九月十三日獲委任)	✓	✓
Mr. Wong Chung Man (appointed on 24 July 2018)	黃仲文先生 (於二零一八年七月二十四日獲委任)	✓	✓
Mr. Zhang Xianlin (resigned on 1 August 2018)	張憲林先生 (於二零一八年八月一日辭任)	-	✓
Mr. Kwok Hong Yee, Jesse (resigned on 1 August 2018)	郭匡義先生 (於二零一八年八月一日辭任)	✓	✓
Mr. Ng Ping Yiu (resigned on 13 September 2018)	伍炳耀先生 (於二零一八年九月十三日辭任)	✓	✓

MODEL 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 to the Listing Rules. Having made specific enquiry of all directors, Directors confirmed that they had fully complied with the required standard set out in the Model Code throughout the year ended 31 March 2019.

董事進行證券交易之標準守則

本公司已採納上市規則附錄10所載之上市發行人董事進行證券交易之標準守則(「標準守則」)。經向全體董事作出具體查詢後，董事確認彼等於截至二零一九年三月三十一日止整個年度已全面遵守標準守則所載列之規定標準。

CORPORATE GOVERNANCE REPORT

企業管治報告

NOMINATION COMMITTEE

The Nomination Committee of the Company currently comprises three Independent Non-executive Directors and one Executive Director, and is currently chaired by Mr. Li Yuguo. Its primary duties include reviewing the structure, size and composition of the Board, identifying individuals suitably qualified to become Board members in accordance with the Board Diversity Policy, assessing the independence of Independent Non-executive Directors and making recommendations to the Board on relevant matters relating to the appointment or re-appointment of Directors.

The Nomination Committee held five (5) meetings during the year ended 31 March 2019. The attendance of each member of the Nomination Committee at the meetings during the year is set out below:

提名委員會

本公司提名委員會現時由三名獨立非執行董事及一名執行董事組成，現時由李玉國先生擔任主席。提名委員會之主要職責包括檢討董事會架構、規模及組成、按照董事會成員多元化政策物色具備合適資格可成為董事會成員之人士、評估獨立非執行董事之獨立性、就委任或重新委任董事之相關事宜向董事會提供推薦意見。

於截至二零一九年三月三十一日止年度，提名委員會已舉行五(5)次會議。各提名委員會成員於本年度會議出席記錄如下：

Committee members		Meetings attended/Held
委員會成員		出席次數／舉行會議次數
Mr. Li Yuguo (Chairman) (appointed on 24 July 2018)	李玉國先生(主席) (於二零一八年七月二十四日獲委任)	2/2
Mr. Ba Junyu (appointed on 24 July 2018)	巴俊宇先生 (於二零一八年七月二十四日獲委任)	2/2
Mr. Zhu Xueyi (appointed on 13 September 2018)	朱學義先生 (於二零一八年九月十三日獲委任)	0/0
Mr. Wong Chung Man (appointed on 24 July 2018)	黃仲文先生 (於二零一八年七月二十四日獲委任)	2/2
Mr. Zhang Xianlin (resigned on 1 August 2018)	張憲林先生(於二零一八年八月一日辭任)	2/4
Mr. Kwok Hong Yee, Jesse (resigned on 1 August 2018)	郭匡義先生 (於二零一八年八月一日辭任)	2/4
Mr. Chan Shi Yin, Keith (retired on 31 August 2018)	陳詩賢先生 (於二零一八年八月三十一日退任)	3/4
Mr. Ng Ping Yiu (resigned on 13 September 2018)	伍炳耀先生(於二零一八年九月十三日辭任)	4/5

During the year, the Nomination Committee has reviewed the structure and composition of the Board, reviewed the Board Diversity Policy, discussed the causal vacancies for the resigned Directors, assessed the independence of Independent Non-executive Directors and made recommendations on the appointment and re-appointment of Directors.

年內，提名委員會已檢討董事會之架構及組成、檢討董事會成員多元化政策、討論離任董事之空缺安排、評估獨立非執行董事之獨立性，以及就委任及重新委任董事提供建議。

CORPORATE GOVERNANCE REPORT

企業管治報告

Nomination Policy

The Nomination Committee may invite nominations of candidates from Board members for its consideration. The Nomination Committee may also put forward candidates who are not nominated by Board members. The factors in assessing the suitability of a proposed candidate for director include, inter alia, reputation for integrity, qualifications including professional qualifications, skills, knowledge and experience that are relevant to the Company's business and corporate strategy, willingness to devote adequate time to discharge duties as Board member and other directorships and significant commitments, diversity of the Board, and such other perspectives appropriate to the Company's business. The Nomination Committee shall make recommendations for the Board's consideration and approval.

REMUNERATION COMMITTEE

The Remuneration Committee of the Company currently comprises three Independent Non-executive Directors and one Executive Director, and is currently chaired by Mr. Ba Junyu. Its primary duties include making recommendations to the Board on the Company's policy and structure for all remuneration of Directors and senior management, reviewing the remuneration package and recommending salaries, bonuses, including the incentive awards for Executive Directors and senior management, and ensuring no Director or any of his associates is involved in deciding his own remuneration etc.

The Remuneration Committee held five (5) meetings during the year ended 31 March 2019. The attendance of each member of the Remuneration Committee at the meetings during the year is set out below:

提名政策

提名委員會可邀請董事會成員提名候選人，以供提名委員會考慮。提名委員會亦可提名並非由董事會成員提名之候選人。提名委員會於評估董事候選人時，用作參考之因素包括(其中包括)信譽、與本公司業務及企業戰略相關的資格，包括專業資質、技能、知識及經驗、願意投入足夠的時間履行董事會成員的職責以及其他董事職責和重大承諾、董事會成員多元性，以及適合於公司業務之其他因素。提名委員會須作出推薦建議供董事會考慮及批准。

薪酬委員會

本公司之薪酬委員會現時包括三名獨立非執行董事及一名執行董事，現時由巴俊宇先生擔任主席。薪酬委員會之主要職責包括就有關本公司所有董事及高級管理人員薪酬之政策及架構向董事會作出建議；檢討執行董事及高級管理人員之薪酬待遇並就彼等之薪金、花紅(包括獎金)作出建議；及確保概無董事或其任何聯繫人參與釐定其本身薪酬。

薪酬委員會於截至二零一九年三月三十一日止年度舉行五(5)次會議。各薪酬委員會成員於本年度會議出席記錄如下：

Committee members 委員會成員	Meetings attended/Held 出席次數/ 舉行會議次數
Mr. Ba Junyu (Chairman) (appointed on 24 July 2018)	巴俊宇先生(主席) (於二零一八年七月二十四日獲委任) 2/2
Ms. Guo Yumei (appointed on 24 July 2018)	果玉梅女士 (於二零一八年七月二十四日獲委任) 2/2
Mr. Zhu Xueyi (appointed on 13 September 2018)	朱學義先生 (於二零一八年九月十三日獲委任) 0/0
Mr. Wong Chung Man (appointed on 24 July 2018)	黃仲文先生 (於二零一八年七月二十四日獲委任) 2/2
Mr. Zhang Xianlin (resigned on 1 August 2018)	張憲林先生(於二零一八年八月一日辭任) 2/4
Mr. Kwok Hong Yee, Jesse (resigned on 1 August 2018)	郭匡義先生 (於二零一八年八月一日辭任) 2/4
Mr. Chan Shi Yin, Keith (retired on 31 August 2018)	陳詩賢先生 (於二零一八年八月三十一日退任) 3/4
Mr. Ng Ping Yiu (resigned on 13 September 2018)	伍炳耀先生(於二零一八年九月十三日辭任) 4/5

CORPORATE GOVERNANCE REPORT

企業管治報告

During the year, the Remuneration Committee has considered and reviewed the existing terms of the appointment letters of the Directors with reference to the factors including salaries paid by comparable companies, time commitment and responsibilities of the Directors, employment conditions elsewhere in the Company and desirability of performance-based remuneration. The Remuneration Committee considers that the existing terms of the appointment letters of the Executive and Independent Non-executive Directors are fair and reasonable. Details of the remuneration policy of the Directors are set out on page 60 of this report.

AUDIT COMMITTEE

The Audit Committee of the Company currently comprises three (3) Independent Non-executive Directors and is currently chaired by Mr. Zhu Xueyi. Its primary duties are to review and supervise the financial reporting system, risk management and internal control system of the Group etc.

The Audit Committee held two (2) meetings during the year ended 31 March 2019. The attendance of each member of the Audit Committee at the meetings during the year is set out below:

年內，薪酬委員會已參考包括可資比較公司所支付之薪金、董事付出之時間及職責、本公司其他職位之僱傭條件及應否按表現釐定薪酬等因素，考慮及檢討董事委任函之現有條款。薪酬委員會認為，執行及獨立非執行董事委任函之現有條款屬公平合理。董事之薪酬政策詳情載於本報告第60頁。

審核委員會

本公司之審核委員會現時包括三(3)名獨立非執行董事，現時由朱學義先生擔任主席。審核委員會之主要職責為審閱及監督本集團之財務申報程序、風險管理及內部監控制度等。

審核委員會於截至二零一九年三月三十一日止年度舉行兩(2)次會議。各審核委員會成員於本年度會議出席記錄如下：

Committee members	Meetings attended/Held	出席次數／ 舉行會議次數
Mr. Zhu Xueyi (Chairman) (appointed on 13 September 2018)	朱學義先生(主席) (於二零一八年九月十三日獲委任)	1/1
Mr. Ba Junyu (appointed on 24 July 2018)	巴俊宇先生 (於二零一八年七月二十四日獲委任)	0/1
Mr. Wong Chung Man (appointed on 24 July 2018)	黃仲文先生 (於二零一八年七月二十四日獲委任)	1/1
Mr. Zhang Xianlin (resigned on 1 August 2018)	張憲林先生 (於二零一八年八月一日辭任)	1/1
Mr. Kwok Hong Yee, Jesse (resigned on 1 August 2018)	郭匡義先生 (於二零一八年八月一日辭任)	1/1
Mr. Ng Ping Yiu (resigned on 13 September 2018)	伍炳耀先生 (於二零一八年九月十三日辭任)	1/1

CORPORATE GOVERNANCE REPORT

企業管治報告

During the year, the Audit Committee has reviewed with management the accounting standards and practices adopted by the Group, and discussed auditing, internal control, risk management and financial reporting matters including the Group's audited financial statements of the Group for the year ended 31 March 2018 and the unaudited financial statements for the six months ended 30 September 2018 respectively. In June 2019, the Audit Committee reviewed the Group's audited financial statements for the year ended 31 March 2019 prior to recommending them to the Board for approval.

年內，審核委員會已與管理層審閱本集團採納之會計準則及慣例，並就審核、內部監控、風險管理及財務申報事宜(分別包括本集團截至二零一八年三月三十一日止年度之經審核財務報表及截至二零一八年九月三十日止六個月之未經審核財務報表)進行討論。於二零一九年六月，審核委員會審閱本集團截至二零一九年三月三十一日止年度之經審核財務報表後，方向董事會提出建議供彼等審批。

AUDITORS' REMUNERATION

During the year ended 31 March 2019 under review, the remuneration paid to the Company's auditors, Messrs. Lau & Au Yeung C.P.A. Limited, is set out as follows:

核數師酬金

於截至二零一九年三月三十一日止回顧年度，已付本公司核數師劉歐陽會計師事務所有限公司之酬金載列如下：

Services rendered 所提供服務		Fees paid/payable 已付／應付費用 HK\$'000 千港元
Audit services	核數服務	960
Non-Audit services (Note)	非核數服務(附註)	756

Note: The Audit Committee is of the view that the auditors' independence was not affected by the provision of these non-audit related services during the year ended 31 March 2019.

附註：審核委員會認為，於截至二零一九年三月三十一日止年度核數師之獨立性並未因所提供之該等非核數相關服務而受影響。

ACCOUNTABILITY AND AUDIT

The Directors acknowledge their responsibility to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Group. In preparing the accounts for the year ended 31 March 2019, the Directors have adopted suitable accounting policies which are pertinent to its operations and relevant to the financial statements, made judgements and estimates that are prudent and reasonable, and have prepared the accounts on the going concern basis.

問責及審核

董事確認彼等須負責編製各財政年度之財務報表，以真實及公平地反映本集團之財政狀況。於編製截至二零一九年三月三十一日止年度之賬目時，董事已採用與本集團業務及財務報表有關之合適會計政策，作出審慎及合理之判斷及估計，並已按持續經營基準編製賬目。

CORPORATE GOVERNANCE REPORT

企業管治報告

RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for overseeing the Company's risk management and internal control systems. To facilitate the effectiveness and efficiency of operations and to ensure compliance with relevant laws and regulations, the Group emphasizes on the importance of a sound risk management and internal control systems which are also indispensable for mitigating the Group's risk exposures. The Group's risk management and internal control systems are designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage and eliminate risks of failure in operational systems and fulfillment of the business objectives.

The risk management and internal control system are reviewed on an ongoing basis by the Board in order to make it practical and effective in providing reasonable assurance in relation to protection of material assets and identification of business risks. The Board is satisfied that, based on information furnished to it and on its own observations, the present risk management and internal controls of the Group are satisfactory.

The Group is committed to the identification, monitoring and management of risks associated with its business activities and has implemented a practical and effective control system which includes a defined management structure with limits of authority, a sound cash management system and periodic review of the Group's performance by the Audit Committee and the Board.

During the year under review, the Board has engaged an external professional firm to conduct the annual review of the risk management and internal control systems for the year ended 31 March 2019. The review has covered financial, operational and compliance control and some recommendations were provided in the internal control review report. All recommendations are properly followed up by the Group. Therefore, the Board considered that the risk management and internal control systems are effective and adequate.

風險管理及內部監控

董事會負責監管本公司之風險管理及內部監控制度。為推動營運效益及效率，以及確保符合相關法律及規例，本集團強調良好風險管理及內部監控制度之重要性，此亦為減低本集團風險不可或缺之元素。本集團之風險管理及內部監控制度乃為確保無重大錯誤陳述或損失提供合理但並非絕對保證，並管理及消除營運制度失誤之風險以及履行業務宗旨而設。

風險管理及內部監控制度乃由董事會持續進行檢討，使該制度實際上可行及有效合理保障重要資產及識別業務風險。董事會根據向其提供之資料及本身之觀察，對本集團目前之風險管理及內部監控感到滿意。

本集團致力識別、監控及管理與其業務活動有關之風險，並已實施一項實際可行及有效之監控制度，包括清晰界定權限之管理結構、良好之現金管理制度，以及由審核委員會及董事會定期對本集團之業績進行檢討。

於回顧年度，董事會已委聘一間外部專業公司，就截至二零一九年三月三十一日止年度之風險管理及內部監控制度進行年度檢討。檢討涵蓋財務、營運及合規監控，以及於內部監控檢討報告內提供若干建議。所有建議均獲本集團妥善跟進。因此，董事會認為風險管理及內部監控制度屬有效及充分。

CORPORATE GOVERNANCE REPORT

企業管治報告

COMPANY SECRETARY'S TRAINING

During the year ended 31 March 2019, Mr. Wu Ho Wai has received over fifteen (15) hours of relevant professional training to refresh his skills and knowledge.

SHAREHOLDERS' RIGHTS

Convening a Special General Meeting

Shareholders holding not less than one-tenth of the paid up capital of the Company carrying the right of voting at general meetings can send a written request to the Board or the Secretary of the Company to request a Special General Meeting ("SGM").

The written request should be deposited at the principal place of business of the Company in Hong Kong at Room 2601, 26/F., West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong, for the attention of the Company Secretary. The written request must state the resolution(s), accompanied by a statement of the matters referred in the proposed resolution(s) and signed by the shareholders concerned.

The request will be verified with the Company's share registrar and upon its confirmation that the request is proper and in order, the Company will convene a SGM within twenty-one (21) days of the deposit of the request. The actual SGM shall be held within two (2) months after the deposit of the written request.

Making Proposals at Shareholders' Meeting

Shareholder can send a written request to the Board or the Secretary of the Company to make proposal(s) at a shareholders' meeting.

The written request must state the resolution(s), accompanied by a statement of the matters referred in the proposed resolution(s) and signed by the shareholder concerned.

The written request should be deposited with the Company at its principal place of business in Hong Kong at Room 2601, 26/F., West Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong, at least fourteen (14) clear days before the date of the shareholders' meeting.

公司秘書之培訓

於截至二零一九年三月三十一日止年度，胡可為先生已接受超過十五(15)小時之相關專業培訓以更新其技能及知識。

股東之權利

召開股東特別大會

持有賦予於股東大會上投票權之本公司繳足股本不少於十分之一之股東可向董事會或本公司之秘書發出書面要求以要求召開股東特別大會(「股東特別大會」)。

書面要求應遞交至本公司在香港之主要營業地點，地址為香港干諾道中168-200號信德中心西座26樓2601室，註明公司秘書收啟。書面要求必須列明決議案連同建議決議案內所提述之事項聲明，並經有關股東簽署。

該要求將由本公司之股份登記處予以核實，並於其確認該要求屬適當及有序作出後，本公司將於遞交該要求後二十一(21)日內召開股東特別大會。實際股東特別大會將於遞交書面要求後兩(2)個月內舉行。

於股東大會上提出建議

股東可向董事會或本公司之秘書寄發書面要求以於股東大會上提出建議。

書面要求必須列明決議案連同建議決議案內所提述之事項聲明，並經有關股東簽署。

書面要求應於股東大會日期前至少十四(14)個足日遞交至本公司在香港之主要營業地點，地址為香港干諾道中168-200號信德中心西座26樓2601室。

CORPORATE GOVERNANCE REPORT

企業管治報告

The request will be verified with the Company's share registrar and upon its confirmation that the request is proper and in order, the Company Secretary will ask the Board to include the proposed resolution(s) in the agenda for the shareholders' meeting.

Procedures for Nomination of Directors for Election

The procedures for shareholders to propose a person for election as a Director are available on the Company's website at <http://www.asiaresources899.com.hk>.

AMENDMENT TO CONSTITUTIONAL DOCUMENT

During the year ended 31 March 2019, there were no significant changes to the Company's constitutional document.

COMMUNICATION WITH SHAREHOLDERS

The Company discloses relevant information to shareholders through the Company's annual report and financial statements, the interim report, as well as the Annual General Meeting ("AGM"). The AGM allows the directors to meet and communicate with shareholders.

To further promote effective communication, the corporate website is maintained to disseminate Company announcements and other relevant financial and non-financial information electronically on a timely basis.

該要求將由本公司之股份登記處予以核實，並於其確認該要求屬適當及有序作出後，本公司秘書將請求董事會將建議決議案納入股東大會之議程內。

提名董事參選之程序

股東提名人士參選董事之程序可於本公司網頁<http://www.asiaresources899.com.hk>查閱。

修訂憲章文件

於截至二零一九年三月三十一日止年度，本公司之憲章文件並無重大變動。

與股東之溝通

本公司透過本公司之年報及財務報表、中期報告以及股東週年大會（「股東週年大會」）披露相關資訊予股東。股東週年大會可讓各董事與股東見面及溝通。

為進一步推動有效之溝通，本公司設有公司網站，以透過電子渠道適時發放本公司之公佈及其他相關財務與非財務資訊。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Dear Shareholders,

On behalf of the Board of Asia Resources Holdings Limited (the "Company") and its subsidiaries (collectively the "Group"), I present herewith to the shareholders of the Group the annual report and audited consolidated results of the Group for the year ended 31 March 2019.

RESULTS OF THE YEAR

For the year ended 31 March 2019, the consolidated revenue of the Group amounted to approximately HK\$32,760,000 (2018: Nil) from continuing operations and HK\$269,000 (2018: HK\$7,343,000) from discontinued operations respectively. Accordingly, the Group's recorded a gross profit of approximately HK\$1,297,000 for the year (2018: HK\$7,343,000).

The Group recorded a loss attributable to the owners of the Company amounted to approximately HK\$158,640,000 for the year ended 31 March 2019 (2018: HK\$123,989,000). The increase in loss was mainly due to (i) the impairment losses on properties under development and completed properties held for sale; and (ii) share of losses of associates.

Basic and diluted loss per share from continuing and discontinued operations for the year ended 31 March 2019 was HK\$0.022 (2018: HK\$0.021).

BUSINESS REVIEW

The Group has continuously focused its effort on our core business the water business, property development and property investment business. For the water mining business in Hunan, the production facilities are currently under construction and expected to commence production in 2020. For the property development business in Dalian, construction of the first phase has been completed and the Group commenced to handover the properties to the buyer from April 2019 onwards. Therefore, revenue will be recognised in the coming years. The Group also endeavours to seek profitable trading business as to enhance the diversity of our business and increase revenue.

各位股東：

本人謹代表亞洲資源控股有限公司（「本公司」）及其附屬公司（統稱「本集團」）董事會謹此向本集團股東呈報本集團截至二零一九年三月三十一日止年度之年報及經審核綜合業績。

年度業績

截至二零一九年三月三十一日止年度，本集團分別就持續經營業務及已終止業務錄得約為32,760,000港元（二零一八年：無）及269,000港元（二零一八年：7,343,000港元）之綜合收益。因此，本集團於本年度錄得毛利約1,297,000港元（二零一八年：7,343,000港元）。

截至二零一九年三月三十一日止年度，本集團錄得本公司擁有人應佔虧損約158,640,000港元（二零一八年：123,989,000港元）。虧損增加主要由於(i)發展中物業及持作出售之已落成物業之減值虧損；及(ii)分佔聯營公司虧損。

截至二零一九年三月三十一日止年度，來自持續經營及已終止業務之每股基本及攤薄虧損為0.022港元（二零一八年：0.021港元）。

業務回顧

本集團持續專注於核心業務，包括水業務、物業發展及物業投資業務。就湖南的採水業務而言，生產設施目前正在建設，預期於二零二零年開始生產。就大連的物業發展業務而言，第一期工程經已竣工，本集團並於二零一九年四月起開始向買家移交物業。因此，收益將於未來數年確認。本集團亦努力尋找具盈利能力的貿易業務，以提升業務之多元化及增加收益。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

During the year ended 31 March 2019, the Group recorded a revenue of approximately HK\$32,760,000 (2018: Nil) from continuing operations. The revenue was mainly derived from the general trading business.

Apart from expanding the business, the Group has disposed the non-profitable iron ore mining business in Indonesia. The Group has also ceased the operation of the money lending business in order to reallocate the resources to the core businesses.

Environmental Policies and Performance

The Group is committed to the long term sustainability of the environment and communities in which it operates. As a responsible corporation, the Group has complied with all relevant laws and regulations regarding environmental protection, health and safety, workplace conditions and employment and has adopted effective measures to achieve efficient use of resources, energy saving and waste reduction.

Compliance with Laws and Regulations

During the year ended 31 March 2019, there was no incident of significant non-compliance with any relevant laws and regulations for the Group.

Relationship with Suppliers, Customers and other Stakeholders

During the year ended 31 March 2019, there were no material and significant dispute between the Group and its key stakeholders, including employees, customers, suppliers, banks, regulators and Shareholders. The Group will continue to ensure effective communication and maintain good relationship with each of its key stakeholders.

截至二零一九年三月三十一日止年度，本集團就持續經營業務錄得約32,760,000港元(二零一八年：無)之收益。收益乃主要產生自一般貿易業務。

除擴展業務外，本集團已出售無盈利之印尼鐵礦開採業務。本集團亦已終止經營放債業務，以將資源重新分配至核心業務。

環境政策及表現

本集團致力促進經營所在地區之環境及社區之長期可持續發展。作為負責任之企業，本集團遵守有關環保、健康及安全、工地狀況及僱傭之一切相關法律及法規，並採取有效措施達致資源有效利用、節約能源及減少廢物。

遵守法律及法規

截至二零一九年三月三十一日止年度，本集團概無嚴重違反任何相關法律及法規。

與供應商、客戶及其他利益相關方之關係

截至二零一九年三月三十一日止年度，本集團與其主要利益相關方(包括僱員、客戶、供應商、銀行、監管機構及股東)之間概無產生任何重大糾紛。本集團將繼續確保與各主要利益相關方保持有效溝通及良好關係。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

MANAGEMENT DISCUSSION AND ANALYSIS

Water Business

Water Production and Sales

Since April 2017, the Group holds 20% equity interests of Hong Kong Spring Water Ding Dong Group Company Limited ("Spring Water Ding Dong"). A wholly-owned subsidiary in Guangxi of Spring Water Ding Dong holds a water procurement permit for production and sales of bottled water and is currently in operation.

During the year, the Group shared losses of associates of approximately HK\$17,152,000 (2018: HK\$7,855,000), which were mainly due to the depreciation of property, plant and equipment.

Water Mining

Since June 2017, the Group holds 67% equity interests of Good Union (China) Limited and indirectly holds its wholly-owned subsidiary in Hunan which holds a water mining licence for exploitation of spring water. The production facilities in Hunan are currently under construction and are expected to be completed in early to mid of 2020.

During the year, no revenue was derived from this segment and a loss of approximately HK\$1,915,000 (2018: HK\$1,586,000) was recorded which mainly comprised administrative expenses.

管理層討論及分析

水業務

水生產及銷售

自二零一七年四月起，本集團持有香港泉水叮咚集團有限公司(「泉水叮咚」)之20%股本權益。泉水叮咚於廣西之全資附屬公司持有取水證作生產及銷售瓶裝水，並正在經營業務。

年內，本集團應佔聯營公司虧損約17,152,000港元(二零一八年：7,855,000港元)，主要由於物業，廠房及設備折舊所致。

泉水開採

自二零一七年六月起，本集團持有滙聯(中國)有限公司之67%股本權益，並間接持有其於湖南持有採水證作開採泉水之全資附屬公司。位於湖南之生產設備目前正在興建中，預期於二零二零年初至年中竣工。

年內，該分類並無產生收入並錄得虧損約1,915,000港元(二零一八年：1,586,000港元)，主要為行政開支。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Property Business

Property Development

Dalian Properties

Our indirectly wholly owned China subsidiary, Dalian Chuanghe Landmark Co Ltd.* (大連創和置地有限公司) ("Dalian Chuanghe") continues engaging in the development of urban land for residential purpose in the real estate sector in Dalian and as planned to develop 55 buildings on the said land with 21 buildings in the first phase ("Phase I") and 34 buildings in the second phase ("Phase II").

Phase I named "Xin Tian Jia Yuan" had been completed in March 2019. There are 21 buildings established in Phase I with total saleable area of approximately 42,540 square metres, including 4 eight-storey apartments (小高層), 9 garden villas (洋房) and 8 garden houses (聯排別墅). As at 31 March 2019, total contracted sales achieved approximately RMB189,310,000 (of which pre-sale deposits of approximately RMB142,138,000 received), and total contracted gross saleable area was around 29,507 square metres. Dalian Chuanghe commenced to handover the properties to buyers from April 2019 onwards.

For the Phase II, 34 buildings with approximately 69,000 square metres are used as the saleable area. The initiation date is expected to be in 2019.

物業業務

物業發展

大連物業

我們的中國間接全資附屬公司大連創和置地有限公司(「大連創和」)繼續於大連從事房地產業務，開發城市用地作住宅用途並計劃於該土地上開發55幢樓宇，其中第一期(「一期」)為21幢樓宇，第二期(「二期」)為34幢樓宇。

一期「心田佳苑」已於二零一九年三月竣工。一期共有21幢樓宇，總實用面積約為42,540平方米，包括四幢小高層、九幢洋房及八幢聯排別墅。於二零一九年三月三十一日，總合約銷售額約為人民幣189,310,000元(其中已收到預售按金約人民幣142,138,000元)，訂約總實用面積約為29,507平方米。大連創和自二零一九年四月起開始向買家移交物業。

二期共有34幢樓宇，實用面積約為69,000平方米。動工日期預期為二零一九年。

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BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Property Investment

Yantian Properties

(A) The Group entered into an acquisition agreement on 24 June 2014 ("2014 Acquisition Agreement"), a supplemental agreement on 15 April 2015, the second supplemental agreement on 12 July 2016, the third supplemental agreement on 17 May 2017 and the fourth supplemental agreement on 3 May 2018 to purchase the property at a consideration of approximately RMB100,000,000 (equivalent to approximately HK\$126,000,000).

The property to be acquired represents 46 units of Jinma Creative Industry Park (formerly known as "Kingma Information Logistic Park") which is situated at Depot No. 2, 3rd Road and Shenyang Road Intersect, Inner Logistic Park, Yantian Bonded Area, Yantian District, Shenzhen City, the PRC* (中國深圳市鹽田區鹽田保稅區物流園內三號路與深鹽路交匯處二號堆場) ("Jinma Creative Industry Park") with a total gross floor area of approximately 8,699 square metres.

As at 31 March 2019, the Group had obtained physical possession of the property and totally paid conditionally refundable deposit of RMB90,000,000 in accordance with the terms of payment stated in the sales and purchase agreement. The remaining balance of the consideration of approximately RMB10,000,000 shall be paid within 30 days from the date on which the relevant building ownership certificates have been issued in favour of the purchaser. The vendor shall register the title of the property under the name of the purchaser on or before 31 December 2018 (or such other date as may be mutually agreed).

物業投資

鹽田物業

(A) 於二零一四年六月二十四日，本集團訂立一份收購協議（「二零一四年收購協議」），並於二零一五年四月十五日訂立補充協議、於二零一六年七月十二日訂立第二份補充協議、於二零一七年五月十七日訂立第三份補充協議及於二零一八年五月三日訂立第四份補充協議，以代價約人民幣100,000,000元（相當於約126,000,000港元）收購有關物業。

將收購之物業為位於中國深圳市鹽田區鹽田保稅區物流園內三號路與深鹽路交匯處二號堆場之金馬創新產業園（前稱為「金馬訊息物流園」）（「金馬創新產業園」）46個單位，總建築面積約為8,699平方米。

於二零一九年三月三十一日，本集團已取得該物業實質擁有權及已按照買賣協議所述付款條款有條件支付可退還按金合共人民幣90,000,000元。代價之餘額約人民幣10,000,000元須於向買方發出有關房屋所有權證日期起30日內支付。賣方須於二零一八年十二月三十一日或之前（或其他可能雙方協定之日期）以買方名義登記物業業權。

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BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

(B) The Group entered into the second acquisition agreement on 15 May 2015 ("May 2015 Acquisition Agreement"), a supplemental agreement on 12 July 2016, the second supplemental agreement on 17 May 2017 and the third supplemental agreement on 3 May 2018 to further purchase the property at a consideration of approximately RMB65,100,000 (equivalent to approximately HK\$81,400,000). The property to be acquired represents 30 units of Jinma Creative Industry Park with a total gross floor area of approximately 5,400 square metres.

As at 31 March 2019, the Group had obtained physical possession of the property and totally paid conditionally refundable deposit of RMB60,000,000 in accordance with the terms of payment stated in the sales and purchase agreement. The remaining balance of the consideration of approximately RMB5,100,000 shall be paid within 30 days from the date on which the property has been registered under the name of the purchaser. The vendor shall register the title of the property under the name of the purchaser on or before 31 December 2018 (or such other date as may be mutually agreed).

(C) The Group entered into the third acquisition agreement on 10 November 2015 ("November 2015 Acquisition Agreement"), a supplemental agreement on 17 May 2017 and the second supplemental agreement on 3 May 2018 to further purchase the property at a consideration of approximately RMB101,600,000 (equivalent to approximately HK\$122,000,000). The property to be acquired, being a single-storey reinforced concrete building designated for office and storage uses, is the Block 2 of Jinma Creative Industry Park with a total gross floor area of approximately 4,957 square metres.

(B) 於二零一五年五月十五日，本集團訂立第二份收購協議（「二零一五年五月收購協議」），並於二零一六年七月十二日訂立補充協議、於二零一七年五月十七日訂立第二份補充協議及於二零一八年五月三日訂立第三份補充協議，以代價約人民幣65,100,000元（相當於約81,400,000港元）再購物業。將收購之物業為金馬創新產業園30個單位，總建築面積約為5,400平方米。

於二零一九年三月三十一日，本集團已取得該物業實質擁有權及已按照買賣協議所述付款條款有條件支付可退還按金合共人民幣60,000,000元。代價之餘額約人民幣5,100,000元須於該物業以買方名義登記日期起30日內支付。賣方須於二零一八年十二月三十一日或之前（或其他可能雙方協定之日期）以買方名義登記物業業權。

(C) 於二零一五年十一月十日，本集團訂立第三份收購協議（「二零一五年十一月收購協議」），並於二零一七年五月十七日訂立補充協議及於二零一八年五月三日訂立第二份補充協議，以代價約人民幣101,600,000元（相當於約122,000,000港元）再購物業。將收購之物業為位於金馬創新產業園2座指定作辦公及倉貯用途之單層鋼筋混凝土大樓，總建築面積約為4,957平方米。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

As at 31 March 2019, the Group had obtained physical possession of the property and totally paid conditionally refundable deposit of RMB100,000,000 in accordance with the terms of payment stated in the sales and purchase agreement. The remaining balance of the consideration of approximately RMB1,600,000 shall be paid within 30 days from the date on which the property has been registered under the name of the purchaser. The vendor shall register the title of the property under the name of the purchaser on or before 31 December 2018 (or such other date as may be mutually agreed).

For Yantian Properties (A), (B) and (C), as at the date of this report, the vendor has still not registered the titles of the properties under the name of the Group. The approval from the PRC government authority for issuing the building ownership certificates remained pending. The Company is now actively negotiating with the vendor on this matter for the possible ways to resolve the same.

Zengcheng Properties

Reference is made to the announcements of the Company dated 15 April 2015, 5 June 2015, 27 August 2015, 15 June 2016 and 18 January 2017 in relation to the acquisition of certain properties located in Jinma Waterfront Square* (金馬水岸廣場). Given that the vendor failed to deliver the physical possession of the properties within the timeframe specified in the acquisition agreements, the Group served a termination notice to the vendor on 18 January 2017 and demand the refund of the consideration in the amount of RMB274,000,000 pursuant to the terms and conditions of the acquisition agreements and the payment of an additional sum representing not less than 3% thereof as compensation (details of which were disclosed in the announcement dated 18 January 2017). As at 31 March 2019, the Group had totally received RMB212,000,000 for the refund of the paid consideration and the payment of the compensation. The Group has negotiated with the vendor and expected that the remaining balance of the refund will be received by 31 December 2019, failing which the Group may consider taking legal action against the vendor.

於二零一九年三月三十一日，本集團已取得該物業實質擁有權及已按照買賣協議所述付款條款有條件支付可退還按金合共人民幣100,000,000元。代價之餘額約人民幣1,600,000元須於該物業以買方名義登記日期起30日內支付。賣方須於二零一八年十二月三十一日或之前(或其他可能雙方協定之日期)以買方名義登記物業業權。

就鹽田物業(A)、(B)及(C)而言，於本報告日期，賣方尚未以本集團名義登記該等物業業權。中國政府部門就發出房屋擁有權證的批准尚未發出。本公司正積極就此與賣方磋商，以尋求可行的解決方法。

增城物業

茲提述本公司日期為二零一五年四月十五日、二零一五年六月五日、二零一五年八月二十七日、二零一六年六月十五日及二零一七年一月十八日之公佈，內容有關收購位於金馬水岸廣場之若干物業。鑒於賣方未能於該等收購協議訂明之時間表內交付該等物業之實質擁有權，本集團已於二零一七年一月十八日向賣方發出終止通知書，並要求根據該等收購協議之條款及條件退還金額為人民幣274,000,000元之代價，及額外支付一筆不少於已付代價3%之款項作為補償(詳情於日期為二零一七年一月十八日之公佈披露)。於二零一九年三月三十一日，本集團共收取人民幣212,000,000元之已付代價退款及補償款項。本集團已與賣方磋商，並預期將於二零一九年十二月三十一日前收取退款之餘額，倘未能如此本集團可能考慮向賣方採取法律行動。

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BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Hangzhou Properties (Discontinued Operations)

Reference is made to the announcements of the Company dated 12 July 2018 and 28 September 2018 in relation to the disposal of subsidiaries, which hold the Hangzhou properties. The consideration has been received and the transaction has been completed on 28 September 2018.

Beijing Properties

The Group entered into an acquisition agreement on 28 February 2017 to purchase (a) office premises with a gross floor area of 8,335 square metres and (b) underground car park with a gross floor area of 3,100 square metres located in the Phase III of the Beijing Convention and Exhibition International Port (Exhibition Centre Ancillary Facilities) Project* (北京會展國際港展館配套設施項目第三期) for a consideration of approximately RMB220,000,000 (subject to adjustment).

As at 31 March 2019, the Group totally paid consideration of RMB200,000,000 in accordance with the terms of payment stated in the sales and purchase agreement. The remaining balance of the consideration of approximately RMB20,000,000 shall be paid upon the pre-sale agreement between the vendor and the purchaser in relation to the sale and purchase of the property having been entered into and the building ownership certificate having been obtained by the purchaser. Currently, the Beijing Properties are under construction and are expected to be completed on or around 31 December 2019.

Shenyang Properties

The Group entered into a sale and purchase agreement on 12 October 2017 to purchase the properties at a total consideration of RMB625,000,000 (subject to adjustment). The properties comprise Floors 7 to 35 of Building T3 situated at 46 Nanjing North Street, Heping District, Shenyang City, Liaoning Province, PRC with a gross floor area of approximately 34,754.58 square metres, while the gross floor area of office is approximately 30,480.96 square metres.

杭州物業(已終止業務)

茲提述本公司日期為二零一八年七月十二日及二零一八年九月二十八日的公佈，內容有關出售持有杭州物業的附屬公司。代價經已收取，而交易已於二零一八年九月二十八日完成。

北京物業

於二零一七年二月二十八日，本集團訂立收購協議，以代價約人民幣220,000,000元(可調整)購買位於北京會展國際港展館配套設施項目第三期之(a)總建築面積為8,335平方米之辦公室物業及(b)總建築面積為3,100平方米之地下停車場。

於二零一九年三月三十一日，本集團按照買賣協議所述付款條款支付代價合共人民幣200,000,000元。代價餘價約人民幣20,000,000元應於賣方與買方就買賣該物業訂立預售協議及買方已取得房屋所有權證後支付。目前，北京物業正在興建並預期於二零一九年十二月三十一日或前後竣工。

瀋陽物業

於二零一七年十月十二日，本集團訂立買賣協議，以總代價人民幣625,000,000元(可調整)收購位於中國遼寧省瀋陽市和平區南京北街46號的T3大樓的第7層至35層之物業，建築面積約為34,754.58平方米，而辦公場所的建築面積約為30,480.96平方米。

* For identification purpose only

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

As at 31 March 2019, the Group had paid approximately RMB528,764,000 to the vendor, representing approximately 84.6% of the total consideration. In mid-April 2019, the Group received a notice from the vendor that it was anticipated that the vendor would not be able to complete the construction of the properties and deliver the same to the Group in accordance with the agreed terms of the sale and purchase agreement. The vendor also proposed to terminate the sale and purchase agreement. On 24 April 2019, after arm's length negotiations between the vendor and the Group, the parties have mutually agreed to terminate the sale and purchase agreement. The deposits paid shall be refunded together with a monetary compensation of RMB11,250,000 to the Group on or before 24 October 2019.

The Group recorded a loss from property development and investment segment of approximately HK\$117,960,000 for the year ended 31 March 2019 (2018: HK\$34,375,000). The loss mainly comprised operation and administrative expenses and impairment losses on properties under development and completed properties held for sales located in Dalian.

OTHER TRADING BUSINESS

The Group strives to seek profitable trading business as to enhance the diversity of our business and increase revenue. During the year ended 31 March 2019, the Group traded electric wires in Hong Kong on an one-off and trial basis which recognised a revenue of approximately HK\$32,760,000 (2018: Nil) and a profit of approximately HK\$397,000 (2018: Nil). The goods were procured from an external supplier and sold to an external customer on indent basis. Both the supplier and the customer were independent third parties. The Group may consider, depending on the actual market circumstances and opportunities, identifying new sources of general merchandises and engaging in the trading business in Hong Kong or elsewhere on a continuing basis.

Iron Ore Mining Business (Discontinued Operations)

Reference is made to the announcements of the Company dated 12 July 2018 and 28 September 2018 in relation to the disposal of subsidiaries, which operate the iron ore mining business in Indonesia. The consideration has been received and the transaction has been completed on 28 September 2018.

於二零一九年三月三十一日，本集團已向賣方支付約人民幣528,764,000元，佔總代價約84.6%。於二零一九年四月中旬，本集團收到賣方的通知，當中賣方預計將未能根據買賣協議之協定條款完成建設該等物業，並將該等物業交予本集團。賣方亦建議終止買賣協議。於二零一九年四月二十四日，經賣方與本集團公平磋商後，訂約方已相互同意終止買賣協議。已支付之按金連同現金補償人民幣11,250,000元須於二零一九年十月二十四日或之前退回本集團。

截至二零一九年三月三十一日止年度，本集團於物業發展及投資分部錄得虧損約117,960,000港元(二零一八年：34,375,000港元)。虧損主要包括營運及行政開支以及位於大連的發展中物業及持作出售之已落成物業之減值虧損。

其他貿易業務

本集團致力尋求具盈利能力的貿易業務，以提升業務的多元化及增加收益。截至二零一九年三月三十一日止年度，本集團於香港按一次性及試驗形式進行導線貿易，並錄得收益約32,760,000港元(二零一八年：無)及溢利約397,000港元(二零一八年：無)。該等商品乃從外部供應商採購，並按訂單售予外部客戶。供應商及客戶均為獨立第三方。視乎實際市場情況及機遇，本集團可考慮繼續物色一般商品之新來源，並於香港或其他地區從事貿易業務。

鐵礦開採業務(已終止業務)

茲提述本公司日期為二零一八年七月十二日及二零一八年九月二十八日之公佈，內容有關出售於印尼經營鐵礦開採業務的附屬公司。代價經已收取，而交易已於二零一八年九月二十八日完成。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Investing and Financing Business

Money Lending Business (Discontinued Operations)

Reference is made to the announcement of the Company dated 11 July 2018. Having considered the keen market competition and the challenging environment, risks associated with the possible default by the borrowers, decline in lending interest rates, and opportunities for other new and more profitable businesses, the Group has ceased the operation of its money lending business.

For the year under review, the money lending business recorded a revenue of approximately HK\$269,000 (2018: HK\$7,343,000).

SIGNIFICANT INVESTMENTS

As at 31 March 2019, the Group had significant investments in equity securities classified as financial assets at fair value through profit or loss. The details are set out as follows:

投資及融資業務

放債業務(已終止業務)

茲提述本公司日期為二零一八年七月十一日之公佈。經考慮激烈之市場競爭及充滿挑戰之環境、借款人可能違約之相關風險、放債利率下降以及其他全新及更具有盈利能力之業務機會，本集團已終止經營其放債業務。

於回顧年度，放債業務錄得收益約269,000港元(二零一八年：7,343,000港元)。

重大投資

於二零一九年三月三十一日，本集團擁有分類為透過損益按公平值入賬之金融資產的重大股本證券投資。詳情如下：

Stock code	Name of investee company	Number of shares held as at 31 March 2019	Percentage of shareholdings as at 31 March 2019	Carrying amount as at 31 March 2018	Unrealised fair value loss for the year ended 31 March 2019	Fair value as at 31 March 2019	Percentage of total financial assets at fair value through profit or loss as at 31 March 2019	Percentage of total assets of the Group as at 31 March 2019
							於二零一九年三月三十一日	於二零一九年三月三十一日
股份代號	投資目標公司名稱	於二零一九年三月三十一日持有之股份數目	於二零一九年三月三十一日之持股比例	於二零一八年三月三十一日之賬面值	截至二零一九年三月三十一日止年度未變現之公平值虧損	於二零一九年三月三十一日之公平值	於二零一九年三月三十一日佔透過損益按公平值入賬之金融資產總額之百分比	於二零一九年三月三十一日佔本集團總資產之百分比
				HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元		
640	Infinity Development Holdings Company Limited 星謙發展控股有限公司	1,000,000	0.17%	740	(130)	610	13.44%	0.02%
747	Shenyang Public Utility Holdings Company Limited 瀋陽公用發展股份有限公司	13,100,000	2.16%	4,127	(197)	3,930	86.56%	0.14%
				4,867	(327)	4,540	100.00%	0.16%

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Brief description of the principal business and the future prospect of the investee companies based on the information published by those investee companies are set out below:

根據該等投資目標公司公佈的資料，投資目標公司主要業務及未來前景簡介如下：

Name of investee company 投資目標公司名稱	Principal business and future prospect 主要業務及未來前景
Infinity Development Holdings Company Limited	That company is principally engaged in the manufacturing and sales of adhesives, primers, hardeners, vulcanized shoes adhesive related products used by the footwear manufacturers and acting as the sales agent for adhesive used in the production of electronic products.
星謙發展控股有限公司	該公司主要從事製造及銷售製鞋廠所使用的膠黏劑、處理劑、硬化劑、硫化鞋膠黏劑相關產品以及代理銷售生產電子產品所用的膠黏劑。

As disclosed in the interim results announcement of that company for the six months ended 31 March 2019, due to the continual growth in global demand for footwear, more stringent requirement from the manufacturers for the quality of adhesives which will gradually eliminate industry players with less competitiveness, rapid increase in the demand for the use of environmental friendly water based adhesive products by footwear brands and manufacturers, and ongoing diversion of the footwear manufacturing industry to countries or regions with lower costs, the effect of the previous regional deployments of the company is becoming prominent under the swift changes in the market. Moreover, the company has been establishing a good reputation for our premium and quality products and maintaining good strategic relationships with our customers for a number of years. As such, the board of the company expects that the growth of the company's sales will be at a steady pace in 2019. The company will devote necessary resources to further increase its market share if appropriate.

誠如該公司截至二零一九年三月三十一日止六個月之中期業績公佈所披露，由於全球鞋履需求持續增長，製造商對膠黏劑的品質要求更為嚴格使缺乏競爭力的營運商會逐漸被淘汰，鞋履品牌與製造商對使用環保水性膠黏劑產品之需求迅速增加，以及製鞋業持續往成本較低之國家或地區擴充等現狀，面對市場的快速變化，公司之前所作的區域佈局已漸見成效。此外，公司已建立生產高端及優質產品的良好聲譽，並與客戶維持多年的良好戰略業務關係。因此，公司董事會預期公司的銷售額於二零一九年將平穩增長。公司會按照需要繼續投入充足資源從而提升市場佔有率(倘適用)。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Shenyang Public Utility Holdings
Company Limited
瀋陽公用發展股份有限公司

That company's principal businesses is construction of infrastructure and development of properties.

該公司的主要業務是基礎設施建設及物業發展。

As disclosed in the annual report of that company for the year ended 31 December 2018, given the pressure of economic downturn in the PRC and the internal adjustment of the company in 2019, the company will adhere to the development objective of making steady progress, continue to maintain its core competitiveness and push ahead the development of existing projects. At the same time, the company will rationalise or reduce the size of underperforming projects and actively seek and attract investment projects that are more in line with the company's strategic objectives with better development prospects, and adjust the proportion of the company's investment in industrial projects and financial business to fully optimise the company's resource allocation. In addition, the board of the company will continue to devote efforts to explore various investment opportunities and enhance the company's market competitiveness both in the good times and bad times with a view to generating more business opportunities for Shareholders.

誠如該公司截至二零一八年十二月三十一日止年度的年報所披露，鑒於中國經濟在二零一九年面臨下行壓力以及公司內部調整，公司將堅持穩中求進的發展目標，繼續保持公司核心競爭力，推進現有項目的發展，以此同時，精簡或縮減公司發展力不足的項目，積極尋求並引進更具有發展前景，更符合公司戰略目標的投資項目，並將調整公司實業項目投資及金融業務投資的比例，充分優化公司資源配置。而公司董事會仍將努力開拓不同的投資機遇，提高公司的市場競爭力，無論是在順境還是逆境，都會努力為廣大股東創造更多商機。

The Directors believe that the future performance of the equity securities of companies listed on the Stock Exchange held by the Group will be affected by the overall economic environment, capital market conditions, investor sentiment and the business performance of the investee companies. The Board will continue to look for attractive investment opportunities which can generate better returns to its shareholders.

董事認為本集團所持之聯交所上市公司股本證券之未來表現將受整體經濟環境、資本市場狀況、投資者情緒及投資目標公司的表現的影響。董事會將繼續尋求可為股東帶來更佳回報及具吸引力之投資機遇。

Save as disclosed above, there were no other significant investments by the Group during the period under review.

除上文所披露外，本集團於回顧期間並無進行其他重大投資。

DIVIDEND

The Board does not recommend the payment of final dividend for the year ended 31 March 2019 (2018: Nil).

股息

董事不建議派付截至二零一九年三月三十一日止年度之末期股息(二零一八年：無)。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

SHARE CAPITAL

As at 31 March 2019, the total number of issued ordinary shares of the Company was 7,611,690,000 (2018: 6,343,690,000). On 3 August 2018, 1,268,000,000 new ordinary shares were allotted and issued to Mr. Li Yuguo at the subscription price of HK\$0.25 per share. Details of the subscription of shares are set out in the announcements of the Company dated 17 April 2018 and 3 August 2018 and the circular of the Company dated 5 June 2018.

2015 CONVERTIBLE BONDS

Reference is made to the announcements of the Company dated 21 May 2015 and 20 August 2015 and the circular of the Company dated 6 July 2015 in relation to the placing of a 3-year 4% coupon convertible bonds due 2018 (at a conversion price of HK\$0.72 – subject to adjustment) in the aggregate principal amount of up to HK\$432,000,000 (the “2015 CB Placing”). The 2015 CB Placing was completed on 20 August 2015 (the “Convertible Bonds”). The outstanding principal amount of Convertible Bonds as at 31 March 2018 was HK\$244,800,000.

On 20 August 2018, the Convertible Bonds were matured and none of the outstanding principal amount of the Convertible Bonds had been converted into shares. The Company had redeemed the outstanding Convertible Bonds in whole at a redemption price equal to 100% of the outstanding principal amount of HK\$244,800,000 together with all accrued and unpaid interests thereon and completed all relevant procedures thereafter.

股本

於二零一九年三月三十一日，本公司已發行普通股股份總數為7,611,690,000股(二零一八年：6,343,690,000股)。於二零一八年八月三日，1,268,000,000股新普通股按認購價每股0.25港元獲配發及發行予李玉國先生。有關認購股份之詳情載於本公司日期為二零一八年四月十七日及二零一八年八月三日之公佈以及本公司日期為二零一八年六月五日之通函內。

二零一五年可換股債券

茲提述本公司日期為二零一五年五月二十一日及二零一五年八月二十日之公佈以及本公司日期為二零一五年七月六日之通函，內容有關配售本金總額最高為432,000,000港元於二零一八年到期(轉換價為0.72港元，可予調整)之三年期、4%票息之可換股債券(「二零一五年可換股債券配售事項」)。二零一五年可換股債券配售事項已於二零一五年八月二十日完成(「可換股債券」)。可換股債券於二零一八年三月三十一日的未償還本金額為244,800,000港元。

於二零一八年八月二十日，可換股債券已到期，且並無可換股債券之未償還本金額獲轉換為股份。本公司已悉數贖回未償還可換股債券，贖回價格相等於全部未償還本金額244,800,000港元連同所有應計及未付利息，並於其後完成所有相關程序。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

FUND RAISING ACTIVITIES OF THE GROUP

Placing of Shares on 3 August 2018

The net proceeds (net of all relevant costs and expenses) from placing of shares under special mandate on 3 August 2018 were approximately HK\$316,500,000. Details of the placing of shares were set out in the announcements of the Company dated 17 April 2018 and 3 August 2018 and the circular of the Company dated 5 June 2018.

Up to 31 March 2019, the Group had used the net proceeds as follows:

本集團之集資活動

於二零一八年八月三日配售股份

於二零一八年八月三日，根據特別授權配售新股份之所得款項淨額(扣除所有相關成本及開支)約為316,500,000港元。配售新股份之詳情載於本公司日期為二零一八年四月十七日及二零一八年八月三日之公佈以及本公司日期為二零一八年六月五日之通函內。

截至二零一九年三月三十一日，本集團已使用所得款項淨額如下：

Intended use of net proceeds	Original allocation of net proceeds		Actual use of net proceeds		Actual allocation of net proceeds		Utilisation	Remaining balance of net proceeds as at
	HK\$' million	% of net proceeds	HK\$' million	% of net proceeds	HK\$' million	% of net proceeds	up to 31 March 2019	31 March 2019
所得款項淨額之擬定用途	百萬港元	所得款項淨額%	所得款項淨額之實際用途	百萬港元	所得款項淨額%	百萬港元	截至二零一九年三月三十一日已使用	於二零一九年三月三十一日所得款項淨額之餘額
Capital expenditure on the production facilities of Hunan Xintian 湖南新田生產設施之資本開支	56.0	17.7%	Capital expenditure on the production facilities of Hunan Xintian 湖南新田生產設施之資本開支	56.0	17.7%	-	-	56.0
Potential acquisition of business or companies 潛在業務或公司收購	213.0	67.3%	Acquisition of Shenyang Properties 收購瀋陽物業	213.0	67.3%	213.0	213.0	-
Working capital of the Group 本集團之營運資金	47.5	15.0%	Working capital of the Group 本集團之營運資金	47.5	15.0%	-	-	47.5
	316.5	100.0%		316.5	100.0%	213.0	213.0	103.5

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Placing of Shares on 8 August 2017

The net proceeds (net of all relevant costs and expenses) from placing of shares under general mandate on 8 August 2017 were approximately HK\$249,900,000. Details of the placing of shares were set out in the announcements of the Company dated 7 July 2017 and 8 August 2017.

Up to 31 March 2019, the Group had used the net proceeds as follows:

於二零一七年八月八日配售股份

於二零一七年八月八日，根據一般授權配售新股份之所得款項淨額(扣除所有相關成本及開支)約為249,900,000港元。配售新股份之詳情載於本公司日期為二零一七年七月七日及二零一七年八月八日之公佈內。

截至二零一九年三月三十一日，本集團已使用所得款項淨額如下：

Intended use of net proceeds	Original allocation of net proceeds		Actual use of net proceeds		Actual allocation of net proceeds		Utilisation up to 31 March 2019	Remaining balance of net proceeds as at 31 March 2019
	HK\$' million	% of net proceeds	HK\$' million	% of net proceeds	HK\$' million	% of net proceeds	截至二零一九年三月三十一日已使用	於二零一九年三月三十一日所得款項淨額之餘額
所得款項淨額之擬定用途	百萬元	所得款項淨額%	百萬元	所得款項淨額%	百萬元	所得款項淨額%	百萬元	百萬元
Acquisition and development of businesses related to natural resources or the products thereof or working capital of the Group	249.9	100.0%	Capital expenditure on the production facilities of Hunan Xintian	7.9	3.2%	7.9	-	-
收購及發展與天然資源或其產品相關之業務或本集團之營運資金			湖南新田生產設施之資本開支					
			Operating expenses of the Company	12.0	4.8%	12.0	-	-
			本公司之經營開支					
			Redemption of convertible bonds	230.0	92.0%	230.0	-	-
			贖回可換股債券					
	249.9	100.0%		249.9	100.0%	249.9	-	-

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

Placing of Shares on 16 November 2015

The net proceeds (net of all relevant costs and expenses) from placing of shares under special mandate on 16 November 2015 were approximately HK\$472,600,000. Details of the placing of shares were set out in the announcements of the Company dated 22 May 2015 and 16 November 2015 and the circular of the Company dated 3 July 2015.

On 23 May 2017, the Board have decided to change the use of the net proceeds that the new allocation of the net proceeds would meet the Group's business and operational needs more effectively in line with the Group's business development. Details of the change in use of proceeds from subscription was set out in the announcement of the Company on 23 May 2017.

Up to 31 March 2019, the Group had used the net proceeds as follows:

於二零一五年十一月十六日配售股份

於二零一五年十一月十六日，根據特別授權配售新股份之所得款項淨額(扣除所有相關成本及開支)約為472,600,000港元。配售新股份之詳情載於本公司日期為二零一五年五月二十二日及二零一五年十一月十六日之公佈以及本公司日期為二零一五年七月三日之通函內。

於二零一七年五月二十三日，董事決定更改所得款項用途，新分配方法將更有效滿足本集團業務及營運需求，切合本集團業務發展。更改認購事項之所得款項用途之詳情載於本公司日期為二零一七年五月二十三日之公佈內。

截至二零一九年三月三十一日，本集團已使用所得款項淨額如下：

Intended use of net proceeds	Original allocation of net proceeds		Actual use of net proceeds	Actual allocation of net proceeds		Utilisation up to	Remaining balance of net proceeds as at
	HK\$' million 百萬港元	% of net proceeds 所得款項淨額%		HK\$' million 百萬港元	% of net proceeds 所得款項淨額%	31 March 2019 截至二零一九年三月三十一日 已使用	31 March 2019 於二零一九年三月三十一日 所得款項淨額之餘額
Investment in entities engage in exploitation, production and sales of spring water 投資於從事泉水開採、生產及銷售之實體	244.0	51.6%	Redemption of promissory notes for acquisition of Spring Water Ding Dong 贖回收購泉水叮咚之承兌票據	244.0	51.6%	244.0	-
Working capital of the Group 本集團之營運資金	23.0	4.9%	Working capital of the Group 本集團之營運資金	23.0	4.9%	23.0	-
Deposited in the bank accounts for intended use 存放於銀行賬戶內作擬定用途	205.6	43.5%	Acquisition of Shenyang Properties 收購瀋陽物業	205.6	43.5%	205.6	-
	472.6	100.0%		472.6	100.0%	472.6	-

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

CAPITAL STRUCTURE

Shareholders' equity increases from approximately HK\$2,145,072,000 as at 31 March 2018 to approximately HK\$2,213,608,000 as at 31 March 2019.

As at 31 March 2018, the Group had convertible bonds of approximately HK\$234,287,000. The convertible bonds was fully redeemed during the year ended 31 March 2019 and there was no other interest bearing debt as at 31 March 2019.

On 13 November 2018, the Company has implemented a capital reorganisation involving a capital reduction and share subdivision:

- (a) the issued share capital of the Company was reduced by a reduction of the par value of each issued existing shares from HK\$0.25 to HK\$0.01 which reduction comprised a cancellation of such amount of the paid-up capital on each issued existing share so that each issued existing share was treated as one fully paid-up share of par value of HK\$0.01 each in the share capital of the Company and the credit arising from the capital reduction was credited to the contributed surplus account of the Company; and
- (b) each of the authorised but unissued existing shares of par value of HK\$0.25 each was sub-divided into 25 new shares of par value of HK\$0.01 each.

The capital reorganisation was approved by the shareholders of the Company during the special general meeting on 12 November 2018 and the capital reorganisation became effective on 13 November 2018.

For details of the capital reorganisation, please refer to the announcement of the Company dated 21 September 2018 and the circular of the Company dated 15 October 2018.

資本架構

股東權益由二零一八年三月三十一日約2,145,072,000港元增加至於二零一九年三月三十一日約2,213,608,000港元。

於二零一八年三月三十一日，本集團的可換股債券約為234,287,000港元。截至二零一九年三月三十一日止年度，可換股債券已全數贖回，而截至二零一九年三月三十一日則無其他帶息債務。

本公司於二零一八年十一月十三日實行股本重組，當中牽涉股本減少及股份分拆：

- (a) 本公司每股已發行現有股份之面值從0.25港元減少至0.01港元，以減少本公司之已發行股本。此股本減少包括在每股已發行現有股份取消相當數量之已繳股本，使到每股已發行現有股份於緊接著股本減少後被當作本公司股本中的每股面值為0.01港元之已繳股份。股本減少所產生的進賬款額撥入本公司實繳盈餘賬；及
- (b) 每股獲授權但未發行之面值為0.25港元之現有股份被分拆為25股新股份，每股之面值為0.01港元。

資本重組於二零一八年十一月十二日之股東特別大會上獲本公司股東批准，資本重組於二零一八年十一月十三日生效。

有關資本重組之詳情，請參閱本公司日期為二零一八年九月二十一日之公佈及本公司日期為二零一八年十月十五日之通函。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

LIQUIDITY AND FINANCIAL RESOURCES

As at 31 March 2019, the Group had total assets of approximately HK\$2,720,466,000 (2018: HK\$2,860,646,000) which was financed by current liabilities of approximately HK\$371,716,000 (2018: HK\$569,728,000), non-current liabilities of approximately HK\$16,452,000 (2018: HK\$36,354,000), non-controlling interests of approximately HK\$118,690,000 (2018: HK\$109,492,000) and shareholders' equity of approximately HK\$2,213,608,000 (2018: HK\$2,145,072,000).

As at 31 March 2019, the Group's current ratio was approximately 2.6 (2018: 2.55) and gearing ratio was nil (2018: 10.92%).

As at 31 March 2019, except for the capital commitment amounting to approximately HK\$307,622,000 (2018: HK\$754,344,000), the Group had no other material capital commitment.

At at 31 March 2019, the Group had contingent liabilities amounting to RMB200,000,000 (2018: RMB200,000,000). Details are set out in note 39 to the consolidated financial statements.

流動資金及財務資源

於二零一九年三月三十一日，本集團之資產總值約為2,720,466,000港元（二零一八年：2,860,646,000港元），乃由流動負債約371,716,000港元（二零一八年：569,728,000港元）、非流動負債約16,452,000港元（二零一八年：36,354,000港元）、非控股權益約118,690,000港元（二零一八年：109,492,000港元）及股東權益約2,213,608,000港元（二零一八年：2,145,072,000港元）組成。

於二零一九年三月三十一日，本集團之流動比率約為2.6（二零一八年：2.55），而資本負債比率為零（二零一八年：10.92%）。

於二零一九年三月三十一日，除約307,622,000港元（二零一八年：754,344,000港元）之資本承擔外，本集團並無任何其他重大資本承擔。

於二零一九年三月三十一日，本集團的或然負債為人民幣200,000,000元（二零一八年：人民幣200,000,000元）。詳情載於綜合財務報表附註39。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

MATERIAL DISPOSALS DURING THE YEAR

Disposal of 100% equity interests of China Value Assets Limited and Merit Development Limited

On 12 July 2018, the Company entered into a disposal agreement with a third party in relation to the disposal of 100% equity interests of China Value Assets Limited and Merit Development Limited at the consideration of HK\$33,000,000. The disposal had been completed on 28 September 2018. Details of the disposal were disclosed in the announcements dated 12 July 2018 and 28 September 2018.

Disposal of the entire registered capital of Shaanxi Hewan Transportation Energy Co., Ltd.* (陝西和萬交通能源有限責任公司)

On 21 September 2018, the Company entered into a disposal agreement with a third party in relation to the disposal of the entire registered capital of 陝西和萬交通能源有限責任公司 at the consideration of approximately HK\$4,820,000. The disposal had been completed on the same date.

Save as disclosed above, there was no other material acquisitions or disposals of the Company during the year under review.

SUBSEQUENT EVENTS

Details of significant subsequent events are set out in note 45 to the consolidated financial statements.

EXPOSURE TO FLUCTUATION IN EXCHANGE RATES

The Group mainly exposes to the RMB, arising from relevant group entities' foreign currency denominated monetary assets and liabilities for the Group's operating activities.

The Group currently does not have a foreign currency hedging policy to eliminate the currency exposures. However, the management monitors the related foreign currency exposure closely and will consider hedging significant foreign currency exposures should the need arise.

* For identification purpose only

年內重大出售事項

出售 China Value Assets Limited 及 Merit Development Limited 之 100% 股本權益

於二零一八年七月十二日，本公司與第三方訂立出售協議，以代價33,000,000港元出售 China Value Assets Limited 及 Merit Development Limited 之 100% 股本權益。是項出售已於二零一八年九月二十八日完成。出售事項之詳情於日期為二零一八年七月十二日及二零一八年九月二十八日之公佈內披露。

出售陝西和萬交通能源有限責任公司之全部註冊資本

於二零一八年九月二十一日，本公司與第三方訂立出售協議，以代價約4,820,000港元出售陝西和萬交通能源有限責任公司之全部註冊資本。是項出售於同日完成。

除上述所披露者外，於回顧年度內，本公司並無其他重大收購或出售。

結算日後事項

重大結算日後事項詳情載於綜合財務報表附註45。

匯率波動風險

本集團的經營活動所用相關集團實體以外幣計值的貨幣資產與負債令本集團主要面臨人民幣之貨幣風險。

本集團現時並無就消除貨幣風險設定外幣對沖政策。然而，管理層會密切監察相關的外幣風險，需要時將考慮對沖重大的外幣風險。

BOARD OF DIRECTORS' STATEMENT, MANAGEMENT DISCUSSION AND ANALYSIS

董事會總結與管理層討論及分析

EMPLOYEE AND REMUNERATION POLICY

The Group has a total of approximately 47 (2018: 42) employees in Hong Kong and the PRC as at 31 March 2019. The total cost (staff salaries, directors' emoluments and other staff costs) for the year ended 31 March 2019 amounted to approximately HK\$9,638,000 (2018: HK\$10,272,000). Remuneration packages are generally structured according to market environment and individual performance. Apart from the mandatory provident fund and statutory retirement benefits, the Group also provides medical benefits and subsidises employees in various training and continuous education programs.

CHARGES ON GROUP ASSETS

Save and except for those disclosed in note 21 to the consolidated financial statements, as at 31 March 2019, no other assets have been pledged to secure credit facilities.

APPRECIATION

On behalf of the Board, I would like to take this opportunity to thank our shareholders and business associates for their ongoing support and extend our appreciation to our management team and staff members for their contributions to our achievements in the year.

By order of the Board

Li Yuguo

Chairman

Hong Kong, 27 June 2019

僱員及薪酬政策

於二零一九年三月三十一日，本集團在香港及中國共聘用約47名（二零一八年：42名）僱員。截至二零一九年三月三十一日止年度的總成本（員工薪金、董事酬金及其他員工成本）約為9,638,000港元（二零一八年：10,272,000港元）。薪酬待遇一般參照市場環境及個人表現而釐定。除強制性公積金及法定退休福利外，本集團亦提供醫療福利及津貼僱員參加各種培訓及持續教育計劃。

本集團資產抵押

除綜合財務報表附註21披露者外，於二零一九年三月三十一日，本集團並無抵押其他資產以取得信貸融資。

致謝

本人謹藉此機會代表董事會，對股東及同業友好多年來之不斷支持表示謝意，並就管理層團隊及僱員年內對本集團之貢獻致以衷心感謝。

承董事會命

主席

李玉國

香港，二零一九年六月二十七日

DIRECTORS' REPORT

董事會報告

The directors of the Company present their annual report and the audited consolidated financial statements for the year ended 31 March 2019.

PRINCIPAL ACTIVITIES

The Company acts as an investment holding company. The principal activities of its principal subsidiaries are set out in note 42 to the consolidated financial statements.

RESULTS

The results of the Group for the year ended 31 March 2019 are set out in the consolidated statement of profit or loss and other comprehensive income on pages 76 to 77.

DIVIDEND POLICY

The Company has adopted a dividend policy ("Dividend Policy"), pursuant to which the Company may distribute dividends to the shareholders of the Company by way of cash or shares. Any distribution of dividends shall be in accordance with the Articles of Association of the company and the distribution shall achieve continuity, stability and sustainability.

The recommendation of the payment of any dividend is subject to the absolute discretion of the Board, and any declaration of final dividend will be subject to the approval of the Shareholders. In proposing any dividend payout, the Board shall also take into account, inter alia, the Group's earnings per share, the reasonable return in investment of the investors and the shareholders in order to provide incentive to them to continue to support the Group in their long-term development, the financial conditions and business plan of the Group, and the market sentiment and circumstances.

The Dividend Policy will be reviewed from time to time and there is no assurance that a dividend will be proposed or declared in any specific periods.

The Board does not recommend the payment of final dividend for the year ended 31 March 2019.

本公司董事謹此提呈截至二零一九年三月三十一日止年度之年報及經審核綜合財務報表。

主要業務

本公司乃作為一間投資控股公司，其主要附屬公司之主要業務載於綜合財務報表附註42。

業績

本集團截至二零一九年三月三十一日止年度之業績載於第76頁至第77頁之綜合損益及其他全面收益表。

股息政策

本公司已採納股息政策（「股息政策」），據此，本公司可透過現金或股份方式向本公司股東派發股息。任何股息分配均應符合本公司的組織章程細則之規定，分配應實現連續性，穩定性及可持續性。

支付任何股息的建議視乎董事會的絕對酌情權而定，任何末期股息之宣派須待股東批准後方可作實。在提議派發股息時，董事會亦應考慮本集團的每股盈利、投資者及股東的合理投資回報，以鼓勵他們繼續支持本集團之長期發展、本集團之財務狀況及業務計劃，以及市場氣氛及情況。

股息政策將不時進行檢討，並不保證在任何特定時期內會建議或宣派股息。

董事會建議不派發截至二零一九年三月三十一日止年度之末期股息。

DIRECTORS' REPORT

董事會報告

SHARE CAPITAL

Details of movement in the share capital of the Company during the year ended 31 March 2019 are set out in note 29 to the consolidated financial statements.

SHARE OPTIONS

Details of share options are set out in note 32 to the consolidated financial statements.

BUSINESS REVIEW

A review of the Group's business during the year ended 31 March 2019 are set out in "Management Discussion and Analysis" on pages 27 to 33 which forms part of this Directors' Report.

PRINCIPAL RISKS AND UNCERTAINTIES

The Group's financial position, business results and prospects would be affected by a number of risks including operational risk, market risk and financial risk. The Group's property business in the PRC which is susceptible to change in government policies and foreign currency risk. The Group's money lending business is subject to credit risk. The Group's securities trading business is affected by the volatility of the stock market. The Group's financial risk management objectives and policies are shown in note 5 to the consolidated financial statements.

DISTRIBUTABLE RESERVES OF THE COMPANY

Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus of the Company is available for distribution to shareholders. However, a company cannot declare or pay a dividend, or make a distribution out of contributed surplus, if:

- (i) it is, or would after the payment be, unable to pay its liabilities as they become due; or
- (ii) the realisable value of its assets would thereby be less than the aggregate of its liabilities and its issued share capital and share premium accounts.

The Company has deficit at 31 March 2019 which comprises contributed surplus of approximately HK\$180,030,000 less accumulated losses of approximately HK\$1,480,643,000. Accordingly, the Company has no reserves available for distribution to shareholders as at 31 March 2019.

股本

於截至二零一九年三月三十一日止年度之本公司股本變動詳情載於綜合財務報表附註29。

購股權

購股權之詳情載於綜合財務報表附註32。

業務回顧

本集團截至二零一九年三月三十一日止年度之業務回顧載於第27至33頁「管理層討論及分析」，構成本董事會報告的一部份。

主要風險及不明朗因素

本集團之財務狀況、經營業績及前景或受多項風險所影響，包括營運風險、市場風險及財務風險。本集團於中國之物業業務易受政府政策變動及外匯風險的影響。本集團的放債業務面臨信貸風險。本集團之證券交易業務受股市波動的影響。本集團之財務風險管理目標及政策於綜合財務報表附註5列示。

本公司之可分派儲備

根據一九八一年百慕達公司法(經修訂)，本公司之實繳盈餘可供分派予股東。然而，倘出現下列情況，則公司不得宣派或派付股息，或自實繳盈餘作出分派：

- (i) 於派付股息後，公司將無法於其債務到期時償還債務；或
- (ii) 其資產之可變現價值將因而低於其負債、已發行股本及股份溢價賬之總額。

於二零一九年三月三十一日，本公司錄得虧損，當中包括實繳盈餘約180,030,000港元減累計虧損約1,480,643,000港元。因此，於二零一九年三月三十一日，本公司並無可分派予股東之儲備。

DIRECTORS' REPORT

董事會報告

PROPERTY, PLANT AND EQUIPMENT

Details of the movements in property, plant and equipment of the Group during the year ended 31 March 2019 are set out in note 18 to the consolidated financial statements.

DIRECTORS AND DIRECTORS' SERVICE CONTRACTS

The Directors of the Company during the year ended 31 March 2019 and up to the date of this report were:

Executive Directors

Mr. Li Yuguo

Mr. Liu Yan Chee James

Ms. Guo Yumei

Mr. Huang Yilin (re-designated as Non-executive Director on 1 August 2018)

Mr. Chan Shi Yin, Keith (retired on 31 August 2018)

Mr. Chan Yuk Sang (resigned on 6 December 2018)

Non-executive Directors

Mr. Yang Xiaoqiang

(appointed on 13 September 2018)

Mr. Huang Yilin (re-designated on 1 August 2018)

Independent Non-executive Directors

Mr. Ba Junyu

(appointed on 24 July 2018)

Mr. Zhu Xueyi

(appointed on 13 September 2018)

Mr. Wong Chung Man

(appointed on 24 July 2018)

Mr. Zhang Xianlin (resigned on 1 August 2018)

Mr. Kwok Hong Yee, Jesse (resigned on 1 August 2018)

Mr. Ng Ping Yiu (resigned on 13 September 2018)

物業、廠房及設備

於截至二零一九年三月三十一日止年度內，有關本集團之物業、廠房及設備之變動詳情載於綜合財務報表附註18。

董事及董事服務合約

於截至二零一九年三月三十一日止年度內及截至本報告日期止本公司之董事如下：

執行董事

李玉國先生

劉恩賜先生

果玉梅女士

黃逸林先生(於二零一八年八月一日調任為非執行董事)

陳詩賢先生

(於二零一八年八月三十一日退任)

陳玉生先生(於二零一八年十二月六日辭任)

非執行董事

楊小強先生

(於二零一八年九月十三日獲委任)

黃逸林先生(於二零一八年八月一日調任)

獨立非執行董事

巴俊宇先生

(於二零一八年七月二十四日獲委任)

朱學義先生

(於二零一八年九月十三日獲委任)

黃仲文先生

(於二零一八年七月二十四日獲委任)

張憲林先生(於二零一八年八月一日辭任)

郭匡義先生(於二零一八年八月一日辭任)

伍炳耀先生(於二零一八年九月十三日辭任)

DIRECTORS' REPORT

董事會報告

In accordance with Clause 86(2) of the Company's Bye-laws, Mr. Yang Xiaoqiang and Mr. Zhu Xueyi will retire at forthcoming General Meeting, and, being eligible, offer themselves for re-election as Directors at the forthcoming General Meeting.

In accordance with Clause 87(1) of the Company's Bye-laws, Mr. Li Yuguo and Mr. Liu Yan Chee James will retire by rotation at the Annual General Meeting, and, being eligible, offer themselves for re-election as Directors at the Annual General Meeting.

The term of office of each of the Independent Non-executive Directors is for a term of three years subject to retirement by rotation and re-election at the Annual General Meeting as required by the Company's Bye-laws.

None of the Directors being proposed for re-election at the forthcoming Annual General Meeting has any unexpired service contract with the Company or any of its subsidiaries which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS IN SECURITIES

Directors' and Chief Executives' Interests and Short Positions in Shares, Underlying Shares and Debenture of the Company

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 ("SFO")), as recorded in the register maintained by the Company under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Companies as set out in Appendix 10 (the "Model Code") to the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules") were as follows:

根據本公司之公司細則第86(2)條，楊小強先生及朱學義先生將於應屆股東大會上退任，而彼等均符合資格且願意於應屆股東大會上重選連任董事。

根據本公司之公司細則第87(1)條，李玉國先生及劉恩賜先生將於股東週年大會上輪席退任，而彼等均符合資格且願意於股東週年大會上重選連任董事。

各獨立非執行董事之任期為三年，惟須根據本公司之公司細則規定於股東週年大會上輪值退任及重選連任。

擬於應屆股東週年大會上重選連任之董事概無與本公司或其任何附屬公司訂立於一年內本集團不作出補償(法定補償除外)則不可終止之任何未屆滿服務合約。

董事及主要行政人員於證券之權益

董事及主要行政人員於本公司股份、相關股份及債券之權益及淡倉

於二零一九年三月三十一日，本公司董事及主要行政人員於本公司或其任何相聯法團(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須記錄於本公司根據證券及期貨條例第352條須存置之登記冊內，或另行根據聯交所證券上市規則(「上市規則」)附錄10所載上市公司董事進行證券交易之標準守則(「標準守則」)須知會本公司及聯交所之權益及淡倉如下：

DIRECTORS' REPORT

董事會報告

Long positions in shares, underlying shares and debentures of the Company

於本公司股份、相關股份及債券之好倉

Name of director	Capacity	Number of ordinary shares held			Approximately percentage of the issued share capital of the Company (Note 1)
		Personal interest	Number of share options held	Total interests	
董事姓名	身份	個人權益	持有之購股權數目	總權益	佔本公司已發行股本之概約百分比 (附註1)
Li Yuguo 李玉國	Beneficial owner 實益擁有人	2,268,000,000	–	2,268,000,000	29.80%
Yang Xiaoqiang (Note 2) 楊小強(附註2)	Beneficial owner 實益擁有人	1,330,000,000	–	1,330,000,000	17.47%
Huang Yilin 黃逸林	Beneficial owner 實益擁有人	70,000	–	70,000	0.00%
Wong Chung Man (Note 3) 黃仲文(附註3)	Beneficial owner 實益擁有人	1,650,000	–	1,650,000	0.02%

Notes:

- The percentages calculated are based on the total number of issued shares of the Company of 7,611,690,000 Shares as at 31 March 2019.
- Appointed on 13 September 2018.
- Appointed on 24 July 2018.

附註：

- 該等百分比乃根據本公司於二零一九年三月三十一日之已發行股份總數7,611,690,000股股份計算。
- 於二零一八年九月十三日獲委任。
- 於二零一八年七月二十四日獲委任。

DIRECTORS' REPORT

董事會報告

Save as disclosed above, as at 31 March 2019, none of the directors or the chief executives of the Company or their associates had any interests or short positions in any shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.

SHARE OPTION SCHEME

The share option scheme adopted by the Company on 14 January 2002 (the "2002 Share Option Scheme") had been terminated on 9 August 2011 and a new share option scheme (the "2011 Share Option Scheme") was adopted by the Company on 9 August 2011.

2002 Share Option Scheme

As at 31 March 2019, the number of shares in respect of which share options remained outstanding under 2002 Share Option Scheme was 220,000.

除上文所披露者外，於二零一九年三月三十一日，概無本公司董事或主要行政人員或彼等之聯繫人於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）之任何股份、相關股份或債券中擁有須記錄於本公司根據證券及期貨條例第352條須存置之登記冊內，或另行根據標準守則須知會本公司及聯交所之任何權益或淡倉。

購股權計劃

本公司於二零零二年一月十四日採納之購股權計劃（「二零零二年購股權計劃」）已於二零一一年八月九日被終止，而本公司已於二零一一年八月九日採納一項新購股權計劃（「二零一一年購股權計劃」）。

二零零二年購股權計劃

於二零一九年三月三十一日，於二零零二年購股權計劃項下仍尚未行使之購股權涉及之股份數目為220,000股。

DIRECTORS' REPORT

董事會報告

During the year under review, the details and movements in the share options granted under 2002 Share Option Scheme are as follows:

於回顧年度內，根據二零零二年購股權計劃已授出之購股權之詳情及變動如下：

Date of grant	Exercisable period	Adjusted Exercise price per share	Number of share options					Outstanding at 31 March 2019
			Outstanding at 1 April 2018	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
授出日期	行使期	每股經調整行使價	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一九年三月三十一日尚未行使
		(Note)						
		(附註)						
		HK\$						
		港元						

Category 1: Director

類別一：董事

Zhang Xianlin (Note) 張憲林(附註)	12 Jul 2011 二零一一年七月十二日	12 Jul 2011 – 11 Jul 2021 二零一一年七月十二日至 二零二一年七月十一日	1.775	140,000	-	-	-	-	140,000
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Total for Director

董事總計

140,000 - - - - 140,000

Category 2: Employees

類別二：僱員

Employees 僱員	12 Jul 2011 二零一一年七月十二日	12 Jul 2011 – 11 Jul 2021 二零一一年七月十二日至 二零二一年七月十一日	1.775	80,000	-	-	-	-	80,000
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Total for Employees

僱員總計

80,000 - - - - 80,000

Total for all categories

所有類別總計

220,000 - - - - 220,000

Note: Resigned with effect from 1 August 2018.

附註：已辭任，自二零一八年八月一日起生效。

The closing price of the Company's shares quoted on the Stock Exchange on the date of grant was HK\$0.071 (adjusted to HK\$1.775 upon capital reorganisation became effective on 3 June 2013).

本公司股份於授出日期於聯交所所報之收市價為0.071港元(於股本重組於二零一三年六月三日生效後調整為1.775港元)。

DIRECTORS' REPORT

董事會報告

2011 Share Option Scheme

Reference is made to the circular of the Company dated 21 August 2017. On 21 September 2017, an ordinary resolution was duly passed by the shareholders at annual general meeting of the Company, approving, inter alia, to refresh the scheme mandate limit under the 2011 Share Option Scheme of the Company adopted on 9 August 2011. The refreshed scheme limit as at 21 September 2017 was 634,369,000.

During the year under review, the details and movements in the share options granted under 2011 Share Option Scheme are as follows:

二零一一年購股權計劃

茲提述本公司日期為二零一七年八月二十一日之通函。於二零一七年九月二十一日，一項普通決議案於本公司之股東週年大會上獲股東正式通過，以批准(其中包括)更新本公司於二零一一年八月九日採納之二零一一年購股權計劃項下之計劃授權限額。於二零一七年九月二十一日之已更新計劃限額為634,369,000股。

於回顧年度內，根據二零一一年購股權計劃已授出之購股權之詳情及變動如下：

Date of grant	Exercisable period	Exercise price per share	Outstanding at 1 April 2018	Number of share options					Outstanding at 31 March 2019
				Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	購股權數目	
授出日期	行使期	每股行使價	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	尚未行使	
		HK\$ 港元							

Category I: Directors

類別一：董事

Wu Hongquan (Note 1) 吳宏權(附註1)	28 Sept 2016 二零一六年 九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至 二零二六年九月二十七日	0.261	53,000,000	-	-	(53,000,000)	-	-
Huang Yilin 黃逸林	20 Apr 2015 二零一五年 四月二十日	20 Apr 2015 – 19 Apr 2025 二零一五年四月二十日至 二零二五年四月十九日	0.395	27,000,000	-	-	-	(27,000,000)	-
	28 Sept 2016 二零一六年 九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至 二零二六年九月二十七日	0.261	53,000,000	-	-	-	(53,000,000)	-

DIRECTORS' REPORT

董事會報告

	Date of grant	Exercisable period	Exercise price per share	Number of share options					Outstanding at 31 March 2019
				Outstanding at 1 April 2018	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
	授出日期	行使期	每股行使價 HK\$ 港元	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一九年三月三十一日尚未行使
Chan Shi Yin, Keith (Note 2) 陳詩賢(附註2)	20 Apr 2015 二零一五年四月二十日	20 Apr 2015 – 19 Apr 2025 二零一五年四月二十日至二零二五年四月十九日	0.395	27,000,000	-	-	-	-	27,000,000
	28 Sept 2016 二零一六年九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	53,000,000	-	-	-	-	53,000,000
Li Yali (Note 3) 李亞利(附註3)	28 Sept 2016 二零一六年九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	53,000,000	-	-	(53,000,000)	-	-
Zhang Zhensheng (Note 3) 張振生(附註3)	28 Sept 2016 二零一六年九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	53,000,000	-	-	(53,000,000)	-	-
Zhang Xianlin (Note 4) 張憲林(附註4)	26 Aug 2014 二零一四年八月二十六日	26 Aug 2014 – 25 Aug 2024 二零一四年八月二十六日至二零二四年八月二十五日	0.352	200,000	-	-	-	-	200,000
	3 Oct 2014 二零一四年十月三日	3 Oct 2014 – 2 Oct 2024 二零一四年十月三日至二零二四年十月二日	0.520	1,000,000	-	-	-	-	1,000,000
	20 Apr 2015 二零一五年四月二十日	20 Apr 2015 – 19 Apr 2025 二零一五年四月二十日至二零二五年四月十九日	0.395	500,000	-	-	-	-	500,000
	28 Sept 2016 二零一六年九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	5,000,000	-	-	-	-	5,000,000

DIRECTORS' REPORT

董事會報告

	Date of grant	Exercisable period	Exercise price per share	Number of share options					Outstanding at 31 March 2019
				Outstanding at 1 April 2018	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
	授出日期	行使期	每股行使價 HK\$ 港元	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一九年三月三十一日尚未行使
Kwok Hong Yee, Jesse (Note 4) 郭匡義(附註4)	26 Aug 2014 二零一四年八月二十六日	26 Aug 2014 – 25 Aug 2024 二零一四年八月二十六日至二零二四年八月二十五日	0.352	200,000	-	-	-	-	200,000
	3 Oct 2014 二零一四年十月三日	3 Oct 2014 – 2 Oct 2024 二零一四年十月三日至二零二四年十月二日	0.520	1,000,000	-	-	-	-	1,000,000
	20 Apr 2015 二零一五年四月二十日	20 Apr 2015 – 19 Apr 2025 二零一五年四月二十日至二零二五年四月十九日	0.395	500,000	-	-	-	-	500,000
	28 Sept 2016 二零一六年九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	5,000,000	-	-	-	-	5,000,000
Total for Directors 董事總計				332,400,000	-	-	(159,000,000)	(80,000,000)	93,400,000

DIRECTORS' REPORT

董事會報告

	Date of grant	Exercisable period	Exercise price per share	Number of share options					Outstanding at 31 March 2019
				Outstanding at 1 April 2018	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
	授出日期	行使期	每股行使價 HK\$ 港元	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一九年三月三十一日尚未行使

Category 2: Employees

類別二：僱員

Employees 僱員	26 Aug 2014 二零一四年八月二十六日	26 Aug 2014 – 25 Aug 2024 二零一四年八月二十六日至二零二四年八月二十五日	0.352	1,200,000	-	-	(700,000)	-	500,000
	3 Oct 2014 二零一四年十月三日	3 Oct 2014 – 2 Oct 2024 二零一四年十月三日至二零二四年十月二日	0.520	11,000,000	-	-	(10,000,000)	-	1,000,000
	20 Apr 2015 二零一五年四月二十日	20 Apr 2015 – 19 Apr 2025 二零一五年四月二十日至二零二五年四月十九日	0.395	20,200,000	-	-	(20,200,000)	-	-
	28 Sept 2016 二零一六年九月二十八日	28 Sept 2016 – 27 Sept 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	46,500,000	-	-	(42,000,000)	-	4,500,000
Total for Employees 僱員總計				78,900,000	-	-	(72,900,000)	-	6,000,000

DIRECTORS' REPORT

董事會報告

	Date of grant	Exercisable period	Exercise price per share	Number of share options					Outstanding at 31 March 2019
				Outstanding at 1 April 2018	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
	授出日期	行使期	每股行使價 HK\$ 港元	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一九年三月三十一日尚未行使

Category 3: Consultant

類別三：顧問

Consultant (Note 5)	28 Sept 2016	28 Sept 2016 – 27 Sept 2026	0.261	53,000,000	-	-	(53,000,000)	-	-
顧問(附註5)	二零一六年九月二十八日	二零一六年九月二十八日至二零二六年九月二十七日							
Total for Consultant				53,000,000	-	-	(53,000,000)	-	-
顧問總計									
Total for all categories				464,300,000	-	-	(284,900,000)	(80,000,000)	99,400,000
所有類別總計									

Note 1: Resigned as a director of the Company with effect from 28 April 2017, but remained as a director of certain subsidiaries of the Group till 12 September 2017.

Note 2: Retired with effect from 31 August 2018.

Note 3: Resigned with effect from 28 April 2017.

Note 4: Resigned with effect from 1 August 2018.

Note 5: Terminated with effect from 27 September 2017.

The closing price of the Company's shares quoted on the Stock Exchange on the respective dates of grant of 26 August 2014, 3 October 2014, 20 April 2015 and 28 September 2016 were HK\$0.345, HK\$0.520, HK\$0.395 and HK\$0.255 respectively.

附註1：已辭任本公司董事，自二零一七年四月二十八日起生效，惟彼仍留任本集團若干附屬公司之董事，直至二零一七年九月十二日。

附註2：已退休，自二零一八年八月三十一日起生效。

附註3：已辭任，自二零一七年四月二十八日起生效。

附註4：已辭任，自二零一八年八月一日起生效。

附註5：已自二零一七年九月二十七日起終止。

本公司股份於授出日期(分別為二零一四年八月二十六日、二零一四年十月三日、二零一五年四月二十日及二零一六年九月二十八日)於聯交所所報之收市價分別為0.345港元、0.520港元、0.395港元及0.255港元。

DIRECTORS' REPORT

董事會報告

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed above in respect of the Directors' interests in securities and share options in the note 32 to the consolidated financial statements, at no time during the year ended 31 March 2019, was the Company or any of its subsidiaries, a party to any arrangement to enable the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debt securities (including debentures) of, the Company or any other body corporate.

INTERESTS AND SHORT POSITIONS OF SUBSTANTIAL SHAREHOLDERS

As at 31 March 2019, so far as was known to the Directors and the chief executives of the Company, the following persons (other than any director and chief executives of the Company) who had interests or short positions in the shares and underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or as recorded in the register to be kept by the Company under Section 336 of the SFO, or as otherwise notified to the Company and the Stock Exchange:

董事購入股份或債權證之權利

除上文就董事於證券之權益及綜合財務報表附註32之購股權所披露者外，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任何時間概無參與訂立任何安排，致使本公司之董事可藉收購本公司或任何其他法人團體之股份或債務證券（包括債券）而獲利。

主要股東之權益及淡倉

於二零一九年三月三十一日，就董事及本公司之主要行政人員所知，以下人士（本公司任何董事及主要行政人員除外）於本公司股份及相關股份中擁有權益或淡倉，而須根據證券及期貨條例第XV部第2及第3分部之條文作出披露，或記錄於本公司須根據證券及期貨條例第336條須存置之登記冊內，或另行知會本公司及聯交所：

Name of shareholder	Capacity	Number of issued ordinary shares held	Approximate percentage of the issued share capital of the Company (Note)
股東名稱	身份	持有之已發行普通股數目	佔本公司已發行股本之概約百分比 (附註)
Li Yuguo 李玉國	Beneficial owner 實益擁有人	2,268,000,000	29.80%
Yang Xiaojiang 楊小強	Beneficial owner 實益擁有人	1,330,000,000	17.47%

Note: The percentages calculated are based on the total number of issued shares of the Company of 7,611,690,000 Shares as at 31 March 2019.

附註：該等百分比乃根據本公司於二零一九年三月三十一日之已發行股份總數7,611,690,000股股份計算。

DIRECTORS' REPORT

董事會報告

Save as disclosed above, the Company had not been notified and is not aware of any other person who had an interest or short position in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO as having an interest of 5% or more in the issued shares capital of the Company as at 31 March 2019.

DIRECTORS' INTERESTS IN CONTRACTS

There were no contracts of significance to which the Company, its holding company or any of its subsidiaries was a party and in which a Director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year ended 31 March 2019.

CONNECTED TRANSACTIONS

Placing of shares

On 17 April 2018, the Company and Mr. Li Yuguo, the Chairman, an executive Director and a substantial shareholder of the Company, entered into a subscription agreement, pursuant to which Mr. Li agreed to subscribe for, and the Company agreed to allot and issue, 1,268,000,000 shares in the Company, representing approximately 19.99% of the then issued share capital of the Company and approximately 16.66% of the issued share capital as enlarged by the said shares at the consideration of HK\$0.25 per share, totaling HK\$317,000,000. The placing of shares was approved by the independent shareholders of the Company at the special general meeting on 26 June 2018. For details, please refer to the announcement of the Company dated 17 April 2018 and the circular of the Company dated 5 June 2018.

Sale of Bottled Water Products

Subsequent to the year ended 31 March 2019, on 4 April 2019, Beijing Qiaofeng Commercial Trading Company Limited* (北京僑豐商貿有限公司) (the "Purchaser"), a wholly-owned subsidiary of the Company, and Guangxi Spring Water Ding Dong Beverages Company Limited* (廣西泉水叮咚飲品有限公司) (the "Supplier"), a company controlled by Mr. Li Yuguo, the Chairman, an executive Director and a substantial shareholder of the Company, entered into the agreement, pursuant to which the Supplier has agreed to supply, and the Purchaser has agreed to procure, bottled water products. For details, please refer to the announcement of the Company dated 4 April 2019.

* For identification purpose only

除上文所披露者外，於二零一九年三月三十一日，本公司並無獲通知且並不知悉有任何其他人士於本公司股份或相關股份中擁有記錄於本公司根據證券及期貨條例第336條佔本公司已發行股本5%或以上須存置之登記冊內之權益或淡倉。

董事於合約之權益

本公司、其控股公司或其任何附屬公司概無參與訂立任何於年底或於截至二零一九年三月三十一日止年度內任何時間存續且本公司董事直接或間接擁有重大權益之重大合約。

關連交易

配售股份

於二零一八年四月十七日，本公司與李玉國先生(為本公司主席、執行董事及主要股東)訂立認購協議，據此，李先生同意認購而本公司同意配發及發行1,268,000,000股本公司股份，佔本公司當時已發行股本約19.99%及本公司經上述股份擴大之已發行股本約16.66%，代價為每股0.25港元，合共為317,000,000港元。配售股份已於二零一八年六月二十六日之股東特別大會獲本公司獨立股東批准。詳情請參閱本公司日期為二零一八年四月十七日之公佈及本公司日期為二零一八年六月五日之通函。

銷售瓶裝水產品

於截至二零一九年三月三十一日止年度後，於二零一九年四月四日，北京僑豐商貿有限公司(「買方」，為本公司一間全資附屬公司)與廣西泉水叮咚飲品有限公司(「供應商」，為李玉國先生(為本公司主席、執行董事及主要股東)控制之公司)訂立協議，據此，供應商同意供應而買方同意採購瓶裝水產品。詳情請參閱本公司日期為二零一九年四月四日之公佈。

DIRECTORS' REPORT

董事會報告

CHARITABLE DONATIONS

During the year, the Group had not made any charitable donations (2018: Nil).

PERMITTED INDEMNITY PROVISIONS

The directors' and officers' liability insurance maintained by the Company has expired on 20 May 2018. As the Company has not yet reached an agreement with an insurer regarding the terms and insurance premium of new insurance policy, the insurance cover in respect of legal action which may be taken against the Directors of the Company has not been in place since 21 May 2018. The Company will continue to liaise with the insurer on the same.

EQUITY-LINKED AGREEMENTS

Save as disclosed in respect of convertible bonds and share options in notes 30 and 32 to the consolidated financial statements, no equity-linked agreements that will or may result in the Company issuing shares or that require the Company to enter into any agreements that will or may result in the Company issuing shares were entered into by the Company during the year ended 31 March 2019 or subsisted at the end of the year.

MAJOR CUSTOMERS AND SUPPLIERS

The aggregate sales during the year ended 31 March 2019, attributable to the Group's five largest customers represented 100% of the Group's total sales.

The Group had no major suppliers due to the nature of the principal activities of the Group.

At no time during the year ended 31 March 2019, did a director, an associate of a director or a shareholder of the Company, which to the knowledge of the directors owned more than 5% of the Company's issued share capital, have an interest in any of the five largest suppliers or customers of the Group.

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

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

慈善捐款

年內，本集團並無作出任何慈善捐款(二零一八年：無)。

獲准許彌償條文

本公司投購的董事及高級人員責任保險已經於二零一八年五月二十日到期。由於本公司尚未與保險公司就新保單的條款及保金數額達成共識，自二零一八年五月二十一日起就本公司董事可能會面對的法律行動尚未有任何保險保障。本公司將就此繼續與保險公司洽談。

權益掛鈎協議

除綜合財務報表附註30及32就可換股債券及購股權所披露者，本公司於截至二零一九年三月三十一日止年度概無訂立或於年末亦概無存在將會或可能導致本公司發行股份或要求本公司訂立任何協議致使將會或可能導致本公司發行股份的任何權益掛鈎協議。

主要客戶及供應商

於截至二零一九年三月三十一日止年度，本集團五大客戶之合共銷售額佔本集團總銷售額100%。

因本集團主要業務活動之性質使然，本集團並無主要供應商。

於截至二零一九年三月三十一日止年度任何時間，本公司董事、董事之聯繫人或就董事所知擁有本公司已發行股本5%以上之本公司股東概無擁有本集團任何五大供應商或客戶之權益。

購買、出售或贖回本公司之上市證券

於截至二零一九年三月三十一日止年度內，本公司及其附屬公司概無購買、出售或贖回本公司任何上市證券。

DIRECTORS' REPORT

董事會報告

REMUNERATION POLICY

The remuneration policy of the employees of the Group is set up on the basis of their merit, qualifications and competence. Apart from the mandatory provident fund and statutory retirement benefits, the Group also provides medical benefits and sponsored employees in different training and continuous education program.

The remuneration of the Directors of the Company are decided, having regard to the Company's operating results, individual performance and comparable market statistics.

The Company has adopted a share option scheme as an incentive to Directors and eligible employees, details of which are set out in note 32 to the consolidated financial statements.

PRE-EMPTIVE RIGHTS

There are no provisions 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.

DIRECTORS' INTERESTS IN COMPETING BUSINESS

During the year ended 31 March 2019, save as disclosed below, none of the Directors or any of their respective close associates has engaged in any business that competes or may compete with the business of the Group or has any other conflict of interests with the Group.

薪酬政策

本集團僱員之薪酬政策乃根據其表現、資歷及才能而制定。除強制性公積金及法定退休福利外，本集團亦提供醫療福利及資助僱員參加各種培訓及持續教育計劃。

本公司董事之薪酬乃參照本公司之經營業績、個人表現及市場上可資比較統計數字而決定。

本公司已採納一項購股權計劃，作為對董事及合資格僱員之獎勵，詳情載於綜合財務報表附註32。

優先購買權

本公司之公司細則或百慕達法律概無有關本公司須按比例向現有股東發售新股份之優先購買權規定。

董事於競爭性業務中之權益

截至二零一九年三月三十一日止年度，除下文所披露者外，概無董事或彼等任何各自的緊密聯繫人從事任何與本集團業務競爭的業務或可能與本集團業務競爭的業務或與本集團有任何其他利益衝突的業務。

Name of Director/ Associate 董事／聯繫人名稱	Name of company 公司名稱	Nature of interest in the company 於公司之權益性質	Business of the company 公司的業務
Mr. Li Yuguo 李玉國先生	遼寧京豐置業有限公司	Ultimate beneficial owner with 100% interest 最終實益擁有人， 擁有100%權益	Principally engaged in property development, property leasing and sales 主要從事物業發展、 物業租賃及銷售

DIRECTORS' REPORT

董事會報告

SUFFICIENCY OF PUBLIC FLOAT

The Company has maintained a sufficient public float throughout the year ended 31 March 2019.

AUDITORS

A resolution to re-appoint Lau & Au Yeung C.P.A. Limited and to authorise the Directors to fix their remuneration will be proposed at the 2019 Annual General Meeting.

On behalf of the Board

Li Yuguo

Chairman

Hong Kong, 27 June 2019

足夠公眾持股量

本公司已於截至二零一九年三月三十一日止年度維持足夠公眾持股量。

核數師

續聘劉歐陽會計師事務所有限公司及授權董事釐定彼等薪酬之一項決議案將於二零一九年股東週年大會上獲提呈。

代表董事會

主席

李玉國

香港，二零一九年六月二十七日

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告



劉歐陽會計師事務所有限公司
LAU & AU YEUNG C.P.A. LIMITED

21/F, Tai Yau Building
181 Johnston Road
Wanchai
Hong Kong
香港
灣仔
莊士敦道181號
大有大廈21樓

TO THE SHAREHOLDERS OF ASIA RESOURCES HOLDINGS LIMITED

(Incorporated in Bermuda with limited liability)

OPINION

We have audited the consolidated financial statements of Asia Resources Holdings Limited (the "Company") and its subsidiaries (together, the "Group") set out on pages 76 to 242, which comprise the consolidated statement of financial position as at 31 March 2019, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including 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.

致亞洲資源控股有限公司各股東

(於百慕達註冊成立之有限公司)

意見

本核數師(以下簡稱「我們」)已審計列載於第76頁至第242頁的亞洲資源控股有限公司(「貴公司」)及其附屬公司(統稱為「貴集團」)的綜合財務報表。此綜合財務報表包括於二零一九年三月三十一日的綜合財務狀況表，截至該日止年度的綜合損益及其他全面收益表、綜合權益變動表及綜合現金流量表，以及綜合財務報表附註，包括主要會計政策概要。

我們認為，該等綜合財務報表已根據香港會計師公會(「香港會計師公會」)頒佈的香港財務報告準則(「香港財務報告準則」)真實而中肯地反映 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擬備。

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 (“HKSAAs”) issued by the HKICPA. Our responsibilities under those standards are further described in the Auditors’ 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.

意見之基礎

我們已根據香港會計師公會頒佈之香港審計準則（「香港審計準則」）進行審核。我們在該等準則下承擔之責任已在本報告核數師就審計綜合財務報表承擔之責任部份中作進一步闡述。根據香港會計師公會之專業會計師道德守則（以下簡稱「守則」），我們獨立於貴集團，並已履行守則中之其他道德責任。我們相信，我們獲得之審計憑證能充足及適當地為我們之審核意見提供基礎。

關鍵審計事項

關鍵審計事項為根據我們之專業判斷，我們認為對本期綜合財務報表之審計最為重要之事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理。我們不會對這些事項提供單獨意見。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (CONTINUED)

關鍵審計事項(續)

Key audit matters

關鍵審計事項

How our audit addressed the key audit matter

我們之審計如何處理該關鍵審計事項

Recoverability of properties under development and completed properties held for sale

發展中物業及持作出售之已落成物業之可收回性

Refer to Notes 21 and 22 to the consolidated financial statements.

參閱綜合財務報表附註21及22。

The Group had approximately HK\$292,449,000 of properties under development and HK\$370,950,000 of completed properties held for sale as at 31 March 2019.

於二零一九年三月三十一日，貴集團持有發展中物業約292,449,000港元及持作出售之已落成物業約370,950,000港元。

Management assessed the recoverability of properties under development and completed properties held for sale based on an estimation of the net realisable value of the underlying properties. This involves considerable analyses of estimated costs to completion and committed contracts and expected future sales price based on prevailing market conditions such as current market prices of comparable standards and locations.

管理層根據相關物業之估計可變現淨值評估發展中物業及持作出售之已落成物業之可收回性。當中涉及對於完工及承諾合約之估計成本及基於當時市況(例如可資比較標準及位置之當前市價)之預期未來售價之大量分析。

Our procedures in relation to management's assessment of recoverability of properties under development and completed properties held for sale included:

我們對於管理層對發展中物業及持作出售之已落成物業之可收回性所作之評估有關之程序包括：

- Testing the key controls around the property construction cycle with particular focus on, but not limited to, controls over cost budgeting for estimated costs to completion; and
- 測試圍繞物業建築週期之主要監控，尤其集中於(惟不限於)對估計完工成本之成本預算監控；及

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (CONTINUED)

關鍵審計事項(續)

Key audit matters

關鍵審計事項

How our audit addressed the key audit matter

我們之審計如何處理該關鍵審計事項

Recoverability of properties under development and completed properties held for sale (continued)

發展中物業及持作出售之已落成物業之可收回性(續)

If the actual net realisable values of the underlying stock of properties fluctuate from those values estimated as a result of changes in market condition, material reversal of or provision for impairment losses on properties under development and completed properties held for sale may result.

倘相關物業存貨的實際可變現淨值因市況有變而與該等估計價值不同，則可能引致重大發展中物業及持作出售之已落成物業減值虧損撥回撥或撥備。

Due to the significance of properties under development and completed properties held for sale, the estimation uncertainty and management judgement, we considered this a key audit matter.

由於發展中物業及持作出售之已落成物業的重要性、估計的不確定性及管理層判斷，我們認為此乃關鍵審計事項。

• Assessing the reasonableness of key assumptions and estimates in management's assessment, including:

• 評估主要假設及管理層評估中估計的合理性，包括：

• expected future sales prices which we compared to contracted sales prices of the underlying properties or current market prices of properties of comparable standards and locations, where applicable; and

• 就預期未來售價與相關物業的合約售價或可資比較標準及位置物業的當前市價(如適用)進行比較；及

• anticipated costs to completion and committed contracts which we compared to latest approved budgets on total construction costs and checked to supporting documentation.

• 就完工及承諾合約的預計成本與最新通過的總建築成本預算進行比較及查證證明文件。

We found that management's assessment of recoverability of properties under development and completed properties held for sale is supported by the available evidence. 我們已查證管理層對發展中物業及持作出售之已落成物業的可收回性所作的評估乃有據可依。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (CONTINUED)

關鍵審計事項(續)

Key audit matters

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理該關鍵審計事項

Impairment assessment of water mining licence included in intangible assets

計入無形資產之採水證之減值評估

Refer to Note 19 to the consolidated financial statements.

參閱綜合財務報表附註19。

As at 31 March 2019, the carrying amounts of the water mining licence included in intangible assets was approximately HK\$374,412,000.

於二零一九年三月三十一日，計入無形資產之採水證之賬面值約為374,412,000港元。

As detailed in note 19 to the consolidated financial statements, commercial production of bottled mineral water has not yet commenced during the year.

如綜合財務報表附註19所述，瓶裝礦泉水的商業生產於年內尚未開始。

The Group is required to consider any indication of impairment on the water mining licence at the end of each reporting period. Management determined the recoverable amount of the water mining licence based on the fair value estimated by an independent external expert who used multi period excess earnings method, in which key assumptions included expected price of bottled mineral water, net profit margin and discount rate.

貴集團須於各報告期末考慮採水證任何減值跡象。根據獨立外部專家使用多期超額收益法所估計之公平值(其中的主要假設包括瓶裝礦泉水之預期價格、純利率及折現率)，管理層釐定採水證之可收回金額。

Our procedures in relation to impairment assessment of water mining licence included:

對採水證所作之減值評估之程序包括：

- Evaluation of the design and operating effectiveness of key internal controls with particular focus on the impairment assessment of water mining licence;
- 評估主要內部監控之設計及運作效益，特別側重於採水證之減值評估；
- Assessing the appropriateness of valuation methodology, key assumptions and estimates used based on general conditions of the bottled mineral water industry;
- 根據瓶裝礦泉水行業之一般狀況評估所使用的估值方法、主要假設及估計是否合適；
- Evaluating the competence, capabilities, objectivity and independence of the management's expert; and
- 評估管理層專家之技能、能力、客觀性及獨立性；及

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (CONTINUED)

關鍵審計事項(續)

Key audit matters

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理該關鍵審計事項

Impairment assessment of water mining licence included in intangible assets (continued)

計入無形資產之採水證之減值評估(續)

This area was significant to our audit due to the significance of the balances, and the fact that management's assessment of the recoverable amount of the balances involved significant judgement.

由於餘額非常重大及管理層評估餘額之可收回金額涉及重大判斷，此範疇為重要審核事項。

- Checking the key assumptions including expected price of bottled mineral water, net profit margin and discount rate against industry data.
- 按行業數據查核主要假設(包括瓶裝礦泉水之預期價格、純利率及折現率)。

We found that the key assumptions were supported by the available evidence.

我們已查證主要假設乃有據可依。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (CONTINUED)

關鍵審計事項(續)

Key audit matters

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理該關鍵審計事項

Impairment assessment of interests in associates

於聯營公司之權益減值評估

Refer to Note 20 to the consolidated financial statements.

參閱綜合財務報表附註20。

The Group has 20% equity interests in Hong Kong Spring Water Ding Dong Group Company Limited and its wholly-owned subsidiary in Guangxi, which are presented as interests in associates under the equity method. The principal activities of the associates are production and sales of bottled mineral water. As at 31 March 2019, the interests in associates amounted to approximately HK\$210,517,000 and the related share of losses of the associates was approximately HK\$16,443,000.

貴集團擁有香港泉水叮咚集團有限公司及其廣西全資附屬公司之20%股權，並按權益法將於聯營公司之權益呈列。聯營公司的主要業務為生產及銷售瓶裝礦泉水。於二零一九年三月三十一日，於聯營公司之權益約為210,517,000港元及相關分佔該聯營公司虧損約為16,443,000港元。

Our procedures in relation to management's impairment assessment of interests in associates included:

我們對於管理層在聯營公司之權益所作的減值評估的程序包括：

- Assessing the competence, capabilities and objectivity of the management's expert;
- 評估管理層專家之技能、能力及是否客觀；

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (CONTINUED)

Key audit matters

關鍵審計事項

Impairment assessment of interests in associates (continued)

於聯營公司之權益減值評估(續)

The management performed impairment assessment of interests in associates with the use of valuation performed by an independent professional external valuer based on the value in use calculation. The valuation requires the application of significant judgement and estimation by the management in determining the appropriate valuation methodology, use of assumptions and judgements.

管理層就於聯營公司之權益進行減值評估，乃使用獨立專業外部估值師按使用價值計算法得出之估值。估值需要管理層應用重大判斷及估計，以決定適當之估值方法、使用假設及判斷。

關鍵審計事項(續)

How our audit addressed the key audit matter

我們的審計如何處理該關鍵審計事項

- Assessing the appropriateness of valuation methodology, key assumptions and estimates used based on the general conditions of the bottled mineral water industry;
- 根據瓶裝礦泉水行業之一般狀況評估所使用的估值方法、主要假設及估計是否合適；
- Checking the key assumptions including expected price of bottled mineral water, net profit margin and discount rate against industry data.
- 按行業數據查核主要假設(包括瓶裝礦泉水之預期價格、純利率及折現率)。

We found that the key assumptions were supported by the available evidence.

我們已查證主要假設乃有據可依。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

KEY AUDIT MATTERS (CONTINUED)

關鍵審計事項(續)

Key audit matters

關鍵審計事項

How our audit addressed the key audit matter

我們的審計如何處理該關鍵審計事項

Impairment assessment on deposit paid for the acquisition of Shenyang Properties

就收購瀋陽物業支付的按金之減值評估

Refer to Note 24 to the consolidated financial statements.

參閱綜合財務報表附註24。

As at 31 March 2019, the carrying amount of deposit paid for the acquisition of Shenyang Properties ("Deposit Paid") included in deposits for acquisition of investment properties was approximately HK\$624,452,000.

於二零一九年三月三十一日，就收購瀋陽物業支付的按金(「已付按金」)之賬面值約為624,452,000港元。

As detailed in note 24 to the consolidated financial statements, termination agreement was signed on 24 April 2019 to terminate the transaction.

誠如綜合財務報表附註24所詳述，終止協議已於二零一九年四月二十四日簽訂，以終止交易。

The Group is required to consider any indication of impairment on the Deposit Paid. Assessing the impairment of such asset is a judgemental area which involved significant management's judgement and estimation in forecasting future economic conditions.

貴集團須考慮已付按金的任何減值跡象。評估有關資產之減值涉及管理層對預測未來經濟狀況作出的重大判斷及估計預測未來經濟狀況。

Our procedures in relation to impairment assessment of Deposit Paid included:

我們有關已付按金的減值評估之程序包括：

- Understanding and evaluating the key controls that the Group has implemented to manage and monitor the impairment assessment;
- 了解及評估 貴集團已實施的關鍵控制措施，以管理及監控減值評估；
- Discussing with management and evaluating information available about the status of the property developer.
- 就物業發展商的情況與管理層討論及評估可得資料。

We found that management's assessment of recoverability of Deposit Paid is supported by available evidence.

我們已查證管理層就已付按金的可收回程度之評估乃有據可依。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

OTHER INFORMATION

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditors' report thereon ("Other Information").

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 DIRECTORS AND THE AUDIT COMMITTEE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with 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 are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

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

其他信息

貴公司董事須對其他信息負責。其他信息包括年報內的所有資料，但不包括綜合財務報表及我們的核數師報告（「其他信息」）。

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

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。根據我們所做的工作，如果我們認為該其他資料存在重大錯誤陳述，我們須報告該事實。我們於此方面並無報告。

董事及審核委員會對綜合財務報表的責任

貴公司董事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的披露規定擬備真實而中肯之綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。在擬備綜合財務報表時，董事負責評估 貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項及使用持續經營會計基礎有關的事項以及使用持續經營為會計基礎，除非董事有意將 貴集團清盤或終止業務，或別無其他實際的替代方案。

審核委員會負責監督 貴集團之財務報告程序。

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. We report our opinion 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 judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

核數師就審核綜合財務報表承擔之責任

我們之目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致之重大錯誤陳述取得合理保證，並出具包括我們意見之核數師報告。我們僅向閣下(作為整體)按照百慕達一九八一《公司法》第90條報告，除此之外報告別無其他目的。我們不會就本報告之內容向任何其他人士負上或承擔任何責任。合理保證是高水平之保證，但不能保證按照《香港審計準則》進行之審核，總能發現所存在之重大錯誤陳述。錯誤陳述可能由欺詐或錯誤引起，如果合理預期單獨或匯總該等錯誤可能影響綜合財務報表使用者依賴該等財務報表所作出之經濟決定，則有關之錯誤陳述可被視為重大。

在根據香港審計準則進行審計之過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別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、設計及執行審計程序以應對這些風險，以及獲取充足及適當之審計憑證，作為我們之意見基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述或跨越內部控制之上，因此未能發現因欺詐而導致之重大錯誤陳述之風險高於未能發現因錯誤而導致之重大錯誤陳述之風險。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

核數師就審核綜合財務報表承擔之責任(續)

- 了解與審計相關之內部控制，以設計適當之審計程序，但目的並非對 貴集團內部控制之有效性發表意見。
- 評估董事所採用會計政策之恰當性及作出會計估計及相關披露之合理性。
- 對董事採用持續經營會計基礎之恰當性作出結論。根據所獲取之審計憑證，確定是否存在與事項或情況有關之重大不確定性，從而可能導致對 貴集團之持續經營能力產生重大疑慮。若我們認為存在重大不確定性，則有必要在核數師報告中引起使用者注意綜合財務報表之相關披露。假若有關之披露不足，則我們應當修訂意見。我們之結論是基於截至核數師報告日止所取得之審計憑證。然而，未來事項或情況可能導致 貴集團不能持續經營。

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 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.

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.

核數師就審核綜合財務報表承擔之責任(續)

- 評價綜合財務報表的整體列報方式、結構及內容，包括披露資料，以及綜合財務報表是否中肯反映相關交易及事項。
- 就 貴集團內實體或業務活動的財務信息獲取充足、適當的審計憑證，以便對綜合財務報表發表意見。我們負責 貴集團審計的方向、監督及執行。我們為審核意見承擔全部責任。

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

我們還向審核委員會提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係及其他事項，以及在適用的情況下，相關防範措施。

INDEPENDENT AUDITOR'S REPORT

獨立核數師報告

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

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

The engagement director on the audit resulting in this independent auditor's report is Au Yeung Tin Wah.

Lau & Au Yeung C.P.A. Limited

Certified Public Accountants

Au Yeung Tin Wah

Practising Certificate Number: P02343

Hong Kong, 27 June 2019

核數師就審核綜合財務報表承 擔之責任(續)

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

出具本獨立核數師報告的審核項目董事為歐陽天華。

劉歐陽會計師事務所有限公司

執業會計師

歐陽天華

執業證書編號：P02343

香港，二零一九年六月二十七日

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收益表

For the year ended 31 March 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 (Restated) (經重列)
Continuing operations	持續經營業務		
Revenue	7	32,760	–
Cost of sales		(31,732)	–
Gross profit		1,028	–
Other revenue	8	1,908	387
Other losses	9	(160)	(6)
Distribution and selling expenses		(5,918)	(16)
Administrative expenses		(33,121)	(39,098)
Share of results of associates		(17,152)	(7,855)
Provision for impairment loss on other receivables and deposits paid			
		(1,087)	(4,479)
Provision for impairment loss on properties under development		(66,440)	(54,399)
Provision for impairment loss on completed properties held for sale		(72,821)	–
Gain on disposal of subsidiaries	35	638	11,564
Over-provision of land value added tax		36,628	24,117
Finance costs	10	(14,314)	(62,935)
Loss before taxation	除稅前虧損	(170,811)	(132,720)
Taxation	14	17,530	8,576
Loss for the year from continuing operations	本年度持續經營業務之虧損	(153,281)	(124,144)
Loss for the year from discontinued operations	本年度已終止業務之虧損	(6,112)	(1,454)
Loss for the year	本年度虧損	(159,393)	(125,598)
Other comprehensive income, net of tax	其他全面收益，除稅後		
Reclassification adjustments relating to foreign operations disposed during the year	有關年內已出售海外業務之重新分類調整	(9,520)	–
Share of other comprehensive income of associates	分佔聯營公司其他全面收益	709	(77)
Exchange differences on translating foreign operations	換算海外業務產生之匯兌差額	(71,062)	134,994
Other comprehensive income for the year, net of tax	本年度其他全面收益，除稅後	(79,873)	134,917
Total comprehensive income for the year	本年度全面收益總額	(239,266)	9,319

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

綜合損益及其他全面收益表

For the year ended 31 March 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 (Restated) (經重列)
Loss attributable to:	應佔虧損：			
Owners of the Company	本公司擁有人	17	(158,640)	(123,989)
Non-controlling interest	非控股權益		(753)	(1,609)
			(159,393)	(125,598)
Total comprehensive income attributable to:	應佔全面收益總額：			
Owners of the Company	本公司擁有人		(239,191)	10,859
Non-controlling interest	非控股權益		(75)	(1,540)
			(239,266)	9,319
			HK\$ 港元	HK\$ 港元
Loss per share attributable to owners of the Company	本公司擁有人應佔每股虧損			
From continuing and discontinued operations – Basic and diluted	來自持續經營及已終止業務 – 基本及攤薄	17	(0.022)	(0.021)
From continuing operations – Basic and diluted	來自持續經營業務 – 基本及攤薄	17	(0.021)	(0.021)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 March 2019 於二零一九年三月三十一日

			2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
	Notes 附註			
Non-current assets		非流動資產		
Property, plant and equipment	18	物業、廠房及設備	7,616	8,216
Intangible assets	19	無形資產	384,875	374,699
Interests in associates	20	於聯營公司之權益	210,517	226,960
Deposits paid	24	已付按金	1,150,860	798,871
			1,753,868	1,408,746
Current assets		流動資產		
Properties under development	21	發展中物業	292,449	796,109
Completed properties held for sale	22	持作出售之已落成物業	370,950	–
Loan receivables	23	應收貸款	–	151,501
Prepayments, deposits and other receivables	24	預付款項、按金及其他應收賬款	168,786	187,112
Amount due from an associate	20	應收一家聯營公司之款項	2,340	–
Financial assets at fair value through profit or loss	25	經損益按公平值入賬之金融資產	4,540	4,867
Income tax prepaid		預付所得稅	248	–
Bank balances and cash	26	銀行結餘及現金	127,285	281,827
			966,598	1,421,416
Assets classified as held for sale	16	分類為持作出售資產	–	30,484
			966,598	1,451,900
Current liabilities		流動負債		
Trade payables	27	貿易應付賬款	81,071	41,726
Other payables and accruals	28	其他應付賬款及應計費用	123,909	173,471
Receipts in advance		預收款項	–	119,282
Contract liabilities		合約負債	166,272	–
Tax payable		應付稅項	464	740
Convertible bonds	30	可換股債券	–	234,287
			371,716	569,506
Liabilities directly associated with assets classified as held for sale	16	與分類為持作出售資產直接相關之負債	–	222
			371,716	569,728
Net current assets		流動資產淨值	594,882	882,172
Total assets less current liabilities		資產總值減流動負債	2,348,750	2,290,918

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

綜合財務狀況表

As at 31 March 2019 於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
Capital and reserves	資本及儲備			
Share capital	股本	29	76,117	1,585,923
Reserves	儲備	36	2,137,491	559,149
Total equity attributable to owners of the Company	本公司擁有人應佔權益總額		2,213,608	2,145,072
Non-controlling interest	非控股權益		118,690	109,492
			2,332,298	2,254,564
Non-current liabilities	非流動負債			
Deferred tax liabilities	遞延稅項負債	31	16,452	36,354
			16,452	36,354
			2,348,750	2,290,918

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 27 June 2019 and signed on its behalf by:

該等綜合財務報表已由董事會於二零一九年六月二十七日批准及授權刊發並由以下人士代表董事會簽署：

Mr. Li Yuguo

李玉國先生

Director

董事

Mr. Liu Yan Chee James

劉恩賜先生

Director

董事

The accompanying notes form an integral part of these consolidated financial statements.

隨附之附註為該等綜合財務報表之一部分。

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

For the 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 Company 本公司擁有人應佔								Attributable to non-controlling interest		Total
		Share capital	Share premium	Capital reserve	Convertible notes reserve	Share-based payment reserve	Special reserve	Translation reserve	Accumulated losses	Subtotal	非控股權益	總計
		股本	股份溢價	股本儲備	可換股票據儲備	支付儲備	特別儲備	匯兌儲備	累計虧損	小計	應佔	總計
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
				(Note i) (附註i)			(Note ii) (附註ii)					
At 1 April 2017	於二零一七年四月一日	1,335,923	1,597,179	198,350	72,561	77,331	92,926	(169,541)	(1,320,516)	1,884,213	(9,147)	1,875,066
Loss for the year	本年度虧損	-	-	-	-	-	-	-	(123,989)	(123,989)	(1,609)	(125,598)
Other comprehensive income for the year	本年度其他全面收益	-	-	-	-	-	-	134,848	-	134,848	69	134,917
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	-	134,848	(123,989)	10,859	(1,540)	9,319
Lapse of share options	購股權失效	-	-	-	-	(14,675)	-	-	14,675	-	-	-
Acquisition of subsidiary	收購附屬公司	-	-	-	-	-	-	-	-	-	120,179	120,179
Transactions with owners in their capacity as owners:	與作為擁有人身份的擁有人進行交易：											
Issue of ordinary shares	發行普通股	250,000	-	-	-	-	-	-	-	250,000	-	250,000
At 31 March 2018 and 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	1,585,923	1,597,179	198,350	72,561	62,656	92,926	(34,693)	(1,429,830)	2,145,072	109,492	2,254,564
Loss for the year	本年度虧損	-	-	-	-	-	-	-	(158,640)	(158,640)	(753)	(159,393)
Other comprehensive income for the year	本年度其他全面收益	-	-	-	-	-	-	(80,551)	-	(80,551)	678	(79,873)
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	-	(80,551)	(158,640)	(239,191)	(75)	(239,266)
Lapse of share options	購股權失效	-	-	-	-	(46,708)	-	-	46,708	-	-	-
Transfer upon disposal of subsidiaries	出售附屬公司後轉撥	-	-	-	-	-	-	-	(9,273)	(9,273)	9,273	-
Redemption of convertible bonds	贖回可換股債券	-	-	-	(72,561)	-	-	-	72,561	-	-	-
Capital Reorganisation 2018	二零一八股本重組	(1,826,806)	-	1,826,806	-	-	-	-	-	-	-	-
Transactions with owners in their capacity as owners:	與作為擁有人身份的擁有人進行交易：											
Issue of ordinary shares	發行普通股	317,000	-	-	-	-	-	-	-	317,000	-	317,000
At 31 March 2019	於二零一九年三月三十一日	76,117	1,597,179	2,025,156	-	15,948	92,926	(115,244)	(1,478,474)	2,213,608	118,690	2,332,298

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

綜合權益變動表

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

Notes:

- (i) Pursuant to a special resolution passed at a special general meeting held on 31 May 2013, the Company effected the capital reorganisation ("Capital Reorganisation 2013") which became effective on 3 June 2013 and involved (i) the consolidation of every twenty-five issued and unissued shares with a par value of HK\$0.05 each into one consolidated share; (ii) the reduction of issued share capital whereby the par value of each issued consolidated shares will be reduced from HK\$1.25 to HK\$0.25 by cancelling the paid-up capital to the extent of HK\$1.00 on each of the consolidated shares to a reduced share of HK\$0.25 each; (iii) transfer of the credit arising from the capital reduction to the capital reserve account of the Company; (iv) the sub-division of each unissued consolidated share into five reduced shares of HK\$0.25 each.

Pursuant to a special resolution passed at a special general meeting held on 12 November 2018, the Company implemented a capital reorganisation ("Capital Reorganisation 2018") on 13 November 2018 which involved (i) capital reduction, pursuant to which the issued share capital of the Company were reduced by a reduction of the par value of each issued shares from HK\$0.25 to HK\$0.01, which reduction comprised a cancellation of such amount of the paid-up capital on each issued share so that each issued share were treated as one fully paid-up share of par value of HK\$0.01 in the share capital of the Company immediately following the capital reduction and the credit arising from the capital reduction were credited to the capital reserve account of the Company; and (ii) sub-division of each of the authorised but unissued shares of par value of HK\$0.25 into twenty-five new shares of par value of HK\$0.01 each.

- (ii) The special reserve of the Group represents the excess of the nominal amount of the shares of the subsidiaries at the date of the group reorganisation over the nominal amount of the shares issued by the Company as consideration for the acquisition of the subsidiaries.

The accompanying notes form an integral part of these consolidated financial statements.

附註：

- (i) 根據於二零一三年五月三十一日舉行之股東特別大會上通過之特別決議案，本公司實行股本重組（「二零一三股本重組」）並於二零一三年六月三日生效及涉及(i)每二十五股每股面值為0.05港元之已發行及未發行股份合併為一股合併股份；(ii)削減已發行股本，據此，每股已發行合併股份之面值將透過註銷每股合併股份之實繳股本1.00港元至每股面值為0.25港元之經削減股份而由1.25港元削減至0.25港元；(iii)將因股本削減產生之進賬轉撥至本公司之資本儲備賬；(iv)每股未發行合併股份拆細為五股每股面值為0.25港元之經削減股份。

根據於二零一八年十一月十二日舉行之股東特別大會上通過之特別決議案，本公司於二零一八年十一月十三日實行股本重組（「二零一八股本重組」），其涉及(i)股本減少，據此本公司每股已發行股份之面值從0.25港元減少至0.01港元，以減少本公司之已發行股本。此股本減少包括在每股已發行股份取消相當數量之已繳股本，使到每股已發行股份於緊接著股本減少後被當作本公司股本中之每股面值為0.01港元之已繳股份。股本減少所產生之進賬款額撥入本公司之資本儲備賬；及(ii)分拆面值為0.25港元之每股獲授權但未發行之股份為25股新股份，每股的面值為0.01港元。

- (ii) 本集團之特別儲備指於集團重組當日附屬公司之股份面值超出本公司作為收購附屬公司之代價而發行之股份面值之金額。

隨附之附註為該等綜合財務報表之一部分。

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the 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 (Restated) (經重列)
	Notes 附註			
Cash flows from operating activities		來自營運業務之現金流量		
Loss before taxation		除稅前虧損		
– Continuing operations		– 持續經營業務	(170,811)	(132,720)
– Discontinued operations		– 已終止業務	(6,112)	(1,133)
			(176,923)	(133,853)
Adjustments for:		就下列各項之調整：		
Interest income on bank deposits	8	銀行存款利息收入	(1,681)	(175)
Dividend income	8	股息收入	(26)	(21)
Finance costs	10	融資成本	14,314	62,935
Amortisation of land use right	19	土地使用權攤銷	150	–
Depreciation of property, plant and equipment	18	物業、廠房及設備折舊	1,623	5,049
Loss/(gain) on disposal of subsidiaries	35	出售附屬公司虧損/(收益)	3,901	(11,564)
Fair value change on financial assets at fair value through profit or loss	11	經損益按公平值入賬之金融資產之公平值變動	327	2,895
Share of results of associates		分佔聯營公司業績	17,152	7,855
Loss on disposal of property, plant and equipment		出售物業、廠房及設備之虧損	214	6
Provision for impairment loss on property, plant and equipment	15	物業、廠房及設備減值虧損撥備	–	1,267
Provision for impairment loss on other receivables and deposits paid		其他應收賬款及已付按金之減值虧損撥備	1,087	4,479
Provision for impairment loss on properties under development		發展中物業減值虧損撥備	66,440	54,399
Provision for impairment loss on completed properties held for sale		持作出售之已落成物業之減值虧損撥備	72,821	–
Over-provision of land value added tax		土地增值稅超額撥備	(36,628)	(24,117)

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the 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 (Restated) (經重列)
Operating cash flows before movements in working capital	營運資金變動前之營運現金流量	(37,229)	(30,845)
Decrease/(increase) in properties under development	發展中物業減少/(增加)	385,710	(4,954)
Increase in completed properties held for sale	持作出售之已落成物業增加	(443,398)	–
(Increase)/decrease in prepayments, deposits and other receivables	預付款項、按金及其他應收賬款(增加)/減少	(28,603)	6,259
Decrease/(increase) in loan receivables	應收貸款減少/(增加)	151,501	(113,157)
Increase in amount due from an associate	應收聯營公司款項增加	(2,338)	–
Increase/(decrease) in trade payables	貿易應付賬款增加/(減少)	41,979	(1,985)
(Decrease)/increase in other payables and accruals	其他應付賬款及應計費用(減少)/增加	(5,236)	8,381
(Decrease)/increase in receipts in advance	預收款項(減少)/增加	(119,282)	7,916
Increase in contract liabilities	合約負債增加	173,867	–
Cash generated from/(used in) operations	營運業務產生/(所用)現金	116,971	(128,385)
Income tax paid	已付所得稅	(515)	(298)
Net cash generated from/(used in) operating activities	經營活動產生/(所用)現金淨額	116,456	(128,683)
Investing activities	投資活動		
Increase in deposit for acquisition of investment properties	收購投資物業之按金增加	(388,061)	(388,630)
Refund of deposits paid	已付按金之退款	33,890	156,748
Net cash outflow to acquisition of subsidiaries	收購附屬公司之現金流出淨額	–	(241,432)
Interest received	已收利息	1,681	175
Purchase of property, plant and equipment	購買物業、廠房及設備	(1,872)	(993)
Acquisition of land use right	收購土地使用權	(10,602)	–
Dividend income	股息收入	26	21
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款項	130	–
Net cash inflow from disposal of subsidiaries	出售附屬公司之現金流入淨額	33,175	450,606

CONSOLIDATED STATEMENT OF CASH FLOWS

綜合現金流量表

For the 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 (Restated) (經重列)
	Notes 附註			
Net cash used in investing activities		投資活動所用現金淨額	(331,633)	(23,505)
Financing activities		融資活動		
Interest paid		已付利息	(9,810)	(9,792)
Repayment of convertible bonds upon redemption	30	贖回可換股債券還款	(244,800)	–
Proceeds from issue of new shares	29	發行新股份所得款項	317,000	250,000
Redemption of promissory notes	34(b)	贖回承兌票據	–	(273,000)
Net cash generated from/(used in) financing activities		融資活動產生/(所用)之現金淨額	62,390	(32,792)
Net decrease in cash and cash equivalents		現金及現金等值物減少淨額	(152,787)	(184,980)
Cash and cash equivalents at beginning of the year		於年初之現金及現金等值物	281,922	464,026
Effect of foreign exchange rate changes		外匯匯率變動影響	(1,850)	2,876
Cash and cash equivalents at end of the year		於年末之現金及現金等值物	127,285	281,922
Analysis of balances of cash and cash equivalents		現金及現金等值物之結餘分析		
Bank balances and cash		銀行結餘及現金	127,285	281,827
Bank balances and cash included in assets classified as held for sales		計入分類為持作出售資產之銀行結餘及現金	–	95
			127,285	281,922

The accompanying notes form an integral part of these consolidated financial statements.

隨附之附註為該等綜合財務報表之一部分。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

I. GENERAL

Asia Resources Holdings Limited (the “Company”) was incorporated in Bermuda as an exempted company with limited liability. Its shares are listed on The Stock Exchange of Hong Kong Limited (the “Stock Exchange”). The address of the Company’s registered office is disclosed in the corporate information of its annual report and its principal place of business was changed from Unit 4312, 43/F, COSCO Tower, 183 Queen’s Road Central, Hong Kong to Room 2601, 26/F, West Tower Shun Tak Centre, 168-200 Connaught Road Central, Sheung Wan, Hong Kong.

The Company acts as an investment holding company, while its subsidiaries (hereinafter the Company and its subsidiaries are collectively referred to as the “Group”) are principally engaged in property sales and investment operations in the People’s Republic of China (the “PRC”) and engaged in trading of goods in Hong Kong.

The consolidated financial statements are presented in Hong Kong dollars (HK\$), which is the same as the functional currency of the Company.

I. 總則

亞洲資源控股有限公司(「本公司」)在百慕達註冊成立為受豁免有限公司，其股份在香港聯合交易所有限公司(「聯交所」)上市。本公司註冊辦事處之地址於其年報之公司資料中披露，其主要營業地點由香港皇后大道中183號中遠大廈43樓4312室更改為香港上環干諾道中168-200號信德中心西座26樓2601室。

本公司為一間投資控股公司，而其附屬公司(下文本公司及其附屬公司統稱為「本集團」)則主要於中華人民共和國(「中國」)從事物業銷售及投資營運以及於香港從事商品貿易。

綜合財務報表以港元呈列，其同時為本公司之功能貨幣。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group

The following new and amended standards that may be relevant to the Group’s operations have been adopted by the Group for the first time for the financial period beginning on 1 April 2018.

HKFRS 9	Financial Instruments
HKFRS 15	Revenue from Contracts with Customers and related Amendments
Amendments to HKFRS 1	As part of the Annual Improvements to HKFRSs 2014-2016 Cycle
Amendments to HKFRS 2	Classification and Measurement of Share-based Payment Transactions
Amendments to HKFRS 4	Applying HKFRS 9 Financial Instruments to HKFRSs 2014-2016 Cycle
Amendments to HKAS 28	As part of the Annual Improvements to HKFRSs 2014-2016 Cycle
Amendments to HKAS 40	Transfers of Investment Property
HK(IFRIC) – Int 22	Foreign Exchange Transactions and Advance Consideration

Other than HK(IFRIC) – Int 22, HKFRS 9 “Financial Instruments” (“HKFRS 9”) and HKFRS 15 “Revenue from Contracts with Customers” (“HKFRS 15”), the application of the above amended standards which are effective for the financial period beginning on 1 April 2018 did not have material financial effect to the Group for the current and prior periods.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)

下列為本集團已於二零一八年四月一日開始的財政期間首次採納且可能與本集團經營有關的新訂及經修訂準則。

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	來自客戶合約的收益及相關修訂本
香港財務報告準則第1號 (修訂本)	作為二零一四年至二零一六年週期香港財務報告準則年度改進的一部分
香港財務報告準則第2號 (修訂本)	以股份為基礎的付款交易的分類及計量
香港財務報告準則第4號 (修訂本)	與二零一四年至二零一六年週期香港財務報告準則一併應用香港財務報告準則第9號「金融工具」
香港會計準則第28號 (修訂本)	作為二零一四年至二零一六年週期香港財務報告準則年度改進的一部分
香港會計準則第40號 (修訂本)	轉撥投資物業
香港(國際財務報告詮釋委員會)–詮釋第22號	外幣交易及預付代價

除香港(國際財務報告詮釋委員會)–詮釋第22號、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」)及香港財務報告準則第15號「來自客戶合約的收益」(「香港財務報告準則第15號」)外，應用上述於二零一八年四月一日開始的財政期間生效的經修訂準則於本期間及過往期間並無對本集團造成重大財務影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HK(IFRIC) – Int 22 “Foreign Currency Transactions and Advance Consideration”

HK(IFRIC) – Int 22 clarifies that, in determining the spot exchange rate to use on initial recognition of the related asset, expenses or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which an entity initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, then the entity must determine a date of the transactions of each payment or receipt of advance consideration. The interpretation does not have any impact on the Group's consolidated financial statements.

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments

(i) Impact on the consolidated financial statements

As explained below, HKFRS 9 and HKFRS 15 were generally adopted by the Group retrospectively without restating comparative information. As a result of the changes in the Group's accounting policies, certain reclassification and adjustments are therefore not reflected in the restated consolidated statement of financial position on 1 April 2018.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港(國際財務報告詮釋委員會) – 詮釋第22號「外幣交易及預付代價」

香港(國際財務報告詮釋委員會) – 詮釋第22號澄清，在確定用於非貨幣性資產或負債終止確認時產生的相關資產、開支或收入(或其中一部分)的初始確認時，關於預付或預收代價之即期匯率，交易日期為實體初步確認由預付或預收代價產生的非貨幣性資產或負債之日期。倘存在多個預付或預收款項，則實體須釐定每次支付或收到預付代價的交易日期。該詮釋並無對本集團的綜合財務報表產生任何影響。

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本

(i) 對綜合財務報表的影響

誠如下文所說明，本集團按追溯基準全面採納香港財務報告準則第9號及香港財務報告準則第15號，而並無重列比較資料。由於本集團的會計政策有變動，故此經重列的二零一八年四月一日綜合財務狀況表並無反映若干重新分類及調整項目。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments (continued)

(i) Impact on the consolidated financial statements (continued)

The following tables show the adjustments recognised for each individual line item. Line items that were not affected by the changes have not been included.

Consolidated statement of financial position (extract)	At	Impact on initial application of HKFRS 9	Impact on initial application of HKFRS 15	At
	31 March 2018 (As originally presented)			1 April 2018 (Restated)
綜合財務狀況表(摘錄)	於二零一八年三月三十一日 (按原先所呈列)	對於首次應用香港財務報告準則第9號的影響	對於首次應用香港財務報告準則第15號的影響	於二零一八年四月一日 (經重列)
	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元

Current liabilities

流動負債

Receipts in advance	預收款項	119,282	-	(119,282)	-
Contract liabilities	合約負債	-	-	119,282	119,282

(ii) HKFRS 9 “Financial instruments”

HKFRS 9 replaces HKAS 39 “Financial Instruments: Recognition and Measurement”. It makes major changes to the previous guidance on the classification and measurement of financial assets and introduces an “ECL model” for the impairment of financial assets.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本(續)

(i) 對綜合財務報表的影響(續)

下表列示各個別項目確認的調整，並無列出不受變動影響的項目。

(ii) 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號將取代香港會計準則第39號「金融工具：確認及計量」。其對金融資產分類及計量的過往指引作出重大變動，並就金融資產減值引入「預期信貸虧損模型」。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments (continued)

(ii) *HKFRS 9 “Financial instruments” (continued)*

When adopting HKFRS 9, the Group has applied the standard retrospectively to items that existed at 1 April 2018 in accordance with the transition requirement and also applied transitional relief and opted not to restate prior periods. Differences arising from the adoption of HKFRS 9 in relation to classification, measurement, and impairment are recognised in retained earnings.

Classification and measurement of financial instruments

On 1 April 2018 (the date of initial application of HKFRS 9), the Group’s management has assessed which business models apply to the financial assets held by the Group and has classified its financial instruments into the appropriate HKFRS measurement categories including those to be measured at FVTPL and those to be measured at amortised cost.

The Group’s financial assets include financial assets at FVTPL, deposits and other receivables (excluding prepayments and prepaid other taxes), and cash and bank balances.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本(續)

(ii) *香港財務報告準則第9號「金融工具」(續)*

採納香港財務報告準則第9號時，本集團已根據過渡性規定對該等於二零一八年四月一日已存在的項目追溯應用該標準，並已採用過渡性條文不對過往期間予以重列。採納香港財務報告準則第9號導致的與分類、計量及減值的差額於保留盈利確認。

金融工具的分類及計量

於二零一八年四月一日(首次應用香港財務報告準則第9號日期)，本集團管理層已評估那些業務模式適用於本集團持有的金融資產，並已將其金融工具分類為適當的香港財務報告準則的計量類別，包括該等隨後按公平值經損益入賬計量以及按攤銷成本計量的金融工具。

本集團的金融資產包括按公平值經損益入賬的金融資產、按金及其他應收款項(不包括預付款項及其他預繳稅項)及現金及銀行結餘。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments (continued)

(ii) *HKFRS 9 “Financial instruments” (continued)*

Classification and measurement of financial instruments (continued)

The Group’s listed investments were classified as financial assets at FVTPL under both HKAS 39 and HKFRS 9. The accounting for the investments is the same under both HKAS 39 and HKFRS 9.

Under HKFRS 9, the Group’s financial liabilities are subsequently measured at amortised cost or fair value through profit or loss. The accounting for the Group’s financial liabilities remains largely the same as it was under HKAS 39.

Impairment

The adoption of HKFRS 9 has fundamentally changed the Group’s accounting for impairment losses for financial assets. The incurred loss approach under HKAS 39 was replaced by a forward-looking expected credit loss (“ECL”) approach.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本(續)

(ii) *香港財務報告準則第9號「金融工具」(續)*

金融工具的分類及計量(續)

根據香港會計準則第39號及香港財務報告準則第9號，本集團的上市投資重新分類為經損益按公平值入賬的金融資產。而上市投資的會計處理方式與香港會計準則第39號及香港財務報告準則第9號相同。

根據香港財務報告準則第9號，本集團的金融負債隨後按攤銷成本或經損益按公平值入賬計量。本集團金融負債之會計處理仍與根據香港會計準則第39號的處理方式基本相同。

減值

採納香港財務報告準則第9號從根本上改變本集團對金融資產減值虧損之會計處理。香港會計準則第39號的已產生虧損法被具有前瞻性之預期信貸虧損法取代。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments (continued)

(ii) *HKFRS 9 “Financial instruments” (continued)*

Impairment (continued)

HKFRS 9 requires the Group to record a loss allowance for the ECLs on its financial assets not held at fair value through profit or loss. In this respect, the Group measured the ECLs on its financial assets included in prepayments, deposits and other receivables and cash and cash equivalents on a 12-month basis as permitted by the general approach, unless there has been a significant increase in credit risk since initial recognition, in which case the allowance is based on the lifetime ECLs.

The adoption of HKFRS 9 has had no material impact on the impairment provisions on the Group’s financial assets.

The details of new significant accounting policies are set out in note 3 – Financial Instrument.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本(續)

(ii) *香港財務報告準則第9號「金融工具」(續)*

減值(續)

香港財務報告準則第9號要求本集團就並非經損益按公平值入賬的金融資產的預期信貸虧損確認虧損撥備。就此而言，本集團使用一般做法容許的12個月基準計量計入預付款項、按金及其他應收賬款的金融資產以及現金及現金等價物的預期信貸虧損，除非信貸風險自最初確認以來已顯著增加，於此情況下，撥備按全期預期信貸虧損計算。

採納香港財務報告準則第9號對本集團金融資產的減值撥備並無重大影響。

新訂重大會計政策的詳情載於附註3—金融工具。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments (continued)

(iii) *HKFRS 15 “Revenue from contract with customers”*

HKFRS 15 deals with revenue recognition and establishes principles for reporting useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from an entity’s contracts with customers. Revenue is recognised when a customer obtains control of a good or service and thus has the ability to direct the use and obtain the benefits from the good or service. The standard replaces HKAS 18 “Revenue” and HKAS 11 “Construction contracts” and related interpretations.

The Group has elected to use the cumulative effect transition method, with the cumulative effect of initial application recognised as an adjustment to the opening balance of retained earnings at 1 April 2018. Therefore, comparative information has not been restated and continues to be reported under HKAS 18.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本(續)

(iii) *香港財務報告準則第15號「來自客戶合約的收益」*

香港財務報告準則第15號處理收益確認及確立向財務報表使用者報告有用資料之原則，內容關於實體之客戶合約產生之收益及現金流量之性質、金額、時間及不確定性。倘一名客戶取得貨品或服務之控制權及因而有能力直接指引貨品或服務之用途並由此獲取利益，則確認收益。該準則取代香港會計準則第18號「收益」及香港會計準則第11號「建築合約」及相關詮釋。

本集團已選擇使用累計影響過渡法，首次應用的累計影響確認為對於二零一八年四月一日保留盈利的期初結餘調整。因此，並無重列比較資料及繼續根據香港會計準則第18號呈報。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments (continued)

(iii) *HKFRS 15 “Revenue from contract with customers” (continued)*

The Group is required to deliver goods according to the contract terms, which is expected to be the only performance obligation of the Group. The Group has concluded that revenue from the sale of its products should be recognised at the point in time when control of the products is transferred to the customer, generally on delivery of the products. Therefore, the adoption of HKFRS 15 has had no material impact on these financial statements except for the presentation and disclosures.

Taking into account the changes in accounting policy arising from initial application of HKFRS 15, except for the recognition of contract liabilities, the directors of the Company considered the initial application of HKFRS 15 has no material impact on the timing and amounts of revenue recognised for contracts from property development in the PRC in the respective reporting periods upon its initial adoption.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本(續)

(iii) *香港財務報告準則第15號「來自客戶合約的收益」(續)*

本集團須根據合約條款交付商品，預期此為本集團唯一的履約責任。本集團認為，銷售其產品的收益應在產品控制權轉移予客戶時(通常於產品交付時)確認。因此，除呈列及披露外，採納香港財務報告準則第15號對本財務報表並無重大影響。

經考慮來自首次應用香港財務報告準則第15號產生的會計政策變動後，除確認合約負債外，本公司董事認為首次應用香港財務報告準則第15號不會對各報告期內確認中國物業開發合約收益的時間及金額產生重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(a) New and amended Hong Kong Financial Reporting Standards (“HKFRSs”) adopted by the Group (continued)

HKFRS 9 “Financial Instruments” and HKFRS 15 “Revenue from Contracts with Customers” and the related amendments (continued)

(iii) HKFRS 15 “Revenue from contract with customers” (continued)

The amount by each financial statements line items in the current year and year to date by the application of HKAS 18 that were previously in effect before the adoption of HKFRS 15 is as follows:

		At 31 March 2019 於二零一九年三月三十一日		
Consolidated statement of financial position (extract)		Amounts before the adoption of HKFRS 15 採納香港財務報告準則第15號前之金額 HK\$'000 千港元	Effects of the adoption of HKFRS 15 採納香港財務報告準則第15號之影響 HK\$'000 千港元	Amounts as reported 所報告之金額 HK\$'000 千港元
Receipts in advance	預收款項	166,272	(166,272)	-
Contract liabilities	合約負債	-	166,272	166,272

The Group recognises contract liabilities when a customer pays consideration, or is contractually required to pay consideration and the amount is already due, before the Group recognises the related revenue. Reclassifications were made as at 1 April 2018 to be consistent with the terminology used under HKFRS 15. Contract liabilities recognised in relation to property development activities were previously presented as advance proceeds received from customers and deposits received. The contract liabilities as at 1 April 2018 was approximately of HK\$119,282,000.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(a) 本集團採用之新訂及經修訂香港財務報告準則(「香港財務報告準則」)(續)

香港財務報告準則第9號「金融工具」及香港財務報告準則第15號「來自客戶合約的收益」及相關修訂本(續)

(iii) 香港財務報告準則第15號「來自客戶合約的收益」(續)

本年度應用採納香港財務報告準則第15號前以往生效之香港會計準則第18號，對各項財務報表項目之金額如下：

在本集團確認相關收益前，當客戶支付代價或按合約規定客戶須支付代價且款項已到期時，本集團會確認合約負債。重新分類已於二零一八年四月一日作出，以與香港財務報告準則第15號所用術語一致。與物業開發活動有關的合約負債在以往年度呈列為自顧客收取的墊款。於二零一八年四月一日的合約負債約為119,282,000港元。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(b) Issued but not yet effective HKFRSs

The Group has not early adopted the following new HKFRSs that have been issued but are not yet effective for the financial year ended 31 March 2019:

HKFRS 16	Leases ¹
HKFRS 17	Insurance Contract ⁴
HK (IFRIC) – Int 23	Uncertainty over Income Tax Treatments ¹
HKFRS 3 (Amendments)	Definition of a Business ³
HKFRS 9 (Amendments)	Prepayment Features with Negative Compensation ¹
HKFRS 10 and HKAS 28 (Amendments)	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ⁵
HKAS 1 and HKAS 8 (Amendments)	Definition of Material ²
HKAS 19 (Amendments)	Plan Amendment, Curtailment or Settlement ¹
HKAS 28 (Amendments)	Long-term Interests in Associates and Joint Ventures ¹
HKFRSs (Amendments)	Annual Improvements to HKFRSs 2015-2017 Cycle 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 business combinations and assets acquisitions for which the acquisition date is on or after the beginning of the first annual period beginning on or after 1 January 2020

⁴ Effective for annual periods beginning on or after 1 January 2021

⁵ No mandatory effective date yet determined but available for adoption

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(b) 已頒佈但尚未生效之香港財務報告準則

本集團並無於截至二零一九年三月三十一日止財政年度提早採用下列已頒佈但尚未生效之香港財務報告準則：

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 ⁴
香港(國際財務報告詮釋委員會)–詮釋第23號	所得稅處理之不確定性 ¹
香港財務報告準則第3號(修訂本)	業務的定義 ³
香港財務報告準則第9號(修訂本)	提早還款特性及負補償 ¹
香港財務報告準則第10號及香港會計準則第28號(修訂本)	投資者與其聯營或合營企業之間的資產出售或注資 ⁵
香港會計準則第1號及第8號(修訂本)	重大的定義 ²
香港會計準則第19號(修訂本)	計劃修訂、縮減或結算 ¹
香港會計準則第28號(修訂本)	於聯營公司及合營企業之長期權益 ¹
香港財務報告準則(修訂本)	二零一五年至二零一七年週期之香港財務報告準則之年度改進 ¹

¹ 於二零一九年一月一日或之後開始的年度期間生效

² 於二零二零年一月一日或之後開始的年度期間生效

³ 就收購日期為二零二零年一月一日當日或之後開始的首個年度期間開始或之後的業務合併及資金收購事項生效

⁴ 於二零二一年一月一日或之後開始的年度期間生效

⁵ 尚未釐定強制生效日期惟目前可供採納

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(b) Issued but not yet effective HKFRSs (continued)

HKFRS 16 “Leases” replaced HKAS 17 and three related Interpretations

As disclosed in note 3 – Leasing, currently the Group classifies leases into operating leases and accounts for the lease arrangements differently, depending on the classification of the lease. The Group enters into some leases as the lessor and others as the lessee.

HKFRS 16 is not expected to impact significantly on the way that lessors account for their rights and obligations under a lease. However, once HKFRS 16 is adopted, lessees will no longer distinguish between finance leases and operating leases. Instead, subject to practical expedients, lessees will account for all leases in a similar way to current finance lease accounting, i.e. at the commencement date of the lease, the lessee will recognise a lease liability and a corresponding “right-of-use” asset. After initial recognition of this asset and liability, the lessee would recognise interest expense accrued on the outstanding balance of the lease liability, and the depreciation of the right-of-use asset, instead of the current policy of recognising rental expenses incurred under operating leases on a systematic basis over the lease term. As a practical expedient, the lessee can elect not to apply this accounting model to short-term leases (i.e. where the lease term is 12 months or less) and to leases of low-value assets, in which case the rental expenses would continue to be recognised on a systematic basis over the lease term.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(b) 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「租賃」取代香港會計準則第17號及三項相關詮釋

誠如附註3—租約所披露，本集團現時將租賃分類為經營租賃，並視乎租賃的分類將其入賬為租賃安排。本集團以出租人身份訂立若干租約，並以承租人身份訂立其他租約。

預期香港財務報告準則第16號將不會大幅影響出租人根據租約將彼等權利及義務入賬的方式。然而，一旦採納香港財務報告準則第16號，承租人將不再區分融資租賃及經營租賃。相反，受可行權宜方法的規限，承租人將按與現有融資租賃會計處理方法類似的方式將所有租約入賬，即於租約開始日期，承租人將確認租賃負債及相應的「使用權」資產。於初步確認該資產及負債後，承租人將確認租賃負債結餘所產生的利息開支及使用權資產折舊，而非根據現有政策於租期內按系統基準確認根據經營租約所產生的租賃開支。作為一項可行權宜方法，承租人可選擇不將此會計模式應用於短期租賃(即租期為12個月或以下)及低價值資產的租賃，於該等情況下，租金開支將繼續於租期內按系統基準確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(b) Issued but not yet effective HKFRSs (continued)

HKFRS 16 “Leases” replaced HKAS 17 and three related Interpretations (continued)

HKFRS 16 will primarily affect the Group's accounting as a lessee of leases of land and buildings and other assets which are currently classified as operating leases. The application of the new accounting model is expected to lead to an increase in both assets and liabilities and to impact on the timing of the expense recognition in the consolidated statement of profit or loss over the period of the lease.

HKFRS 16 is effective for annual periods beginning on or after 1 January 2019. As allowed by HKFRS 16, the Group plans to use the practical expedient to grandfather the previous assessment of which existing arrangements are, or contain, leases. The Group will therefore apply the new definition of a lease in HKFRS 16 only to contracts that are entered into on or after the date of initial application.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(b) 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「租賃」取代香港會計準則第17號及三項相關詮釋(續)

香港財務報告準則第16號將主要影響本集團作為租約承租人現時分類為經營租賃的土地及物業以及其他資產之會計處理方法。預期應用新會計模式將導致資產及負債均有所增加，及影響租約期間於綜合損益表確認開支之時間。

香港財務報告準則第16號於二零一九年一月一日或之後開始的年度期間生效。如香港財務報告準則第16號所允許，本集團計劃運用可行權宜方法豁免過往的現有租賃協議或包含租賃條款的安排的評估。本集團會因而將香港財務報告準則第16號中的新租賃定義，僅用於在首次應用日期或之後訂立的合約。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

2. APPLICATION OF THE NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

(b) Issued but not yet effective HKFRSs (continued)

HKFRS 16 “Leases” replaced HKAS 17 and three related Interpretations (continued)

The Group plans to elect to use the modified retrospective approach for the adoption of HKFRS 16 on 1 April 2019 and will recognise the cumulative effect of initial application as an adjustment to the opening balance of equity at 1 April 2019. Comparative information will not be restated. In addition, the Group plans to elect the practical expedient for not applying the new accounting model to short-term leases and leases of low-value assets and not to perform a full review of existing leases and apply HKFRS 16 only to new contracts. Furthermore, the Group plans to use the practical expedient to account for leases for which the lease term ends within 12 months from the date of initial application as short-term lease. As disclosed in note 37, as at 31 March 2019, the Group’s future minimum lease payments under non-cancellable operating leases amount to HK\$6,061,000, which is payable within 5 years after the reporting date.

Upon the initial application of HKFRS 16, the Group plans to measure the rights-of-use assets at an amount equal to the lease liability (subject to certain adjustments).

Other than the recognition of lease liabilities and right-of-use assets, the Group expects that the transition adjustments to be made upon the initial adoption of HKFRS 16 will not be material. However, the expected changes in accounting policies as described above could have a material impact on the Group’s financial statement from 2019 onwards.

2. 新訂及經修訂香港財務報告準則之應用(「香港財務報告準則」)(續)

(b) 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「租賃」取代香港會計準則第17號及三項相關詮釋(續)

本集團計劃於二零一九年四月一日選擇使用經修訂的追溯法採納香港財務報告準則第16號，並將確認首次應用的累計影響作為二零一九年四月一日權益期初餘額的調整。比較資料將不予重列。此外，本集團計劃選擇不採納新會計模式的短期租賃及低價值資產租賃的可行權宜方法，並不會對現有租賃進行全面檢討，且僅將香港財務報告準則第16號應用於新合約。此外，本集團計劃使用可行權宜方法以列賬租賃期限自首次應用日期起12個月內作終止的租賃為短期租賃。誠如附註37所披露，於二零一九年三月三十一日，本集團於不可撤銷經營租賃下的未來最低租賃付款額約為6,061,000港元，應於報告日期後五年內支付。

於首次應用香港財務報告準則第16號後，本集團計劃以相等於租賃負債(可作出若干調整)的金額計量使用權資產。

除確認租賃負債及使用權資產外，本集團預期，首次採納香港財務報告準則第16號後將予作出的過渡調整將不屬重大。然而，上述會計政策的預期變動可能對本集團自二零一九年起的財務報表產生重大影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES

Statement of compliance

These consolidated financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the disclosure requirements of the Companies Ordinance of Hong Kong.

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to the years presented, unless otherwise stated.

Basis of preparation

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments, which are measured at fair values, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consolidation given exchange for assets.

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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these consolidated financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of HKFRS 2, leasing transactions that are within the scope of HKAS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in HKAS 2 or value in use in HKAS 36.

3. 主要會計政策

合規聲明

綜合財務報表乃根據香港會計師公會（「香港會計師公會」）頒佈之香港財務報告準則（「香港財務報告準則」）及香港公司條例之披露規定編製。

編製該等綜合財務報表所應用之主要會計政策載列如下。除另有註明者外，否則該等政策已於呈報年間貫徹應用。

編製基準

綜合財務報表乃根據歷史成本法編製，惟如下文所列會計政策所述，以公平值計量之若干金融工具除外。

歷史成本乃基於所述之資產綜合變動之公平值計量。

公平值為在計量日的有序交易中，市場參與者之間出售一項資產所能收取或轉移一項負債將會支付的價格，而不論該價格是否直接可予觀察或可採用另一項估值方法估計。於估計資產或負債公平值時，倘市場參與者於計量日對資產或負債定價時考慮該項資產或負債的特徵，則本集團會計及該等特徵。綜合財務報表中用作計量及／或披露用途的公平值按該基準釐定，惟香港財務報告準則第2號範圍內的股份付款交易、香港會計準則第17號範圍內的租賃交易，以及與公平值存在若干相似點但並非公平值的計量（如香港會計準則第2號中的可變現淨值或香港會計準則第36號中的使用價值）除外。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of preparation (continued)

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including structured entities) controlled by the Group. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

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 listed above.

3. 主要會計政策(續)

編製基準(續)

此外，就財務報告而言，公平值計量根據公平值計量輸入數據的可觀察程度及公平值計量輸入數據的整體重要性劃分為第一、第二或第三級，描述如下：

- 第一級輸入數據為實體可於計量日獲取之相同資產或負債於活躍市場之報價(未經調整)；
- 第二級輸入數據為資產或負債之可直接或間接觀察所得輸入數據(第一級包括之報價除外)；及
- 第三級輸入數據為資產或負債之不可觀察所得輸入數據。

綜合賬目基準

綜合財務報表包括本公司及由本集團控制之實體(包括結構性實體)之財務報表。在以下情況下，本公司被視為有控制權：

- 對投資對象享有權利；
- 因參與投資對象之業務而面對或有權享有可變回報；及
- 有能力透過其對投資對象之權力影響該等回報。

倘事實及情況顯示上文所述之三項控制因素之一項或多項出現變動，本集團會重新評估其是否控制投資對象。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of consolidation (continued)

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group gains control until the date when the Group ceases to control the subsidiary.

Profit or loss and each item of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Business combinations

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred 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. Acquisition-related costs are generally recognised in profit or loss as incurred.

3. 主要會計政策(續)

綜合賬目基準(續)

本集團於獲得附屬公司控制權時將附屬公司綜合入賬，並於失去附屬公司控制權時終止綜合入賬。具體而言，於本年度內購入或出售之附屬公司之收益及開支，按自本集團獲得控制權當日起至本集團失去附屬公司控制權當日止，計入綜合損益及其他全面收益表內。

損益及各項其他全面收益項目歸屬於本公司擁有人及非控股權益。附屬公司的全面收益總額歸屬於本公司擁有人及非控股權益，即使此舉將導致非控股權益出現虧絀結餘。

必要時，可調整附屬公司之財務報表使彼等之會計政策符合本集團所採用者。

本集團成員公司之間的交易所涉及的集團內公司間的所有資產及負債、權益、收益、開支及現金流量均於綜合賬目時悉數對銷。

業務合併

業務收購乃採用收購法進行列賬。業務合併轉讓代價乃按公平值計算，計算方式為本集團所轉讓的資產、本集團對被收購方的前擁有人所產生的負債，以及本集團為換取被收購方的控制權發行的股權於收購日的公平值的總和。收購相關成本通常於產生時在損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Business combinations (continued)

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value, except that:

- deferred tax assets or liabilities and liabilities or assets related to employee benefit arrangements are recognised and measured in accordance with HKAS 12 and HKAS 19 respectively;
- liabilities or equity instruments related to share-based payment arrangement of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with HKFRS 2 at the acquisition date; and
- assets (or disposal groups) that are classified as held for sale in accordance with HKFRS 5 are measured in accordance with that Standard.

3. 主要會計政策(續)

業務合併(續)

於收購日期，所收購可識別資產及所承擔負債按公平值確認，惟下列項目除外：

- 遞延稅項資產或負債及與僱員福利安排有關之負債或資產分別根據香港會計準則第12號及香港會計準則第19號確認及計量；
- 與被收購方以股份為基礎的支付款項安排或本集團就替換該款項安排而訂立之以股份為基礎的支付款項安排之有關負債或權益工具於收購日期根據香港財務報告準則第2號「以股份為基礎的支付」計量；及
- 根據香港財務報告準則第5號劃分為持作出售之資產(或出售組別)根據該項準則計量。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Business combinations (continued)

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after reassessment, the net of the acquisition date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction by-transaction basis. Other types of non-controlling interests are measured at their fair value or, when applicable, on the basis specified in another HKFRS.

When the consideration transferred by the Group in a business combination includes assets or liabilities resulting from a contingent consideration arrangement, the contingent consideration is measured at its acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with the corresponding adjustments made against goodwill. Measurement period adjustments are adjustments that arise from additional information obtained during the "measurement period" (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

3. 主要會計政策(續)

業務合併(續)

商譽乃以所轉讓之代價、任何非控股權益於被收購方中所佔金額及收購方以往持有之被收購方股本權益公平值(如有)之總和，超出所收購可識別資產及所承擔之負債於收購日期之淨值之部分計量。倘經過重估後，所收購可識別資產及所承擔負債於收購日期之淨值超出所轉讓代價、任何非控股權益於被收購方中所佔金額及收購方以往持有之被收購方權益公平值(如有)之總和，則超出部分即時於損益內確認為議價收購收益。

屬現時擁有權益且於清盤時讓持有人有權按比例分佔實體資產淨值之非控股權益，可初步按公平值或非控股權益應佔被收購方可識別資產淨值之已確認金額比例計量。計量基準視乎每項交易而作出選擇。其他類別之非控股權益乃按其公平值或(如適用)按另一香港財務報告準則規定之基準計量。

倘本集團於業務合併中轉讓之代價包括或然代價安排產生之資產或負債，則或然代價按其於收購日期之公平值計量，並計入於業務合併所轉讓之代價之一部分。符合資格為計量期間調整之或然代價公平值變動將予追溯調整，相應調整於商譽調整。計量期間調整為於「計量期間」(不可超過自收購日期起計一年)取得有關於收購日期已存在之事實及情況之額外資料產生之調整。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Business combinations (continued)

The subsequent accounting for changes in the fair value of the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Contingent consideration that is classified as an asset or a liability is remeasured at subsequent reporting dates in accordance with the corresponding gain or loss being recognised in profit or loss.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e. the date when the Group obtains control) and the resulting gain or loss, if any, is recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to profit or loss where such treatment would be appropriate if that interest were disposed of.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period, and additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognised at that date.

3. 主要會計政策(續)

業務合併(續)

不合資格為計量期間調整之或然代價公平值變動之後續會計處理取決於如何將或然代價分類。分類為權益之或然代價不會於後續報告日期重新計量，其後續結算亦於權益內入賬。分類為資產或負債之或然代價將於後續報告日期重新計量，相應之盈虧於損益內確認。

倘業務合併分階段達成，本集團以往所持的被收購方股本權益於收購日期(即本集團取得控制權當日)按公平值重新計量，所產生的盈虧(如有)在損益內確認。倘出售被收購方權益，則以往在其他全面收益中確認的從該等權益於收購日期前產生的金額重新分類至損益(若此處理方法合適)。

倘業務合併的初步會計處理於合併產生的報告期末仍未完成，則本集團會就仍未完成會計處理的項目呈報暫定金額。該等暫定金額於計量期間內作出調整，同時確認額外資產或負債，以反映獲得有關於收購日期已存在事實及情況的新資料，而倘知悉該等資料，將會影響於當日確認的金額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. 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.

Revenue from sale of goods is recognised at the point in time when control of the products is transferred to the customer, generally on delivery of goods.

For property development and sales contracts for which the control of the property is transferred at a point in time, revenue is recognised when the customer obtains the control of the completed property and the Group has present right to payment and the collection of the consideration is probable.

3. 主要會計政策(續)

收益確認(自二零一八年四月一日起適用)

來自客戶合約的收益

來自客戶合約的收益按向客戶轉讓對貨品或服務的控制權時能反映本集團預期就該等貨品或服務而有權換取的代價金額確認。

當合約內的代價包括一個可變金額，則代價金額按本集團就向客戶轉讓對貨品或服務而將換取的金額估計。可變代價在合約開始時估計並受限制，直至隨隨後解決與可變代價相關的不確定因素時不大可能出現重大收益回撥(相等於已確認累計收益金額)為止。

倘合約包含融資成分，在向客戶轉讓貨品或服務時為客戶帶來超過一年的重大融資利益，則收益於合約開始時按本集團與客戶進行的個別融資交易所反映貼現率貼現的應收款項現值計量。倘合約包含融資成分，為本集團帶來超過一年的重大融資利益，則根據該合約確認的收益包括按實際利率法計量合約責任所增加的利息開支。就客戶付款與轉讓所承諾貨品或服務之間的年期為一年或少於一年的合約，本集團不會採用香港財務報告準則第15號的可行權宜方法就重大融資成分的影響調整交易價值。

銷售商品之收益已於商品控制權轉移至客戶之時點(通常於產品交付時)全數確認。

對於在某時點轉移物業控制權的物業發展及銷售合約，收益於客戶獲得已完工物業的控制權且本集團已獲得現時收款權並很可能收回代價時確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue recognition (applicable before 1 April 2018)

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable for goods sold in the normal course of business, net of discounts and sales related taxes.

Revenue from sales of goods is recognised when goods are delivered and title has passed.

Interest income from a financial asset is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

Dividend income from investments is recognised when the shareholder's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Group and the amount of income can be measure reliably).

Net gain/loss on financial assets at fair value through profit or loss is recognised on the transaction date when the relevant contracts are executed.

Property, plant and equipment

Property, plant and equipment, other than construction in progress, are stated at cost less subsequent depreciation and any identified impairment loss at the end of the reporting period.

Construction in progress represents property, plant and equipment in the course of construction for production or for its own use purposes. Construction in progress is carried at cost less any recognised impairment loss. Construction in progress is classified to the appropriate category of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

3. 主要會計政策(續)

收益確認(於二零一八年四月一日前適用)

收益乃按已收或應收代價之公平值計算，指於一般業務過程中已售貨品之應收款項扣除折扣及銷售相關稅項。

貨品銷售收益於交付貨品及轉移所有權後確認。

來自金融資產之利息收入按未償還本金額及適用實際利率以時段比例累積計算，該利率為確實地將金融資產之預計可使用年期內之估計未來現金收入貼現至該資產之賬面淨值之貼現率。

投資之股息收入於股東收款權利確立時(即經濟利益將可能流入本集團及收益金額能可靠計量)予以確認。

經損益按公平值入賬之金融資產之收益／虧損淨額乃於簽訂有關合約之交易日期確認。

物業、廠房及設備

物業、廠房及設備(在建工程除外)按成本減其後之折舊及報告期末之任何已辨認之減值虧損入賬。

在建工程指作生產或自用用途而仍然在建之物業、廠房及設備。在建工程乃按成本減任何已確認減值虧損入賬。在建工程於完工及可作擬定用途時分類為物業、廠房及設備之適當類別。與其他物業資產相同，該等資產於可作擬定用途時開始計提折舊。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property, plant and equipment (continued)

Depreciation is provided to write off the cost of other property, plant and equipment over their estimated useful lives after considering their estimated residual values, using the straight-line method, at the following rates per annum:

Buildings	4%
Furniture, fixtures and office equipment	20% – 25%
Leasehold improvements	20% – 50%
Motor vehicles	12 1/2% – 30%
Plant and machinery	6 2/3% – 30%

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the consolidated statement of comprehensive income in the year in which the item is derecognised.

Mining right/water mining licence

Mining right/water mining licence is stated at cost less accumulated amortisation and impairment losses. The mining right is amortised using the unit-of-production method based on the total proven and probable mineral reserves, which is reviewed at least at each end of the reporting period. Water mining licence is amortised on a straight-line basis over its estimated useful life.

Land use rights

The Group makes upfront payments to obtain operating leases of land use rights. The land use rights are stated at cost less accumulated amortisation and impairment. The upfront payments of the land use rights are recorded as assets. The amortisation of land use rights is recognised as an expense on a straight-line basis over the unexpired period of the land use rights.

3. 主要會計政策(續)

物業、廠房及設備(續)

其他物業、廠房及設備之折舊按下列年率於其估計可使用年期內(於計及其估計殘值後)以直線法撇銷成本：

樓宇	4%
傢俬、裝置及辦公室設備	20% – 25%
租賃物業裝修	20% – 50%
汽車	12 1/2% – 30%
廠房及機器	6 2/3% – 30%

物業、廠房及設備項目於出售時或預期繼續使用資產再不會產生未來經濟利益時取消確認。任何資產取消確認之盈虧(按項目出售所得款項淨額與賬面值之差額計算)列入項目取消確認年度之綜合全面收益表。

採礦權／採水證

採礦權／採水證乃以成本減累計攤銷及減值虧損列賬。採礦權乃根據已探明及可能礦產總儲量以生產單位法進行攤銷，其至少須於各報告期末予以檢討。採水證於其估計可使用年期按直線法攤銷。

土地使用權

本集團預先支付款項以取得土地使用權經營租賃。土地使用權乃以成本減累計攤銷及減值虧損列賬。土地使用權之前期款項入賬列為資產。土地使用權攤銷於土地使用權未屆滿期間按直線法確認為開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Impairment of mining right/water mining licence

The Group assesses whether there are any indicators of impairment for mining right/water mining licence at each reporting date. Mining right/water mining licence are tested for impairment when there are indicators that the carrying amount may not be recoverable. 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 values of those cash flows.

Expected useful lives of mining right and mineral reserves

The Group's management has determined the estimated useful lives of its mining right based on the proven and probable mineral reserves.

Amortisation rate is determined based on estimated proven and probable mineral reserve quantities with reference to the independent technical assessment report. The capitalised costs of the mining right are amortised using the unit-of production method. Any change to the estimated proven and probable mineral reserves will affect the amortisation charge of the mining right.

Proven and probable mineral reserve estimates are updated at regular basis taking into account production and technical information about the mines. In addition, as prices and cost levels change from year to year, the estimate of proven and probable mineral reserves also changes. This change is considered a change in estimate for accounting purposes and is reflected on a prospective basis in relation to amortisation rate.

3. 主要會計政策(續)

採礦權／採水證減值

本集團於各報告日期評估採礦權／採水證是否有任何減值跡象。採礦權／採水證於有跡象顯示可能不可收回其賬面值時測試減值。當採用使用價值計算法時，管理層須估計資產或現金產生單位之預計未來現金流量，並選取合適之貼現率以計算該等現金流量之現值。

採礦權及礦產儲量之預計可使用年期

本集團之管理層根據已探明及可能礦產儲量釐定其採礦權之估計可使用年期。

攤銷率乃參考獨立技術評估報告根據估計已探明及可能礦產儲量釐定。採礦權之資本化成本使用生產單位法計算攤銷。估計已探明及可能礦產儲量如有任何變動，將影響採礦權之攤銷費用。

已探明及可能礦產儲量之估計乃定期更新，並計及有關礦山之生產及技術資料。此外，由於價格及成本水平每年均有變化，已探明及可能礦產儲量之估計亦會改變。就會計目的而言，此改變乃被視為攤銷率之估算變動，並按未來適用基準予以反映。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Expected useful life of water mining licence

The Group's management has determined the estimated useful life of its water mining licence with reference to the validity of the operation licence held and the production plans. For the current year, No amortisation was provided as commercial production has not yet commenced during the year.

The useful life of the water mining licence is reviewed annually in accordance with the production plans of the Group.

Interests in associates

An associate is an entity over which the Group has 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 results and assets and liabilities of associates are incorporated in the consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with HKFRS 5. Under the equity method, interests in associates is initially recognised in the consolidated statement of financial position at cost and adjusted thereafter to recognise Group's share of the profit or loss and other comprehensive income of the associate. When the Group's share of losses of an associate exceeds its interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

3. 主要會計政策(續)

採水證之估計可使用年期

本集團之管理層已參考所持有之經營許可證之有效期及生產計劃釐定其採水證之可使用年期。就本年度而言，由於年內尚未開始商業生產，故並無作出攤銷。

採水證之可使用年期根據本集團之生產計劃按年檢討。

於聯營公司之權益

聯營公司指本集團可對其行使重大影響力之實體。重大影響力指有權參與決定被投資方之財務及營運政策，但並非控制或共同控制該等政策。

聯營公司之業績及資產與負債乃採用權益會計法計入綜合財務報表，惟當投資或其中部分分類為持作出售則除外，於該情況下，則根據香港財務報告準則第5號入賬。根據權益法，於聯營公司之權益首次按成本在綜合財務狀況表確認，並於其後就確認本集團應佔聯營公司之損益及其他全面收益而作出調整。倘本集團應佔聯營公司之虧損超過其於該聯營公司之權益(包括實質上構成本集團於聯營公司之部分投資淨額之任何長期權益)，則本集團會終止確認其應佔之日後虧損。本集團只會在本集團已產生法定或推定責任或代表該聯營公司支付款項之情況下確認額外虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Interests in associates (continued)

An investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised immediately in profit or loss in the period in which the investment is acquired.

The requirements of HKAS are applied to determine whether it is necessary to recognise any impairment loss with respect to the Group's interest in associate. When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

When a group entity transacts with an associate of the Group, profits and losses resulting from the transactions with associate are recognised in the Group's consolidated financial statements only to the extent of interests in associate that are not related to the Group.

3. 主要會計政策(續)

於聯營公司之權益(續)

自被投資公司成為聯營公司之日起，任何於聯營公司之投資使用權益法入賬。關於收購於聯營公司之投資，投資成本超出本集團應佔被投資公司之可識別資產及負債公平淨值之任何數額確認為商譽，計入有關投資之賬面值內。於重新評估後，本集團應佔可識別資產及負債公平淨值超出投資成本之數額，即時在收購投資期間之損益中確認。

香港會計準則之規定應用於釐定是否有必要確認本集團於聯營公司權益之減值虧損，如有必要，則根據香港會計準則第36號，將投資之全部賬面值(包括商譽)作為單一資產，透過比較其可收回金額(使用價值與公平值減出售成本之較高者)與賬面值以測試有否減值。任何確認之減值虧損屬投資賬面值之一部分。倘其後投資之可收回金額增加，則根據香港會計準則第36號確認該減值虧損之撥回。

倘集團實體與本集團聯營公司進行交易，則只會就與本集團無關之聯營公司權益，在本集團綜合財務報表中確認與聯營公司進行交易所產生之溢利及虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Group as lessee

Operating lease payments are recognised as an expense on a straight-line basis over the lease term, except while another systematic basis is more representative of the time pattern in which economic benefit from the leased asset are consumed. Contingent rentals arising under operating lease are recognised as an expense in the period in which they are incurred.

Leasehold land use rights

To the extent the allocation of the lease payments can be made reliably, interest in leasehold land that is accounted for as an operating lease is presented as “prepaid lease payment” in the consolidated statement of financial position and is amortised over the lease term on straight-line basis.

Foreign currencies

These consolidated financial statements are presented in Hong Kong dollars, which is the Company's functional and presentation 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 income statement.

3. 主要會計政策(續)

租約

當租約條款將所涉及擁有權之絕大部分風險及回報轉讓予承租人時，租約乃分類為融資租約。所有其他租約均分類為經營租約。

本集團作為承租人

經營租賃付款於租期內以直線基準確認為開支，惟倘另一種系統基準更能代表租賃資產經濟利益之消耗之時間模式則除外。經營租賃所產生之或有租金於發生期間確認為開支。

租賃土地使用權

在租金可靠分配的情況下，被列為經營租約的租賃土地權益於綜合財務狀況表中呈列為「預付租賃款項」，並於租期內以直線法攤銷。

外幣

該等綜合財務報表以港元(即本公司之功能及呈報貨幣)呈報。本集團旗下各實體決定其自身之功能貨幣，而計入各實體財務報表之項目均按該功能貨幣計量。本集團旗下實體之外幣交易會初步按其各自於交易日期適用之功能貨幣匯率入賬。以外幣計值之貨幣資產及負債，按有關功能貨幣於報告期末之適用匯率換算。結算或換算貨幣項目產生的差額於收益表確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Foreign currencies (continued)

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 determined. 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).

The functional currencies of certain overseas subsidiaries, jointly-controlled entities 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 the presentation currency of the Company at the exchange rates prevailing at the end of the reporting period and their income statements 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 the exchange fluctuation reserve. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in 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.

3. 主要會計政策(續)

外幣(續)

按外幣歷史成本計量的非貨幣項目按首次交易日期的匯率換算。按外幣公平值計量的非貨幣項目採用釐定公平值當日的匯率換算。換算按公平值計量的非貨幣項目而產生的收益或虧損，按確認該項目的公平值變動的收益或虧損一致的方法處理(即公平值收益或虧損於其他全面收益或損益中確認的項目的換算差額亦分別於其他全面收益或損益中確認)。

若干海外附屬公司、共同控制實體及聯營公司的功能貨幣為港元以外的貨幣。於報告期末，該等實體的資產與負債，按於報告期末的適用匯率換算為本公司的呈報貨幣，其收益表則按本年度的加權平均匯率換算為港元。

所產生的匯兌差額於其他全面收益確認並於匯兌波動儲備累計。出售海外業務時，與該特定海外業務有關之其他全面收益之部分於損益中確認。

就綜合現金流量表而言，海外附屬公司之現金流量按現金流量當日適用匯率換算為港元。海外附屬公司於整個年度經常產生之現金流量乃按年內之加權平均匯率換算為港元。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are 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. 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 recognised in profit or loss in the period in which they are incurred.

Retirement benefits costs

Retirement benefits scheme

Payments to defined contribution retirement benefit plans (state-managed retirement benefits schemes/the Mandatory Provident Fund Scheme) are charged as an expense when employees have rendered service entitling them to the contributions.

The Group operates a Mandatory Provident Fund Scheme (the “MPF Scheme”) under the Hong Kong Mandatory Provident Fund Schemes Ordinance for those employees employed under the jurisdiction of the Hong Kong Employment Ordinance. The MPF Scheme is a defined contribution scheme, the assets of which are held in separate trustee administered funds.

3. 主要會計政策(續)

借貸成本

收購、興建或生產合資格資產(需長時間準備以供擬定用途或出售之資產)之直接應佔借貸成本乃撥充作有關資產之部分成本。當有關資產大致上可作擬定用途或出售時，則停止借貸成本資本化。利用某項借貸作短暫投資所賺取之投資收入於支付合資格資產之開支後從資本化借貸成本中扣除。

所有其他借貸成本於產生期間內於損益中確認。

退休福利成本

退休福利計劃

向界定供款退休福利計劃(國家管理之退休福利計劃/強制性公積金計劃)所作之供款，均於僱員提供使彼等有權享用供款之服務時列為開支。

本集團根據香港強制性公積金計劃條例為根據香港僱傭條例所僱用之僱員提供強制性公積金計劃(「強積金計劃」)。強積金計劃為定額供款計劃，其資產由獨立信託管理基金持有。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Retirement benefits costs (continued)

Retirement benefits scheme (continued)

Under the MPF Scheme, the employer and its employees are each required to make contributions to the scheme at 5% of the employees' relevant income, with the employers' contributions subject to a cap monthly relevant income of HK\$30,000. The Group's contributions to the scheme are expensed as incurred and are vested in accordance with the scheme's vesting scales. Where employees leave the scheme prior to the full vesting of the employer's contributions, the amount of forfeited contributions is used to reduce the contributions payable by the Group.

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

The retirement benefit schemes contribution represents gross contributions by the Group to the PRC Schemes operated by the relevant authorities of the PRC.

3. 主要會計政策(續)

退休福利成本(續)

退休福利計劃(續)

根據強積金計劃，僱主及其僱員各自須按僱員相關收入之5%之比例就計劃作出供款，而僱員供款的每月相關收入之上限為30,000港元。本集團向強積金計劃作出之供款於產生時支銷，並根據計劃之應享比例歸屬僱員。倘僱員於僱主供款全數歸屬前退出強積金計劃，沒收之供款金額將用作扣減本集團之應付供款。

根據中國有關部門之規例，本集團參加相關的社會退休福利計劃（「中國計劃」），據此，本集團須向中國計劃作出供款以為合資格僱員之退休福利提供資金。向中國計劃作出之供款乃根據中國有關規定所指定之適用工資成本之若干百分比計算。中國有關部門負責應付予已退休僱員之全部退休金責任。本集團就中國計劃之唯一責任為根據中國計劃支付持續所需之供款。

退休福利計劃供款指本集團向由中國有關部門營辦之中國計劃作出之供款總額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Retirement benefits costs (continued)

Share options scheme

The Company operates a share options scheme for the purpose of recognition of significant contribution of and for the provision of incentives to any directors, employees (whether full-time or part-time), consultants, customers, suppliers, agents, partners or advisors of or contractors to the Group or affiliates. The fair value of share options granted to employee is recognised as an employee cost with a corresponding increase in a capital reserve within equity. Where the employees have to meet vesting conditions before becoming unconditionally entitled to the share options, the total estimated fair value of share options is spread over the vesting period, taking into account the probability that the options will vest.

During the vesting period, the number of share options that is expected to vest is reviewed. Any adjustment to the cumulative fair value recognised in prior years is charged/credited to the consolidated statement of comprehensive income for the year of the review, unless the original employee expenses qualify for recognition as an asset, with a corresponding adjustment to the capital reserve. On vesting date, the amount recognised as an expense is adjusted to reflect the actual number of share options that vest (with a corresponding adjustment to the capital reserve) except where forfeiture is only due to not achieving vesting conditions that relate to the market price of the Company's shares. The equity amount is recognised in the capital reserve until either the option is exercised (when it is transferred to the share premium account) or the option expires (when it is released directly to retained profits).

3. 主要會計政策(續)

退休福利成本(續)

購股權計劃

本公司設有購股權計劃，旨在肯定本集團或聯屬公司之任何董事、僱員(不論全職或兼職)、顧問、客戶、供應商、代理人、合夥人或諮詢人或承辦商作出之重要貢獻及提供獎勵。向僱員授出購股權之公平值確認為僱員成本，而權益內資本儲備將相應增加。倘僱員在無條件獲得購股權前須符合歸屬條件，經考慮有關購股權將歸屬之可能性後，估計購股權公平值總額將均等分佈於歸屬期間。

於歸屬期間，預期將歸屬之購股權數目將予檢討。任何於過往年度確認之累計公平值調整，於回顧年度之綜合全面收益表中扣除／計入，除非原僱員開支符合資格確認為資產，則將對資本儲備作出相應調整。於歸屬日期，確認為開支之金額會作出調整以反映所歸屬購股權實際數目，並將對資本儲備作出相應調整，惟倘僅由於未能達成有關本公司股份市價之歸屬條件導致沒收購股權則除外。權益金額於資本儲備中確認，直至購股權獲行使(屆時將轉撥至股份溢價賬)或購股權屆滿(屆時將直接撥歸保留溢利)為止。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the consolidated statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax base used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

3. 主要會計政策(續)

稅項

所得稅指現時應付稅項及遞延稅項總額。

即期稅項

現時應付稅項乃按本年度應課稅溢利計算。應課稅溢利不包括其他年度之應課稅或應扣減之收益或開支項目，亦不包括永不應課稅或可扣稅之項目，故與綜合全面收益表所列溢利不同。本集團之現時稅項負債乃按報告期末已制定或實質上已制定之稅率計算。

遞延稅項

遞延稅項乃按於綜合財務報表內資產及負債賬面值與計算應課稅溢利所採用相應稅基之差額確認。遞延稅項負債一般就所有應課稅暫時差額確認，而遞延稅項資產則於很可能可對銷應課稅溢利應用可扣減暫時差額之情況下才予以確認。倘暫時差額由商譽或由初步確認一項不影響稅項溢利或會計溢利之交易之其他資產及負債(業務合併除外)所產生，則有關資產及負債不予確認。

遞延稅項負債就於附屬公司及聯營公司之投資所產生之應課稅暫時差額確認，惟本集團有能力控制暫時差額之回撥，以及有關暫時差額很有可能於可見未來無法回撥，則作別論。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each end of the reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

3. 主要會計政策(續)

稅項(續)

遞延稅項(續)

遞延稅項資產之賬面值乃於各個報告期末進行檢討，並予以相應扣減，直至並無足夠應課稅溢利可供收回全部或部分資產為止。

遞延稅項資產及負債乃按預期適用於負債清償或資產變現期間之稅率計算，有關稅率根據於報告期末已制定或實質上已制定之稅率(及税法)計算。

遞延稅項負債及資產之計算，反映了本集團於報告期末所預期對收回或償還其資產及負債之賬面值之方式所產生之稅務結果。

本年度之即期及遞延稅項

即期及遞延稅項於損益確認，惟當其與在其他全面收益中或直接在權益中確認之項目相關時，則即期及遞延稅項亦分別於其他全面收益或直接於權益中確認。倘即期稅項或遞延稅項產生自某項業務合併之初步會計處理，則有關稅務影響計入該業務合併之會計處理內。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Intangible assets

Intangible assets acquired separately

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.

Research and development expenditure

All research costs are charged to the income statement as incurred.

Expenditure incurred on projects to develop new products is capitalised and deferred only when the Group can demonstrate the technical feasibility of completing the intangible asset so that it will be available for use or sale, its intention to complete and its ability to use or sell the asset, how the asset will generate future economic benefits, the availability of resources to complete the project and the ability to measure reliably the expenditure during the development. Product development expenditure which does not meet these criteria is expensed when incurred.

Deferred development costs are stated at cost less any impairment losses and are amortised using the straight line basis over the commercial lives of the underlying products not exceeding five to seven years, commencing from the date when the products are put into commercial production.

3. 主要會計政策(續)

無形資產

分開收購之無形資產

分開收購之無形資產在初始確認時以成本計量。業務合併所收購之無形資產成本為其在收購日之公平值。無形資產可使用年期分為有限期或無限期。具有有限期之無形資產隨後按可使用經濟年期攤銷，並於有跡象顯示無形資產可能出現減值時評估減值。具有有限可使用年期之無形資產之攤銷期及攤銷方法至少於每個財政年度末檢討。

研究及開發開支

所有研究成本均於產生時在收益表扣除。

新產品開發項目產生之開支僅會於本集團可證明令無形資產完成而可供使用或出售之技術可行性、本集團完成無形資產之意向及使用或出售有關資產之能力、有關資產將如何產生未來經濟利益、有足夠資源完成項目及有能力可靠計量開發開支時，方會撥充資本及遞延入賬。不符合上述標準之產品開發開支於產生時支銷。

遞延開發成本按成本減任何減值虧損列賬及以直線法按相關產品之商業年期(不超過五至七年)攤銷，並自該等產品投入商業生產之日起開始攤銷。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Impairment of tangible and intangible assets

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets with finite useful lives to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss. When it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Inventories – properties under development

The cost of properties under development for sale comprises specifically identified cost, including the acquisition cost of land, aggregate cost of development, materials and supplies, wages and other direct expenses, and an appropriate proportion of overheads and borrowing costs capitalised. Net realisable value represents the estimated selling price, based on prevailing market conditions, less estimated costs of completion and costs to be incurred in selling the property.

Properties under development are transferred to completed properties held for sale upon completion of development activities, which is when the relevant completion certificates are issued by the respective government authorities.

3. 主要會計政策(續)

有形及無形資產減值

於各報告期末，本集團會對其有使用年限之有形及無形資產之賬面金額進行審核，以釐定是否有任何跡象顯示該等資產已出現減值虧損。如有任何該等跡象，則會估計資產之可收回金額，以釐定減值損失之程度。當無法估計個別資產之可收回金額時，本集團會估計該資產之所屬現金產生單位之可收回金額。當可識別分配之合理及持續基準時，企業資產亦會分配至個別現金產生單位，或分配至可識別合理及持續分配基準之最小現金產生單位。

具無限可使用年期之無形資產以及尚未可使用之無形資產會至少每年及於有跡象顯示該資產可能減值時進行減值測試。

存貨 – 發展中物業

發展中物業之成本由特別識別之成本組成，包括土地收購成本、開發總成本、材料及物料、工資及其他直接費用，以及適當比例的間接成本及資本化的借貸成本。可變現淨值指按現行市場狀況估計的銷售價格減估計竣工成本及銷售物業將產生的成本。

開發活動竣工時，即有關政府機關發出相關竣工證明時，發展中物業結轉至持作出售之已落成物業。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventories – completed properties held for sale

Completed properties held for sale are stated at the lower of cost and net realisable value. Cost is determined by apportionment of the total land and development costs attributable to the completed properties held for sale. Net realisable value is determined based on prevailing market conditions.

Provision

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 finance costs in the income statement.

Financial instruments

Financial assets and financial liabilities are recognised on the consolidated statement of financial position when a group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

3. 主要會計政策(續)

存貨 – 持作出售之已落成物業

持作出售之已落成物業按成本及可變現淨值兩者之較低者列賬。成本乃按持作出售之已落成物業應佔之土地及發展成本總額釐定。可變現淨值乃根據當前市場情況釐定。

撥備

凡因過去事件而產生現有責任(不論法律上或推論的責任)，以致未來可能需要付出資源履行該責任，而責任金額能可靠地估計，即應確認撥備。

倘折讓影響重大，確認之撥備金額應為預期履行責任所需未來開支於報告期末之現值。倘折讓現值隨時間而增加，則增加金額於收益表內列為融資成本。

金融工具

當集團實體成為工具合約條文之一方時，金融資產及金融負債於綜合財務狀況表內確認。

金融資產及金融負債初步按公平值計量。收購或發行金融資產及金融負債直接應佔之交易成本(經損益按公平值入賬之金融資產及金融負債除外)乃按適當情況於初步確認時加入，或從金融資產或金融負債之公平值扣除。收購經損益按公平值入賬之金融資產或金融負債產生之直接應佔交易成本即時於損益確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (upon application of HKFRS 9 in accordance with transitions in note 2)

Financial assets that meet the following conditions are subsequently measured at amortised cost:

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

Financial assets that meet the following conditions are subsequently measured at fair value through other comprehensive income ("FVTOCI"):

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling; and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value through profit or loss ("FVTPL"), except that at the date of initial application/initial recognition of a financial asset the Group may irrevocably elect to present subsequent changes in fair value of an equity investment in other comprehensive income ("OCI") if that equity investment is neither held for trading nor contingent consideration recognised by an acquirer in a business combination to which HKFRS 3 Business Combinations applies.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(根據附註2之過渡條文應用香港財務報告準則第9號後)

符合以下條件之金融資產其後按攤銷成本計量：

- 目的為收取合約現金流量之業務模式下持有之金融資產；及
- 合約條款引述於特定日期產生僅為支付本金及未償還本金利息之現金流量。

符合以下條件之金融資產其後按公平值計入其他全面收益(「按公平值計入其他全面收益」)之方式計量：

- 目的為收取合約現金流量及出售之業務模式下持有之金融資產；及
- 合約條款引述於特定日期產生僅為支付本金及未償還本金利息之現金流量。

所有其他金融資產其後按公平值計入損益(「按公平值計入損益」)計量，倘該股權投資並非持作買賣或收購方應用香港財務報告準則第3號「業務合併」於業務合併中確認或然代價，於金融資產首次應用／首次確認日期本集團可作不可撤回之選擇於其他全面收益(「其他全面收益」)內呈列股權投資其後之公平值變動除外。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (upon application of HKFRS 9 in accordance with transitions in note 2) (continued)

A financial asset is classified as held for trading if:

- it has been acquired principally for the purpose of selling in the near term; or
- on initial recognition it is a part of a portfolio of identified financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

In addition, the Group may irrevocably designate a financial asset that are required to be measured at the amortised cost or FVTOCI as measured at FVTPL if doing so eliminates or significantly reduces an accounting mismatch.

(i) *Amortised cost and interest income*

Interest income is recognised using the effective interest method for financial assets measured subsequently at amortised cost. Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit-impaired. For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset from the next reporting period. If the credit risk on the credit impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset from the beginning of the reporting period following the determination that the asset is no longer credit impaired.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

在下列情況下，金融資產被分類為持作買賣：

- 主要為於短期內出售而收購；或
- 首次確認屬於本集團合併管理之可識別金融工具組合之一部份，並具有最近實際短期獲利模式；或
- 並未被指定且可有效作為對沖工具之衍生工具。

此外，本集團可不可撤回地指定須按攤銷成本計量或按公平值計入其他全面收益之金融資產以按公平值計入損益之方式計量，前提為有關指定可消除或大幅減少會計錯配。

(i) *攤銷成本及利息收入*

金融資產之利息收入使用實際利率法確認及其後按攤銷成本計量，債務工具／應收款項其後以按公平值計入其他全面收益之方式計量。利息收入乃通過對金融資產之賬面總值應用實際利率計算得出，惟其後成為信貸減值之金融資產除外。就其後成為信貸減值之金融資產而言，利息收入透過對下一報告期間金融資產之攤銷成本應用實際利率予以確認。倘信貸減值金融工具之信貸風險有所改善，以致金融資產不再出現信貸減值，則利息收入透過於資產被釐定為不再出現信貸減值後之報告期間開始時，對金融資產賬面總值應用實際利率予以確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (upon application of HKFRS 9 in accordance with transitions in note 2) (continued)

(ii) *Financial assets at FVTPL*

Financial assets that do not meet the criteria for being measured at amortised cost or FVTOCI or designated as FVTOCI are measured at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any fair value gains or losses recognised in profit or loss. The net gain or loss recognised in profit or loss includes any dividend or interest earned on the financial asset.

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2)

The Group recognises a loss allowance for ECL on financial assets which are subject to impairment under HKFRS 9 (including accounts receivable, other receivables, restricted bank deposits and bank balances). The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition.

Lifetime ECL represents the ECL that will result from all possible default events over the expected life of the relevant instrument. In contrast, 12-month ECL ("12m ECL") represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. Assessment are done based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current conditions at the reporting date as well as the forecast of future conditions.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

(ii) *按公平值計入損益之金融資產*

不符合按攤銷成本或按公平值計入其他全面收益計量之標準之金融資產乃按公平值計入損益計量。

按公平值計入損益之金融資產於各報告期末按公平值計量，而任何公平值收益或虧損均於損益內確認。於損益內確認之收益或虧損淨額包括就金融資產賺取之任何股息或利息。

金融資產減值(根據附註2之過渡條文應用香港財務報告準則第9號後)

本集團就須根據香港財務報告準則第9號項下減值的金融資產(包括應收賬款、其他應收款項、受限制銀行存款及銀行結餘)確認預期信貸虧損的虧損撥備。預期信貸虧損金額於各報告日期予以更新，以反映信貸風險自初始確認以來的變動。

存續期預期信貸虧損指於相關工具預計年期內所有可能的違約事件將產生的預期信貸虧損。相反，12個月預期信貸虧損(「12個月預期信貸虧損」)指於報告日期後12個月內可能發生的違約事件預計產生的該部分有效期預期信貸虧損。評估乃根據本集團過往信貸虧損經驗進行，並就債務人特定因素、整體經濟環境及報告日期當前情況及預測未來情況的評估作出調整。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (continued)

The Group always recognises lifetime ECL for trade receivables without significant financing component. The ECL on these assets are assessed collectively using a provision matrix with appropriate groupings.

For all other instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has been a significant increase in credit risk since initial recognition, the Group recognises lifetime ECL. The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition.

(i) *Significant increase in credit risk*

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

3. 主要會計政策(續)

金融工具(續)

金融資產減值(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

本集團一直就並無重大融資組成部分的應收賬款確認存續期預期信貸虧損。本集團就該等資產之預期信貸虧損使用撥備矩陣配合適當分組作集體評估。

對於所有其他工具而言，本集團按12個月預期信貸虧損等額計量虧損撥備，除非信貸風險自初始確認以來顯著上升，本集團確認存續期預期信貸虧損。評估是否應確認存續期預期信貸虧損的依據，是自初始確認以來發生違約的可能性或風險顯著上升。

(i) *信貸風險顯著上升*

評估信貸風險自初始確認以來是否顯著上升時，本集團會比較金融工具於報告日期發生違約的風險與金融工具於初始確認日期發生違約的風險。作出評估時，本集團會考慮合理及具支持性的定量及定性資料，包括過往經驗及可以合理成本及精力獲取的前瞻性資料。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (continued)

(i) *Significant increase in credit risk (continued)*

In particular, the following information is taken into account when assessing whether credit risk has increased significantly:

- an actual or expected significant deterioration in the financial instrument's external (if available) or internal credit rating;
- significant deterioration in external market indicators of credit risk, e.g. a significant increase in the credit spread, the credit default swap prices for the debtor;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- an actual or expected significant adverse change in the regulatory, economic, or technological environment of the debtor that results in a significant decrease in the debtor's ability to meet its debt obligations.

Irrespective of the outcome of the above assessment, the Group presumes that the credit risk has increased significantly since initial recognition when contractual payments are more than 30 days past due, unless the Group has reasonable and supportable information that demonstrates otherwise.

3. 主要會計政策(續)

金融工具(續)

金融資產減值(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

(i) *信貸風險顯著上升(續)*

具體而言，評估信貸風險是否顯著上升時會考慮以下資料：

- 金融工具外部(如有)或內部信貸評級的實際或預期顯著惡化；
- 信貸風險的外部市場指標顯著惡化，例如債務人的信貸息差、信用違約掉期價格顯著上升；
- 行業、金融或經濟情況目前或預期有不利變動，預計將導致債務人償還債項的能力顯著下降；
- 債務人經營業績實際或預期顯著惡化；
- 債務人的監管、經濟或技術環境有實際或預計的重大不利變動，導致債務人履行債務責任的能力顯著下降。

不論上述評估結果如何，本集團均假設合約付款逾期超過30日後信貸風險自初始確認以來顯著上升，除非本集團有合理及具支持性的資料說明其他情況。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (continued)

(i) Significant increase in credit risk (continued)

Despite the foregoing, the Group assumes that the credit risk on the Group's financial assets has not increased significantly since initial recognition if the financial assets are determined to have low credit risk at the reporting date. A financial asset is determined to have low credit risk if (i) it has a low risk of default; (ii) the borrower has a strong capacity to meet its contractual cash flow obligations in the near term; and (iii) adverse changes in economic and business conditions in the longer term may, but will not necessarily, reduce the ability of the borrower to fulfill its contractual cash flow obligations. The Group considers a financial asset to have low credit risk when it has an internal or external credit rating of 'investment grade' as per globally understood definitions.

The Group regularly monitors the effectiveness of the criteria used to identify whether there has been a significant increase in credit risk and revises them as appropriate to ensure that the criteria are capable of identifying significant increase in credit risk before the amount becomes past due.

(ii) Definition of default

For internal credit risk management, the Group considers an event of default occurs when information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

3. 主要會計政策(續)

金融工具(續)

金融資產減值(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

(i) 信貸風險顯著上升(續)

儘管存在上述情況，倘債務工具於報告日期展示為具有低信貸風險，本集團假設債務工具的信貸風險自初始確認起並無大幅增加。倘(i)其違約風險偏低；(ii)借方有強大能力於短期滿足其合約現金流量責任；及(iii)較長期的經濟及業務狀況存在不利變動，惟將未必削弱借方達成其合約現金流量責任的能力，則債務工具的信貸風險會被釐定為偏低。當債務工具的內部或外部信貸評級為「投資級別」(按照全球理解的釋義)，則本集團會視該債務工具的信貸風險偏低。

本集團定期監察用以確定信貸風險曾否顯著增加的標準的成效，並於適當時候作出修訂，從而確保有關標準能夠於款項逾期前確定信貸風險顯著增加。

(ii) 違約定義

就內部信貸風險管理而言，於內部產生或自外部來源取得的資料顯示債務人不大可能向債權人(包括本集團)悉數付款(不計及本集團持有的任何抵押品)時，本集團會認為已發生違約事件。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (continued)

(iii) *Credit-impaired financial assets*

A financial asset is credit-impaired when one or more events of default that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Evidence that a financial asset is credit impaired includes observable data about the following events:

- (a) significant financial difficulty of the issuer or the borrower;
- (b) a breach of contract, such as a default or past due event;
- (c) the lender(s) of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession(s) that the lender(s) would not otherwise consider;
- (d) it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- (e) the disappearance of an active market for that financial asset because of financial difficulties.

3. 主要會計政策(續)

金融工具(續)

金融資產減值(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

(iii) *信貸減值金融資產*

倘發生一項或多項對金融資產估計未來現金流量有不利影響的違約事件，則金融資產出現信貸減值。金融資產信貸減值的證據包括有關下列事件的可觀察數據：

- (a) 發行人或借款人出現嚴重財務困難；
- (b) 違反合約，如違約或逾期事件；
- (c) 借款人的放款人因與借款人出現財務困難有關的經濟或合約理由而給予借款人在一般情況下放款人不予考慮的優惠條件；
- (d) 借款人可能破產或進行其他財務重組；或
- (e) 因財務困難而導致該金融資產失去活躍市場。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (continued)

(iv) *Write-off policy*

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, for example, when the counterparty has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over two years past due, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. A write-off constitutes a derecognition event. Any subsequent recoveries are recognised in profit or loss.

(v) *Measurement and recognition of ECL*

The measurement of ECL is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information. Estimation of ECL reflects an unbiased and probability-weighted amount that is determined with the respective risks of default occurring as the weights.

Generally, the ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

3. 主要會計政策(續)

金融工具(續)

金融資產減值(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

(iv) *撇銷政策*

倘有資料顯示交易對手處於重大財政困難時，且並無實際收回可能（例如交易對手已被清盤或已進入破產程序），或就應收賬款而言，有關金額逾期超過兩年（以較早發生者為準），本集團會撇銷金融資產。在考慮法律意見（如適當）後，已撇銷的金融資產仍可根據本集團的收回程序實施強制執行。撇銷構成終止確認事件。任何其後收回均會於損益內確認。

(v) *預期信貸虧損的計量及確認*

預期信貸虧損的計量為違約可能性、違約損失率（即出現違約時的損失幅度）及違約風險的函數。違約可能性及違約損失率的評估乃按照歷史數據進行，並就前瞻性資料作出調整。預期信貸虧損的估計反映無偏頗及概率加權之金額，乃按發生相應違約風險之權重釐定。

一般而言，預期信貸虧損為根據合約到期支付予本集團的所有合約現金流量與本集團預期收取的現金流量之間的差異，並按於初始確認時釐定的實際利率折現。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Impairment of financial assets (upon application HKFRS 9 with transitions in accordance with note 2) (continued)

(v) *Measurement and recognition of ECL (continued)*

Where ECL is measured on a collective basis or cater for cases where evidence at the individual instrument level may not yet be available, the financial instruments are grouped on the following basis:

- Nature of financial instruments (i.e. the Group's accounts and other receivables, finance lease receivables and amounts due from customers are each assessed as a separate group. Loans to related parties are assessed for expected credit losses on an individual basis);
- Past-due status;
- Nature, size and industry of debtors; and
- External credit ratings where available.

The grouping is regularly reviewed by management to ensure the constituents of each group continue to share similar credit risk characteristics.

Interest income is calculated based on the gross carrying amount of the financial asset unless the financial asset is credit impaired, in which case interest income is calculated based on amortised cost of the financial asset.

3. 主要會計政策(續)

金融工具(續)

金融資產減值(根據附註2之過渡條文應用香港財務報告準則第9號後)(續)

(v) *預期信貸虧損的計量及確認(續)*

倘預期信貸虧損按整體基準計量或針對個別工具層面的證據可能尚未提供的情況，則金融工具按以下基準分組：

- 金融工具的性質(即本集團的應收款項及其他應收款項、融資租賃應收款項及應收客戶款項均作為單獨組別進行評估。提供予關聯方的貸款單獨評估預期信貸虧損)；
- 逾期狀況；
- 債務人的性質、規模及行業；及
- 可用的外部信貸評級。

管理層定期檢討分組，以確保各組的組成繼續具有類似的信貸風險特徵。

利息收入乃按金融資產的總賬面值計算，除非金融資產發生信貸減值，於該情況下，利息收入按金融資產的攤銷成本計算。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1 April 2018)

Financial assets

The Group's financial assets are classified into financial assets at fair value through profit or loss ("FVTPL") and loans and receivables. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial asset, or, where appropriate, a shorter period to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(於二零一八年四月一日應用香港財務報告準則第9號前)

金融資產

本集團之金融資產分類為經損益按公平值入賬(「經損益按公平值入賬」)之金融資產、貸款及應收款項。分類是視乎金融資產之性質及目的並於初步確認時釐定。所有定期購買或出售金融資產乃按交易日基準確認及取消確認。定期購買或出售乃購買或出售金融資產，並要求於市場上按規則或慣例設定之時間框架內付運資產。

實際利率法

實際利率法乃計算金融資產之攤銷成本及分配相關期間利息收入之方法。實際利率乃按金融資產之預計年期或(如適用)較短期間，準確貼現估計未來現金收入(包括構成實際利率不可或缺部分之一切已付或已收費用及利率差價、交易成本及其他溢價或折讓)至其初步確認時賬面淨值之利率。

債務工具收入按實際利率法確認，惟該等被分類為經損益按公平值入賬之金融資產除外。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1 April 2018) (continued)

Financial assets (continued)

Financial assets at FVTPL

Financial assets are classified as at FVTPL when the financial asset is either held for trading or it is designated as at FVTPL.

A financial asset is classified as held-for-trading if:

- it has been acquired principally for the purpose of selling in the near future; or
- it is a part of an identified portfolio of financial instruments that the Group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(於二零一八年四月一日應用香港財務報告準則第9號前)(續)

金融資產(續)

經損益按公平值入賬之金融資產

當金融資產乃持作買賣或被指定為經損益按公平值入賬時，金融資產乃分類為經損益按公平值入賬。

如為下列情況，金融資產分類為持作買賣：

- 主要為於不久將來出售而購入；或
- 構成本集團合併管理之已識別金融工具組合一部分，且近期出現實際短期獲利模式；或
- 屬於未被指定之衍生工具，並可有效作為對沖工具。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1 April 2018) (continued)

Financial assets (continued)

Financial assets at FVTPL (continued)

Financial assets at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the consolidated statement of profit or loss and other comprehensive income.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. At each end of the reporting period subsequent to initial recognition, loans and receivables (including trade receivables, deposits and other receivables, loan receivables, amount due from an associate and bank balances and cash) are measured at amortised cost using the effective interest method, less any impairment.

Impairment of loans and receivables

Loans and receivables are assessed for indicators of impairment at each end of the reporting period. Loans and receivables are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition, the estimated future cash flows have been affected.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(於二零一八年四月一日應用香港財務報告準則第9號前)(續)

金融資產(續)

經損益按公平值入賬之金融資產(續)

經損益按公平值入賬之金融資產按公平值列賬，並於損益確認因重新計量產生之任何收益或虧損。於損益確認之收益或虧損淨額納入金融資產所賺取之任何股息或利息並計入綜合損益及其他全面收益表內。

貸款及應收款項

貸款及應收款項乃有固定或可釐定付款而並無活躍市場報價之非衍生金融資產。於初步確認後之各報告期末，貸款及應收款項(包括應收貿易賬款、按金及其他應收賬款、應收貸款、應收一家聯營公司款項，以及銀行結餘及現金)以實際利率法按攤銷成本減去任何減值入賬。

貸款及應收款項減值

貸款及應收款項於各報告期末評定有否減值跡象。因初步確認後出現一項或多項事件而有客觀證據顯示估計未來現金流量已受到影響，則貸款及應收款項已減值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1 April 2018) (continued)

Financial assets (continued)

Impairment of loans and receivables (continued)

Objective evidence of impairment could include:

- significant financial difficulty of the issuer or counterparty; or
- default or delinquency in interest or principal payments; or
- it becoming probable that the borrower will enter bankruptcy or financial re-organisation; or
- the disappearance of an active market for that financial asset because of financial difficulties.

An impairment loss is recognised in profit or loss when there is objective evidence that the asset is impaired, and is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the original effective interest rate.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(於二零一八年四月一日應用香港財務報告準則第9號前)(續)

金融資產(續)

貸款及應收款項減值(續)

減值之客觀證據包括：

- 發行人或交易對手出現重大財政困難；或
- 未能繳付或延遲償還利息或本金；或
- 借款人有可能面臨破產或財務重組；或
- 金融資產之活躍市場因財政困難而不再存在。

倘有客觀證據證明資產出現減值，則於損益確認減值虧損，並按資產之賬面值及按原實際利率貼現之估計日後現金流量之現值之差額計算。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Classification and subsequent measurement of financial assets (before application of HKFRS 9 on 1 April 2018) (continued)

Financial assets (continued)

Impairment of loans and receivables (continued)

The carrying amount of the loans and receivables is reduced by the impairment loss directly for all financial assets with the exception of trade and other receivables, where the carrying amount is reduced through the use of an allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss. When a receivable is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited to profit or loss.

If, in a subsequent period, the amount of impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment losses was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the asset at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

3. 主要會計政策(續)

金融工具(續)

金融資產之分類及其後計量(於二零一八年四月一日應用香港財務報告準則第9號前)(續)

金融資產(續)

貸款及應收款項減值(續)

減值之客觀證據包括：所有金融資產之減值虧損會直接於貸款及應收款項之賬面值中作出扣減，惟貿易及其他應收賬款除外，貿易及其他應收賬款之賬面值會透過撥備賬作出扣減。撥備賬內之賬面值變動會於損益中確認。當應收款項被視為不可收回時，其將於撥備賬內撇銷。先前已撇銷之款項如其後得以收回，將撥回損益內。

倘減值虧損金額於隨後期間有所減少，而有關減少客觀而言與確認減值虧損後發生之事件有關，則先前已確認之減值虧損將透過損益撥回，惟該資產於減值被撥回當日之賬面值不得超過未確認減值時之已攤銷成本。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Financial liabilities and equity instruments

Classification as debt or equity

Financial liabilities and equity instruments issued by a group entity are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of the group entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Convertible notes

Convertible notes issued by the Company that contain both the conversion option components are classified separately into respective items on initial recognition. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Company's own equity instruments is classified as an equity instrument.

On initial recognition, the fair value of the liability component is determined using the prevailing market interest of similar non-convertible debts. In subsequent periods, the liability component of the convertible notes is carried at amortised cost using the effective interest method. The equity component, representing the option to convert the liability component into ordinary shares of the Company, will remain in equity until the embedded option is exercised (in which case the balance stated in capital reserve will be transferred to share premium). Where the option remains unexercised at the expiry date, the balance stated in capital reserve will be released to the retained profits. No gain or loss is recognised in profit or loss upon conversion or expiration of the option.

3. 主要會計政策(續)

金融工具(續)

金融負債及股本工具

分類為債務或股本

集團實體發行之金融負債及股本工具乃根據所訂立合同安排之性質與金融負債及股本工具之定義分類。

股本工具

股本工具乃證明集團實體於扣減所有負債後之資產中擁有剩餘權益之任何合同。本集團發行之股本工具乃按已收所得款項(扣除直接發行成本)確認。

可換股票據

本公司所發行包括兌換期權部分之可換股票據均於初步確認時單獨分類至各自項目。將以固定現金額或另一種金融資產換取本公司固定數目之本身股本工具方式結算之兌換期權乃分類為股本工具。

於初步確認時，負債部分之公平值乃採用類似非可換股債務之現行市場利率釐定。於其後期間，可換股票據之負債部分採用實際利率法按攤銷成本列賬。權益部分(即將負債部分兌換為本公司普通股之期權)將留存於權益內，直至嵌入式期權獲行使(於此情況下資本儲備內載列之結餘將轉撥至股份溢價)為止。倘期權於屆滿日期仍未行使，則資本儲備內載列之結餘將撥至保留溢利。於期權獲轉換或屆滿時並無收益或虧損於損益內確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Financial liabilities and equity instruments (continued)

Convertible notes (continued)

For the convertible notes issued in connection to the acquisition of assets and liabilities through acquisition of subsidiary, the conversion option component is recognised at fair value and included in equity, taking into account that the counterparty must forfeit the right to received cash in order to receive equity instrument. For other convertible notes, the difference between the gross proceeds of the issue of the convertible notes and the fair value assigned to the liability component, representing the conversion option for the holder to convert the notes into equity, is included in equity (capital reserve).

Other financial liabilities

Other financial liabilities (including trade payables, other payables and accruals) are subsequently measured at amortised cost using the effective interest method.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability or where appropriate, a short period to the net carrying amount on initial recognition.

Derecognition

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group continues to recognise the asset to the extent of its continuing involvement and recognises an associated liability.

3. 主要會計政策(續)

金融工具(續)

金融負債及股本工具(續)

可換股票據(續)

就透過收購附屬公司而收購資產及負債所發行之可換股票據而言，兌換期權部分乃按公平值確認及計入權益內，並計及交易對方須喪失收取現金之權利以收取股本工具。就其他可換股票據而言，發行可換股票據之所得款項總額與賦予負債部分(即持有人將票據兌換為股本之兌換期權)之公平值間之差額乃計入權益(資本儲備)內。

其他金融負債

其他金融負債(包括貿易應付賬款、其他應付款項及應計費用)其後採用實際利率法按已攤銷成本計量。

實際利率法

實際利率法乃計算金融負債之攤銷成本及分配相關期間利息開支之方法。實際利率乃按金融負債之預計年期或適用之較短期間，準確折現估計未來現金付款之利率。

取消確認

本集團僅當從資產收取現金流量之權利屆滿，或金融資產已予轉讓及資產擁有權之全部重大風險及回報轉讓予其他實體時方取消確認金融資產。如本集團並無轉讓或保留擁有權之全部重大風險及回報及繼續控制該轉讓資產，則本集團於持續參與及確認相關債務下繼續確認該資產。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial instruments (continued)

Derecognition (continued)

If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss.

On derecognition of a financial asset other than in its entirety, the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

3. 主要會計政策(續)

金融工具(續)

取消確認(續)

如本集團保留轉讓金融資產擁有權之全部重大風險及回報，則本集團繼續確認該金融資產及亦就已收所得款項確認抵押借貸。

於全面取消確認金融資產時，資產賬面值與已收及應收代價總和之間的差額，以及已於其他全面收益確認及於權益累計之累計收益或虧損，乃於損益中確認。

除全面取消確認外，於終止確認金融資產時，本集團將金融資產之過往賬面值於其仍確認為繼續參與之部分及不再確認之部分之間，按照該兩者於轉讓日期之相關公平值作出分配。不再確認部分獲分配之賬面值與該部分已收代價及其已於其他全面收益確認獲分配之任何累計收益或虧損之總和間的差額，乃於損益內確認。已於其他全面收益確認之累計收益或虧損乃按繼續確認部分及不再確認部分之相關公平值在該兩者間作出分配。

當及僅當本集團之責任獲解除、取消或到期時，本集團方會取消確認金融負債。取消確認之金融負債之賬面值與已付及應付代價之間的差額會於損益中確認。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the consolidated statement of financial positions.

Contingent liabilities and assets

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that outflow of economic resources will be required or the amount of obligation cannot be measured reliably. A contingent liability is not recognised but is disclosed in the notes to the consolidated financial statements. When a change in the probability of an outflow occurs so that outflow is probable, they will then be recognised as a provision.

A contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group. A contingent asset is not recognised but is disclosed in the notes to the consolidated financial statements when an inflow of economic benefits is probable. When inflow is virtually certain, an asset is recognised.

3. 主要會計政策(續)

現金及現金等值物

現金及現金等值物包括手頭現金、隨時可提取之銀行存款、原期限不超過三個月之其他高流動性短期投資及銀行透支。銀行透支於綜合財務狀況表內流動負債之借款中呈列。

或然負債及資產

或然負債乃因過去事件而可能出現之責任，而須視乎日後會否出現一項或多項本集團不可完全控制之不確定事件方可確實。或然負債亦包括基於過去事件而產生之現有責任，但由於未必需要經濟資源流出或不能就該責任數額作可靠計量而未有確認。或然負債不會確認入賬但會於綜合財務報表附註中披露。倘流出之可能性出現變化，而相當可能出現流出，則會確認為撥備。

或然資產乃因過去事件而可能出現之資產，而須視乎日後會否出現一項或多項本集團不可完全控制之不確定事件方可確實。倘很可能出現經濟利益流入，則或然資產不會確認入賬但會於綜合財務報表附註中披露。倘實際存在經濟利益流入，則確認有關資產。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related parties transactions

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

- (a) A person or a close member of that person's family is related to the Group if that person:
 - (i) has control or joint control over the Group;
 - (ii) has significant influence over the Group; or
 - (iii) is a member of the key management personnel of the Group or of a parent of the Group.
- (b) An entity is related to the Group if any of the following conditions applies:
 - (i) the entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiaries is related to the others);
 - (ii) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group which the other entity is a member);
 - (iii) both entities are joint ventures of the same third party;

3. 主要會計政策(續)

關連人士交易

下列人士被視為與本集團有關連：

- (a) 倘屬以下人士，即該人士或該人士之近親與本集團有關連：
 - (i) 控制或共同控制本集團；
 - (ii) 對本集團有重大影響力；或
 - (iii) 為本集團或本集團母公司的主要管理層成員。
- (b) 倘符合下列任何條件，即實體與本集團有關連：
 - (i) 該實體與本集團屬同一集團之成員公司(即各母公司、附屬公司及同系附屬公司彼此間有關連)；
 - (ii) 一間實體為另一實體的聯營公司或合營企業(或另一實體為成員公司之集團旗下成員公司之聯營公司或合營企業)；
 - (iii) 兩間實體均為同一第三方的合營企業；

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related parties transactions (continued)

- (b) An entity is related to the Group if any of the following conditions applies: (continued)
- (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. If the Group is itself such a plan, the sponsoring employees are also 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); or
 - (viii) the entity, or any member of a group of which it is a part, provides key management personnel services to the Group or to the parent of the Group.

3. 主要會計政策(續)

關連人士交易(續)

- (b) 倘符合下列任何條件，即實體與本集團有關連：(續)
- (iv) 一間實體為第三方實體的合營企業，而另一實體為該第三方實體的聯營公司；
 - (v) 實體為本集團或與本集團有關連之實體就僱員利益設立的離職福利計劃。倘本集團本身便是該計劃，則提供資助的僱主亦與本集團有關連；
 - (vi) 實體受(a)所識別人士控制或受共同控制；
 - (vii) 於(a)(i)所識別人士對實體有重大影響力或屬該實體(或該實體之母公司)主要管理層成員；或
 - (viii) 該實體(或其作為一份子的集團的任何成員公司)向本集團或本集團的母公司提供主要管理人員服務。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Related parties transactions (continued)

Close family members of an individual are those family members who may be expected to influence, or be influence by, that person in their dealing with the entity.

A transaction is considered to be a related party transaction when there is a transfer of resources, or obligations between the Group and a related party, regardless of whether a price is charged.

Discontinued operations

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which represents a separate major line of business or geographical area of operations, or is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations, or is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs upon disposal or when the operation meets the criteria to be classified as held for sale, if earlier. It also occurs when the operation is abandoned.

When operation is classified as discontinued, a single amount is presented on the face of the profit or loss, which comprises:

- the post-tax profit or loss of the discontinued operation; and
- the post-tax gain or loss recognised on the measurement to fair value less costs to sell, or on the disposal, of the assets or disposal group(s) constituting the discontinued operation.

3. 主要會計政策(續)

關連人士交易(續)

個別人士之近親家族成員為於彼等與實體進行交易時預期可影響該人士或受該人士影響之該等家族成員。

倘本集團與一名關連人士之間存在資源或責任轉讓，不論是否有收取價格，有關交易被視為關連人士交易。

已終止業務

已終止業務乃本集團業務之組成部分，其營運及現金流量可與本集團其他業務清楚劃分，屬經營業務或地區之獨立主要業務範疇，或為出售經營業務或地區之獨立主要業務範疇之單一協調計劃之一環，或屬於僅為轉售而收購之附屬公司。

當出售時或業務符合分類為持作出售之條件時(以較早者為準)，則進行已終止業務分類。此外，當廢棄一項業務時亦會進行已終止業務分類。

倘若業務分類為終止經營，則會於損益中按單一數額呈列，當中包括：

- 已終止業務之除稅後溢利或虧損；及
- 就計量公平值減銷售成本或就(於出售時)構成已終止業務之資產或出售組別確認之除稅後盈虧。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Segment reporting

Operating segments, and the amounts of each segment item reported in the consolidated financial statements, are identified from the financial information provided regularly to the Group's most senior executive management for the purposes of allocating resources to, and assessing the performance of, the Group's various lines of business and geographical locations.

Individually material operating segments are not aggregated for financial reporting purposes unless the segments have similar economic characteristics and are similar economic characteristics and are similar in respect of the nature of products and services, the nature of production processes, the type of class of customers, the methods used to distribute the products or provide the services, and the nature of the regulatory environment. Operating segments which are not individually material may be aggregated if they share a majority of these criteria.

Assets classified as held for sale

Assets and disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset (or disposal group) is available for immediate sale in its present condition. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

3. 主要會計政策(續)

分類報告

經營分類及綜合財務報表所呈報的各分類項目金額從就本集團各項業務及地區作資源分配及評估其表現而定期向本集團最高行政管理人提供的財務資料識別。

就財務報告而言，個別重大的經營分類不會彙集入賬，除非該等分類的經濟特質相近，且彼等的產品及服務性質、生產工序性質、客戶類別、分銷產品或提供服務的方法及監管環境性質等方面相類近。如具備上述大部分特質，個別不重大的經營分類可合併為一個分類。

分類為持作出售資產

倘資產及出售組別之賬面值主要透過出售交易而非透過持續使用而收回，則其歸類為持作出售。僅在出售的可能性極高，且資產(或出售組別)按其現況可直接出售，方符合所述條件。管理層須致力進行出售，且預計在歸類日期起計一年內合資格確認為已完成出售。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

3. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets classified as held for sale (continued)

When the Group is committed to a sale plan involving loss of control of a subsidiary, all of the assets and liabilities of that subsidiary are classified as held for sale when the criteria described above are met, regardless of whether the Group will retain a non-controlling interest in its former subsidiary after the sale.

Assets (and disposal groups) classified as held for sale are measured at the lower of their previous carrying amount and fair value less costs to sell.

4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, management is required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Key sources of estimation uncertainty

The followings are 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.

3. 主要會計政策(續)

分類為持作出售資產(續)

當本集團已致力一項出售計劃並涉及失去一附屬公司之控制權，倘上述標準符合，該附屬公司之所有資產及負債均被歸類為持作出售，不論於出售後本集團是否於其前附屬公司保留非控股權益。

分類為持作出售資產(及出售組別)按資產原先之賬面值及公平值減銷售成本之較低者計量。

4. 估計不確定因素之主要來源

於應用本集團之會計政策(如附註3所載)過程中，管理層需要對其他來源未能顯然易見之資產及負債賬面值作出判斷、估計及假設。此等估計及相關假設乃根據過往經驗及其他被認為相關之因素而作出，實際情況可能與此等估計有所不同。

此等估計及相關假設會持續予以審閱。如會計估計的修訂僅對作出修訂的期間產生影響，則有關修訂只會在該期間內確認；如會計估計的修訂對現時及未來期間均產生影響，則會在作出該修訂期間及未來期間內確認。

估計不確定因素之主要來源

以下為報告期末關於未來之主要假設，以及估計不確定因素之其他主要來源，對下一財政年度資產及負債之賬面值有重大調整風險。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

4. KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

Key sources of estimation uncertainty (continued)

Useful lives of property, plant and equipment

Note 3 describes that depreciation is provided to write off the cost of property, plant and equipment over their estimated useful lives, using straight-line method. The estimation of useful lives of the depreciable assets is based on the experience of the Group, and useful lives are reviewed at each end of the reporting period based on changes in circumstances.

Impairment of property, plant and equipment

In accordance with HKAS 16, the Group estimates the useful lives of property, plant and equipment in order to determine the amount of depreciation expenses to be recorded. The useful lives are estimated at the time the asset is acquired based on historical experience, the expected usage, wear and tear of the assets, as well as technical obsolescence arising from changes in the market demands or service output of the assets. The Group also performs annual reviews on whether the assumptions made on useful lives continued to be valid. The Group tests annually whether the assets have suffered any impairment. The recoverable amount of an asset or a cash generating unit is determined based on market value of the assets which require the use of assumptions and estimates.

Income tax

The Group is subject to income taxes in Hong Kong and the PRC. Significant judgment is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

4. 估計不確定因素之主要來源 (續)

估計不確定因素之主要來源(續)

物業、廠房及設備之使用年期

附註3闡述物業、廠房及設備之折舊按其估計可使用年期以直線法撇銷成本。可折舊資產之可使用年期乃根據本集團之經驗進行估計，並於各報告期末按照相應轉變檢討有關可使用年期。

物業、廠房及設備之減值

本集團根據香港會計準則第16號之規定估計物業、廠房及設備之可使用年限，從而釐定所須列賬之折舊開支金額。本集團於購入資產之時，根據以往經驗、資產之預期使用量、損耗程度，以及技術會否因市場需求或資產產能有變而變成過時，估計其可使用年限。本集團亦會於每年作出檢討，以判斷就可使用年限所作出之假設是否仍然合理。本集團每年測試該等資產是否已遭受任何減值。資產或現金產生單位之可收回金額乃根據資產市值釐定，當中須作出假設及估計。

所得稅

本集團須在香港及中國繳納所得稅。於釐定所得稅撥備時須作出重大判斷。日常業務過程中有大量無法確定最終稅款之交易及計算。本集團根據對是否需要繳付額外稅款之估計，就預期稅務審計項目確認負債。倘該等事項最終稅款結果有別於最初記錄之金額，有關差額將影響作出有關決定之期間之所得稅及遞延稅項撥備。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

4. KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

Key sources of estimation uncertainty (continued)

Net realisable value of properties under development

Valuation of properties under development are stated at the lower of cost and net realisable value at the end of the reporting period. Net realisable value is determined on the basis of the estimated selling price less the estimated costs necessary to make the sale. The directors estimate the net realisable value for properties under development based primarily on the latest invoice prices and current market conditions. In addition, the directors perform an inventory review on a product by product basis at the end of each reporting period and assess the need for write down of properties under development.

Estimate of recoverable amounts of assets

The Group tests annually whether the assets have suffered any impairment. The recoverable amount of an asset or a cash generating unit is determined based on value-in-use calculations which require the use of assumptions and estimates.

Impairment of deposits and other receivables

Since the initial adoption of HKFRS 9, the Group makes allowances on items subjects to ECL (including deposits and other receivables (excluding prepayments and prepaid other taxes) based on assumptions about risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period as set out in note 3 – Financial Instruments. As at 31 March 2019, the aggregate carrying amounts of deposits and other receivables (excluding prepayments and prepaid other taxes) amounted to HK\$93,154,000 (net of ECL allowance of HK\$1,088,000) and HK\$73,259,000 (net of ECL allowance of HK\$4,445,000) respectively.

4. 估計不確定因素之主要來源 (續)

估計不確定因素之主要來源(續)

發展中物業之可變現淨值

於報告期末，發展中物業之估值乃按成本及可變現淨值中之較低者列賬。可變現淨值乃按估計售價減估計出售必要成本釐定。董事估計發展中物業之可變現淨值乃主要基於最新發票價格及現行市場狀況。此外，於各報告期末，董事按產品進行存貨審閱，並評估撇減發展中物業之需要。

估計資產之可收回金額

本集團每年測試該等資產是否已遭受任何減值。資產或現金產生單位之可收回金額根據使用價值計算，當中須作出假設及估計。

按金及其他應收款項減值

自首次採納香港財務報告準則第9號以來，本集團按照與違約風險有關的假設及預期虧損率對涉及預期信貸虧損的項目作出撥備(包括按金及其他應收貿易款項(不包括預付款項及其他預繳稅項))。誠如附註3—金融工具所述，於各報告期末，本集團根據其過往歷史、現時市況及前瞻性估計，通過判斷作出該等假設及選擇減值計算之輸入數據。於二零一九年三月三十一日，按金及其他應收款項(不包括預付款項及其他預繳稅項)的賬面總值分別為93,154,000港元(扣除預期信貸虧損撥備1,088,000港元)及73,259,000港元(扣除預期信貸虧損撥備4,445,000港元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

4. KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

Key sources of estimation uncertainty (continued)

Impairment of deposits and other receivables (continued)

Before the adoption of HKFRS 9, the Group assesses at the end of each reporting period whether there is any objective evidence that loans receivables, deposits and other receivables (excluding prepayments and prepaid other taxes) are impaired. In determining whether there is objective evidence of impairment, the Group takes into consideration the ageing status and the likelihood of collection by reference to the background and repayment history of the debtors and the occurrence of any default or disputes. Where there is objective evidence of impairment, the amount and timing of future cash flows are estimated based on factors such as repayment plans committed by debtors and subsequent collections. An impairment loss is made for debtors of which the present values of future cash flows are less than their carrying amount. As at 31 March 2018, the aggregate carrying amount of loans receivables, deposits and other receivables (excluding prepayments and prepaid other taxes) amounted to HK\$151,501,000, HK\$935,812,000 and HK\$49,010,000 respectively.

When the actual future cash flows are different from expected, such difference will impact the carrying amount of trade receivables and other items within the scope of ECL upon application of HKFRS 9/ other financial instruments before application of HKFRS 9 and credit losses in the periods in which such estimate has been changed.

4. 估計不確定因素之主要來源 (續)

估計不確定因素之主要來源 (續)

按金及其他應收款項減值 (續)

在應用香港財務報告準則第9號前，本集團於各報告期末評估是否存在客觀證據證明應收貸款、按金及其他應收款項（不包括預付款項及其他預繳稅項）已出現減值。於釐定是否存在減值的客觀證據時，本集團會參考債務人的背景及還款歷史及發生的任何拖欠或爭議，考慮賬齡情況及收回賬款的可能性。倘存在減值的客觀證據，則未來現金流量的金額及時間會基於債務人承諾的還款計劃及其後回收情況。未來現金流量的現值低於其賬面值的應收賬款會作出減值虧損。於二零一八年三月三十一日，應收貸款、按金及其他應收款項（不包括預付款項及其他預繳稅項）的賬面總值分別為151,501,000港元、935,812,000港元及49,010,000港元。

倘實際未來現金流量不同於預期，有關差額將影響於應用香港財務報告準則第9號後屬預期信貸虧損範疇之貿易應收賬款及其他項目的賬面值／於應用香港財務報告準則第9號前之其他金融工具及估計發生變動期間之信貸虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

4. KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

Key sources of estimation uncertainty (continued)

Measurement of convertible notes

On the date of issue of convertible notes, the fair value is determined using a discount rate determined by an independent professional valuer to the Group with reference to market information; and this amount is carried as a long term liability at fair value at the end of the reporting period in accordance with the accounting policy stated above.

Valuation of share options

The Binominal Option Pricing Model and Black-Scholes Option Pricing Model were applied to estimate the fair value of share options granted by the Company and certain of its subsidiaries. These pricing models require the input of highly subjective assumptions, including the volatility of share price. The changes in input assumptions can materially affect the fair value estimate.

5. FINANCIAL INSTRUMENTS

5A. Capital risk management

The Group manages its capital to ensure that entities in the Group will be able to continue as a going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The Group's overall strategy remains unchanged from prior year.

As at 31 March 2019 and 2018, the capital structure of the Group consisted of debt, comprising convertible bonds and equity attributable to owners of the Company, comprising issued share capital and reserves.

4. 估計不確定因素之主要來源 (續)

估計不確定因素之主要來源(續)

可換股票據之計量

於發行可換股票據之日期，公平值乃採用本集團獨立專業估值師所釐定之貼現率並參考市場資料而釐定；及此金額乃根據上述會計政策於報告期末按公平值列為長期負債。

評估購股權

已採用二項式購股權定價模式及柏力克-舒爾斯期權定價模式以估計本公司及若干附屬公司所授出購股權之公平值。該等定價模式要求輸入高度主觀假設數據，包括股價波幅。輸入假設之變動可能對公平值估計產生重大影響。

5. 金融工具

5A. 資本風險管理

本集團管理資本之目的，在於確保本集團各實體能夠持續經營，同時透過取得債務與權益之間之最佳平衡，為股權持有人爭取最大回報。本集團之整體策略與往年一致。

於二零一九年及二零一八年三月三十一日，本集團之資本架構包括債務(包括可換股債券)及本公司擁有人應佔權益(包括已發行股本及儲備)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5A. Capital risk management (continued)

The directors of the Company review the capital structure regularly. As part of this review, the directors consider the cost of capital and the risks associates with each class of capital. Based on recommendations of the directors, the Group will balance its overall capital structure through new shares issues, as well as the issue of new debt or the redemption of existing debt.

The gearing ratio at the end of the reporting period was as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Total debts [#]	總債務 [#]	–	234,287
Shareholders' equity	股東權益	2,213,608	2,145,072
Gearing ratio	負債比率	0%	10.92%

[#] Total debts comprises convertible bonds as detailed in note 30 to the consolidated financial statements.

5. 金融工具(續)

5A. 資本風險管理(續)

本公司董事定期檢討資本架構。作為檢討一部分，董事考慮資本之成本與各類資本之相關風險。本集團會根據董事之推薦意見，透過發行新股、發行新債或贖回現債以平衡整體資本架構。

於報告期末負債比率如下：

[#] 總債務包括可換股債券，詳情見綜合財務報表附註30。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5B. Categories of financial instruments

		2019	2018
		二零一九年	二零一八年
		HK\$'000	HK\$'000
		千港元	千港元
Financial assets	金融資產		
Financial assets at fair value through profit or loss	經損益按公平值入賬之金融資產	4,540	4,867
Amortised cost	攤銷成本	274,324	-
Loans and receivables (including cash and cash equivalents)	貸款及應收款項(包括現金及現金等值物)	-	482,338
Financial liabilities	金融負債		
Amortised cost	攤銷成本	204,980	449,484

5C. Financial risk management objectives and policies

The Group's major financial instruments include loan receivables, other receivables, financial assets at fair value through profit or loss, amount due from an associate, bank balances and cash, trade payables, other payables and accruals and convertible bonds. Details of these financial instruments are disclosed in respective notes. The risks associated with these financial instruments and the policies on how to mitigate these risks are set out below. The management manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

5. 金融工具(續)

5B. 金融工具類別

5C. 財務風險管理目標及政策

本集團主要金融工具包括應收貸款、其他應收賬款、經損益按公平值入賬之金融資產、應收聯營公司款項、銀行結餘及現金、貿易應付賬款、其他應付賬款及應計費用，以及可換股債券。該等金融工具之詳情於各附註披露。該等金融工具之相關風險及如何減低該等風險之政策載列如下。管理層管理及監督該等風險，確保及時及有效地採取適當措施。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Market risk

Foreign currency risk

Foreign currency risk refers to the risk that movement in foreign currency exchange rate which will affect the Group's financial results and its cash flows. The Group's operations are mainly in the PRC other than Hong Kong, and the sales and purchases transactions are conducted using RMB, as such the foreign currency risk is minimal. The Group currently has not entered into any contracts to hedge its foreign currency risk. However, the management monitors foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

Interest rate risk

The Group's income and operating cash flows are substantially independent of change in market interest rates and the Group has no significant interest-bearing assets and liabilities except for loan receivables, cash and cash equivalents and convertible bonds, details of which have been disclosed in notes 23, 26 and 30. Due to the fixed interest rate on loan receivables, the insignificant bank interest income and the fixed coupon rates on convertible bonds, management considers that cash flow and fair value interest rate risks of the Group are insignificant and therefore no sensitivity analysis is presented thereon.

Credit risk

Credit risk arises from the possibility that the counterparty to a transaction is unwilling or unable to fulfil its obligation which results in financial loss. The carrying amounts of bank balances and cash, amount due from an associate, other receivables and loan receivables included in the consolidated statement of financial position represent the Group's maximum exposure to credit risk in relation to its financial assets.

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

市場風險

外幣風險

外幣風險指涉及外幣匯率變動(會影響本集團之財務業績及其現金流量)之風險。由於本集團之業務主要在中國而非香港經營，而買賣交易以人民幣進行，故有關外幣風險極微。本集團現時並無訂立任何合約以對沖外幣風險。然而，管理層會監察外幣風險及於必要時考慮就重大外幣風險進行對沖。

利率風險

本集團之收益及營運現金流量大致上不受市場利率變動所影響，以及本集團並無重大計息資產或負債(除應收貸款、現金及現金等值物及可換股債券外)，有關詳情乃於附註23、26及30披露。由於應收貸款之利率為固定、銀行利息收益並不重大且可換股債券之票息為固定，管理層認為本集團之現金流量及公平值利率風險並不重大，故並無呈列敏感度分析。

信貸風險

信貸風險源自因交易對手方不願意或無法履行其責任而導致本集團蒙受財務損失。計入綜合財務狀況表之銀行結餘及現金、應收一家聯營公司之款項、其他應收賬款以及應收貸款之賬面值，為本集團就其金融資產承受之最高信貸風險。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective on 1 April 2018

The credit risks on restricted cash, short-term and long-term bank deposits and cash and bank balances are considered to be insignificant because the counterparties are banks/financial institutions with high credit ratings assigned by international credit-rating agencies.

Deposits and other receivables (excluding prepayments and prepaid other taxes)

For financial assets at amortised cost include other receivables, deposits paid and amounts due from associates, management makes periodic collective assessments as well as individual assessment on the recoverability of deposits and other receivables based on historical settlement records and past experience.

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It also considers available reasonable and supportive forwarding-looking information.

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

信貸風險(續)

自二零一八年四月一日起生效

受限制現金、短期及長期銀行存款以及現金及銀行結餘的信貸風險被視為不重大，因為交易對手獲國際信用評級機構指定為信用評級較高的銀行／金融機構。

應收賬款及其他應收款項(不包括預付款項及其他預繳稅項)

就按攤銷成本計量的金融資產(包括其他應收款項、已付按金及應收聯營公司款項)而言，管理層會定期作出收款評估，並根據過往的結算記錄及過往經驗，對按金及其他應收款項的可收回程度作個別評估。

本集團在資產的初始確認時考慮壞賬的可能性，也評估在每個資產存續的報告期間是否會有信貸風險的顯著增加。在評估信貸風險是否顯著增加時本集團將報告日時點資產發生壞賬的可能性與初始確認時點發生壞賬的可能性進行比較，同時也考慮公開且合理的前瞻信息。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective on 1 April 2018 (continued)

Deposits and other receivables (excluding prepayments and prepaid other taxes) (continued)

Especially the following indicators are incorporated:

- internal credit rating;
- external credit rating;
- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the borrower's ability to meet its obligations;
- actual or expected significant changes in the operating results of individual property owner or the borrower;
- significant increases in credit risk on other financial instruments of the individual property owner or the same borrower; and
- significant changes in the expected performance and behaviour of the borrower, including changes in the payment status of borrowers in the Group and changes in the operating results of the borrower.

The Group uses four categories for those receivables which reflect their credit risk and how the loss provision is determined for each of those categories.

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

信貸風險(續)

自二零一八年四月一日起生效(續)

應收賬款及其他應收款項(不包括預付款項及其他預繳稅項)(續)

以下指標需要重點考慮：

- 內部信用評級；
- 外部信用評級；
- 實際發生的或者預期的營業狀況、財務狀況及經濟環境中的重大不利變化預期導致個別業主或借款人按期償還到期債務的能力產生重大變化；
- 個別業主或借款人的經營成果實際發生或者預期發生重大變化；
- 借款人的其他金融資產信貸風險顯著增加；
- 借款人預期表現或者行為發生重大變化，包括集團內借款人付款情況的變化及經營成果的變化。

本集團將該等應收款項分為四類用以分別反映其信貸風險，虧損撥備率亦以該等類別分別釐定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective on 1 April 2018 (continued)

Deposits and other receivables (excluding prepayments and prepaid other taxes) (continued)

A summary of the assumptions underlying the Group's ECL model is as follows:

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

信貸風險(續)

自二零一八年四月一日起生效(續)

應收賬款及其他應收款項(不包括預付款項及其他預繳稅項)(續)

本集團預期信貸虧損模式的相關假設概述如下：

Category 類別	Group definition of category 本集團針對各類別的定義	Basis for recognition of ECL provision 確認預期信貸虧損撥備的基礎
Performing 正常	Customers have a low risk of default and a strong capacity to meet 客戶違約風險很低且有能力履約	12 months expected losses. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime 未來十二個月的預期虧損。對於預期存續期為少於十二個月的資產，預期虧損基於整個存續期計量
Underperforming 關注	Receivables for which there is a significant increase in credit risk; as significant increase in credit risk is presumed if interest and/or principal repayments are more than 90 days past due 應收款項的信貸風險顯著增加，倘本金及／或利息還款逾期超過90天，則假設信貸風險顯著增加	Lifetime expected losses 整個存續期預期虧損
Non-Performing 不良	Interest and/or principal repayments are more than 365 days past due 本金及／或利息還款逾期超過365天	Lifetime expected losses 整個存續期預期虧損
Write-off 撇銷	Interest and/or principal repayments are more than 3 years past due and there is no reasonable expectation of recovery 本金及／或利息還款逾期超過3年且合理預計不能收回	Asset is written off 撇銷資產

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective on 1 April 2018 (continued)

Deposits and other receivables (excluding prepayments and prepaid other taxes) (continued)

The Group accounts for its credit risk by appropriately providing for ECL on a timely basis. In calculating the ECL rates, the Group considers historical loss rates for each category of receivables and adjusts for forward-looking macroeconomic data.

As at 31 March 2019, the Group provides for credit losses against deposits paid, other receivables (excluding prepayments and prepaid other taxes) and amount due from an associate as follows:

Company internal credit rating	Expected credit loss rates	Basis for recognition of expected credit loss provision	Estimated gross carrying amount at default	Loss allowance provision	Carrying amount (net of impairment provision)
本公司內部信貸評估	預期信貸虧損比率	確認預期信貸款撥備的基礎	違約時的估計賬面總值	減值虧損撥備	賬面值 (扣除減值撥備)
			HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Performing 正常	0.1% – 1.5%	12 month expected losses 12個月預期虧損	169,841	1,088	168,753
Non-Performing 不良	100%	Lifetime expected losses 存續期預期虧損	4,445	4,445	–
Total 總計			174,286	5,533	168,753

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

信貸風險(續)

自二零一八年四月一日起生效(續)

應收賬款及其他應收款項(不包括預付款項及其他預繳稅項)(續)

本集團通過及時的提供預期信貸虧損來說明其對信貸風險的評估。在計算預期信貸虧損時，本集團以各類應收款項的歷史虧損率為基礎，並且通過前瞻性的宏觀資料對該比率進行調整。

於二零一九年三月三十一日，本集團的已付按金、其他應收款項(不包括預付款項及其他預繳稅項)及應收聯營公司款項計提虧損減值如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective on 1 April 2018 (continued)

Deposits and other receivables (excluding prepayments and prepaid other taxes) (continued)

As at 1 April 2018, the Group provides for credit losses against deposits paid, other receivables (excluding prepayments and prepaid other taxes) as follows:

Company internal credit rating	Expected credit loss rates	Basis for recognition of expected credit loss provision	Estimated gross carrying amount at default	Loss allowance provision	Carrying amount (net of impairment provision)
本公司內部信貸評估	預期信貸虧損比率	確認預期信貸款撥備的基礎	違約時的估計賬面總值	減值虧損撥備	賬面值 (扣除減值撥備)
			HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
Performing 正常	0.1%	12 month expected loss 12個月預期虧損	185,951	—*	185,951
Non-Performing 不良	100%	Lifetime expected losses 存續期預期虧損	4,750	4,750	—
Total 總計			190,701	4,750	185,951

* The Group assessed the expected credit loss to be insignificant.

No significant change to estimation techniques or assumptions was made during the year.

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

信貸風險(續)

自二零一八年四月一日起生效(續)

應收賬款及其他應收款項(不包括預付款項及其他預繳稅項)(續)

於二零一八年四月一日,本集團的已付按金、其他應收款項(不包括預付款項及其他預繳稅項)計提虧損減值如下:

* 本集團評估預期信貸虧損並不重大。

本年度使用的估值工具及假設未發生重大變化。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective on 1 April 2018 (continued)

Deposits and other receivables (excluding prepayments and prepaid other taxes) (continued)

The loss allowance provision for deposits and other receivables as at 31 March 2019 reconciles to the opening loss allowance for that provision as follows:

		Performing 正常 HK\$'000 千港元	Non- performing 不良 HK\$'000 千港元	Total 總計 HK\$'000 千港元
Closing loss allowance as at 31 March 2018 (calculated under HKAS 39)	於二零一八年三月三十一日的年末虧損撥備(按香港會計準則第39號計算)	-	4,750	4,750
Amounts restated through opening retained earnings up on application of HKFRS 9	採納香港財務報告準則第9號後透過年初保留盈利重列的金額	-	-	-
Opening loss allowance as at 1 April 2018 (calculated under HKFRS 9)	於二零一八年四月一日的年初虧損撥備(按香港財務報告準則第9號計算)	-	4,750	4,750
Additional loss allowance	額外虧損撥備	1,087	-	1,088
Exchange realignment	匯兌調整	1	(305)	(305)
Closing loss allowance as at 31 March 2019 (calculated under HKFRS 9)	於二零一九年三月三十一日的年末虧損撥備(按香港財務報告準則第9號計算)	1,088	4,445	5,533

As at 31 March 2019, the gross carrying amount of deposits paid, other receivables (excluding prepayments and prepaid other taxes) and amount due from an associate was approximately HK\$174,286,000 and thus the maximum exposure to loss was HK\$174,286,000. The Group made no writeoff of debtors, deposits and other receivables (excluding prepayments and prepaid other taxes) during the year.

信貸風險(續)

自二零一八年四月一日起生效(續)

應收賬款及其他應收款項(不包括預付款項及其他預繳稅項)(續)

於二零一九年三月三十一日就已付按金及其他應收款項計提的虧損撥備率與年初撥備率的對賬如下:

於二零一九年三月三十一日，已付按金及其他應收款項(不包括預付款項及其他預繳稅項)以及應收聯營公司款項的賬面總值約為174,286,000港元，因此面臨的最高虧損風險約為174,286,000港元。本集團於年內並無撇銷應收賬款、按金及其他應收款項(不包括預付款項及其他預繳稅項)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective before 1 April 2018

In respect of loan receivables, the management of the Group has delegated a credit control team for determination of credit limits, credit approval and other monitoring procedures to ensure that follow-up actions are taken for the recoverability of loan receivables. In addition, the Group assessed the recoverable amount of each individual's loan receivables at the end of each reporting period to ensure that adequate impairment loss was made for irrecoverable amounts. As at 31 March 2018, the directors of the Company were of the opinion that no provision for impairment on individual loans was necessary in respect of these balances as the balances were fully settled in April 2018.

The Group manages and analyses the credit risk for each of their new and existing clients before standard payment terms and conditions are offered. If there is no independent rating, the Group assesses the credit quality of the customer based on the customer's financial position, past experience and other factors. Individual risk limits are set based on internal or external ratings in accordance with limits set by the directors. The utilisation of credit limits is regularly monitored.

In respect of other receivables, credit evaluations are performed on all debtors requiring credit over a certain amount. These evaluations focus on the debtor's past history of making payments when due and current ability to pay, and take into account information specific to the debtor.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer and therefore significant concentrations of credit risk primarily arises when the Group has significant exposure to individual customers. At the end of the reporting period, the Group had no trade receivables.

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

信貸風險(續)

於二零一八年四月一日前生效

本集團管理層已就應收貸款授權專責小組釐定信貸限額、批核信貸額及進行其他監管程序，以確保跟進有關收回應收貸款之事宜。此外，本集團於各報告期間結算日審閱各個別應收貸款之可收回金額，以確保就不可收回金額作出充足減值虧損。於二零一八年三月三十一日，由於結餘已於二零一八年四月結清，故本公司董事認為毋須就個別貸款作出有關該等結餘之減值撥備。

於提供標準的付款條款及條件之前，本集團會管理及分析其各新客戶及現有客戶之信貸風險。倘無獨立評級，則本集團根據客戶之財務狀況、過往表現及其他因素評估客戶之信貸質素。個別風險限額乃根據董事設定之限額而進行之內部或外部評級而釐定。信貸限額之使用情況受定期監察。

就其他應收賬款而言，本集團對信貸超過某一數額之所有債務人進行信貸評估。該等評估集中於債務人過往到期付款記錄及現時付款能力，並考慮債務人特定之賬目資料。

本集團所面對之信貸風險主要受各客戶之本身個別特性影響，因此，倘本集團與個別客戶往來頻繁，則會出現重大信貸集中風險。於報告期末，本集團並無貿易應收賬款。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Credit risk (continued)

Effective before 1 April 2018 (continued)

In relation to the Group's deposit with bank, the Group limits its exposure to credit risk by placing deposits with financial institution with high credit rating and no recent history of default. The directors consider that the Group's credit risk on the bank deposits is low. Management continues to monitor the position and will take appropriate action if their ratings are changed. As at 31 March 2018, the Group had no significant concentration of credit risk in relation to deposit with bank.

Liquidity risk

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which has built an appropriate liquidity risk management framework to meet the Group's short, medium and long-term funding and liquidity management requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

Liquidity table

The following tables detail the Group's remaining contractual maturity for its non-derivative financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay.

The maturity analysis for non-derivative financial liabilities is prepared based on the scheduled repayment dates.

The tables include both interest and principal cash flows.

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

信貸風險(續)

於二零一八年四月一日前生效(續)
就本集團之銀行存款而言，本集團存放存款於信貸評級良好且並無近期拖欠記錄之金融機構，以限制所承受之信貸風險。董事認為，本集團銀行存款之信貸風險甚微。管理層持續監測信貸狀況，並將於有關金融機構之評級產生變動時採取適當行動。於二零一八年三月三十一日，本集團之銀行存款並無重大信貸集中風險之情況。

流動性風險

流動資金風險管理之最終責任在董事會，而董事會已設立合適之流動資金風險管理架構，以滿足本集團之短期、中期及長期融資及流動資金管理需要。本集團透過維持充足儲備、銀行融資及儲備借貸融資而管理流動資金風險，方法是持續監察預測及實際現金流量並安排金融資產及負債之到期日得到配合。

流動性列表

下表詳列本集團非衍生金融負債之尚餘合同到期狀況。下表乃根據於本集團須支付金融負債之最早日期按金融負債之未貼現現金流量編製。

非衍生金融負債之到期日分析乃根據預設還款日期而編製。

該表包括利息及本金現金流量。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Liquidity risk (continued)

Liquidity table (continued)

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

流動性風險(續)

流動性列表(續)

		Weighted average effective interest rate 加權平均 實際利率 %	Within				Over undiscounted cash flows 未貼現總 現金流量 HK\$'000 千港元	Total carrying amount at year ended 年未 總賬面值 HK\$'000 千港元
			1 year 一年內 HK\$'000 千港元	1-2 years 一至兩年 HK\$'000 千港元	2-5 years 兩至五年 HK\$'000 千港元	5 years 五年以上 HK\$'000 千港元		
As at 31 March 2019	於二零一九年 三月三十一日							
Non-derivative financial liabilities	非衍生金融負債							
Trade payables	貿易應付賬款	-	81,071	-	-	81,071	81,071	
Other payables and accruals	其他應付賬款及 應計費用	-	123,909	-	-	123,909	123,909	
			204,980	-	-	204,980	204,980	
As at 31 March 2018	於二零一八年 三月三十一日							
Non-derivative financial liabilities	非衍生金融負債							
Trade payables	貿易應付賬款	-	41,726	-	-	41,726	41,726	
Other payables and accruals	其他應付賬款及 應計費用	-	173,471	-	-	173,471	173,471	
Convertible bonds	可換股債券	15.91	254,592	-	-	254,592	234,287	
			469,789	-	-	469,789	449,484	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5C. Financial risk management objectives and policies (continued)

Other price risk

The Group is exposed to equity price risk through its investment in listed equity securities. The management manages this exposure by maintaining a portfolio of investments with different risk and return profiles. The Group's equity price risk is mainly concentrated on equity securities quoted on The Stock Exchange of Hong Kong Limited. In addition, the management monitors the price risk and will consider hedging the risk exposure should the need arise.

Other price risk – Sensitivity analysis

The sensitivity analyses below have been determined based on the exposure to equity price risk at the reporting date.

If equity prices had been 10% higher/lower, the Group's loss for the year ended 31 March 2019 would decrease/increase by approximately HK\$454,000 (2018: decrease/increase by approximately HK\$487,000). This is mainly due to the changes in fair value of held-for-trading investments.

5. 金融工具(續)

5C. 財務風險管理目標及政策(續)

其他價格風險

本集團因投資於上市股本證券而須承受股本價格風險。管理層透過維持具有不同風險及回報之投資組合管理有關風險。本集團之股本價格風險主要集中於在香港聯合交易所有限公司掛牌之股本證券。此外，管理層會監察價格風險，並於有需要時考慮對沖有關風險。

其他價格風險 – 敏感度分析

以下敏感度分析乃根據於報告日期之股本價格風險進行。

倘股本價格上升/下跌10%，本集團截至二零一九年三月三十一日止年度之虧損會減少/增加約454,000港元(二零一八年：減少/增加約487,000港元)，主要受到持作買賣投資之公平值變動影響。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5D. Fair value

The fair value of financial assets and financial liabilities are determined as follows:

- the fair value of financial assets with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market bid prices; and
- the fair value of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices or rates from observable current market transactions as input.

Fair value measurements recognised in the consolidated statement of financial position

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Level 1 to Level 3 based on the degree to which the fair value is observable:

Level 1: quoted prices in active markets for the same instrument (i.e. without modification or repackaging);

Level 2: quoted prices in active markets for similar assets or liabilities or other valuation techniques for which all significant inputs are based on observable market data; and

Level 3: valuation techniques for which any significant input are not based on observable market data.

5. 金融工具(續)

5D. 公平值

金融資產及金融負債之公平值釐定方法如下：

- 受標準條款及條件規管及於活躍流通市場交易之金融資產之公平值乃參考市場報價釐定；及
- 其他金融資產及金融負債之公平值按公認定價模型，以可於當前市場交易價格或利率作為輸入值進行貼現現金流量分析釐定。

於綜合財務狀況表內確認之公平值計量

下表為於初步確認後按公平值計量之金融工具之分析，並根據公平值之可觀察程度分為第一至三級：

第一級：同一工具(即未經調整或重新包裝)於活躍市場內之報價；

第二級：類似資產或負債於活躍市場內之報價或所有主要輸入值以可觀察之市場數據為基礎之其他估值方法；及

第三級：主要輸入值並非以可觀察之市場數據為基礎之估值方法。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5D. Fair value (continued)

Fair value measurements recognised in the consolidated statement of financial position (continued)

The following table show an analysis of financial instruments recorded at fair value hierarchy:

5. 金融工具(續)

5D. 公平值(續)

於綜合財務狀況表內確認之公平值計量(續)

下表顯示按公平值分級制所劃分之金融工具分析：

		Level 1 第一級 HK\$'000 千港元	Level 2 第二級 HK\$'000 千港元	Level 3 第三級 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				
Financial assets at fair value through profit or loss	經損益按公平值 入賬之金融資產	4,540	–	–	4,540
As at 31 March 2018	於二零一八年 三月三十一日				
Financial assets at fair value through profit or loss	經損益按公平值 入賬之金融資產	4,867	–	–	4,867

For reconciliation of fair value of convertible bonds, please refer to note 30.

There were no transfers between Level 1 and Level 2 in the both years.

就可換股債券之公平值對賬而言，請參閱附註30。

於兩個年度內第一級與第二級之間並無轉撥。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

5. FINANCIAL INSTRUMENTS (CONTINUED)

5D. Fair value (continued)

Fair value measurements recognised in the consolidated statement of financial position (continued)

There were no transfers into or out of Level 3 in the both years.

5. 金融工具(續)

5D. 公平值(續)

於綜合財務狀況表內確認之公平值計量(續)

於兩個年度內並無轉撥入第三級或自第三級轉出。

	Fair value as at 於下列日期之公平值		Fair value hierarchy 公平值等級	Valuation techniques and key inputs 估值技巧及主要輸入數據	Significant unobservable inputs 重大不可觀察輸入數據
	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元			
Financial assets 金融資產					
Listed equity securities classified as financial assets at FVTPL (note 25) 分類為按經損益按公平值 入賬之金融資產之 上市股本證券(附註25)	In Hong Kong HK\$4,540 於香港 4,540 港元	In Hong Kong HK\$4,867 於香港 4,867 港元	Level 1 第一級	Quoted bid prices in an active market 於活躍市場之報價	N/A 不適用

Fair value of financial assets and financial liabilities that are not measured at fair value.

並非按公平值計量之金融資產及金融負債之公平值。

	Financial liabilities 金融負債	2019	2019	2018	2018
		二零一九年 HK\$'000 千港元 Carrying amount 賬面值	二零一九年 HK\$'000 千港元 Fair value 公平值	二零一八年 HK\$'000 千港元 Carrying amount 賬面值	二零一八年 HK\$'000 千港元 Fair value 公平值
Convertible bonds 可換股債券		—	—	234,287	245,700

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

6. SEGMENT INFORMATION

The Group's operating segments are identified on the basis of internal reports which provides information about components of the Group. These information are reported to and received by the chief operating decision maker ("CODM") for the purpose of resource allocation and performance assessment.

The Group has the following continuing operating segments during the year. These segments are managed separately. No operating segments have been aggregated to for the following reportable segments.

- (1) For water exploitation operations, the CODM regularly reviews the performance of the water exploitation operations in the PRC. These operations have been aggregated into a single operating segment and named "Water exploitation operations".
- (2) For property sales and investment operations, the CODM regularly reviews the performance of the property sales and investment operations. These operations have been classified into a single operating segment and named "Property sales and investment".
- (3) For trading of goods operations, the CODM regularly reviews the performance of the trading of goods operation. These operations have been aggregated into a single operating segment and named "Trading of goods".

6. 分類資料

本集團營運分類按提供有關本集團各部分資料之內部申報基準區分。該等資料會呈報予主要營運決策者（「主要營運決策者」）並由其審閱，以分配資源及評估表現。

年內，本集團擁有下列持續營運分類。該等分類乃受個別管理。營運分類概無與下列可報告分類綜合入賬。

- (1) 就水資源開發營運而言，主要營運決策者定期檢討中國水資源開發營運的表現。該等業務已合計為名為「水資源開發營運」之單一經營分類。
- (2) 就物業銷售及投資業務而言，主要營運決策者定期審核物業銷售及投資經營的表現。該等業務已分類為單一經營分部並命名為「物業銷售及投資」。
- (3) 就商品貿易業務而言，主要營運決策者定期檢討商品貿易業務的表現。該等業務已合計為名為「商品貿易」之單一經營分類。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

6. SEGMENT INFORMATION (CONTINUED)

During the year, investing and financing operation was discontinued, thus it is not separately presented on the following segment analysis.

Segment revenue and results

The following is an analysis of the Group's revenue and results by reportable segments:

For the year ended 31 March

6. 分類資料(續)

年內，投資及融資業務已終止，因此，在以下分類分析內不作個別呈列。

分類收益及業績

以下為本集團按可報告分類之收益及業績之分析：

截至三月三十一日止年度

		Continuing Operations 持續經營業務									
		Water exploitation operations 水資源開發營運		Property sales and investment 物業銷售及投資		Trading of goods 商品貿易		Unallocated 未分配		Consolidation 綜合	
		2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年
		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
										(Restated) (經重列)	(Restated) (經重列)
Sales to external customers	向外部客戶銷售	-	-	-	-	32,760	-	269	7,343	33,029	7,343
Total revenue	總收益	-	-	-	-	32,760	-	269	7,343	33,029	7,343
Segment results	分類業績	(1,915)	(1,586)	(117,960)	(34,375)	397	-	-	-	(119,478)	(35,961)
Other revenue	其他收益	3	3	115	220	-	-	1,790	164	1,908	387
Fair value loss on financial assets at fair value through profit or loss	經損益按公平值入賬之金融資產之公平值虧損	-	-	-	-	-	-	(327)	(2,895)	(327)	(2,895)
Central administration costs	中央行政成本	-	-	-	-	-	-	(23,659)	(36,158)	(23,659)	(36,158)
(Loss)/gain on disposal of subsidiaries	出售附屬公司(虧損)/收益	-	-	-	-	-	-	(3,901)	11,564	(3,901)	11,564
Share of results of associates	分佔聯營公司業績	(17,152)	(7,855)	-	-	-	-	-	-	(17,152)	(7,855)
Finance costs	融資成本	-	-	-	-	-	-	(14,314)	(62,935)	(14,314)	(62,935)
Loss before taxation	除稅前虧損									(176,923)	(133,853)
Taxation	稅項	-	-	17,553	9,044	(23)	-	-	(789)	17,530	8,255
Loss for the year	本年度虧損									(159,393)	(125,598)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

6. SEGMENT INFORMATION (CONTINUED)

Segment revenue and results (continued)

Revenue reported above represents revenue generated from external customers. There were no inter-segment sales during the year.

Segment results represent the profit/(loss) of each segment without allocation of other revenue, fair value change on financial assets at fair value through profit or loss, central administration costs, gain/(loss) on disposal of subsidiaries, share of results of associates, finance costs and taxation. This is the measure reported to the CODM for the purpose of resource allocation and assessment of segment performance.

Segment assets and liabilities

The following is an analysis of the Group's assets and liabilities by reportable segments:

6. 分類資料(續)

分類收益及業績(續)

以上報告之收益指來自外部客戶之收益。年內並無分類間之銷售。

分類業績指各個分類之溢利/(虧損)，惟未分配其他收益、經損益按公平值入賬之金融資產之公平值變動、中央行政成本、出售附屬公司收益/(虧損)、分佔聯營公司之業績、融資成本及稅項。此乃向主要營運決策者匯報之措施，旨在進行資源分配及分類表現評估。

分類資產及負債

以下為本集團資產及負債按可報告分類劃分之分析：

		Continuing Operations							
		持續經營業務							
		Water exploration operations		Property sales and investment		Trading of goods		Consolidation	
		水資源開發營運		物業銷售及投資		商品貿易		綜合	
		2019	2018	2019	2018	2019	2018	2019	2018
		二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
		(Restated)							
		(經重列)							
ASSETS	資產								
Segment assets	分類資產	618,896	621,512	1,964,633	1,771,725	251	-	2,583,780	2,393,237
Unallocated corporate assets	未分配企業資產							136,686	467,409
								2,720,466	2,860,646
LIABILITIES	負債								
Segment liabilities	分類負債	(214)	(449)	(342,076)	(327,383)	-	-	(342,290)	(327,832)
Unallocated corporate liabilities	未分配企業負債							(45,878)	(278,250)
								(388,168)	(606,082)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

6. SEGMENT INFORMATION (CONTINUED)

Segment assets and liabilities (continued)

For the purposes of assessing segment performance and allocating resources between segments, the directors of the Company monitor the results, assets and liabilities attributable to each reportable segment on the following basis:

All assets are allocated to reportable segments other than unallocated corporate assets (mainly include property, plant and equipment, bank balances and cash that are used by the investment holding companies, other receivables that are receivable by the investment holding companies and assets classified as held for sale).

All liabilities are allocated to reportable segments other than convertible bonds, deferred tax liabilities and unallocated corporate liabilities (mainly include other payables and accruals borne by the investment holding companies).

Other segment information

6. 分類資料(續)

分類資產及負債(續)

為評估分類表現及分類間分配資源之目的，本公司董事以下述基準監察應佔各可報告分類之業績、資產及負債：

所有資產均分配至可報告分類，除未分配企業資產(主要包括物業、廠房及設備、投資控股公司動用之銀行結餘及現金、投資控股公司應收之其他應收賬款及分類為持作出售資產)外。

所有負債均分配至可報告分類，除可換股債券、遞延稅項負債及未分配企業負債(主要包括投資控股公司所承擔之其他應付賬款及應計費用)外。

其他分類資料

		Continuing Operations 持續經營業務									
		Water exploration operations 水資源開發營運		Property sales and investment 物業銷售及投資		Trading of goods 商品貿易		Unallocated 未分配		Consolidation 綜合	
		2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年	2019 二零一九年	2018 二零一八年
		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
Additions to property, plant and equipment	增添物業、廠房及設備	1,041	633	72	-	-	-	759	360	1,872	993
Depreciation of property, plant and equipment	物業、廠房及設備折舊	-	-	(931)	(1,067)	-	-	(692)	(3,982)	(1,623)	(5,049)
Provision for impairment loss on property, plant and equipment	物業、廠房及設備減值虧損撥備	-	-	-	-	-	-	-	(1,267)	-	(1,267)
Provision for impairment loss on other receivables and deposits paid	其他應收賬款及已付按金之減值虧損撥備	-	-	(1,087)	-	-	-	-	(4,479)	(1,087)	(4,479)
Provision for impairment loss on properties under development	發展中物業之減值虧損撥備	-	-	(66,440)	(54,399)	-	-	-	-	(66,440)	(54,399)
Provision for impairment loss on completed properties held for sale	持作出售之已落成物業之減值虧損撥備	-	-	(72,821)	-	-	-	-	-	(72,821)	-
Over-provision of land value added tax	土地增值稅之超額撥備	-	-	36,628	24,117	-	-	-	-	36,628	24,117

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

6. SEGMENT INFORMATION (CONTINUED)

Geographical information

The Group operates in two principal geographical areas – the PRC and Hong Kong.

The Group's revenue from external customers and information about its non-current assets by geographical location are detailed below:

6. 分類資料(續)

地區資料

本集團在兩個主要地區經營 – 中國及香港。

本集團來自外部客戶之收益及有關其非流動資產(按地理位置劃分)之資料詳述如下：

	Revenue from external customers		Non-current assets	
	來自外部客戶的收益	非流動資產		
	2019	2018	2019	2018
	二零一九年	二零一八年	二零一九年	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
The PRC	–	–	1,753,247	1,408,281
Hong Kong	33,029	7,343	621	465
	33,029	7,343	1,753,868	1,408,746

Information about major customers

During the year ended 31 March 2019, revenue of HK\$32,760,000 was derived from sales of goods to one customer. This customer contributed over 10% of total revenue of the Group during the year ended 31 March 2019.

During the year ended 31 March 2018, revenue of HK\$1,544,000 was derived from loan interest income from one customer. This customer contributed over 10% of total revenue of the Group during the year ended 31 March 2018.

主要客戶資料

截至二零一九年三月三十一日止年度，收益32,760,000港元來自對一名客戶的商品銷售。截至二零一九年三月三十一日止年度，該客戶佔本集團總收益10%以上。

截至二零一八年三月三十一日止年度，收益1,544,000港元來自一名客戶的貸款利息收入。截至二零一八年三月三十一日止年度，該客戶佔本集團總收益10%以上。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

7. REVENUE

An analysis of the Group's revenue for the year 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 (Restated) (經重列)
Continuing operations	持續經營業務		
Revenue from contracts with customers	來自客戶合約之收益		
Sales of goods	銷售商品	32,760	-

The performance obligation is satisfied upon delivery of goods. All of the Group's revenue from sale of goods was recognised at the point in time when control of the products was transferred to the customer.

7. 收益

本集團於本年度之收益分析如下：

履約責任在商品交付時達成。本集團銷售商品的所有收益已於商品控制權轉移至客戶之時點確認。

8. OTHER REVENUE

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Continuing operations	持續經營業務		
Interest income on bank deposits	銀行存款利息收入	1,681	175
Dividend income from financial assets at fair value through profit or loss	經損益按公平值入賬之金融資產之股息收入	26	21
Sundry	雜項	201	191
		1,908	387

8. 其他收益

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

9. OTHER LOSSES

9. 其他虧損

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Continuing operations	持續經營業務		
Loss on disposal of property, plant and equipment	出售物業、廠房及設備虧損	(160)	(6)

10. FINANCE COSTS

10. 融資成本

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Continuing operations	持續經營業務		
Interest on convertible bonds	可換股債券利息	14,314	24,827
Interest on promissory notes	承兌票據利息	-	4,509
Loss on early redemption of promissory notes	提早贖回承兌票據虧損	-	33,599
		14,314	62,935

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

II. LOSS BEFORE TAXATION

II. 除稅前虧損

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (Restated) (經重列)
The Group's loss before taxation from continuing operations is carried at after (crediting)/charging:	本集團之持續經營業務除稅前虧損乃於(計入)/扣除下列各項後達致：		
Directors' emoluments (note 12)	董事酬金(附註12)	3,043	2,331
Other staff costs	其他員工成本	5,561	5,516
Other staff's retirement benefits scheme contributions	其他員工之退休福利計劃供款	667	514
Total staff costs	員工成本總額	9,271	8,361
Auditors' remuneration	核數師酬金		
– audit services	– 核數服務	960	1,147
– non-audit services	– 非核數服務	756	2,085
		1,716	3,232
Depreciation of property, plant and equipment	物業、廠房及設備折舊	1,525	1,712
Amortisation of land use right	土地使用權攤銷	150	–
Minimum lease payments under operating leases	經營租約下之最低租金付款	2,486	995
Fair value loss on financial assets at fair value through profit or loss	經損益按公平值入賬之金融資產之公平值虧損	327	2,895
Exchange loss/(gain), net	匯兌虧損/(收益), 淨額	174	(326)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

12. DIRECTORS' EMOLUMENTS

The emoluments paid or payable to each of the directors were as follows:

12. 董事酬金

已付或應付每位董事之酬金如下：

	Directors' fees		Salaries and other benefits		Retirement benefits scheme contributions		Total		
	2019	2018	2019	2018	2019	2018	2019	2018	
	二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年	
	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	
Executive directors:	執行董事：								
Mr. Li Yuguo (Chairman)	李玉國先生(主席)	384	241	-	-	18	11	402	252
Mr. Liu Yan Chee James (note ii)	劉恩賜先生(附註ii)	692	357	-	-	18	17	710	374
Ms. Guo Yumei (note iii)	果玉梅女士(附註iii)	366	-	194	-	69	-	629	-
Mr. Huang Yilin (note iv)	黃逸林先生(附註iv)	128	384	150	650	6	18	284	1,052
Mr. Chan Yuk Sang (note viii)	陳玉生先生(附註viii)	262	355	-	-	-	-	262	355
Mr. Chan Shi Yin, Keith (note ix)	陳詩賢先生(附註ix)	160	384	-	-	7	18	167	402
Mr. Wu Hongquan (note x)	吳宏權先生(附註x)	-	32	-	-	-	-	-	32
Ms. Li Yali (note xi)	李亞利女士(附註xi)	-	32	-	-	-	-	-	32
Mr. Zhang Zhensheng (note xii)	張振生先生(附註xii)	-	32	-	-	-	-	-	32
		1,992	1,817	344	650	118	64	2,454	2,531

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

12. DIRECTORS' EMOLUMENTS (CONTINUED) 12. 董事酬金(續)

	Directors' fees		Salaries and other benefits		Retirement benefits scheme contributions		Total	
	董事袍金		薪金及其他福利		退休福利計劃供款		總額	
	2019	2018	2019	2018	2019	2018	2019	2018
	二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年
HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	
千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	
Non-executive directors:	非執行董事：							
Mr. Yang Xiaoqiang	楊小強先生							
(Vice chairman) (note i)	(副主席)(附註i)							
	106	-	-	-	-	-	106	-
Mr. Huang Yilin (note iv)	黃逸林先生(附註iv)							
	160	-	-	-	3	-	163	-
	266	-	-	-	3	-	269	-
Independent non-executive directors:	獨立非執行董事：							
Mr. Ba Junyu (note v)	巴俊宇先生(附註v)							
	107	-	-	-	-	-	107	-
Mr. Zhu Xueyi (note vi)	朱學義先生(附註vi)							
	86	-	-	-	-	-	107	-
Mr. Wong Chung Man (note vii)	黃仲文先生(附註vii)							
	107	-	-	-	-	-	107	-
Mr. Zhang Xianlin (note xiii)	張憲林先生(附註xiii)							
	52	156	-	-	-	-	52	156
Mr. Kwok Hong Yee, Jesse (note xiv)	郭匡義先生(附註xiv)							
	52	156	-	-	-	-	52	156
Mr. Ng Ping Yiu (note xv)	伍炳耀先生(附註xv)							
	71	156	-	-	-	-	71	156
	475	468	-	-	-	-	475	468
	2,733	2,285	344	650	121	64	3,198	2,999

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

12. DIRECTORS' EMOLUMENTS (CONTINUED)

Notes:

- (i) Mr. Yang Xiaoqiang was appointed on 13 September 2018.
- (ii) Mr. Liu Yan Chee James was appointed as Chief Executive Officer on 1 August 2018.
- (iii) Ms. Guo Yumei was appointed on 18 April 2018.
- (iv) Mr. Huang Yilin resigned as Chief Executive Officer and re-designated from Executive Director to Non-executive Director with effect from 1 August 2018.
- (v) Mr. Ba Junyu was appointed on 24 July 2018.
- (vi) Mr. Zhu Xueyi was appointed on 13 September 2018.
- (vii) Mr. Wong Chung Man was appointed on 24 July 2018.
- (viii) Mr. Chan Yuk Sang resigned on 6 December 2018.
- (ix) Mr. Chan Shi Yin, Keith retired with effect from 31 August 2018.
- (x) Mr. Wu Hongquan resigned on 28 April 2017.
- (xi) Ms. Li Yali resigned on 28 April 2017.
- (xii) Mr. Zhang Zhensheng resigned on 28 April 2017.
- (xiii) Mr. Zhang Xianlin resigned with effect from 1 August 2018.
- (xiv) Mr. Kwok Hong Yee, Jesse resigned with effect from 1 August 2018.
- (xv) Mr. Ng Ping Yiu resigned with effect from 13 September 2018.

During the years ended 31 March 2019 and 2018, no emoluments were paid by the Group to the directors as an inducement to join, or upon joining the Group, or as compensation for loss of office. None of the directors has waived or agreed to waive any emoluments during the years ended 31 March 2019 and 2018.

12. 董事酬金(續)

附註：

- (i) 楊小強先生於二零一八年九月十三日獲委任。
- (ii) 劉恩賜先生於二零一八年八月一日獲委任為行政總裁。
- (iii) 果玉梅女士於二零一八年四月十八日獲委任。
- (iv) 黃逸林先生辭任行政總裁，並由執行董事調任為非執行董事，自二零一八年八月一日起生效。
- (v) 巴俊宇先生於二零一八年七月二十四日獲委任。
- (vi) 朱學義先生於二零一八年九月十三日獲委任。
- (vii) 黃仲文先生於二零一八年七月二十四日獲委任。
- (viii) 陳玉生先生於二零一八年十二月六日辭任。
- (ix) 陳詩賢先生已於二零一八年八月三十一日退任。
- (x) 吳宏權先生已於二零一七年四月二十八日辭任。
- (xi) 李亞利女士已於二零一七年四月二十八日辭任。
- (xii) 張振生先生於二零一七年四月二十八日辭任。
- (xiii) 張憲林先生於二零一八年八月一日辭任。
- (xiv) 郭匡義先生於二零一八年八月一日辭任。
- (xv) 伍炳耀先生於二零一八年九月十三日辭任。

於截至二零一九年及二零一八年三月三十一日止年度，本集團概無支付予董事酬金作為彼等加入或於加入本集團時之獎金或離職補償。於截至二零一九年及二零一八年三月三十一日止年度，概無董事放棄或同意放棄任何薪酬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

13. EMPLOYEES' EMOLUMENTS

(a) Five highest paid individuals

The aggregate emoluments of the five highest paid individuals for the year included 3 (2018: 2) directors of the Company, whose emoluments are included in note 12 above. The emoluments for the remaining 2 (2018: 3) individuals 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 and other benefits	薪金及其他福利	1,783	1,589
Retirement benefits scheme contributions	退休福利計劃供款	35	42
		1,818	1,631

The emoluments of the remaining 2 (2018: 3) individuals fell within the following bands:

		Number of individuals 人數	
		2019 二零一九年	2018 二零一八年
HK\$Nil – HK\$1,000,000	零港元至1,000,000港元	1	3
HK\$1,000,000 – HK\$2,000,000	1,000,000港元至2,000,000港元	1	–
		2	3

(b) Senior management of the Group

During the years ended 31 March 2019 and 2018, no emoluments were paid by the Group to the senior management as an inducement to join or upon joining the Group or as compensation for loss of office. None of them has waived or agreed to waive any emoluments during the year ended 31 March 2019 and 2018.

13. 僱員酬金

(a) 五名最高薪人士

本年度五名最高薪人士之酬金總額包括本公司三名(二零一八年：兩名)董事，其酬金詳情載於上文附註12。餘下兩名(二零一八年：三名)人士的酬金如下：

餘下兩名(二零一八年：三名)之酬金介乎以下範圍：

(b) 本集團之高級管理層

於截至二零一九年及二零一八年三月三十一日止年度，本集團概無支付予高級管理層酬金作為彼等加入或於加入本集團時之獎金或離職補償。於截至二零一九年及二零一八年三月三十一日止年度，彼等無放棄或同意放棄任何薪酬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

14. TAXATION

Continuing Operations

14. 稅項

持續經營業務

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (Restated) (經重列)
Current tax:	即期稅項：		
– Hong Kong Profits Tax	– 香港利得稅	23	–
– PRC Enterprise Income Tax	– 中國企業所得稅	–	468
Total current tax expenses	即期稅項開支總額	23	468
Deferred income tax:	遞延所得稅：		
– Decrease in deferred tax liabilities (Note 31)	– 遞延稅項負債減少(附註31)	(17,553)	(9,044)
Credit for the year	本年度抵免	(17,530)	(8,576)

Hong Kong Profits Tax has been provided at the rate of 16.5% (2018: 16.5%) on the estimated assessable profit arising in Hong Kong during the year.

Subsidiaries in the PRC are subjected to the PRC Enterprise Income Tax at 25% for the years ended 31 March 2019 and 2018.

香港利得稅已按於本年度在香港產生之估計應課稅溢利之稅率16.5%(二零一八年：16.5%)撥備。

截至二零一九年及二零一八年三月三十一日止年度，中國之附屬公司須按25%繳付中國企業所得稅。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

14. TAXATION (CONTINUED)

Continuing Operations (continued)

In accordance to the tax assessment of Inland Revenue Department of tax losses of approximately HK\$102,351,000 (2018: HK\$97,143,000) can be carried forward to offset the future taxable profits. No deferred tax asset has been recognised due to the unpredictability of the future profit stream.

The tax credit for the year can be reconciled to the loss before taxation per consolidated statement of profit or loss and other comprehensive income as follows:

14. 稅項(續)

持續經營業務(續)

根據稅務局之稅項評估，約102,351,000港元(二零一八年：97,143,000港元)之稅項虧損可結轉以抵銷日後之應課稅溢利。由於日後收益來源之不可預測性，故並無確認遞延稅項資產。

本年度之稅項抵免可與綜合損益及其他全面收益表之除稅前虧損對賬如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (Restated) (經重列)
Loss before taxation (from continuing operations)	除稅前虧損(來自持續經營業務)	170,811	132,720
Tax at the Hong Kong Profits Tax rate of 16.5% (2018: 16.5%)	按香港利得稅稅率16.5% (二零一八年：16.5%)		
	計算之稅項	28,184	21,899
Tax effect of share of result of associates	分佔聯營公司		
	業績之稅務影響	(2,830)	(1,296)
Tax effect of expenses not deductible for tax purposes	就稅項而言不獲扣稅		
	開支之稅項影響	(21,706)	(13,070)
Tax effect of income not taxable for tax purposes	就稅項而言毋須課稅		
	收益之稅項影響	9,294	480
Tax effect of tax losses not recognised	未獲確認之稅項		
	虧損之稅項影響	(3,388)	(3,264)
Unrecognised deferred tax arising from temporary difference	暫時差額產生之		
	未確認遞延稅項	(1,947)	(184)
Utilisation of tax losses previous not recognised	動用先前未獲確認之稅項虧損	105	1,121
Tax reduction	稅項扣減	20	-
Tax effect of different tax rates of subsidiaries operating in other jurisdictions	在其他司法權區經營之附屬公司不同稅率之稅務影響	9,798	2,890
Tax credit for the year	本年度稅項抵免	17,530	8,576

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

15. DISCONTINUED OPERATIONS

Refer to the announcement of the Company dated 11 July 2018, having considered the keen market competition and the challenging environment, risks associated with the possible default by the borrowers, decline in lending interest rates, and opportunities for other new and more profitable businesses, management has resolved to cease the operation of its money lending business.

In March 2018, management had the plan to dispose of the Hangzhou properties and iron mining business operated in Indonesia ("Disposal Group"). As the carrying amount of the Disposal Group will be recovered principally through a sale transaction rather than through continuing use, the Group classified the above assets and liabilities as held for sale.

The major classes of assets and liabilities of Disposal Group classified as assets held for sale and liabilities directly associated with assets classified as held for sale as at 31 March 2018 was set out in Note 16.

For the year ended 31 March 2019, the results and cash flows of money lending business and the Disposal Group are treated as discontinued operations. The comparative consolidated statement of profit or loss and related notes have been represented as if the operations discontinued during the year have been discontinued at the beginning of the comparative period.

For the years ended 31 March 2019 and 2018, the results and cash flows of the discontinued operations are analysed as follows.

15. 已終止業務

參閱本公司日期為二零一八年七月十一日之公佈，經考慮激烈之市場競爭及充滿挑戰之環境、借款人可能違約之相關風險、放債利率下降以及其他全新及更具有盈利能力之業務機會，管理層已議決終止經營其放債業務。

於二零一八年三月，管理層計劃出售杭州物業及於印尼營運之鐵礦開採業務（「出售組別」）。由於出售組別之賬面值將主要透過一項出售交易而非持續使用而收回，故本集團將以上資產及負債分類為持作出售。

於二零一八年三月三十一日，出售組別之分類為持作出售資產及與分類為持作出售資產直接相關之負債之主要類別資產及負債載於附註16。

截至二零一九年三月三十一日止年度，放債業務及出售組別之業績及現金流量被視為已終止業務。比較綜合損益表及相關附註已重新呈列，猶如年內已終止營運之業務已於比較期初終止營運。

截至二零一九年及二零一八年三月三十一日止年度，已終止業務之業績及現金流量分析如下。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

15. DISCONTINUED OPERATIONS (CONTINUED)

Analysis of discontinued operations

15. 已終止業務(續)

對已終止業務之分析

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (Restated) (經重列)
Loan interest income	貸款利息收入	269	7,343
Administrative expenses	行政開支	(1,788)	(7,209)
Provision for impairment loss on property, plant and equipment	物業、廠房及設備之 減值虧損撥備	-	(1,267)
Loss on disposal of subsidiaries	出售附屬公司虧損	(4,539)	-
Loss on disposal of property, plant and equipment	出售物業、廠房及設備虧損	(54)	-
Loss before taxation	除稅前虧損	(6,112)	(1,133)
Taxation	稅項	-	(321)
Loss for the year from discontinued operations	本年度已終止業務之虧損	(6,112)	(1,454)
Loss for the year from discontinued operations attributable to:	以下人士應佔本年度已 終止業務之虧損：		
Owners of the Company	本公司擁有人	(6,052)	(369)
Non-controlling interest	非控股權益	(60)	(1,085)
		(6,112)	(1,454)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

15. DISCONTINUED OPERATIONS (CONTINUED)

Analysis of discontinued operations (continued)

15. 已終止業務(續)

對已終止業務之分析(續)

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (Restated) (經重列)
The Group's loss for the year from discontinued operations is carried at after charging:	本集團本年度已終止業務之虧損乃於扣除下列各項後達致：		
Directors' emoluments (Note 12)	董事酬金(附註12)	155	668
Staff costs	員工成本	204	1,066
Staff's retirement benefits scheme contributions	員工之退休福利計劃供款	8	48
Total staff costs	員工成本總額	367	1,782
Depreciation of property, plant and equipment	物業、廠房及設備折舊	98	3,337
Minimum lease payments under operating leases	經營租約下之最低租金付款	874	1,429
Cash flows from discontinued operations:	來自己終止業務之現金流量：		
Net cash used in operating activities	經營活動所用之現金淨額	(139)	(1,113)
Net cash generated from investing activities	投資活動產生之現金淨額	130	-
Net cash generated from financing activities	融資活動產生之現金淨額	-	925
Net decrease in cash and cash equivalents	現金及現金等值物之減少淨額	(9)	(188)
Effect of foreign exchange rate changes	外匯匯率變動影響	-	5
Net cash outflow	現金流出淨額	(9)	(183)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

16. ASSETS CLASSIFIED AS HELD FOR SALE/ LIABILITIES DIRECTLY ASSOCIATED WITH ASSETS CLASSIFIED AS HELD FOR SALE

16. 分類為持作出售資產／與分 類為持作出售資產直接相關 之負債

		2018 二零一八年	
		Notes 附註	HK\$'000 千港元
Properties, plant and equipment	物業、廠房及設備	18	29,761
Prepayments, deposits and other receivables	預付款項、按金及 其他應收賬款	24	628
Bank balances and cash	銀行結餘及現金	26	95
Assets classified as held for sale	分類為持作出售資產		30,484
Other payables and accruals	其他應付賬款及應計費用	28	220
Income tax payable	應付所得稅		2
Liabilities directly associated with assets classified as held for sale	與分類為持作出售資產 直接相關之負債		222

Note:

Disposal Group Held for Sale

In March 2018, management had the plan to dispose of the Hangzhou properties and iron mining business operated in Indonesia. As the carrying amount of the Disposal Group will be recovered principally through a sale transaction rather than through continuing use, the Group classified the above assets and liabilities as held for sale.

The carrying amount of related assets and liabilities are carried at the lower of carrying amount and their fair value less costs to sell and, management considers that no impairment loss was recognised.

The disposal of the Disposal Group was completed on 28 September 2018. For details, please refer to note 35(b).

附註：

持作出售之出售組別

於二零一八年三月，管理層計劃出售杭州物業及於印尼營運之鐵礦開採業務。由於出售組別之賬面值將主要透過一項出售交易而非持續使用而收回，故本集團將以上資產及負債分類為持作出售。

相關資產及負債的賬面值按賬面值及其公平值減出售成本的較低者列賬，管理層認為無須確認減值虧損。

出售組別之出售已於二零一八年九月二十八日完成。詳情請參閱附註35(b)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

17. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY FOR THE YEAR

From continuing and discontinued operations

The calculation of the basic loss per share attributable to the owners of the Company is based on the following data:

17. 本年度本公司擁有人應佔每股虧損

來自持續經營業務及已終止業務

本公司擁有人應佔每股基本虧損乃根據以下數據計算：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (Restated) (經重列)
Loss	虧損		
Loss for the year from continuing operations attributable to the owners of the Company	本公司擁有人應佔 本年度持續經營業務之虧損	(152,588)	(123,621)
Loss for the year from discontinued operations attributable to the owners of the Company	本公司擁有人應佔 本年度已終止業務之虧損	(6,052)	(368)
		(158,640)	(123,989)
		2019 二零一九年 '000 Shares 千股	2018 二零一八年 '000 Shares 千股
Number of shares	股份數目		
Weighted average number of shares for the purpose of basic earnings per share (Note)	用作計算每股基本盈利之股份 加權平均數目(附註)	7,177,443	5,990,265

Note:

The basic and diluted loss per share from continuing and discontinued operations are the same for the years ended 31 March 2019 and 2018, as the effect of the share options and convertible notes would be anti-dilutive and were not included in the calculation of diluted loss per share.

附註：

由於購股權及可換股票據均具反攤薄作用且其不包括在每股攤薄虧損之計算中，故此截至二零一九年及二零一八年三月三十一日止年度來自持續經營業務及已終止業務之每股基本及攤薄虧損相同。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

17. LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY FOR THE YEAR (CONTINUED)

From continuing operations

The calculation of basic loss per share from continuing operations attributable to the owners of the Company is based on the following data:

	2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元 (Restated) (經重列)
Loss for the year from continuing operations attributable to the owners of the Company	(152,588)	(123,621)

From discontinued operations

Basic loss per share from discontinued operations is HK\$0.084 cents per share (2018 (Restated): HK\$0.006 cents), based on the loss for the year from discontinued operations attributable to the owners of the Company of approximately HK\$6,052,000 (2018 (Restated): HK\$368,000). The denominators used are the same as those detailed above for both basic and diluted loss per share.

The basic and diluted loss per share from discontinued operations are the same for the years ended 31 March 2019, as the effect of the share options and convertible bonds would be anti-dilutive and were not included in the calculation of diluted loss per share.

17. 本年度本公司擁有人應佔每股虧損(續)

來自持續經營業務

本公司擁有人應佔持續經營業務每股基本虧損乃根據以下數據計算：

來自已終止業務

根據本公司擁有人應佔本年度已終止業務之虧損約6,052,000港元(二零一八年(經重列)：368,000港元)，已終止經營業務每股基本虧損為每股0.084港仙(二零一八年(經重列)：0.006港仙)。所使用的分母與上文詳述用於計算每股基本及攤薄虧損的分母相同。

由於購股權及可換股債券具有反攤薄影響且並無計入每股攤薄虧損計算，截至二零一九年三月三十一日止年度，已終止業務之每股基本及攤薄虧損相同。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

18. PROPERTY, PLANT AND EQUIPMENT

18. 物業、廠房及設備

		Buildings	Furniture, fixtures and office equipment	Leasehold improvements	Motor vehicles	Plant and machinery	Construction in progress	Total
		樓宇	裝置、傢俬及辦公室設備	租賃物業裝修	汽車	廠房及機器	在建工程	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元
Cost:	成本：							
As at 1 April 2017	於二零一七年四月一日	38,081	2,094	8,336	3,598	7,789	-	59,898
Additions	增添	-	242	118	-	-	633	993
Disposals	出售	-	(8)	-	-	-	-	(8)
Exchange realignment	匯兌調整	3,418	122	821	349	(171)	38	4,577
Reclassified to assets classified as held for sale (note)	已重新分類至分類為持作出售之資產(附註)	(41,499)	(224)	(1,486)	-	(7,618)	-	(50,827)
As at 31 March 2018 and 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	-	2,226	7,789	3,947	-	671	14,633
Additions	增添	-	450	381	-	-	1,041	1,872
Disposals	出售	-	(431)	(1,427)	(365)	-	-	(2,223)
Exchange realignment	匯兌調整	-	(118)	(408)	(230)	-	(42)	(798)
As at 31 March 2019	於二零一九年三月三十一日	-	2,127	6,335	3,352	-	1,670	13,484
Accumulated depreciation and impairment:	累計折舊及減值：							
As at 1 April 2017	於二零一七年四月一日	10,457	641	2,481	1,747	4,942	-	20,268
Charge for the year	年內支出	1,487	353	1,389	664	1,156	-	5,049
Impairment loss	減值虧損	-	-	-	-	1,267	-	1,267
Eliminated on disposals	出售時撇銷	-	(2)	-	-	-	-	(2)
Exchange realignment	匯兌調整	553	50	213	213	(128)	-	901
Reclassified to assets classified as held for sale (note)	已重新分類至分類為持作出售之資產(附註)	(12,497)	(195)	(1,137)	-	(7,237)	-	(21,066)
As at 31 March 2018 and 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	-	847	2,946	2,624	-	-	6,417
Charge for the year	年內支出	-	345	824	454	-	-	1,623
Eliminated on disposals	出售時撇銷	-	(300)	(1,306)	(266)	-	-	(1,872)
Exchange realignment	匯兌調整	-	(37)	(107)	(156)	-	-	(300)
As at 31 March 2019	於二零一九年三月三十一日	-	855	2,357	2,656	-	-	5,868
Carrying amounts:	賬面值：							
As at 31 March 2019	於二零一九年三月三十一日	-	1,272	3,978	696	-	1,670	7,616
As at 31 March 2018	於二零一八年三月三十一日	-	1,379	4,843	1,323	-	671	8,216

Note: As at 31 March 2018, property, plant and equipment with a carrying amount of approximately HK\$29,761,000 have been reclassified to assets classified as held for sale (for details, please refer to note 16).

附註：於二零一八年三月三十一日，賬面值約29,761,000港元之物業、廠房及設備已重新分類至分類為持作出售之資產(詳情請參閱附註16)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

19. INTANGIBLE ASSETS

19. 無形資產

		Land use right (Note i) 土地使用權 (附註i) HK\$'000 千港元	Exclusive right (Note ii) 獨家權利 (附註ii) HK\$'000 千港元	Water mining licence (Note iii) 採水證 (附註iii) HK\$'000 千港元	Total 總計 HK\$'000 千港元
Cost:	成本：				
As at 1 April 2017	於二零一七年四月一日	–	576,334	–	576,334
Additions on acquisition of subsidiaries	收購附屬公司之增添	–	–	374,427	374,427
Exchange realignment	匯兌調整	–	–	272	272
Reclassified to assets classified as held for sale	重新分類至分類為持作出售之資產	–	(576,334)	–	(576,334)
As 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	–	–	374,699	374,699
Additions	增添	10,602	–	–	10,602
Exchange realignment	匯兌調整	11	–	(287)	(276)
As at 31 March 2019	於二零一九年三月三十一日	10,613	–	374,412	385,025
Accumulated amortisation and impairment:	累計攤銷及減值：				
As at 1 April 2017	於二零一七年四月一日	–	576,334	–	576,334
Reclassified to assets classified as held for sale	重新分類至分類為持作出售之資產	–	(576,334)	–	(576,334)
As 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	–	–	–	–
Amortisation for the year	年內攤銷	150	–	–	150
As at 31 March 2019	於二零一九年三月三十一日	150	–	–	150
Carrying amount:	賬面值：				
As at 31 March 2019	於二零一九年三月三十一日	10,463	–	374,412	384,875
As at 31 March 2018	於二零一八年三月三十一日	–	–	374,699	374,699

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

19. INTANGIBLE ASSETS (CONTINUED)

Notes:

- (i) Land use right represents the right to use the land for water exploitation activities in Hunan. The land is located at 湖南新田縣新圩鎮新嘉公路三占塘段西側。The land use right is valid for 50 years.

Land use right is amortised on a straight-line basis over its lease term. The lease term of the land use right is 50 years.

- (ii) Exclusive right represents the Deed of Statement and Power of Attorney dated 12 September 2009 and made between PT. Indo Modern Mining Sejahtera ("Indo"), the holder of the operation licence in the mining are located in Lumajang, East Java, Indonesia, and PT. Dampar Golden International ("PT. Dampar"), pursuant to which, Indo grants exclusive rights and authorities to PT. Dampar to manage and arrange all activities in the mining area on behalf of Indo.

Exclusive right is amortised on a straight-line basis over its estimated useful economic life. The useful economic life of the exclusive rights was estimated with reference to the validity of the operation licence held by Indo. The operation licence was valid for ten years from 21 July 2010 and the holder was entitled to apply for renewal for two times with a 10-year term each.

The Ministerial Regulation No. 1/2014 promulgated by the Indonesian Government with effect from 1 January 2014. According to the regulation, the Indonesian government stopped the export of unprocessed mineral products with a view to encouraging the upgrading of minerals through processing and refining before such minerals can be exported. To mitigate this negative effect, the Company entered into a purchase agreement to purchase equipment for the purpose of refining the iron sand to sponge iron of higher than 75% Fe employing the direct reduction method. For the details, please refer to the Company's announcements dated 24 January 2014 and 2 May 2014 respectively.

As at 31 March 2018, the exclusive right has been fully amortised and impaired.

During the year ended 31 March 2019, the exclusive right was disposed of by disposal of the subsidiary, China Value Assets Limited.

- (iii) Water mining licence represents the right to conduct water exploitation activities in Hunan. The subsidiary, 湖南新田富錳礦泉水有限公司 had entered into an agreement with Hunan Government to grant the subsidiary a water mining licence for exploitation of mineral water for 5 years. The subsidiary has the priority to extend the mineral water mining licence afterwards. The mine is located at 湖南新田縣三占塘。The subsidiary has the exclusive rights and authorities to manage and arrange all activities in the mining area.

Water mining licence is amortised on a straight-line basis over its estimated useful economic life. The useful economic life of the water mining licence was estimated with reference to the validity of the operation licence held and the productions plans of the Group. No amortisation was provided for the year ended 31 March 2019 as commercial production has not yet commenced during the year.

The Group is required to assess any indication of impairment on the water mining licence at the end of each reporting period. The Group has completed its annual impairment test for the water mining licence. No impairment loss was recognised for the year ended 31 March 2019, as the fair value of the water mining licence calculated is higher than its carrying amount. The fair value of the water mining licence was determined based on multi period excess earnings method which uses sum of discounted present value of the projected annual excess earnings. As at 31 March 2019, the fair value of the water mining licence is referenced to valuation report issued by AP Appraisal Limited, independent qualified valuers.

19. 無形資產(續)

附註：

- (i) 土地使用權指於湖南作水開採活動之土地之使用權利。該土地位於湖南新田縣新圩鎮新嘉公路三占塘段西側。土地使用權的有效期為50年。

土地使用權於其租期按直線法攤銷。土地使用權的租期為50年。

- (ii) 獨家權利指PT. Indo Modern Mining Sejahtera ("Indo") (為位於印尼東爪哇省南彰縣開採之經營許可證之持有人)與PT. Dampar Golden International ("PT. Dampar")於二零零九年九月十二日訂立之聲明契約及授權書，據此，Indo向PT. Dampar授出獨家權利及權力以代表Indo管理及安排於礦區進行之所有活動。

獨家權利乃於其估計可用經濟年期內以直線法攤銷。獨家權利之可用經濟年期乃參考由Indo所持經營許可證之有效性而進行估計。經營許可證之有效期由二零一零年七月二十一日起計為期十年，而持有人有權申請續期兩次，每次期限為十年。

印尼政府頒佈部門規例第1/2014號，自二零一四年一月一日起生效。根據該規例，印尼政府停止出口未加工礦產品，藉以鼓勵於有關礦產可被出口前透過加工及提煉升級礦產。為減輕此負面影響，本公司訂立購買協議以購買設備以使用直接還原鐵法將鐵砂提煉為鐵含量達75%以上之海綿鐵。有關詳情，請參閱本公司日期分別為二零一四年一月二十四日及二零一四年五月二日之公佈。

於二零一八年三月三十一日，獨家權利已全數攤銷及減值。

截至二零一九年三月三十一日止年度期間，已透過出售附屬公司China Value Assets Limited出售獨家權利。

- (iii) 採水證指於湖南進行水開採活動的權利。附屬公司湖南新田富錳礦泉水有限公司已與湖南政府訂立協議以授予該附屬公司為期五年的採水證開採礦泉水。該附屬公司之後可優先延長礦泉水採水證。礦泉水位於湖南新田縣三占塘。該附屬公司擁有獨家權利及權力管理及安排於礦區進行之所有活動。

採水證於其估計可用經濟年期按直線法攤銷。採水證之可使用經濟年期乃參考本集團所持經營許可證之有效期及生產計劃而估計。由於截至二零一九年三月三十一日止年度尚未開始商業生產，故年內並無作出攤銷。

本集團須於各報告期末評估採水證之任何減值跡象。本集團已完成採水證之年度減值測試。由於所計算之採水證公平值高於其賬面價值，截至二零一九年三月三十一日止年度，並無確認減值虧損。採水證之公平值乃根據多期超額收益法(以預算年度超額收益之折現現值總和進行估算)釐定。於二零一九年三月三十一日，採水證之公平值乃參考獨立合資格估值師AP Appraisal Limited發佈之估值報告。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

20. INTERESTS IN ASSOCIATES

20. 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
At the beginning of the year	年初	226,960	427,228
Addition	增添	–	234,892
Disposal	出售	–	(427,272)
Share of post-acquisition losses and other comprehensive income during the year, net of dividends received	年內分佔收購後虧損及其他全面收益，扣除已收股息	(16,443)	(7,888)
At the end of the year	年末	210,517	226,960

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Amount due from an associate	應收一間聯營公司之款項	2,340	–

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

20. INTERESTS IN ASSOCIATES (CONTINUED)

Notes:

- (a) Amount due from an associate is unsecured, interest-bearing at 10% per annum and repayable within one year.
- (b) The Group disposed of 35% equity interests in Shenzhen Zhaosheng Anye Investment Development Company Limited* (深圳招商安業投資發展有限公司) through disposal of 60% and 40% equity interest in a subsidiary, Shenzhen Penghongsheng Industrial Development Limited* (深圳鵬鴻昇實業發展有限公司) on 11 May 2017 and 30 October 2017 respectively.
- (c) On 25 April 2017, the Group acquired 20% equity interests in Hong Kong Spring Water Ding Dong Group Company Limited. After the acquisition, Hong Kong Spring Water Ding Dong Group Company Limited and its wholly-owned subsidiary in Guangxi (collectively "Spring Water Ding Dong") become associates of the Group.
- (d) The Group completed its annual impairment test for interests in associates, Spring Water Ding Dong by comparing the recoverable amount to the carrying amount as at 31 March 2019 and 2018. The Group has engaged AP Appraisal Limited to carry out a valuation of the interests in associates as at 31 March 2019 and 2018 based on the value in use calculations. This valuation uses cash flow projections based on financial estimates covering a ten-year period.

20. 於聯營公司之權益(續)

附註：

- (a) 應收一間聯營公司之款項為無抵押、按10%年利率計息，並須於一年內償還。
- (b) 本集團分別於二零一七年五月十一日及二零一七年十月三十日透過出售一間附屬公司深圳鵬鴻昇實業發展有限公司60%及40%股權，出售深圳招商安業投資發展有限公司35%股權。
- (c) 於二零一七年四月二十五日，本集團收購香港泉水叮咚集團有限公司20%股權。收購完成後，香港泉水叮咚集團有限公司及其於廣西的全資附屬公司(統稱「泉水叮咚」)成為本集團的聯營公司。
- (d) 本集團透過比較可收回金額與其於二零一九年及二零一八年三月三十一日之賬面值，完成其於聯營公司泉水叮咚之權益之年度減值測試。本集團已委聘AP Appraisal Limited，以使用價值計算為基準，就於二零一九年及二零一八年三月三十一日該聯營公司之權益估值。此估值乃按十年期間之財務估值利用現金流量預測計算。

* For identification purpose only

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

20. INTERESTS IN ASSOCIATES (CONTINUED)

(d) (Continued)

The key assumptions and discount rate used in the value-in-use calculations are as follows:

		2019 二零一九年	2018 二零一八年
Gross margin (% of revenue)	毛利率(收益%)	59.73%	59.73%
Operating expenses (% of revenue)	經營開支(收益%)	33.04%	33.58%
Long term annual growth rate used to extrapolate cash flows	用於推算現金流量的長期增長率	3%	3%
Pre-tax discount rate	稅前折現率	13%	14%

Gross margin is the average margin as a percentage of revenue over the ten-year forecast period. It is based on the current sales margin levels with adjustments made to reflect the expected future price adjustments in bottled mineral water product which management does not expect to be able to pass on to customers through price changes.

Operating expenses are the average operating expenses as a percentage of sales volume over the ten-year forecast period. Management forecasts these costs based on the current business structure, adjusting for future products marketing strategies.

The long term growth rate used is the expected annual growth rate of operating cash flows based on the historical experience of management in the wholesale and retail markets of bottled mineral water.

The value assigned to the above assumptions reflect past experience and are consistent with management plans for focusing operations in these markets. The management believes that the assumptions are reasonable achievable.

20. 於聯營公司之權益(續)

(d) (續)

用於使用價值計算之重要假設及折現率載列如下：

毛利率為十年預測期佔收益百分比的平均毛利率，其乃按目前銷售利潤水平進行調整，以反映瓶裝礦泉水產品的預期未來價格調整，管理層預期不會透過價格變動轉嫁予客戶。

經營開支為十年預測期平均經營開支佔銷量的百分比。管理層根據目前業務架構預測該等成本，並對未來產品營銷策略進行調整。

根據管理層於瓶裝礦泉水批發及零售市場的過往經驗，所使用的長期增長率為營運現金流量的預期年增長率。

分配至上述假設之價值反映過往經驗，並與管理層專注於經營該等市場之計劃一致。管理層相信該假設為合理可行。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

20. INTERESTS IN ASSOCIATES (CONTINUED)

Details of the Group's associates, which were held indirectly by the Company at the end of reporting period, were as follows:

20. 於聯營公司之權益(續)

本集團聯營公司(本公司於報告期末間接持有)之詳情如下：

Name of associates 聯營公司名稱	Form of business and structure 業務形式及架構	Place of incorporation/ operation 註冊成立/ 營運地點	Class of shares/ registered capital held 持有之股份/註冊 資本類別	Proportion of nominal value of paid capital/registered capital held by the Group 本集團持有之已付股本 面值/註冊資本之百分比		Principal activities 主要業務
				2019 二零一九年	2018 二零一八年	
Hong Kong Spring Water Ding Dong Group Company Limited 香港泉水叮咚集團 有限公司	Incorporated 註冊成立	Hong Kong 香港	Ordinary 普通	20%	20%	Investment holding and water business 投資控股及水業務
Guangxi Spring Water Ding Dong Beverages Company Limited* 廣西泉水叮咚飲品有限公司 (前稱廣西康之源天然 山泉水有限責任公司)	Incorporated 註冊成立	the PRC 中國	Registered 已註冊	20%	20%	Production and sales of bottled water 生產及銷售瓶裝水

* For identification purpose only

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

20. INTERESTS IN ASSOCIATES (CONTINUED)

Summarised financial information in respect of the Group's associates, Spring Water Ding Dong, for the year ended 31 March 2019 (2018: the period from the date of acquisition to 31 March 2018) was set out below which represents amounts shown in the respective financial statements of the associates prepared in accordance with HKFRSs. The associates are accounted for using the equity method in the consolidated financial statements.

20. 於聯營公司之權益(續)

本集團之聯營公司泉水叮咚截至二零一九年三月三十一日止年度(二零一八年：由收購日期起至二零一八年三月三十一日期間)之財務資料概要載於下文，為有關聯營公司按香港財務報告準則編製之各相關財務報表內所示之金額。聯營公司在綜合財務報表內以權益法列賬。

		Spring Water Ding Dong 泉水叮咚	
		2019	2018
		二零一九年	二零一八年
		HK\$'000	HK\$'000
		千港元	千港元
Current asset	流動資產	33,925	42,172
Non-current asset	非流動資產	121,515	160,027
Current liabilities	流動負債	210,426	227,524
Revenue	收益	17,712	24,494
Loss for the period	本期虧損	(85,760)	(39,274)
Other comprehensive income	其他全面收益	3,544	(385)
Total comprehensive income	全面收益總額	(82,216)	(39,659)

Reconciliation of the above summarised financial information to the carrying amount of the interests in associates recognised in the consolidated financial statements.

上述財務資料概要與於綜合財務報表內確認聯營公司權益之賬面值之對賬。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

20. INTERESTS IN ASSOCIATES (CONTINUED) 20. 於聯營公司之權益(續)

		Spring Water Ding Dong 泉水叮咚	
		2019	2018
		二零一九年	二零一八年
		HK\$'000	HK\$'000
		千港元	千港元
Net liabilities of the associates as at acquisition date	聯營公司於收購 日期之負債淨額	(33,841)	(33,841)
Proportion of the Group's ownership interests in associates	本集團於聯營公司之擁有權權益 百分比	20%	20%
Cost of investments in associates	投資聯營公司之成本		
Unlisted in Hong Kong	香港境內非上市	(6,768)	(6,768)
Valuation adjustment from acquisition	收購之估值調整	210,217	210,217
Goodwill	商譽	31,443	31,443
Share of post-acquisition losses and other comprehensive income, net of dividends received	分佔收購後虧損及其他全面 收益，扣除已收股息	(24,375)	(7,932)
Carrying amount of the Group's interests in associates	本集團於聯營 公司之權益之賬面值	210,517	226,960

There is no commitment and contingent liabilities under the associates.

該等聯營公司下並無任何承諾及或然負債。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

21. PROPERTIES UNDER DEVELOPMENT

21. 發展中物業

		2019	2018
		二零一九年	二零一八年
		HK\$'000	HK\$'000
		千港元	千港元
Properties under development	發展中物業	358,956	853,803
Less: provision for impairment	減：減值撥備	(66,507)	(57,694)
		292,449	796,109

Properties under development are the residential properties located in Beibu District, Jinshitan, Jinzhou New District, Dalian, the PRC under development for sale.

As at 31 March 2019, the balance included land use rights of approximately HK\$121,229,000 (2018: HK\$216,191,000). Upon completion of the construction, the land use rights would be transferred to completed properties held for sale.

As at 31 March 2018, as the contracted sales proceeds of pre-sale units less their estimated costs of completion is lower than their carrying amounts, provision for impairment was recognised.

During the year ended 31 March 2019, provision for impairment on properties under development of approximately HK\$57,694,000 (2018: Nil) were transferred to the provision for impairment on completed properties held for sale (note 22).

For the year ended 31 March 2019, additional provision for impairment was recognised to reflect the decrease of net realisable value of properties under development.

發展中物業乃位於中國大連金州新區金石灘北部區之供出售之發展中住宅物業。

於二零一九年三月三十一日，餘額包括約121,229,000港元（二零一八年：216,191,000港元）之土地使用權。土地使用權將於竣工後轉撥至持作出售之已落成物業。

於二零一八年三月三十一日，由於已預售單位的合約銷售款減其估計竣工成本低於其賬面值，因此確認減值撥備。

於截至二零一九年三月三十一日止年度，約57,694,000港元（二零一八年：無）之發展中物業之減值撥備已轉撥至持作出售之已落成物業之減值撥備（附註22）。

截至二零一九年三月三十一日止年度已確認額外的減值撥備，以反映發展中物業的可變現淨值之減少。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

21. PROPERTIES UNDER DEVELOPMENT (CONTINUED)

The Group's properties under development at their book values are analysed as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Located in the PRC, held on:	在中國持有：		
Leases of between 10 to 50 years	10至50年租約	292,449	796,109

As at 31 March 2019, land use right of approximately HK\$121,229,000 (2018: HK\$129,536,000) was pledged to a bank for a recurring loan granted to a third party. For the details, please refer to note 39.

21. 發展中物業(續)

本集團發展中物業按其賬面值分析如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Located in the PRC, held on:	在中國持有：		
Leases of between 10 to 50 years	10至50年租約	292,449	796,109

於二零一九年三月三十一日，約121,229,000港元(二零一八年：129,536,000港元)之土地使用權已抵押予銀行，作為第三方獲授循環貸款之擔保。詳情請參閱附註39。

22. COMPLETED PROPERTIES HELD FOR SALE

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Completed properties held for sale	持作出售之已落成物業	497,839	-
Less: Provision for impairment	減：減值撥備	(126,889)	-
		370,950	-

22. 持作出售之已落成物業

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

22. COMPLETED PROPERTIES HELD FOR SALE (CONTINUED)

The completed properties held for sale were located in the PRC under medium-term lease. Completed properties held for sale which are expected to be recovered in more than twelve months after the reporting date are classified under current assets as it is expected to be realised in the Group's normal operating cycle.

During the year ended 31 March 2019, provision for impairment of approximately HK\$57,694,000 (2018: Nil) was transferred from properties under development (note 21).

For the year ended 31 March 2019, additional provision for impairment was recognised to reflect the decrease in net realisable value of the completed properties located in Dalian of the PRC.

23. LOAN RECEIVABLES

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Loan receivables	應收貸款	–	149,050
Interest receivables	應收利息	–	2,451
		–	151,501

22. 持作出售之已落成物業(續)

中期租賃下持作出售之已落成物業位於中國。預期將於報告日期十二個月後收回的持作出售之已落成物業分類為流動資產，此乃由於該等物業預期將於本集團正常營運週期變現。

於截至二零一九年三月三十一日止年度，約57,694,000港元(二零一八年：無)減值撥備轉撥自發展中物業撥備(附註21)。

截至二零一九年三月三十一日止年度已確認額外的減值撥備，以反映位於中國大連之已落成物業可變現淨值之減少。

23. 應收貸款

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

23. LOAN RECEIVABLES (CONTINUED)

Based on the loan commencement date set out in the relevant contracts, aging analysis of the Group's loan receivables as of each reporting 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
0 – 180 days	零至180日	–	151,501
181 – 365 days	181至365日	–	–
		–	151,501

The Group's loan receivables, which arise from the money lending business in Hong Kong, are denominated in Hong Kong dollars. The loan receivables were repaid in accordance with the terms of the loan agreements and all loan receivables are recoverable within one year.

All loan receivables are secured, bear interest and are receivable with fixed terms agreed with customers. The maximum exposure to credit risk at the reporting date is the carrying value of the loan receivables. The aged analysis of the loan receivables that are not individually nor collectively considered to be impaired 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
Neither past due nor impaired	未逾期未減值	–	–
Less than 90 days past due	逾期不足90天	–	151,501
		–	151,501

23. 應收貸款(續)

根據載於有關合約之貸款開始日期，本集團應收貸款於各報告日期之賬齡分析如下：

本集團之應收貸款(來自於香港之放債業務)以港元計值。應收貸款根據貸款協議之條件償還，而所有應收貸款可於一年內收回。

所有應收貸款均為有抵押、計息及按與客戶協定之固定條款收回。於報告日期最高之信貸風險為應收貸款之賬面值。未被個別認定或組合認為已減值之應收貸款賬齡分析如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

23. LOAN RECEIVABLES (CONTINUED)

As at 31 March 2018, the loan receivables of approximately HK\$151,501,000 were past due but not impaired. The overdue amounts were fully settled in April 2018, it indicates that no impairment is needed.

As at 31 March 2018, the effective interest rates on the Group's loan receivables is approximately 5.5% per annum. Interest income of approximately HK\$7,343,000 has been recognised in revenue in the consolidated statement of profit or loss and other comprehensive income during the year and receivable on the date of repayment.

24. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

23. 應收貸款(續)

於二零一八年三月三十一日，應收貸款約151,501,000港元已逾期但未減值。逾期款項已於二零一八年四月悉數結清，其表明無需減值。

於二零一八年三月三十一日，本集團應收貸款之實際年利率約為5.5%。年內，利息收入約7,343,000港元已於綜合損益及其他全面收益表內之收益確認且於還款日應收。

24. 預付款項、按金及其他應收賬款

		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：		
Deposits for acquisition of investment properties (note i)	收購投資物業之按金(附註i)	1,150,860	798,871
Current assets:	流動資產：		
Deposits paid, net (note ii)	已付按金淨額(附註ii)	93,154	136,941
Prepayments (note iii)	預付款項(附註iii)	2,373	1,161
Other receivables, net (note iv)	其他應收賬款淨額(附註iv)	73,259	49,010
		168,786	187,112

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

24. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES (CONTINUED)

The movement of the provision for impairment loss on deposits and other receivables (excluding prepayments and prepaid other taxes) is disclosed in note 5C.

The creation and release of provision for impaired receivables have been included in the consolidated statement of profit or loss and other comprehensive income. Amounts charged to the provision account are generally written off, when there is no expectation of recovering additional cash.

The other classes within prepayments, deposits and other receivables do not contain impaired assets.

As at 31 March 2018, prepayments, deposits and other receivables with a carrying amount of approximately HK\$628,000 have been reclassified to assets classified as held for sale (for details, please refer to note 16).

24. 預付款項、按金及其他應收賬款(續)

按金及其他應收賬款(不包括預付款項及其他預繳稅項)的減值撥備變動於附註5C披露。

產生及解除應收款項減值撥備已計入綜合損益及其他全面收益表。於撥備賬扣除之金額一般在預期不能收回更多現金時撇銷。

預付款項、按金及其他應收賬款的其他分類款項並不包含減值資產。

於二零一八年三月三十一日，預付款項、按金及其他應收賬款約628,000港元已重新分類至分類為持作出售之資產(詳情請參閱附註16)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

24. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES (CONTINUED)

Other receivables, net are denominated in the following currencies:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
RMB	人民幣	73,129	48,974
HK\$	港元	130	36
		73,259	49,010

Notes:

- (i) As at 31 March 2019, deposits paid of approximately HK\$292,449,000 (2018: HK\$312,489,000) were in relation to three acquisitions of properties in Yantian where the physical possession of the properties has been delivered to the Group. According to the supplementary agreement disclosed in the announcement dated 3 May 2018, the titles of the three properties should be transferred to the Group before 30 December 2018. Nevertheless, according to the announcement dated 19 June 2019, the vendor has still not registered the title of the properties under the name of the Group. The approval from the PRC government authority for issuing the building ownership certificate remained pending. The Group is now actively negotiating with the vendor on this matter for the possible ways to resolve the same.

As at 31 March 2019, deposit paid of approximately HK\$233,959,000 (2018: HK\$249,991,000) was in relation to acquisition of properties in Beijing. Details of which were set out in the announcement of the Company dated 28 February 2017.

As at 31 March 2019, deposit paid of approximately HK\$624,452,000 (2018: HK\$236,391,000) was in relation to acquisition of properties in Shenyang ("Shenyang Properties"). Details of which are set out in the announcement of the Company dated 12 October 2017. In mid-April 2019, the Group received a notice from the vendor that it is anticipated that the vendor would not be able to complete the construction of the Shenyang Properties and deliver the same to the Group in accordance with the agreed terms of the sale and purchase agreement on 12 October 2017. The vendor proposed to terminate the sale and purchase agreement. On 24 April 2019, after arm's length negotiations between the vendor and the Group, the parties entered into a termination agreement. Details of which are set out in the announcement of the Company dated 24 April 2019.

24. 預付款項、按金及其他應收賬款(續)

其他應收賬款淨額以下列貨幣計值：

附註：

- (i) 於二零一九年三月三十一日，約292,449,000港元(二零一八年：312,489,000港元)之已付按金與三項鹽田物業之收購相關，且該等物業之實質擁有權已交付予本集團。根據日期為二零一八年五月三日的公佈披露之補充協議，該三項物業之業權須於二零一八年十二月三十日前轉讓予本集團。然而，根據日期為二零一九年六月十九日的公佈，賣方尚未以本集團名義登記該等物業的業權。有關批准尚待簽發房屋所有權證的中國政府機關發出。為尋求解決有關事宜的可能方法，本集團正就此與賣方積極磋商。

於二零一九年三月三十一日，約233,959,000港元(二零一八年：249,991,000港元)之已付按金與收購北京物業相關。詳情載於本公司日期為二零一七年二月二十八日之公佈。

於二零一九年三月三十一日，約624,452,000港元(二零一八年：236,391,000港元)之已付按金與收購瀋陽物業(「瀋陽物業」)相關。詳情載於本公司日期為二零一七年十月十二日之公佈。於二零一九年四月中旬，本集團收到賣方之通知，表示賣方未能根據二零一七年十月十二日簽訂之買賣協議之條款如期完成建設瀋陽物業，並將該等物業交予本集團。賣方建議終止買賣協議。於二零一九年四月二十四日，經賣方與本集團公平磋商後，上述各方簽訂終止協議。詳情載於本公司日期為二零一九年四月二十四日之公佈。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

24. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES (CONTINUED)

Notes: (continued)

- (ii) As at 31 March 2019, deposits paid were mainly relating to (1) two buildings naming right located in Shenzhen of approximately HK\$21,023,000 (2018: HK\$22,463,000) and (2) acquisition of properties in Zengcheng of approximately HK\$72,528,000 (2018: HK\$113,746,000). The acquisition of properties in Zengcheng was terminated on 18 January 2017. Based on the Group's historical credit loss experience, the Group recognised a loss allowance for expected credit loss on the deposits paid (for details, please refer to note 5C).

- (iii) As at 31 March 2019, prepayments mainly comprised prepayment of indirect cost incurred for properties under development and advertising expenses for water exploitation operations.

As at 31 March 2018, prepayments mainly comprised prepayment of indirect cost incurred for properties under development.

- (iv) As at 31 March 2019 and 2018, other receivables mainly comprised other tax prepaid in the PRC, payable to third party for a potential business co-operation and cash advanced to staff.

One of the other receivables, from 深圳市方虹實業發展有限公司, of approximately HK\$4,445,000 (2018: HK\$4,750,000), represented the business guaranty margin paid for properties redevelopment project situated at 深圳市羅湖區松園路方虹大院住宅片區. The margin is refundable if all land title owners of 方虹大院住宅片區 agree to transfer their land use rights to 深圳市方虹實業發展有限公司. The management considered that the possibility of getting the refund is remote and a provision of impairment has been made.

24. 預付款項、按金及其他應收賬款(續)

附註：(續)

- (ii) 於二零一九年三月三十一日，已付按金主要關於(1)兩幢位於深圳之樓宇命名權約21,023,000港元(二零一八年：22,463,000港元)及(2)收購增城物業約72,528,000港元(二零一八年：113,746,000港元)。有關收購增城物業已於二零一七年一月十八日終止。根據本集團的過往信貸虧損經驗，本集團就已付按金的預期信貸虧損確認虧損撥備(詳情請參閱附註5C)。

- (iii) 於二零一九年三月三十一日，預付款項主要包括發展中物業產生之間接成本及水資源開發營運之宣傳費用之預付款項。

於二零一八年三月三十一日，預付款項主要包括發展中物業產生之間接成本之預付款項。

- (iv) 於二零一九年及二零一八年三月三十一日，其他應收賬款主要包括預付其他中國稅項、就潛在業務合作應付第三方款項及墊付予員工之現金。

其中一筆其他應收賬款來自深圳市方虹實業發展有限公司，約4,445,000港元(二零一八年：4,750,000港元)，指位於深圳市羅湖區松園路方虹大院住宅片區之物業重建項目之已付商業保證金。倘方虹大院住宅片區全部土地業權擁有人同意將彼等之土地使用權轉讓至深圳市方虹實業發展有限公司，該保證金為可退還。管理層認為，取得退款之可能性極微並已計提減值撥備。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

25. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

25. 經損益按公平值入賬之金融資產

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Equity securities listed in Hong Kong at quoted bid price	於香港上市之股本證券，按報價	4,540	4,867

Fair value are determined with reference to quoted market bid price.

公平值乃根據市場報價釐定。

26. BANK BALANCES AND CASH

26. 銀行結餘及現金

Cash and cash equivalents were denominated in the following currencies:

現金及現金等值物以下列貨幣計值：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
RMB	人民幣	60,416	29,346
HK\$	港元	66,115	251,730
Others	其他	754	751
		127,285	281,827

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

26. BANK BALANCES AND CASH (CONTINUED)

The remittance of cash and cash equivalents denominated in RMB out of the PRC is subject to the foreign exchange control restrictions imposed by the government of the PRC.

As at 31 March 2018, bank balances and cash of approximately HK\$95,000 have been reclassified to assets classified as held for sale (for details, please refer to note 16).

26. 銀行結餘及現金(續)

自中國匯出以人民幣計值之現金及現金等值物須符合中國政府實施之外匯管制限制。

於二零一八年三月三十一日，銀行結餘及現金約95,000港元已重新分類至分類為持作出售資產(有關詳情請參閱附註16)。

27. TRADE PAYABLES

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Trade payables	貿易應付賬款	81,071	41,726

The following is an ageing analysis of trade payables at the end of the reporting period, based on the contract date or invoice date:

於報告期末根據合約日期或發票日期之貿易應付賬款賬齡分析如下：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
0 to 90 days	0至90日	29,322	-
91 to 180 days	91至180日	-	294
181 to 365 days	181至365日	13,135	-
Over 365 days	超過365日	38,614	41,432
		81,071	41,726

The trade payables are non-interest bearing, normally settled on terms of one year, and denominated in RMB.

貿易應付賬款為免息，且一般須於一年內結清並以人民幣計值。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

28. OTHER PAYABLES AND ACCRUALS

28. 其他應付賬款及應計費用

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Land value added tax payable	應付土地增值稅	29,609	70,815
Accruals	應計費用	2,205	2,138
Other payables (note i & ii)	其他應付賬款(附註i及ii)	92,095	94,409
Accrued interest on convertible bonds	可換股債券之應計利息	-	6,109
		123,909	173,471

Other payables and accruals are denominated in the following currencies:

其他應付賬款及應計費用以下列貨幣計值：

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
RMB	人民幣	112,981	162,446
HK\$	港元	10,928	11,025
		123,909	173,471

As at 31 March 2018, other payables and accruals with a carrying amount of approximately HK\$220,000 have been reclassified to liabilities directly associated with assets classified as held for sale (for details, please refer to note 16).

於二零一八年三月三十一日，其他應付賬款及應計費用約220,000港元已重新分類至與分類為持作出售資產直接相關之負債(有關詳情請參閱附註16)。

Notes:

附註：

- (i) As at 31 March 2019, other payables mainly comprised funds received from third parties in the PRC for potential business co-operations of approximately HK\$78,596,000 (2018: HK\$83,981,000).
- (ii) As at 31 March 2019, other payables included amount due to non-controlling interest of approximately HK\$9,912,000 (2018: HK\$4,002,000). The advances are unsecured, interest-free and repayable on demand.

- (i) 於二零一九年三月三十一日，其他應付賬款主要包括就潛在業務合作經營自中國第三方收取之資金約78,596,000港元(二零一八年：83,981,000港元)。
- (ii) 於二零一九年三月三十一日，其他應付賬款包括應付非控股權益款項約9,912,000港元(二零一八年：4,002,000港元)。有關墊款為無抵押、免息及按要求償還。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

29. SHARE CAPITAL

29. 股本

		Number of ordinary shares 普通股數目	Amount 金額 HK\$'000 千港元
Authorised:	法定：		
Ordinary share of HK\$0.25 each At 1 April 2017, 31 March 2018 and 1 April 2018	每股面值0.25港元之普通股 於二零一七年四月一日、 二零一八年三月三十一日及 二零一八年四月一日	10,000,000,000	2,500,000
Capital Reorganisation 2018 (note(c))	二零一八股本重組(附註(c))	240,000,000,000	–
Ordinary share of HK\$0.01 each At 31 March 2019	每股面值0.01港元之普通股 於二零一九年三月三十一日	250,000,000,000	2,500,000
Issued and fully paid:	已發行及繳足：		
Ordinary share of HK\$0.25 each At 1 April 2017	每股面值0.25港元之普通股 於二零一七年四月一日	5,343,690,000	1,335,923
Subscription of shares (note (a))	認購股份(附註(a))	1,000,000,000	250,000
Ordinary share of HK\$0.25 each At 31 March 2018 and 1 April 2018	每股面值0.25港元之普通股 於二零一八年三月三十一日及 二零一八年四月一日	6,343,690,000	1,585,923
Subscription of shares (note (b))	認購股份(附註(b))	1,268,000,000	317,000
Capital Reorganisation 2018 (note (c))	二零一八股本重組(附註(c))	–	(1,826,806)
Ordinary share of HK\$0.01 each At 31 March 2019	每股面值0.01港元之普通股 於二零一九年三月三十一日	7,611,690,000	76,117

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

29. SHARE CAPITAL (CONTINUED)

Notes:

- (a) On 7 July 2017, Mr Li Yuguo agreed to subscribe 1,000,000,000 new ordinary shares at subscription price of HK\$0.25 per share. The subscription was completed on 8 August 2017.
- (b) On 17 April 2018, Mr Li Yuguo agreed to subscribe 1,268,000,000 new ordinary shares at subscription price of HK\$0.25 per share. The subscription was completed on 3 August 2018.
- (c) Pursuant to a special resolution passed at a special general meeting held on 12 November 2018, the Company implemented the Capital Reorganisation 2018 on 13 November 2018 which involved (i) capital reduction, pursuant to which the issued share capital of the Company were reduced by a reduction of the par value of each issued shares from HK\$0.25 to HK\$0.01, which reduction comprised a cancellation of such amount of the paid-up capital on each issued share so that each issued share were treated as one fully paid-up share of par value of HK\$0.01 in the share capital of the Company immediately following the capital reduction and the credit arising from the capital reduction were credited to the capital reserve account of the Company; and (ii) sub-division of each of the authorised but unissued shares of par value of HK\$0.25 into twenty-five new shares of par value of HK\$0.01 each.

30. CONVERTIBLE BONDS

On 20 August 2015, the Company issued convertible bonds due on 20 August 2018 with a principal amount of HK\$432,000,000, which is intercomprising 4% coupon rate per annum (the "2015 CB"). The convertible bonds were issued for potential future investments, including real estate projects and the general working capital of the Group. The convertible bonds are designated as fair value on initial recognition and are convertible into fully paid ordinary shares with a par value of HK\$0.25 each of the Company at an initial conversion price of HK\$0.72. The effective interest rate is 15.91%. The Company will redeem the convertible bonds if the bonds have not been converted on maturity date. The principal amount of convertible bonds outstanding was approximately HK\$244,800,000 as at 31 March 2018. During the year ended 31 March 2019, outstanding convertible bonds with principal amount of approximately HK\$244,800,000 were fully repaid upon maturity.

29. 股本(續)

附註：

- (a) 於二零一七年七月七日，李玉國先生同意以認購價每股股份0.25港元認購1,000,000,000股新普通股。該認購於二零一七年八月八日完成。
- (b) 於二零一八年四月十七日，李玉國先生同意以認購價每股股份0.25港元認購1,268,000,000股新普通股。該認購於二零一八年八月三日完成。
- (c) 根據於二零一八年十一月十二日舉行之股東特別大會上通過之特別決議案，本公司實行二零一八股本重組，並於二零一八年十一月十三日生效，其涉及(i)股本減少，據此本公司每股已發行股份之面值從0.25港元減少至0.01港元，以減少本公司之已發行股本。此股本減少包括在每股已發行股份取消相當數量之已繳股本，使到每股已發行股份於緊接著股本減少後被當作本公司股本中之每股面值為0.01港元之已繳股份。股本減少所產生之進賬款額撥入本公司之資本儲備帳；及(ii)分拆面值為0.25港元之每股獲授權但未發行之股份為25股新股份，每股的面值為0.01港元。

30. 可換股債券

於二零一五年八月二十日，本公司發行本金額為432,000,000港元於二零一八年八月二十日到期、票息率為每年4%之可換股債券(「二零一五年可換股債券」)。可換股債券乃就包括房地產項目在內之潛在日後投資及本集團一般營運資金而發行。可換股債券乃於初步確認時指定為按公平值入賬，並可按0.72港元之初步轉換價轉換為本公司每股面值0.25港元之繳足普通股。實際利率為15.91%。本公司將贖回可換股債券，前提為該等債券於到期日未獲兌換。於二零一八年三月三十一日，尚未行使之可換股債券之本金額約為244,800,000港元。於截至二零一九年三月三十一日止年度，尚未行使之可換股債券之本金額約為244,800,000港元，已於到期時悉數支付。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

30. CONVERTIBLE BONDS (CONTINUED)

30. 可換股債券(續)

		2015 CB	Total
		二零一五年 可換股債券	總計
		HK\$'000	HK\$'000
		千港元	千港元
Equity component	權益部分		
At 1 April 2017, 31 March 2018 and 1 April 2018	於二零一七年四月一日、 二零一八年三月三十一日及 二零一八年四月一日	72,561	72,561
Redemption of convertible bonds during the year	於年內贖回可換股債券	(72,561)	(72,561)
At 31 March 2019	於二零一九年三月三十一日	–	–
Liability component	負債部分		
At 1 April 2017	於二零一七年四月一日	209,769	209,769
Imputed interest expense charged	估算利息支出	34,310	34,310
Interest paid	已付利息	(9,792)	(9,792)
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	234,287	234,287
Imputed interest expense charged	估算利息支出	14,322	14,322
Interest paid	已付利息	(3,809)	(3,809)
Redemption of convertible bonds during the year	於年內贖回可換股債券	(244,800)	(244,800)
At 31 March 2019	於二零一九年三月三十一日	–	–

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

30. CONVERTIBLE BONDS (CONTINUED)

The convertible bonds as at the end of reporting period are analysed as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Non-current liabilities	非流動負債	—	—
Current liabilities	流動負債	—	234,287
		—	234,287

The fair value of the convertible bonds issued has been arrived on the basis of a valuation carried out on the date of issue by Peak Vision Appraisal Limited, independent professional valuers not connect with the Group.

As at 31 March 2018, the fair value of the 2015 CB was approximately HK\$245,700,000 with reference to valuation report issued by AP Appraisal Limited, an independent qualified valuer.

30. 可換股債券(續)

於各報告期末，可換股債券分析如下：

已發行可換股債券之公平值乃根據與本集團並無關連之獨立專業估值師漂鋒評估有限公司於發行日期所進行之估值達致。

於二零一八年三月三十一日，經參考獨立資格估值師AP Appraisal Limited之估值報告，二零一五年可換股債券之公平值約為245,700,000港元。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

31. DEFERRED TAX LIABILITIES

The components of deferred tax liabilities recognised on the consolidated statement of financial position and the movements during the years ended 31 March 2019 and 2018 are as follows:

31. 遞延稅項負債

於截至二零一九年及二零一八年三月三十一日止年度內，於綜合財務狀況表確認為遞延稅項負債的組成部分及變動如下：

		Fair value adjustments arising from acquisition of subsidiaries 收購附屬公司 產生之 公平值調整 HK\$'000 千港元
Deferred tax arising from:	下列各項所產生的遞延稅項：	
At 1 April 2017	於二零一七年四月一日	41,469
(Credited)/charged	(計入)/扣除	
– to profit or loss	– 損益	(9,044)
– to other comprehensive income	– 其他全面收益	3,929
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	36,354
Credited	計入	
– to profit or loss	– 損益	(17,553)
– to other comprehensive income	– 其他全面收益	(2,349)
At 31 March 2019	於二零一九年三月三十一日	16,452
		2019 二零一九年 HK\$'000 千港元
		2018 二零一八年 HK\$'000 千港元
Net deferred tax liabilities in the consolidated statement of financial position	於綜合財務狀況表確認為遞延稅項負債淨額	16,452
		36,354

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS

The Company's share options scheme adopted on 14 January 2002 (the "2002 Share Option Scheme") for the purposes of recognition of significant contribution of and for the provision of incentives to any directors, employees (whether full-time or part-time), consultants, customers, suppliers, agents, partners or advisors of or contractors to the Group or affiliates ("Eligible Persons"). On 12 July 2011, the Company had granted 140,500,000 share options to directors, employees and other affiliates under the 2002 Share Option Scheme.

The 2002 Share Option Scheme has been terminated on 9 August 2011 and a new share option scheme (the "2011 Share Option Scheme") was adopted by the Company on 9 August 2011.

The 2011 Share Option Scheme is adopted for the same purpose of the 2002 Share Option Scheme.

32. 購股權

本公司已於二零零二年一月十四日採納購股權計劃(「二零零二年購股權計劃」)，旨在肯定本集團或聯屬公司之任何董事、僱員(不論全職或兼職)、顧問、客戶、供應商、代理人、合夥人或諮詢人或承辦商(「合資格人士」)所作出之重要貢獻，並向彼等提供獎勵。於二零一一年七月十二日，本公司已根據二零零二年購股權計劃向董事、僱員及其他聯屬公司授出140,500,000份購股權。

二零零二年購股權計劃已於二零一一年八月九日終止，而本公司於二零一一年八月九日採納一項新購股權計劃(「二零一一年購股權計劃」)。

二零一一年購股權計劃乃按與二零零二年購股權計劃之相同目的採納。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

Under the terms of the 2011 Share Option Scheme, the Board of Directors of the Company may for a notional consideration of HK\$1 grant option to the Eligible Persons to subscribe for shares in the Company at a price no less than the higher of (i) the closing price of the Company's shares as stated in the Stock Exchange's daily quotations sheet on the date of offer of the option (which must be a business day); (ii) the average closing price of the shares as stated in the Stock Exchange's daily quotations sheets for the five business days immediately preceding the date of offer of the option. Options granted under the 2011 Share Option Scheme must be taken up within 28 business days from the date on which the offer is made by returning a written acceptance of the offer signed by the Eligible Persons together with the payment of HK\$1 per option (the "Acceptance Conditions"). Options granted and accepted may be exercised at any time for 10 years commencing on the date on which an option is accepted in accordance with the Acceptance Conditions under the 2011 Share Option Scheme (the "Option Period"). Options granted under the Scheme will be exercisable in the Option Period notwithstanding that the scheme period of the 2011 Share Option Scheme does not prescribe any minimum period for which an option must be held before it can be exercised and has not specified that the exercise of an option is subject to any performance target.

The maximum number of shares which may be issued upon exercise of all options to be granted under the 2011 Share Option Scheme cannot exceed 10% (the "Limited") of the issued share capital of the Company at the date of adoption of the 2011 Share Option Scheme, excluding any options lapsed in accordance with the terms of the 2011 Share Option Scheme and any other share option schemes.

32. 購股權(續)

根據二零一一年購股權計劃之條款，本公司董事會可以象徵式代價1港元向合資格人士授出購股權，以不少於(i)提呈購股權當日(必須為營業日)本公司股份在聯交所每日報價表所示之收市價；(ii)緊接提呈購股權當日前五個營業日股份在聯交所每日報價表所示之平均收市價(以較高者為準)之價格認購本公司股份。根據二零一一年購股權計劃授出之購股權必須以交回合資格人士所簽署之書面要約接納函件，連同按每份購股權繳付1港元(「接納條件」)於進行要約當日起計28個營業日內獲接納。獲授及接納之購股權可根據二零一一年購股權計劃按接納條件由接納購股權當日起計十年內(「購股權期間」)隨時行使。根據計劃授出之購股權須於購股權期間內行使，儘管二零一一年購股權計劃並無規定購股權於行使前之最短持有期，亦無指定行使購股權須先達到任何表現目標。

根據二零一一年購股權計劃將授出之所有購股權獲行使時可發行之股份數目最多不可超過本公司於採納二零一一年購股權計劃當日已發行股本之10%(不包括根據二零一一年購股權計劃及任何其他購股權計劃之條款已失效之任何購股權)(「上限」)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

The maximum number of shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Scheme and any other share option schemes of the Company shall not, in aggregate, exceed 30% of the total number of shares in issue from the time to time. Option will not be granted to any Eligible Persons if the exercise in full of all options, including any unexercised options and shares already issued under all previous option granted, would in the 12-month period up to and including the date of such further grant enable that relevant Eligible Person to have shares exceeding 1% of the issued shares of the Company for the time being unless separate approval by the shareholders in general meeting is obtained.

2002 Share Option Scheme

As at 31 March 2018, the number of shares in respect of which share options remained outstanding under 2002 Share Option Scheme was 220,000, representing 0.003% of the shares of the Company in issue at the reporting date.

As at 31 March 2019, the number of shares in respect of which share options remained outstanding under 2002 Share Option Scheme was 220,000, representing 0.003% of the shares of the Company in issue at the reporting date.

32. 購股權(續)

根據計劃及本公司任何其他購股權計劃授出之所有尚未行使之購股權在獲行使時可予發行之股份數目，最多合共不得超過不時已發行股份總數之30%。倘於直至及包括該進一步授予之日期之12個月期間全面行使全部購股權(包括任何尚未行使之購股權及根據所有過往授出之購股權所發行之股份)導致任何合資格人士擁有本公司當時之已發行股份超過1%，則購股權將不會授予有關合資格人士，除非已於股東大會上取得股東另行批准，則屬例外。

二零零二年購股權計劃

於二零一八年三月三十一日，於二零零二年購股權計劃項下仍尚未行使之購股權涉及之股份數目為220,000股，佔本公司於報告日期已發行股份之0.003%。

於二零一九年三月三十一日，於二零零二年購股權計劃項下仍尚未行使之購股權涉及之股份數目為220,000股，佔本公司於報告日期已發行股份之0.003%。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

2002 Share Option Scheme (continued)

During the year under review, the details and movements in the share options granted under 2002 Share Option Scheme are as follows:

32. 購股權(續)

二零零二年購股權計劃(續)

於回顧年度內，根據二零零二年購股權計劃授出購股權的詳情及變動載列如下：

	Date of grant	Exercisable period	Adjusted exercise price per share	Number of share options					Outstanding at 31 March 2019
				Outstanding at 1 April 2018	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
	授出日期	行使期	每股經調整行使價	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一九年三月三十一日尚未行使
			(Note 1)						
			(附註)						
			HK\$						
			港元						
Category 1: Directors	12 July 2011	12 July 2011 – 11 July 2021	1.775	140,000	-	-	-	-	140,000
類別一：董事	二零一一年七月十二日	二零一一年七月十二日至二零二一年七月十一日							
Category 2: Employees	12 July 2011	12 July 2011 – 11 July 2021	1.775	80,000	-	-	-	-	80,000
類別二：僱員	二零一一年七月十二日	二零一一年七月十二日至二零二一年七月十一日							
Total for all categories				220,000	-	-	-	-	220,000
所有類別總計									
Weighted average exercise price (HK\$)				1.775	-	-	-	-	1.775
加權平均行使價(港元)									

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

2002 Share Option Scheme (continued)

32. 購股權(續)

二零零二年購股權計劃(續)

	Date of grant	Exercisable period	Adjusted exercise price per share	Number of share options					Outstanding at 31 March 2018
				Outstanding at 1 April 2017	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
	授出日期	行使期	每股經調整行使價 (Note i) (附註i) HK\$ 港元	於二零一七年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一八年三月三十一日尚未行使
Category 1: Directors 類別一：董事	12 July 2011 二零一一年七月十二日	12 July 2011 – 11 July 2021 二零一一年七月十二日至二零二一年七月十一日	1.775	140,000	-	-	-	-	140,000
Category 2: Employees 類別二：僱員	12 July 2011 二零一一年七月十二日	12 July 2011 – 11 July 2021 二零一一年七月十二日至二零二一年七月十一日	1.775	3,080,000	-	-	(3,000,000)	-	80,000
Total for all categories 所有類別總計				3,220,000	-	-	(3,000,000)	-	220,000
Weighted average exercise price (HK\$) 加權平均行使價(港元)				1.775	-	-	1.775	-	1.775

Note:

- (i) The closing price of the Company's shares quoted on the Stock Exchange on the date of grant was HK\$0.071 (adjusted to HK\$1.775 upon capital reorganisation became effective on 3 June 2013).

附註：

- (i) 本公司股份於授出日期於聯交所所報之收市價為0.071港元(於股本重組於二零一三年六月三日生效後調整為1.775港元)。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

2002 Share Option Scheme (continued)

The fair value of the share options granted during the year ended 31 March 2011 were priced using the Trinomial model. The inputs into the model share option type.

		2002 Share Option Scheme 二零零二年購 股權計劃
Grant date share price	授出日期股價	HK\$0.071 港元
Exercise price	行使價	HK\$0.071 港元
Adjusted exercisable price after Capital Reorganisation 2013	於二零一三股本重組後之經調整行使價	HK\$1.775 港元
Expected volatility	預期波幅	78.743%
Expected option life	預期購股權年期	10 years 年
Dividend yield	股息率	0%
Risk-free interest rate	無風險利率	2.796%

2011 Share Option Scheme

On 28 September 2016, 379,500,000 share options were granted to directors, employees and consultant under 2011 Share Option Scheme at an exercisable price of HK\$0.261 per share.

As at 31 March 2018, the number of shares in respect of which share options remained outstanding under 2011 Share Option Scheme was 464,300,000, representing 7.32% of the Shares of the Company in issue at the reporting date.

32. 購股權(續)

二零零二年購股權計劃(續)

於截至二零一一年三月三十一日止年度授出購股權之公平值乃使用三項式期權定價模式定價。該模式購股權種類之輸入值。

二零一一年購股權計劃

於二零一六年九月二十八日，本公司根據二零一一年購股權計劃按行使價每股0.261 港元向董事、僱員及顧問授出379,500,000份購股權。

於二零一八年三月三十一日，就根據二零一一年購股權計劃授出而仍未行使之購股權涉及之股份數目為464,300,000股，佔本公司於報告日期已發行股份之7.32%。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

2011 Share Option Scheme (continued)

As at 31 March 2019, the number of shares in respect of which share options remained outstanding under 2011 Share Option Scheme was 99,400,000, representing 1.31% of the Shares of the Company in issue at the reporting date.

During the year ended 31 March 2019 and 2018, the details and movements in the share options granted under 2011 Share Option Scheme are as follows:

32. 購股權(續)

二零一一年購股權計劃(續)

於二零一九年三月三十一日，就根據二零一一年購股權計劃授出而仍未行使之購股權涉及之股份數目為99,400,000股，佔本公司於報告日期已發行股份之1.31%。

截至二零一九年及二零一八年三月三十一日止年度，根據二零一一年購股權計劃已授出之購股權之詳情及變動如下：

	Date of grant	Exercisable period	Exercise price per share	Number of share options					Outstanding at 31 March 2019
				Outstanding at 1 April 2018	Granted during the year	Exercised during the year	Lapsed during the year	Cancelled during the year	
	授出日期	行使期	每股行使價 HK\$ 港元	於二零一八年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於年內註銷	於二零一九年三月三十一日尚未行使
Category 1: Directors 類別一：董事	26 August 2014 二零一四年八月二十六日	26 August 2014 – 25 August 2024 二零一四年八月二十六日至二零二四年八月二十五日	0.352	400,000	-	-	-	-	400,000
	3 October 2014 二零一四年十月三日	3 October 2014 – 2 October 2024 二零一四年十月三日至二零二四年十月二日	0.520	2,000,000	-	-	-	-	2,000,000
	20 April 2015 二零一五年四月二十日	20 April 2015 – 19 April 2025 二零一五年四月二十日至二零二五年四月十九日	0.395	55,000,000	-	-	-	(27,000,000)	28,000,000
	28 September 2016 二零一六年九月二十八日	28 September 2016 – 27 September 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	275,000,000	-	-	(159,000,000)	(53,000,000)	63,000,000
Category 2: Employees 類別二：僱員	26 August 2014 二零一四年八月二十六日	26 August 2014 – 25 August 2024 二零一四年八月二十六日至二零二四年八月二十五日	0.352	1,200,000	-	-	(700,000)	-	500,000
	3 October 2014 二零一四年十月三日	3 October 2014 – 2 October 2024 二零一四年十月三日至二零二四年十月二日	0.520	11,000,000	-	-	(10,000,000)	-	1,000,000
	20 April 2015 二零一五年四月二十日	20 April 2015 – 19 April 2025 二零一五年四月二十日至二零二五年四月十九日	0.395	20,200,000	-	-	(20,200,000)	-	-
	28 September 2016 二零一六年九月二十八日	28 September 2016 – 27 September 2026 二零一六年九月二十八日至二零二六年九月二十七日	0.261	46,500,000	-	-	(42,000,000)	-	4,500,000
Category 3: Consultant 類別三：顧問	28 September 2016 二零一六年九月二十八日	28 September 2016 – 27 September 2017 二零一六年九月二十八日至二零一七年九月二十七日	0.261	53,000,000	-	-	(53,000,000)	-	-
Total for all categories 所有類別總計				464,300,000	-	-	(284,900,000)	(80,000,000)	99,400,000
Weighted average exercise price (HK\$) 加權平均行使價(港元)				0.290	-	-	0.280	0.306	0.307

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

2011 Share Option Scheme (continued)

32. 購股權(續)

二零一一年購股權計劃(續)

	Date of grant	Exercisable period	Exercise price per share	Number of share options				
				Outstanding at 1 April 2017	Granted during the year	Exercised during the year	Lapsed during the year	Outstanding at 31 March 2018
	授出日期	行使期	每股行使價 HK\$ 港元	於二零一七年四月一日尚未行使	於年內授出	於年內行使	於年內失效	於二零一八年三月三十一日尚未行使
Category 1: Directors 類別一：董事	26 August 2014 二零一四年八月二十六日	26 August 2014 – 25 August 2024 二零一四年八月二十六日至 二零二四年八月二十五日	0.352	400,000	-	-	-	400,000
	3 October 2014 二零一四年十月三日	3 October 2014 – 2 October 2024 二零一四年十月三日至 二零二四年十月二日	0.520	2,000,000	-	-	-	2,000,000
	20 April 2015 二零一五年四月二十日	20 April 2015 – 19 April 2025 二零一五年四月二十日至 二零二五年四月十九日	0.395	55,000,000	-	-	-	55,000,000
	28 September 2016 二零一六年九月二十八日	28 September 2016 – 27 September 2026 二零一六年九月二十八日至 二零二六年九月二十七日	0.261	275,000,000	-	-	-	275,000,000
Category 2: Employees 類別二：僱員	26 August 2014 二零一四年八月二十六日	26 August 2014 – 25 August 2024 二零一四年八月二十六日至 二零二四年八月二十五日	0.352	1,200,000	-	-	-	1,200,000
	3 October 2014 二零一四年十月三日	3 October 2014 – 2 October 2024 二零一四年十月三日至 二零二四年十月二日	0.520	45,400,000	-	-	(34,400,000)	11,000,000
	20 April 2015 二零一五年四月二十日	20 April 2015 – 19 April 2025 二零一五年四月二十日至 二零二五年四月十九日	0.395	20,800,000	-	-	(600,000)	20,200,000
	28 September 2016 二零一六年九月二十八日	28 September 2016 – 27 September 2026 二零一六年九月二十八日至 二零二六年九月二十七日	0.261	51,500,000	-	-	(5,000,000)	46,500,000
Category 3: Consultant 類別三：顧問	28 September 2016 二零一六年九月二十八日	28 September 2016 – 27 September 2017 二零一六年九月二十八日至 二零一七年九月二十七日	0.261	53,000,000	-	-	-	53,000,000
Total for all categories 所有類別總計				504,300,000	-	-	(40,000,000)	464,300,000
Weighted average exercise price (HK\$) 加權平均行使價(港元)				0.306	-	-	0.486	0.209

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

32. SHARE OPTIONS (CONTINUED)

2011 Share Option Scheme (continued)

The fair value of the share options granted during the year ended 31 March 2017 were pricing using the Trinomial model. The inputs into the model were as follow:

32. 購股權(續)

二零一一年購股權計劃(續)

於截至二零一七年三月三十一日止年度授出購股權之公平值乃使用三項式期權定價模式定價，該模式之輸入數值如下：

		2011 Share Option Scheme Granted on 二零一一年購股權計劃授出日期			
		28 September 2016 二零一六年 九月二十八日	20 April 2015 二零一五年 四月二十日	3 October 2014 二零一四年 十月三日	26 August 2014 二零一四年 八月二十六日
Grant date share price	授出日期股價	HK\$0.255港元	HK\$0.395港元	HK\$0.520港元	HK\$0.345港元
Exercise price	行使價	HK\$0.261港元	HK\$0.395港元	HK\$0.520港元	HK\$0.352港元
Expected volatility	預期波幅	75.617%	73.37%	71.741%	71.09%
Expected option life	預期購股權年期	9.995 years年	10 years年	10 years年	10 years年
Dividend yield	股息率	0%	0%	0%	0%
Risk-free interest rate	無風險利率	0.884%	1.4%	1.969%	1.919%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

33. ACQUISITION OF SUBSIDIARIES

Acquisition of Good Union

During the year ended 31 March 2018, the Group acquired 67% of the issued share capital of Good Union (China) Limited ("Good Union") at a consideration of approximately HK\$244,000,000. Good Union is engaging in investment holding and its subsidiary is principally engaged in exploitation, production and sales of spring water. The acquisition has been completed on 7 June 2017. Please refer to announcement dated 7 June 2017. The acquisition has broadened the Group's business spectrum by extending its business into water mining, production and sales of bottled water business.

Pursuant to the sales and purchases agreement of acquisition of 67% equity interests in Good Union, the vendor undertakes that the production volume of spring water shall not be less than (i) 50,000 cubic metres in 2019 and (ii) 100,000 cubic metres for each calendar year from 2020 to 2028 (the "Guaranteed Periods"). If Good Union fails to satisfy the aforesaid production volume guarantee, the Vendor shall be required to pay monetary compensation to the Group with reference to the difference between (i) the estimated amount of profit of the Good Union during the Guaranteed Periods as if the production volume guarantee can be achieved and (ii) the actual amount of profit of Good Union during the Guaranteed Periods. In the opinion of the directors of the Company, the possibility of Good Union that does not meet the production volume is remote so that there is no contingent consideration receivables recognised for the cash compensation.

33. 收購附屬公司

收購滙聯

截至二零一八年三月三十一日止年度，本集團收購滙聯(中國)有限公司(「滙聯」)67%已發行股本，代價約為244,000,000港元。滙聯從事投資控股，而其附屬公司主要從事開採、生產及銷售礦泉水。收購已於二零一七年六月七日完成。詳情請參閱本公司日期為二零一七年六月七日之公佈。是項收購將其業務擴展至礦泉水開採、瓶裝水生產及銷售業務，以拓闊集團的業務範疇。

根據收購滙聯67%股權之買賣協議，賣方承諾礦泉水的產量(i)於二零一九年不得低於50,000立方米及(ii)自二零二零年至二零二八年(「擔保期」)各曆年不得低於100,000立方米。倘滙聯未能達成上述產量擔保，賣方須參考(i)滙聯於擔保期間的估計利潤金額，猶如能夠達成產量擔保與(ii)滙聯於擔保期間的實際利潤金額之間的差額向本集團支付貨幣補償。本公司董事認為，滙聯未能達到產量要求的可能性很低，故並無就現金補償確認或然應收代價。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

33. ACQUISITION OF SUBSIDIARIES (CONTINUED)

Acquisition of Good Union (continued)

		Carrying	Fair values	Fair values
		value	adjustments	Fair values
		賬面值	公平值調整	公平值
		HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元
Fair value of the assets acquired and liabilities recognised at the date of acquisition	於收購日期所得資產及確認負債之公平值			
Intangible assets	無形資產	4,209	370,218	374,427
Other receivables	其他應收賬款	13,620	–	13,620
Accruals and other payables	應計費用及其他應付賬款	(26,436)	–	(26,436)
Bank balances and cash	銀行結餘及現金	2,568	–	2,568
Total identifiable net assets	可識別資產淨值總額	(6,039)	370,218	364,179
Non-controlling interests	非控股權益	1,993	(122,172)	(120,179)
		(4,046)	248,046	244,000
Total consideration	總代價			244,000

The acquisition did not constitute a business and has been accounted for as acquisition of asset.

The Group recognises non-controlling interests in an acquired entity at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.

Acquisition-related costs amounting to approximately HK\$3,891,000 have been excluded from the consideration transferred and have been recognised as an expense in the period, within the "administrative expenses" line item in the consolidated statement of profit or loss and other comprehensive income.

33. 收購附屬公司(續)

收購滙聯(續)

是項收購並不構成一項業務，因此已入賬列為資產收購。

本集團按非控股權益分佔收購實體可識別資產淨值之比例確認收購實體之非控股權益。

收購相關成本約為3,891,000港元已從轉讓代價中撇除，並已在期內於綜合損益及其他全面收益表「行政開支」項目下確認為開支。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

33. ACQUISITION OF SUBSIDIARIES (CONTINUED)

Acquisition of Good Union (continued)

33. 收購附屬公司(續)

收購滙聯(續)

		HK\$'000 千港元
Net cash outflow to the acquisition	收購之現金流出淨額	
Cash consideration paid	已付現金代價	244,000
Bank balances and cash acquired	所獲銀行結餘及現金	(2,568)
		241,432

34. CASH FLOW INFORMATION

(a) Non-cash investing and financing activities

34. 現金流量資料

(a) 非現金投資及融資活動

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Acquisition of interests in associates by means of promissory notes	以承兌票據形式收購於聯營公 司之權益	—	234,892

On 25 April 2017, the Group acquired 20% equity interests in Spring Water Ding Dong Group at a consideration of HK\$273,000,000, which were settled by promissory notes. The interests in associates were recognised at the fair value of promissory notes at the date of issue, which was approximately HK\$234,892,000.

於二零一七年四月二十五日，本集團收購泉水叮咚集團20%股權，代價為273,000,000港元並以承兌票據支付。於聯營公司之權益按承兌票據於發行日期之公平值確認，約234,892,000港元。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

34. CASH FLOW INFORMATION (CONTINUED)

(b) Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for each of the periods presented.

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Net debt	債務淨額		
Convertible bonds	可換股債券		
– repayable within one year	– 於一年內償還	–	234,287
Convertible bonds	可換股債券		
– repayable after one year	– 於一年後償還	–	–
		–	234,287

As no asset is pledged for the convertible bonds, the carrying amount of convertible bonds represented the net debt as at the end of reporting periods.

34. 現金流量資料(續)

(b) 債務淨額對賬

此節載列於各呈列期間債務淨額及債務淨額變動之分析。

由於並無資產為可換股債券作抵押，於各報告期末，可換股債券之賬面值指債務淨額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

34. CASH FLOW INFORMATION (CONTINUED)

(b) Net debt reconciliation (continued)

34. 現金流量資料(續)

(b) 債務淨額對賬(續)

		Liabilities from financing activities 來自融資活動之負債	
		Promissory notes 承兌票據 HK\$'000 千港元	Convertible bonds 可換股債券 HK\$'000 千港元
Net debt as at 1 April 2017	於二零一七年四月一日之 債務淨額	–	209,769
Cash flows	現金流量	(273,000)	(9,792)
Other non-cash movements	其他非現金變動	273,000	34,310
Net debt as 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 債務淨額	–	234,287
Cash flows	現金流量	–	(248,601)
Other non-cash movements	其他非現金變動	–	14,314
Net debt as at 31 March 2019	於二零一九年三月三十一日之 債務淨額	–	–

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

35. GAIN/LOSS ON DISPOSAL OF SUBSIDIARIES

(a) Disposal of 深圳鵬鴻昇實業發展有限公司

On 27 April 2017, the Group has been entered into a disposal agreement with the purchaser 深圳市安業創展投資發展有限公司, an independent third party in respect of the sale of 60% share equity of 深圳鵬鴻昇實業發展有限公司 at a consideration of RMB240,000,000.

On 6 June 2017, the Group has been entered into a disposal agreement with the purchaser 深圳市安業創展投資發展有限公司, an independent third party in respect of the sale of 40% share equity of 深圳鵬鴻昇實業發展有限公司 at a consideration of RMB160,000,000.

The disposal of 深圳鵬鴻昇實業發展有限公司 was subsequently completed on 30 October 2017. As the two disposal transactions occurred in a short period, the two disposal transactions are accounted for as one transaction due to insignificant timing difference. The considerations of RMB400,000,000 were approximately equivalent to HK\$451,310,000.

35. 出售附屬公司收益／虧損

(a) 出售深圳鵬鴻昇實業發展有限公司

於二零一七年四月二十七日，本集團就出售深圳鵬鴻昇實業發展有限公司60%股權與買方深圳市安業創展投資發展有限公司(獨立第三方)訂立出售協議，代價為人民幣240,000,000元。

於二零一七年六月六日，本集團就出售深圳鵬鴻昇實業發展有限公司40%股權與買方深圳市安業創展投資發展有限公司(獨立第三方)訂立出售協議，代價為人民幣160,000,000元。

出售深圳鵬鴻昇實業發展有限公司其後於二零一七年十月三十日完成。由於兩項出售交易於短時間內進行，該兩項出售交易因時間差異不明顯而入賬列作一項交易。代價為人民幣400,000,000元，相等於約451,310,000港元。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

35. GAIN/LOSS ON DISPOSAL OF SUBSIDIARIES (CONTINUED)

(a) Disposal of 深圳鵬鴻昇實業發展有限公司 (continued)

The net assets of the subsidiary at the date of disposal were as follows:

		HK\$'000 千港元
Consideration received	已收代價	451,310
Net assets disposed of:	已出售資產淨值：	
Investment in an associate, at equity	於一間聯營公司之投資，按股權	(427,273)
Trade and other receivables	貿易及其他應收賬款	(11,790)
Bank balances and cash	銀行結餘及現金	(704)
		11,543
Release of translation reserve	解除之匯兌儲備	21
Gain on disposal of the subsidiary	出售該附屬公司收益	11,564
Satisfied by:	按下列方式支付：	
Cash	現金	451,310
Net cash inflow from disposal:	出售事項之現金流入淨額：	
Cash consideration	現金代價	451,310
Bank balances and cash disposal of	已出售銀行結餘及現金	(704)
		450,606

For the period from 1 April 2017 to the date of disposal, the above subsidiary was engaged in investment holding. The subsidiary did not recognise any revenue and profit for the year ended 31 March 2018.

35. 出售附屬公司收益／虧損 (續)

(a) 出售深圳鵬鴻昇實業發展有限公司(續)

該附屬公司於出售日期之資產淨值如下：

由二零一七年四月一日起至出售日期止期間，上述附屬公司從事投資控股。截至二零一八年三月三十一日止年度，該附屬公司沒有錄得任何收益及溢利。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

35. GAIN/LOSS ON DISPOSAL OF SUBSIDIARIES (CONTINUED)

(b) Disposal of China Value Assets Limited and Merit Development Limited

On 12 July 2018, the Group has entered into a sale and purchase agreement in respect of the sale of 100% share equity of China Value Assets Limited and Merit Development Limited at a consideration of HK\$33,000,000.

The net assets of subsidiaries at the date of disposal were as follows:

35. 出售附屬公司收益／虧損 (續)

(b) 出售 China Value Assets Limited 及 Merit Development Limited

於二零一八年七月十二日，本集團就出售 China Value Assets Limited 及 Merit Development Limited 之 100% 股權訂立買賣協議，代價為 33,000,000 港元。

該等附屬公司於出售日期之資產淨值如下：

		HK\$'000 千港元
Consideration received	已收代價	33,000
Net assets disposed of:	已出售資產淨值：	
Property, plant and equipment	物業、廠房及設備	(27,173)
Prepayments, deposits and other receivables	預付款項、按金及其他應收賬款	(579)
Bank balances and cash	銀行結餘及現金	(87)
Other payables and accruals	其他應付賬款及應計費用	201
Income tax payable	應付所得稅	2
Gain on disposal before release of translation reserve	解除匯兌儲備前之出售收益	5,364
Release of translation reserve	解除之匯兌儲備	(9,903)
Loss on disposal of the subsidiaries	出售該等附屬公司虧損	(4,539)
Satisfied by:	按下列方式支付：	
Cash	現金	33,000
Net cash inflow from disposal:	出售事項之現金流入淨額：	
Cash consideration	現金代價	33,000
Bank balances and cash disposal of	已出售銀行結餘及現金	(87)
		32,913

For the period from 1 April 2018 to the date of disposal, the above subsidiaries were engaged in properties investment in Hangzhou and iron mining in Indonesia. The subsidiaries did not recognise any revenue but a loss of approximately HK\$212,000 has recognised in the Group's loss for the year ended 31 March 2019.

自二零一八年四月一日起至出售日期止期間，上述附屬公司於杭州從事物業投資及於印尼從事鐵礦開採。截至二零一九年三月三十一日止年度，該等附屬公司並無確認任何收益，但於本集團之虧損中確認約 212,000 港元之虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

35. GAIN/LOSS ON DISPOSAL OF SUBSIDIARIES (CONTINUED)

(c) Disposal of 陝西和萬交通能源有限責任公司

On 21 September 2018, the Group has entered into a sale and purchase agreement in respect of the sale of 100% share equity of 陝西和萬交通能源有限責任公司 at a consideration of approximately HK\$4,820,000.

The net assets of the subsidiary at the date of disposal were as follows:

		HK\$'000 千港元
Consideration received	已收代價	4,820
Net assets disposed of:	已出售資產淨值：	
Property, plant and equipment	物業、廠房及設備	(7)
Bank balances and cash	銀行結餘及現金	(4,558)
Gain on disposal before release of translation reserve	解除匯兌儲備前之出售收益	255
Release of translation reserve	解除之匯兌儲備	383
Gain on disposal of the subsidiary	出售該附屬公司收益	638
Satisfied by:	按下列方式支付：	
Cash	現金	4,820
Net cash inflow from disposal:	出售事項之現金流入淨額：	
Cash consideration	現金代價	4,820
Bank balances and cash disposal of	已出售銀行結餘及現金	(4,558)
		262

For the period from 1 April 2018 to the date of disposal, the above subsidiary was dormant. The subsidiary did not recognise any revenue but a loss of approximately HK\$465,000 has recognised in the Group's loss for the year ended 31 March 2019.

35. 出售附屬公司收益／虧損 (續)

(c) 出售陝西和萬交通能源有限責任公司

於二零一八年九月二十一日，本集團就以代價約4,820,000港元出售陝西和萬交通能源有限責任公司之100%股份權益訂立買賣協議。

該附屬公司於出售日期之資產淨值如下：

自二零一八年四月一日起至出售日期止期間，上述附屬公司並無營業。截至二零一九年三月三十一日止年度，該附屬公司並無確認任何收益，但於本集團之虧損中確認約465,000港元之虧損。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

36. RESERVES

Details of the movements of the Group's reserves are set out in the consolidated statement of changes in equity on pages 80 to 81.

Details of the movements of the Company's reserves are set out in note 43 to the consolidated financial statements.

37. OPERATING LEASE COMMITMENTS

The Group as lessee

		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	一年以內	2,788	2,879
In the second to fifth years inclusive	於第二至第五年 (包括首尾兩年)	3,273	4,808
		6,061	7,687

Operating lease payments represent rental payable by the Group for certain of its premises. Leases are negotiated for an average term of 3 (2018: 3) years and rentals are fixed throughout the lease term.

36. 儲備

本集團儲備變動詳情載於第80頁至第81頁之綜合權益變動表。

本公司儲備變動詳情載於綜合財務報表附註43。

37. 經營租約承擔

本集團作為承租人

經營租約付款指本集團就其若干物業之應付租金，租約議定為三年(二零一八年：三年)平均租期，而租期內之租金固定。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

38. CAPITAL COMMITMENTS

At the end of the reporting period, the Group had the following capital commitments:

		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:	已訂約但未撥備：		
Acquisition of investment properties (Note)	收購投資物業(附註)	157,937	580,013
Property development expenditure	物業發展開支	149,008	174,331
Construction in-progress for water exploitation activities in Hunan	湖南水開採活動之在建工程	677	-
		307,622	754,344

Note: The commitment of acquisition of investment properties included the following main acquisition.

On 12 October 2017, the Group entered into the Sale and Purchase agreement with 遼寧京豐置業有限公司 (the "Vendor"). The Group agreed to acquire properties located at Shenyang from the Vendor at the consideration of RMB625,000,000. The Vendor is beneficially owned by Mr. Li Yuguo, who is a substantial shareholder and the Chairman and the Executive Director of the Company. As at 31 March 2019, the Group has paid RMB528,763,800 for the transaction and committed to settle the remaining amount, RMB96,236,200, in accordance to terms in the Sale and Purchase agreement. For details of the transaction, please refer to the announcement of the Group dated 22 January 2018.

However, the Group has received a notice from the Vendor that it is anticipated that the Vendor would not be able to complete the construction of the properties and proposed to terminate the Sales and Purchase Agreement. Under termination agreement the Vendor shall refund the amount on or prior to 24 October 2019. For details of the termination. Please refer to the announcement of the Group dated 24 April 2019.

38. 資本承擔

於報告期末，本集團有下列資本承擔：

附註：收購投資物業的資本承擔包含以下主要收購。

於二零一七年十月十二日，本集團與遼寧京豐置業有限公司(「賣方」)訂立買賣協議。本集團同意自賣方收購位於瀋陽的物業，代價為人民幣625,000,000元。賣方由主要股東及本公司之主席及執行董事李玉國先生實益擁有。於二零一九年三月三十一日，本集團已就交易支付人民幣528,763,800元並承諾按買賣協議支付剩餘款項人民幣96,236,200元。有關交易的詳情，請參閱本集團日期為二零一八年一月二十二日之公佈。

然而，本集團已接獲賣方之通知，當中預計賣方將不能完成建設物業，並建議終止買賣協議。根據終止協議，賣方須於二零一九年十月二十四日或之前退回款項。請參閱本集團日期為二零一九年四月二十四日之公告，以瞭解終止之詳情。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

39. CONTINGENT LIABILITIES

As at 31 March 2019, a wholly owned China subsidiary of the Company, 大連創和置地有限公司 (“大連創和”) provided corporate guarantees and a pledge of assets to third parties and thus had contingent liabilities amounting to RMB200,000,000 (2018: RMB200,000,000), detailed as follows:

- (1) On 17 April 2014, 大連創和 provided a corporate guarantee to 大連銀行第一中心支行 (“大連銀行(一)”) for a recurring bank loan of RMB50,000,000 granted to a third party, 大連東潤物資回收有限公司 (“大連東潤”). In 2017, 大連銀行(一) took a legal action against 大連東潤 for the recovery of the aforesaid loan. On 21 December 2017, 遼寧省大連市中級人民法院 (the “Court”) ordered 大連東潤 to repay the loan to 大連銀行(一), together with relevant legal cost and interest. Since another independent guarantor of the loan, 大連順浩置業有限公司 (“大連順浩”) has pledged its properties to 大連銀行(一) for this loan, it is believed that 大連銀行(一) can fully recover the loan and interest from the sales proceeds of the pledged properties.
- (2) On 23 May 2014, 大連創和 provided a corporate guarantee to 大連銀行(一) for a recurring bank loan of RMB50,000,000 granted to a third party, 大連連隆物資有限公司 (“大連連隆”). In 2017, 大連銀行(一) took a legal action against 大連連隆 for the recovery of the aforesaid loan. On 28 December 2017, the Court ordered 大連連隆 to repay the loan to 大連銀行(一), together with relevant legal cost and interest. Since 大連順浩 has pledged its properties to 大連銀行(一) for this loan, it is believed that 大連銀行(一) can fully recover the loan and interest from the sales proceeds of the pledged properties.

39. 或然負債

於二零一九年三月三十一日，本公司之全資中國附屬公司大連創和置地有限公司(「大連創和」)向第三方提供公司擔保及一項資產抵押，故有或然負債人民幣200,000,000元(二零一八年：人民幣200,000,000元)，詳述如下：

- (1) 於二零一四年四月十七日，大連創和就大連銀行第一中心支行(「大連銀行(一)」)向第三方大連東潤物資回收有限公司(「大連東潤」)發放之循環銀行貸款人民幣50,000,000元，提供公司擔保。二零一七年期間，大連銀行(一)對大連東潤提出起訴，以追回上述貸款。於二零一七年十二月二十一日，遼寧省大連市中級人民法院(「法院」)命令大連東潤向大連銀行(一)償還上述貸款，連同相關法律費用及利息。由於貸款的另一個獨立擔保人大連順浩置業有限公司(「大連順浩」)已將其物業抵押予大連銀行(一)，因此相信大連銀行(一)可以從銷售抵押物業之所得中全額收回貸款及利息。
- (2) 於二零一四年五月二十三日，大連創和就大連銀行(一)向第三方大連連隆物資有限公司(「大連連隆」)發放之循環銀行貸款人民幣50,000,000元，提供公司擔保。二零一七年期間，大連銀行(一)對大連連隆提出起訴，以追回上述貸款。於二零一七年十二月二十八日，法院命令大連連隆向大連銀行(一)償還上述貸款，連同相關的法律費用及利息。由於大連順浩已將其物業抵押予大連銀行(一)，因此相信大連銀行(一)可以從銷售抵押物業之所得中全額收回貸款及利息。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

39. CONTINGENT LIABILITIES (CONTINUED)

(3) On 19 August 2014, 大連創和 provided a corporate guarantee to 大連銀行(一) for a recurring bank loan of RMB50,000,000 granted to a third party, 大連澤琦貿易有限公司 (“大連澤琦”). In 2017, 大連銀行(一) took a legal action against 大連澤琦 for the recovery of the aforesaid loan. On 21 December 2017, the Court ordered 大連澤琦 to repay the loan to 大連銀行(一), together with relevant legal cost and interest. The loan principal of RMB50,000,000 has been repaid by 大連澤琦 on 30 December 2017. Since 大連順浩 has pledged its properties to 大連銀行(一) for this loan, it is believed that 大連銀行(一) can fully recover the outstanding interest from the sales proceeds of the pledged properties.

(4) On 13 July 2015, 大連創和 has pledged a land use right recorded as properties under development (note 21) to provide a guarantee to 大連銀行第三中心支行 (“大連銀行(三)”) for a recurring bank loan of RMB50,000,000 granted to a third party, 大連博信高分子材料有限公司 (“大連博信”). In 2017, 大連銀行(三) took a legal action against 大連博信 for the recovery of the aforesaid loan. On 25 January 2018, the Court ordered 大連博信 to repay the loan to 大連銀行(三), together with relevant legal cost and interest.

39. 或然負債(續)

(3) 於二零一四年八月十九日，大連創和就大連銀行(一)向第三方大連澤琦貿易有限公司(「大連澤琦」)發放之循環銀行貸款人民幣50,000,000元，提供公司擔保。二零一七年期間，大連銀行(一)對大連澤琦提出起訴，以追回上述貸款。於二零一七年十二月二十一日，法院命令大連澤琦向大連銀行(一)償還貸款，連同相關法律費用及利息。於二零一七年十二月三十日，大連澤琦已償還貸款之本金人民幣50,000,000元。由於大連順浩已將其物業抵押予大連銀行(一)，因此相信大連銀行(一)可以從銷售抵押物業之所得中全額收回未償還之利息。

(4) 於二零一五年七月十三日，大連創和就大連銀行第三中心支行(「大連銀行(三)」)向第三方大連博信高分子材料有限公司(「大連博信」)發放之循環銀行貸款人民幣50,000,000元，抵押其發展中物業中的一個土地使用權(附註21)。二零一七年期間，大連銀行(三)對大連博信提出起訴，以追回上述貸款。於二零一八年一月二十五日，法院命令大連博信向大連銀行(三)償還上述貸款，連同相關的法律費用及利息。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

39. CONTINGENT LIABILITIES (CONTINUED)

- (5) On 23 November 2015, 大連創和 provided a corporate guarantee to 大連銀行(三) for a recurring bank loan of RMB50,000,000 granted to a third party, 大連鑫海盛建設工程有限公司 (“大連鑫海盛”). In 2017, 大連銀行(三) took a legal action against 大連鑫海盛 for the recovery of the aforesaid loan. On 25 January 2018, the Court ordered 大連鑫海盛 to repay the loan to 大連銀行(三), together with relevant legal cost and interest. Since another independent guarantor of the loan, 創達地產(大連)有限公司 (“創達地產”) has pledged its properties to 大連銀行(三) for this loan, it is believed that 大連銀行(三) can fully recover the loan and interest from the sales proceeds of the pledged properties.

Correspondingly, 大連創和 obtained counter-guarantees by 創達地產. 創達地產 undertook any legal disputes and economic losses that may be suffered by 大連創和 in relation to all the aforesaid corporate guarantees and pledge. 創達地產 is a company engaged in property development. Referring to the unaudited management accounts as at 30 April 2019 of 創達地產, it had a net asset value of approximately RMB236,005,000 and thus it should have sufficient assets to cover the above liabilities.

In addition, a loan agreement of RMB245,000,000 has been signed by 大連順浩 with 大連銀行 on 27 December 2017. This loan is still undergoing the loan distribution procedures and is expected to be granted shortly to repay the loans, interests and other costs stated in (1), (2) and (3) and the corporate guarantees provided by 大連創和 will then be released. Another loan is in negotiation between 創達地產 and 大連銀行 to repay the loans, interests and other costs stated in (4) and (5). The corporate guarantees and pledge provided by 大連創和 will be released once this arrangement is reached.

39. 或然負債(續)

- (5) 於二零一五年十一月二十三日，大連創和就大連銀行(三)向第三方大連鑫海盛建設工程有限公司(「大連鑫海盛」)發放之循環銀行貸款人民幣50,000,000元，提供公司擔保。二零一七年期間，大連銀行(三)對大連鑫海盛提出起訴，以追回上述貸款。於二零一八年一月二十五日，法院命令大連鑫海盛向大連銀行(三)償還上述貸款，連同相關的法律費用及利息。由於貸款的另一個獨立擔保人創達地產(大連)有限公司(「創達地產」)已將其物業抵押予大連銀行(三)，因此相信大連銀行(三)可以從銷售抵押物業之所得中全額收回貸款及利息。

相應地，大連創和由創達地產獲得反擔保。如大連創和就所有上述之公司擔保及抵押遭受任何法律糾紛及經濟損失，創達地產將一力承擔。創達地產是一家從事房地產開發的公司。參閱創達地產於二零一九年四月三十日之未經審核管理賬目，其淨資產約為人民幣236,005,000元，故其應擁有足夠的資產承擔上述責任。

此外，大連順浩於二零一七年十二月二十七日與大連銀行簽訂了人民幣245,000,000元的貸款協定。這筆貸款正待完成貸款發放程序，預計將於短期內發放，以償還(1)、(2)及(3)中所述之貸款、利息及其他費用。同時，大連創和提供的公司擔保將予以解除。創達地產和大連銀行正洽商另一項貸款，以償還(4)及(5)中所述之貸款、利息及其他費用。一旦達成此貸款，大連創和提供的公司擔保及抵押將予以解除。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

39. CONTINGENT LIABILITIES (CONTINUED)

The Directors are closely monitoring the situations and will continue to use their best endeavor to resolve it. The Directors are also assessing the legal position of the Group and may consider taking legal actions if appropriate.

Up to the date of this report, the Group did not suffer any loss from the above corporate guarantees and pledge. Having considered the counter-guarantees provided by 創達地產, pledge of valuable properties by 大連順浩 and 創達地產 and subsequent settlement arrangements as stated above, the Directors of the Company believe that the probability of suffering any significant loss by the Group from the above corporate guarantees and pledge is low. As such, no provision for loss is made.

40. RETIREMENT BENEFITS SCHEMES

The Group's qualifying employees in Hong Kong participate in the Mandatory Provident Fund (the "MPF") in Hong Kong. The assets of the MPF are held separately from those of the Group in funds under the control of trustee. The Group and each of the employees make monthly mandatory contributions to the MPF scheme.

The employees of the PRC subsidiaries are members of the state-managed retirement benefits scheme operated by the PRC government. The PRC subsidiaries are required to contribute a certain percentage of their payroll to the retirement benefits scheme to fund the benefits. The only obligation of the Group with respect to the retirement benefits scheme is to make the required contributions under the scheme.

The total expense recognised in the consolidated statement of comprehensive income of approximately HK\$796,000 (2018: HK\$626,000) represents contributions payable to these plans by the Group at rates specified in the rules of the plans.

39. 或然負債(續)

董事正密切監察有關情況，並會繼續盡最大努力解除上述之擔保及抵押。董事亦正評估本集團的法律狀況，並會考慮採取適當的法律行動。

截至本報告日期，本集團並未有因上述公司擔保及抵押而蒙受任何損失。經審視創達地產提供的反擔保、大連順浩及創達地產具價值的物業抵押及上述之結算安排後，本公司董事認為本集團因上述公司擔保及抵押而蒙受任何重大損失的機會較小。因此，本集團並無撥備需要。

40. 退休福利計劃

本集團於香港之合資格僱員參與香港之強制性公積金(「強積金」)。強積金之資產與本集團之資產分開持有，由受託人控制之基金管理。本集團及每位僱員每月向強積金計劃強制供款。

中國附屬公司之僱員乃中國政府設立之國家管理退休福利計劃成員。中國附屬公司須向退休福利計劃繳付佔薪金若干百分比之供款，以作提供福利之資金。本集團對退休福利計劃之唯一責任為向計劃作出所需供款。

綜合全面收益表內確認之總開支約為796,000港元(二零一八年：626,000港元)，乃本集團按計劃規則指定之比率應繳付該等計劃之供款。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

41. MATERIAL RELATED PARTY TRANSACTIONS

Transactions between the Company and its subsidiaries, which are related parties of the Company, have been eliminated on consolidation and are not disclosed in this note. Save as disclosed elsewhere in the consolidated financial statements, details of transactions between the Group and other related parties are disclosed below.

During the year ended 31 March 2018, the Group agreed to acquire properties located at Shenyang from the 遼寧京豐置業有限公司 (the "Vendor") at the consideration of RMB625,000,000. The Vendor is beneficially owned by Mr. Li Yuguo, who is a substantial shareholder and the Chairman and the Executive Director of the Company. For the details, please refer to note 38.

Compensation of key management personnel

The remuneration of key management personnel during the year was as follows:

		2019 二零一九年 HK\$'000 千港元	2018 二零一八年 HK\$'000 千港元
Short-term benefits	短期福利	3,077	2,935
Retirement benefit scheme	退休福利計劃	121	64
		3,198	2,999

41. 重要關連人士交易

本公司與其附屬公司(彼等乃本公司之關連人士)間之交易已於綜合時抵銷，且並無於本附註披露。除該等綜合財務報表其他章節所披露者外，本集團與其他關連人士間之交易詳情披露如下。

截至二零一八年三月三十一日止年度，本集團同意自遼寧京豐置業有限公司(「賣方」)收購位於瀋陽之物業，代價為人民幣625,000,000元。賣方由主要股東及本公司之主席及執行董事李玉國先生實益擁有。詳情請參閱附註38。

主要管理人員之報酬

主要管理人員於年內之薪酬如下：

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

42. PARTICULARS OF SUBSIDIARIES

Details of the Group's material subsidiaries at the end of the reporting period are as follows.

42. 附屬公司詳情

於報告期末，本集團之主要附屬公司詳情如下。

Name of subsidiaries 附屬公司名稱	Place of incorporation/ operation 註冊成立/ 經營地點	Class of shares/ registered capital held 所持股份/ 註冊資本類別	Fully paid share capital/ registered capital 繳足股本/ 註冊資本	Proportion of nominal value of paid capital/ registered capital held by the Company 本公司持有之已付股本面值/ 註冊資本之百分比		Principal activities 主要業務
				Directly 直接	Indirectly 間接	
Asia Financial Holdings (Hong Kong) Limited 亞洲金融集團(香港)有限公司	Hong Kong 香港	Ordinary 普通股	HK\$10,000 10,000港元	– –	100% 100%	Dormant 暫無營業
Land Ace Limited 置宏有限公司	Hong Kong 香港	Ordinary 普通股	HK\$1 1港元	– –	100% 100%	Investment holding 投資控股
Man Lee Management Limited 萬利管理有限公司	Hong Kong 香港	Ordinary 普通股	HK\$2 2港元	– –	100% 100%	Management services and securities trading 管理服務及證券貿易
Senco Investment Limited 誠豪投資有限公司	Hong Kong 香港	Ordinary 普通股	HK\$1 1港元	– –	100% 100%	Trading of goods 商品貿易
World Metro Investment Limited 和萬投資有限公司	Hong Kong 香港	Ordinary 普通股	HK\$1 1港元	– –	100% 100%	Investment holding 投資控股

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

42. PARTICULARS OF SUBSIDIARIES (CONTINUED)

42. 附屬公司詳情(續)

Name of subsidiaries 附屬公司名稱	Place of incorporation/ operation 註冊成立/ 經營地點	Class of shares/ registered capital held 所持股份/ 註冊資本類別	Fully paid share capital/ registered capital 繳足股本/ 註冊資本	Proportion of nominal value of paid capital/ registered capital held by the Company 本公司持有之已付股本面值/ 註冊資本之百分比		Principal activities 主要業務
				Directly 直接	Indirectly 間接	
亞洲企業管理(深圳)有限公司 (note a) 亞洲企業管理(深圳)有限公司 (附註a)	The PRC 中國	Registered 註冊	RMB60,000,000 人民幣60,000,000元	– –	100% 100%	Investment holding 投資控股
置宏供應鏈管理(深圳)有限公司 (note a) 置宏供應鏈管理(深圳)有限公司 (附註a)	The PRC 中國	Registered 註冊	RMB60,000,000 人民幣60,000,000元	– –	100% 100%	Investment holding 投資控股
大連創和置地有限公司(note a) 大連創和置地有限公司(附註a)	The PRC 中國	Registered 註冊	HK\$205,000,000 205,000,000港元	– –	100% 100%	Property development 物業發展
鴻源信息諮詢(深圳)有限公司 (note a) 鴻源信息諮詢(深圳)有限公司 (附註a)	The PRC 中國	Registered 註冊	RMB3,000,000 人民幣3,000,000元	– –	100% 100%	Investment holding 投資控股
汕尾市紅海灣亞洲實業發展 有限公司(note a) 汕尾市紅海灣亞洲實業發展 有限公司(附註a)	The PRC 中國	Registered 註冊	US\$2,000,000 2,000,000美元	– –	100% 100%	Dormant 暫無營業

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

42. PARTICULARS OF SUBSIDIARIES (CONTINUED)

42. 附屬公司詳情(續)

Name of subsidiaries 附屬公司名稱	Place of incorporation/ operation 註冊成立/ 經營地點	Class of shares/ registered capital held 所持股份/ 註冊資本類別	Fully paid share capital/ registered capital 繳足股本/ 註冊資本	Proportion of nominal value of paid capital/ registered capital held by the Company 本公司持有之已付股本面值/ 註冊資本之百分比		Principal activities 主要業務
				Directly 直接	Indirectly 間接	
晟奕信息諮詢(深圳)有限公司 (note a) 晟奕信息諮詢(深圳)有限公司 (附註a)	The PRC 中國	Registered 註冊	RMB3,000,000 人民幣3,000,000元	– –	100% 100%	Property investment 物業投資
深圳弘永潤實業發展有限公司 (note a) 深圳弘永潤實業發展有限公司 (附註a)	The PRC 中國	Registered 註冊	RMB1,000,000 人民幣1,000,000元	– –	100% 100%	Property investment 物業投資
Asiaciti Investment Limited 國成投資有限公司	Hong Kong 香港	Ordinary 普通股	HK\$1 1港元	– –	100% 100%	Property investment 物業投資
Continental Joy Limited	British Virgin Islands 英屬處女群島	Ordinary 普通股	US\$1 1美元	– –	100% 100%	Investment holding 投資控股
湖南新田富錕礦泉水有限公司 (note a) 湖南新田富錕礦泉水有限公司 (附註a)	The PRC 中國	Registered 註冊	HK\$30,000,000 30,000,000港元	– –	100% 100%	Production and sales of bottled water 生產及銷售瓶裝水
深圳市鼎晟冠實業發展有限公司 (note a) 深圳市鼎晟冠實業發展有限公司 (附註a)	The PRC 中國	Registered 註冊	RMB1,000,000 人民幣1,000,000元	– –	100% 100%	Dormant 暫無營業

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

42. PARTICULARS OF SUBSIDIARIES (CONTINUED)

42. 附屬公司詳情(續)

Name of subsidiaries 附屬公司名稱	Place of incorporation/ operation 註冊成立/ 經營地點	Class of shares/ registered capital held 所持股份/ 註冊資本類別	Fully paid share capital/ registered capital 繳足股本/ 註冊資本	Proportion of nominal value of paid capital/ registered capital held by the Company 本公司持有之已付股本面值/ 註冊資本之百分比		Principal activities 主要業務
				Directly 直接	Indirectly 間接	
深圳交能投資諮詢有限公司 (note a) 深圳交能投資諮詢有限公司 (附註a)	The PRC 中國	Registered 註冊	HK\$10,000,000 10,000,000港元	- -	100% 100%	Dormant 暫無營業
深圳威斯頓投資發展有限公司 (note a) 深圳威斯頓投資發展有限公司 (附註a)	The PRC 中國	Registered 註冊	RMB100,000 人民幣100,000元	- -	100% 100%	Property investment 物業投資

Note:

- (a) The subsidiary was an indirectly wholly foreign owner enterprises established in the PRC.

附註：

- (a) 該附屬公司為於中國成立之間接外商獨資企業。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

42. PARTICULARS OF SUBSIDIARIES (CONTINUED)

None of the subsidiaries had any debt securities outstanding at the end of the year, or at any time during the year.

The above table lists the subsidiaries of the Group, which in the opinion of the directors, principally affected the result or assets of the Group. To give the details of other subsidiaries would, in the opinion of the directors, result in particulars of excessive lengths.

The table below shows details of non-wholly owned subsidiaries of the Group that have material non-controlling interests:

42. 附屬公司詳情(續)

於年末或年內任何時間，附屬公司概無任何未償還之債務證券。

董事認為上表列出之本集團之附屬公司對本集團之業績或資產有重要影響。董事認為載列其他附屬公司之詳情會使篇幅過於冗長。

下表載列本集團擁有重大非控股權益之非全資附屬公司之詳情：

Name of subsidiary 附屬公司名稱	Place of incorporation/ operation 註冊成立/ 經營地點	Proportion of ownership interest and voting rights held by non- controlling interest 非控股權益所持有之 擁有權權益及投票權之百分比		Loss allocated to non- controlling interest 非控股權益 應佔之虧損		Accumulated non- controlling interests 累計 非控股權益	
		2019	2018	2019	2018	2019	2018
		二零一九年	二零一八年	二零一九年	二零一八年	二零一九年	二零一八年
		%	%	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
PT. Damper Golden International	Indonesia 印尼	-	40	59	1,085	-	(10,007)
Good Union (China) Limited 滙聯(中國)有限公司	Hong Kong 香港	33	33	694	524	118,690	119,499

Summarised financial information in respect of each of the Group's subsidiary that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations.

關於本集團各具有重大非控股權益之附屬公司之財務資料概要載列如下。以下財務資料概要表示集團內對銷前之金額。

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

42. PARTICULARS OF SUBSIDIARIES (CONTINUED)

Good Union (China) Limited

42. 附屬公司詳情(續)

滙聯(中國)有限公司

		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	27,542	29,866
Non-current assets	非流動資產	386,545	375,371
Current liabilities	流動負債	54,414	43,117
Non-current liabilities	非流動負債	-	-
Equity attributable to owners of the Company	本公司擁有人應佔權益	240,983	242,621
Non-controlling interest	非控制權益	118,690	119,499
Revenue	收益	-	-
Expenses	開支	(2,107)	(1,594)
Loss for the period	本期間虧損	(2,107)	(1,590)
Loss attributable to the owners of the Company	本公司擁有人應佔虧損	(1,413)	(1,066)
Loss attributable to non-controlling interest	非控股權益應佔虧損	(694)	(524)
Loss for the period	本期間虧損	(2,107)	(1,590)
Other comprehensive income attributable to the owners of the Company	本公司擁有人應佔之其他全面收益	(233)	(315)
Other comprehensive income attributable to non-controlling interest	非控股權益應佔之其他全面收益	(115)	(155)
Other comprehensive income	其他全面收益	(348)	(470)
Total comprehensive income attributable to the owners of the Company	本公司擁有人應佔之全面收益總額	(1,646)	(1,381)
Total comprehensive income attributable to non-controlling interest	非控股權益應佔之全面收益總額	(809)	(679)
Total comprehensive income	全面收益總額	(2,455)	(2,060)
Net cash inflow from operating activities	來自營運業務之現金流入淨額	10,891	8,711
Net cash outflow from investing activities	來自投資活動之現金流出淨額	(11,743)	(611)
Net cash inflow from financing activities	來自融資業務之現金流入淨額	-	-
Effect of foreign exchange rate changes	外匯匯率變動影響	3	25
		(848)	8,125

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

43. SUMMARISED STATEMENT OF FINANCIAL POSITION INFORMATION OF THE COMPANY

Summarised statement of financial position information of the Company at the end of the reporting period includes:

43. 本公司之財務狀況表資料摘要

本公司於報告期末之財務狀況表資料摘要包括：

		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	於附屬公司之權益	–	–
Property, plant and equipment	物業、廠房及設備	36	–
		36	–
Current assets	流動資產		
Prepayments, deposits and other receivables	預付款項、按金及其他應收賬款	897	60
Amounts due from subsidiaries	應收附屬公司款項	2,408,972	2,322,558
Bank balances and cash	銀行結餘及現金	8,593	4,424
		2,418,462	2,327,042
Assets classified as hold for sale	分類為持作出售資產	–	30,262
		2,418,462	2,357,304
Current liabilities	流動負債		
Amounts due to subsidiaries	應付附屬公司款項	3,719	–
Other payables and accruals	其他應付賬款及應計費用	965	6,974
Convertible bonds	可換股債券	–	234,287
		4,684	241,261
Net current assets/(liabilities)	流動資產/(負債)淨值	2,413,778	2,116,043
Total assets less current liabilities	總資產減流動負債	2,413,814	2,116,043
Capital and reserves	資本及儲備		
Share capital	股本	76,117	1,585,923
Reserves	儲備	2,337,697	530,120
		2,413,814	2,116,043

The financial statements were approved and authorised for issue by the Board of Directors on 27 June 2019 and signed on its behalf by:

財務報表已於二零一九年六月二十七日經董事會批准並授權刊發，並由下列人士代表簽署確定：

Mr. Li Yuguo
李玉國先生
Director
董事

Mr. Liu Yan Chee James
劉恩賜先生
Director
董事

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

43. SUMMARISED STATEMENT OF FINANCIAL POSITION INFORMATION OF THE COMPANY (CONTINUED)

43. 本公司之財務狀況表資料摘要(續)

		Convertible			Share-base			General reserve	Accumulated losses	Total
		Share capital	Share premium	notes reserve	Capital reserve	payment reserve	Exchange reserve			
		股本	股份溢價	可換股票據儲備	股本儲備	以股份支付儲備	匯兌儲備	一般儲備	累計虧損	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 April 2017	於二零一七年四月一日	1,335,923	1,597,179	72,561	198,350	77,331	27	180,030	(3,593,519)	(132,118)
Profit for the year	本年度溢利	-	-	-	-	-	-	-	1,998,161	1,998,161
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	-	-	1,998,161	1,998,161
Lapse of share options	購股權失效	-	-	-	-	(14,675)	-	-	14,675	-
Transactions with owners in their capacity as owners:	與作為擁有人身份的擁有人進行交易：									
Issue of ordinary shares	發行普通股	250,000	-	-	-	-	-	-	-	250,000
At 31 March 2018 and 1 April 2018	於二零一八年三月三十一及二零一八年四月一日	1,585,923	1,597,179	72,561	198,350	62,656	27	180,030	(1,580,683)	2,116,043
Loss for the year	本年度虧損	-	-	-	-	-	-	-	(19,229)	(19,229)
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	-	-	(19,229)	(19,229)
Lapse of share options	購股權失效	-	-	-	-	(46,708)	-	-	46,708	-
Redemption of convertible bonds	贖回可換股債券	-	-	(72,561)	-	-	-	-	72,561	-
Capital Reorganisation 2018	二零一八資本重組	(1,826,806)	-	-	1,826,806	-	-	-	-	-
Transactions with owners in their capacity as owners:	與作為擁有人身份的擁有人進行交易：									
Issue of ordinary shares	發行普通股	317,000	-	-	-	-	-	-	-	317,000
At 31 March 2019	於二零一九年三月三十一日	76,117	1,597,179	-	2,025,156	15,948	27	180,030	(1,480,643)	2,413,814

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

綜合財務報表附註

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

44. DIVIDENDS

The directors did not recommend the payment of any dividend for the year ended 31 March 2019 (2018: Nil).

45. SUBSEQUENT EVENTS

(a) On 4 April 2019, Beijing Qiaofeng Commercial Trading Company Limited* (北京僑豐商貿有限公司) (“the Purchaser”), a wholly-owned subsidiary of the Company, and Guangxi Spring Water Ding Dong Beverages Company Limited* (廣西泉水叮咚飲品有限公司) (“the Supplier”), an associate of the Company, entered into the agreement pursuant to which the Supplier has agreed to supply and the Purchaser has agreed to procure the Bottled Water Products. Details of which are set out in the announcement of the Company dated 4 April 2019.

(b) In mid-April 2019, Asiatic Investment Limited (國成投資有限公司) (“the Purchaser”), a wholly-owned subsidiary of the Company, received a notice from 遼寧京豐置業有限公司 (“the Vendor”) that it is anticipated that they would not be able to complete the construction of the Shenyang Properties and deliver the same to the Purchaser in accordance with the agreed terms of the Sale and Purchase Agreement on 12 October 2017. The Vendor proposed to terminate the Sale and Purchase Agreement. On 24 April 2019, after arm’s length negotiations between the Vendor and the Purchaser, the parties entered into a termination agreement. Details of which are set out in the announcement of the Company dated 24 April 2019.

46. AUTHORISATION FOR ISSUE OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 27 June 2019.

44. 股息

董事不建議派付截至二零一九年三月三十一日止年度之任何股息(二零一八年：無)。

45. 結算日後事項

(a) 於二零一九年四月四日，本公司全資附屬公司北京僑豐商貿有限公司(「買方」)及本公司聯營公司廣西泉水叮咚飲品有限公司(「供應商」)訂立協議，據此，供應商同意供應及買方同意採購瓶裝水產品。詳情載於本公司日期為二零一九年四月四日之公佈。

(b) 於二零一九年四月中旬，本公司全資附屬公司國成投資有限公司(「買方」)收到遼寧京豐置業有限公司(「賣方」)之通知，表示賣方未能根據二零一七年十月十二日簽訂之買賣協議之條款如期完成建設瀋陽物業，並將該等物業交予買方。賣方建議終止買賣協議。於二零一九年四月二十四日，經賣方與買方公平磋商後，上述各方簽訂終止協議。詳情載於本公司日期為二零一九年四月二十四日之公佈。

46. 授權刊發綜合財務報表

綜合財務報表乃於二零一九年六月二十七日經董事會批准並授權刊發。

* For identification purpose only

FINANCIAL SUMMARY

財務摘要

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

		Year ended 31 March 截至三月三十一日止年度				
		2015	2016	2017	2018	2019
		二零一五年	二零一六年	二零一七年	二零一八年	二零一九年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
						(Restated) (經重列)
Results	業績					
Revenue	收益	(3,560)	4,454	6,651	–	32,760
Loss before taxation	除稅前虧損	(209,686)	(141,211)	(90,321)	(132,720)	(170,811)
Tax (charge)/credit	稅項(開支)/抵免	(368)	(1,664)	317	8,576	17,530
Loss for the year from continuing operations	本年度持續經營業務之虧損	(210,054)	(142,875)	(90,004)	(124,144)	(153,281)
Loss for the year from discontinued operations	本年度已終止業務之虧損	(35,248)	(50,111)	(3,800)	(1,454)	(6,112)
Loss for the year	本年度虧損	(245,302)	(92,764)	(93,804)	(125,598)	(159,393)
Attributable to:	應佔：					
Equity holders of the Company	本公司權益持有人	(157,152)	(76,205)	(92,794)	(123,989)	(158,640)
Minority interests	少數股東權益	(88,150)	(16,559)	(1,010)	(1,609)	(753)
		(245,302)	(92,764)	(93,804)	(125,598)	(159,393)

FINANCIAL SUMMARY

財務摘要

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

		As at 31 March				
		於三月三十一日				
		2015	2016	2017	2018	2019
		二零一五年	二零一六年	二零一七年	二零一八年	二零一九年
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元
Assets and liabilities	資產及負債					
Total assets	資產總值	1,663,281	2,560,721	2,433,016	2,860,646	2,720,466
Total liabilities	負債總值	(573,910)	(520,853)	(557,950)	(606,082)	(388,168)
Shareholders' funds	股東資金	1,089,371	2,039,868	1,875,066	2,254,564	2,332,298

Asia Resources Holdings Limited
亞洲資源控股有限公司*

* For identification purpose only 僅供識別