

# WAI HUNG GROUP HOLDINGS LIMITED

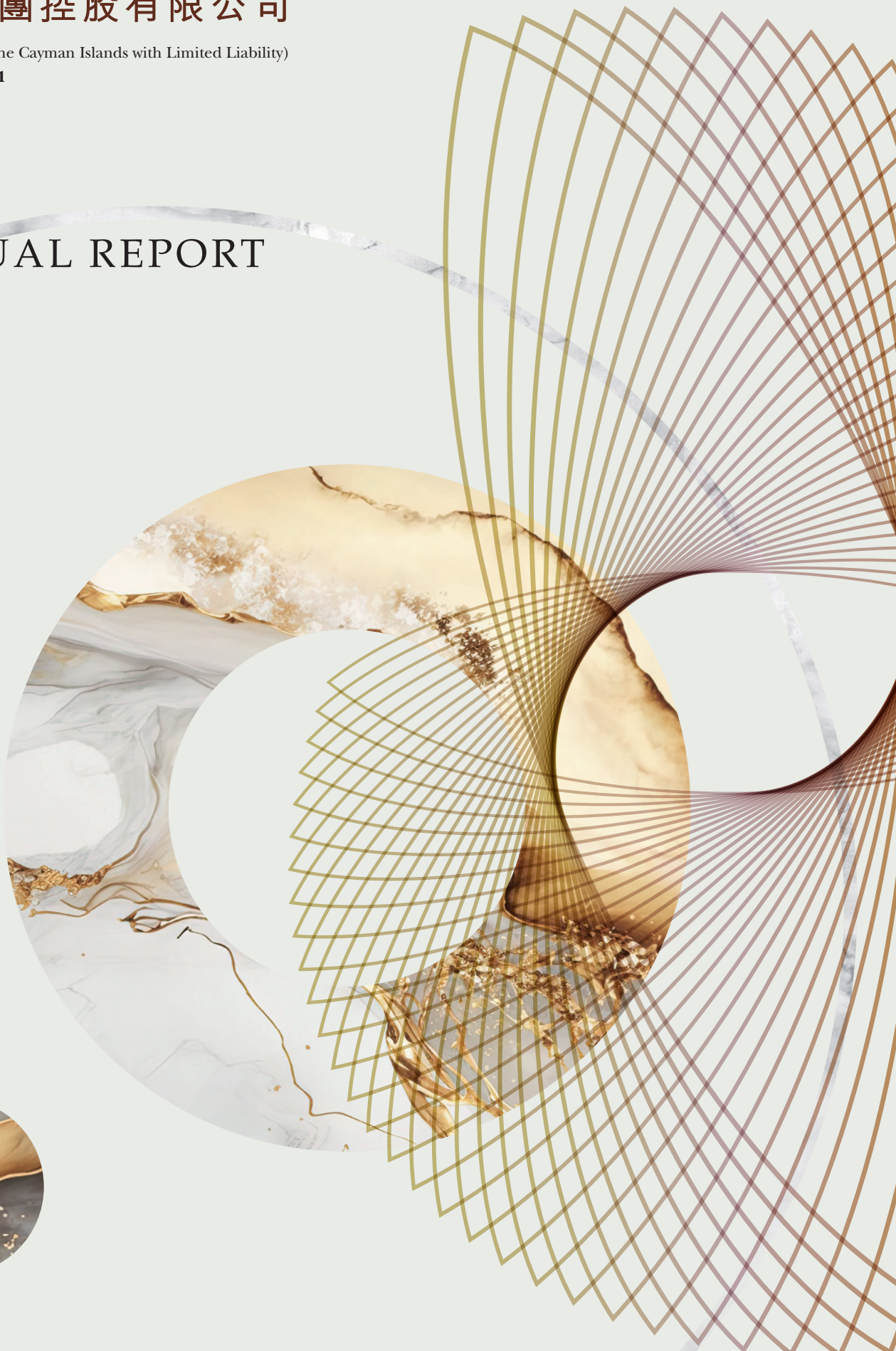
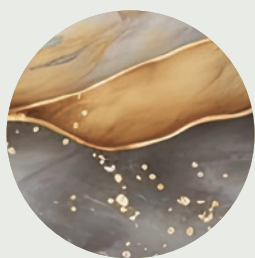
## 偉鴻集團控股有限公司

(incorporated in the Cayman Islands with Limited Liability)

Stock Code : 3321

# ANNUAL REPORT

—  
2023



## CONTENTS

Corporate Information	2
Chairman's Statement	3
Management Discussion and Analysis	4
Corporate Governance Report	9
Environmental, Social and Governance	20
Biographical Details of Directors and Senior Management	39
Report of the Directors	43
Independent Auditor's Report	54
Consolidated Statement of Profit or Loss and Other Comprehensive Income	56
Consolidated Statement of Financial Position	57
Consolidated Statement of Changes in Equity	58
Consolidated Statement of Cash Flows	59
Notes to the Consolidated Financial Statements	61
Financial Summary	112

# CORPORATE INFORMATION

## BOARD OF DIRECTORS

### Executive Directors

Mr. Li Kam Hung (*Chairman & Chief Executive Officer*)  
Mr. Yu Ming Ho  
Mr. Yau Yan Ming Raymond

### Non-executive Director

Mr. Li Chun Ho

### Independent Non-executive Directors

Ms. Rita Botelho dos Santos  
Mr. Wu Chou Kit  
Mr. Lam Chi Wing

## AUDIT COMMITTEE

Ms. Rita Botelho Dos Santos (*Chairman*)  
Mr. Wu Chou Kit  
Mr. Lam Chi Wing

## REMUNERATION COMMITTEE

Mr. Lam Chi Wing (*Chairman*)  
Mr. Yu Ming Ho  
Mr. Wu Chou Kit

## NOMINATION COMMITTEE

Mr. Li Kam Hung (*Chairman*)  
Mr. Wu Chou Kit  
Mr. Lam Chi Wing

## AUTHORISED REPRESENTATIVES

Mr. Li Kam Hung  
Mr. Lam Wai Kei

## COMPANY SECRETARY

Mr. Lam Wai Kei (*CPA*)

## AUDITOR

Global Link CPA Limited  
*Registered Public Interest Entity Auditor*

## REGISTERED OFFICE

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

## HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN MACAU

Alameda Dr. Carlos d' Assumpção  
No. 258 Praca Kin Heng Long  
16 Andar G-H, Macau

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Unit 13, 24th Floor  
Honour Industrial Centre  
6 Sun Yip Street  
Chai Wan, Hong Kong

## PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Trust Company (Cayman) Limited  
Cricket Square  
Hutchins Drive  
P.O. Box 2681  
Grand Cayman KY1-1111  
Cayman Islands

## HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

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

## PRINCIPAL BANK

Luso International Banking Ltd.  
The Macau Chinese Bank Limited

## LEGAL ADVISER

As to Hong Kong Laws  
Hastings & Co.

## STOCK CODE

3321  
(listed on the Main Board of The Stock Exchange of Hong Kong Limited)

## WEBSITE

whh.com.hk

## CHAIRMAN'S STATEMENT

Dear Shareholders,

On behalf of the board of directors (the “**Board**”) of Wai Hung Group Holdings Limited (the “**Company**”), I am pleased to present the annual report of the Company and its subsidiaries (together, the “**Group**”) in respect of the year ended 31 December 2023 (the “**Reporting Period**”).

Our Group has established business relationship with major licensed casino gaming operators in Macau. Majority of our customers are group companies of the licensed casino gaming operators in Macau, and the shares of their respective holding companies are listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). We believe that our experienced management team with profound industry knowledge, our ability to maintaining long-term business relationships with our major customers and a stable pool of suppliers and subcontractors have contributed to our success.

The strategy we aim to pursue in relation to our fitting-out business is to further strengthen our market position in the fitting-out industry in Macau include: (i) strengthening our financial position to undertake more sizeable fitting-out projects; (ii) diversifying our customer base; and (iii) strengthening our manpower.

Our revenue increased by approximately MOP51.2 million or 93.9% from approximately MOP54.6 million for the year ended 31 December 2022 to approximately MOP105.8 million for year ended 31 December 2023. Such increase was attributable to the increase in number of sizable projects for the year ended 31 December 2023 when compared to the year ended 31 December 2022.

The year 2023 was an important milestone for Macau to come out of the epidemic and fully recover. The Macau's economy grew by more than 80.5% in 2023 when compared to 2022, recovering to over 80% of its 2019 level. Thus, our Group believe that the number of projects will be increased and will lead to an improvement of the financial performance of the Group in the coming future.

Once again, I would like to take this opportunity to express my respect and appreciation to my fellow Board members, management team, staff members, business partners and, most importantly, our shareholders and customers for their support.

Yours truly,

**Li Kam Hung**

*Chairman, Chief Executive Officer and Executive Director*

Hong Kong, 1 April 2024

# MANAGEMENT DISCUSSION AND ANALYSIS

## BUSINESS REVIEW

The Group is principally engaged in the provision of fitting-out services and repair and maintenance services in Macau and Hong Kong. The Group's fitting-out services primarily cover refitting works for existing buildings and extend to casinos, retail areas, hotels, restaurants, commercial properties and residential properties. The Group primarily focuses on providing fitting-out services for the commercial segment, in particular facilities located within integrated resorts in Macau.

The Group undertook projects as both main contractor and subcontractor. The majority of its revenue was derived from projects in which the Group was engaged as main contractor by major licensed casino gaming operators and property owners in Macau. To a lesser extent, the Group were also engaged as subcontractor by other fitting-out contractors in Macau.

The Group has established business relationship with major licensed casino gaming operators and other fitting-out contractors in Macau. Majority of the customers are group companies of the licensed casino gaming operators and other fitting-out contractors in Macau, and the shares of their respective holding companies are listed on the Stock Exchange. The Group believes that its experienced management team with profound industry knowledge, its ability to maintaining long-term business relationships with its major customers and a stable pool of suppliers and subcontractors have contributed to its success.

For the years ended 31 December 2022 and 2023, total revenue amounted to approximately MOP54.6 million and MOP105.8 million respectively, of which revenue generated from the provision of fitting-out services constituted approximately 99.3% and 99.6% of total revenue, respectively.

## PROSPECTS

Post the COVID-19 pandemic, Macau experienced a surge in visitor numbers following the reopening of its borders. This influx of visitors has had a positive impact on upstream customers in construction industries such as catering, hotels, and tourism, prompting them to reinvest in their businesses. In addition, matters related to traffic and gaming license renewal have been successfully resolved. These developments are expected to generate a noteworthy increase in catering, hotels, and gaming projects, thereby further enhancing the overall fitting-out and repair and maintenance services industry. Besides, the engineering industry has shown significant signs of recovery since 1 January 2023. The Macao Special Administrative Region (MSAR) entered into a Concession Agreement on Operating Games of Luck in Casinos in the Macao Special Administrative Region with six awardees. The agreement stipulates that the enterprises are committed to investing at least MOP118.8 billion in exploring overseas customer markets and developing non-gaming projects in ten categories, including conferences and exhibitions, entertainment, sports events, cultural arts, health and wellness, and themed amusement parks. Given these positive indications, the Group firmly believes that there will be a substantial increase in hotel and gaming projects, which will greatly enhance the Group's financial performance.

## FINANCIAL REVIEW

For the year ended 31 December 2023, the Group's revenue was approximately MOP105.8 million (2022: approximately MOP54.6 million). For the year ended 31 December 2023, the Group recorded loss for the year of approximately MOP27.8 million (2022: approximately MOP70.6 million). During the year ended 31 December 2023, the Group completed 54 fitting-out projects and was awarded with 65 fitting-out projects.

### Revenue

The revenue increased by approximately MOP51.2 million or 93.9% from approximately MOP54.6 million for the year ended 31 December 2022 to approximately MOP105.8 million for the year ended 31 December 2023. Such increase was attributable to the increase in number of sizable projects for the year ended 31 December 2023 when compared to the year ended 31 December 2022.

# MANAGEMENT DISCUSSION AND ANALYSIS

## Direct costs

The total amount of subcontract costs increased by approximately MOP21.6 million or 24.1% from approximately MOP89.5 million for the year ended 31 December 2022 to approximately MOP111.1 million for the year ended 31 December 2023, which generally reflected the increase in costs associated with the increase in revenue.

## Gross loss

The gross loss decreased from approximately MOP34.9 million for the year ended 31 December 2022 to approximately MOP5.3 million for the year ended 31 December 2023 representing a decrease in gross loss of approximately MOP29.6 million. The Group recorded gross loss margin of approximately 64.0% and 5.0% for the years ended 31 December 2022 and 2023, respectively. The period-to-period decrease in gross loss margin was mainly attributable to the comparatively higher gross profit margin of the sizeable contracts undertaken by the Group during the year ended 31 December 2023 compared to the year ended 31 December 2022.

## Other income and other losses

Other losses were approximately MOP20,000 for the year ended 31 December 2023, of which was mainly exchange loss. Other income were approximately MOP0.4 million for the year ended 31 December 2023 was mainly derived from bank interest income.

## Impairment losses

The total amount of reversal of impairment losses was approximately MOP24.1 million for the year ended 31 December 2023, which generally reflected the decrease in impairment loss recognised in respect of trade receivables, other receivables, deposits and prepayment and contract assets associated with the decrease in trade receivables other receivables, deposits and prepayments and contract assets.

## Administrative expenses

Administrative expenses amounted to approximately MOP31.7 million and MOP42.4 million for the year ended 31 December 2022 and 2023, respectively, which accounted for approximately 58.0% and 40.0% of the total revenue during the respective periods. The largest item under administrative expenses was employee benefit expenses, being staff costs in nature, which amounted to approximately MOP10.0 million and MOP6.3 million for the years ended 31 December 2022 and 2023, respectively, which accounted for approximately 31.6% and 14.9% of the total administrative expenses during the respective periods.

The remaining balance of administrative expenses mainly consisted of marketing expenses, office expenses, depreciation and general expenses.

## Finance costs

For the years ended 31 December 2022 and 2023, finance costs amounted to approximately MOP5.4 million and MOP3.6 million, respectively.

## Income tax expense

For the years ended 31 December 2022 and 2023, the Group recorded income tax expenses of approximately MOP0.1 million and MOP1.0 million, representing an effective tax rate of approximately -0.2% and -3.6%, respectively.

Income tax increased by approximately MOP0.9 million from approximately MOP0.1 million for the year ended 31 December 2022 to approximately MOP1 million for the year ended 31 December 2023. Such increase was mainly attributable to the decrease in loss before tax of subsidiaries in Macau for the year ended 31 December 2023 compared with 31 December 2022.

# MANAGEMENT DISCUSSION AND ANALYSIS

## Loss for the year

For the year ended 31 December 2023, the loss for the year amounted to approximately MOP27.8 million, representing a decrease of loss approximately MOP42.8 million from approximately MOP70.6 million for the year ended 31 December 2022.

## CORPORATE FINANCE AND RISK MANAGEMENT

### Liquidity, Financial and Capital Resources

#### Cash position

As at 31 December 2023, the Group had an aggregate of pledged bank deposits and bank balances and cash of approximately MOP19.8 million (2022: approximately MOP34.2 million), representing a decrease of approximately 42.1% as compared to that as at 31 December 2022. As at 31 December 2023, pledged bank deposits of approximately MOP15.3 million (2022: MOP29.4 million) are pledged to secure banking facilities.

#### Borrowings and charges on the Group's assets

As at 31 December 2023, the Group had an aggregate of bank borrowings and bank overdrafts of approximately MOP62.7 million (2022: approximately MOP81.2 million). The bank borrowings and bank overdrafts will be repayable within one year.

Bank borrowings and other bank facilities including performance guarantee by the Group were secured by the pledged bank deposits of approximately MOP29.4 million and approximately MOP15.3 million and as at 31 December 2022 and 2023, respectively.

#### Gearing ratio

As at 31 December 2023, the gearing ratio (calculated by dividing total debts which include payables incurred not in the ordinary course of business excluding amounts due to related parties with total equity as at the end of the respective year) was approximately -394.6% (2022: approximately 646.7%).

Such increase was primarily attributable to the total equity of the Group decreased from approximately MOP12.6 million as at 31 December 2022 to total deficit approximately MOP15.9 million as at 31 December 2023, while bank borrowings of the Group were approximately MOP81.2 million and MOP62.7 million as at 31 December 2022 and 31 December 2023, respectively.

#### Treasury policies

The Group has adopted a prudent treasury management policy to (i) manage the Group's funds ensuring that there is no material shortfall in cash which may cause interruption to the Group's obligations arising from daily business needs; (ii) maintain sufficient level of funds to settle the Group's commitment as and when they fall due; (iii) maintain adequate liquidity to cover the Group's operation cash flow, project expenditures and administrative expenses; and (iv) maintain the relevant financing costs at a reasonable level.

#### Currency risk

The group entities collect most of the revenue and incur most of the expenditures in their respective functional currencies. The Group is exposed to currency risk primarily through sales proceeds received from customers that are denominated in a currency other than the group entities' functional currency. The currencies giving rise to this risk are primarily HK\$.

The Group currently does not have a foreign currency hedging policy. However, the management of the Group monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

# MANAGEMENT DISCUSSION AND ANALYSIS

## ***Use of proceeds***

On 6 January 2022, the Company completed the placing of 4,650,000 Placing Shares under the General Mandate. The net proceeds from the Placing, after deduction of the commission payable to the Placing Agent, professional fee and other related costs and expenses incurred in the Placing, amounted to approximately HK\$7.9 million.

As at 31 December 2022, the Group applied all net proceeds of the Placing of approximately HK\$7.9 million for replenishment of working capital and general business operation.

## ***Capital structure***

### *Authorised share capital*

As at 31 December 2023, the authorised share capital of the Company was HK\$10,000,000 divided into 1,000,000,000 shares (the “Shares”) of HK\$0.01 each.

## ***Capital commitments***

As at 31 December 2023, the Group had no capital commitments (2022: Nil).

## ***Contingent liabilities***

As at 31 December 2023, the Group had no significant contingent liabilities or outstanding litigation.

## ***Material acquisitions and disposals***

During the year ended 31 December 2023, the Group did not conduct any material acquisitions or disposals of subsidiaries and affiliated companies.

## ***Significant investments held***

As at 31 December 2023, the Group had no significant investments.

## ***Future plans for material investments***

During the year ended 31 December 2023, the Group did not have other plans for material investments and capital assets.

## **EMPLOYEES AND REMUNERATION POLICIES**

As at 31 December 2023, the Group had 48 employees (2022: 64 employees). Total staff costs (including Directors emoluments) were approximately MOP27.3 million for the year ended 31 December 2023, as compared with approximately MOP41.7 million for the year ended 31 December 2022. Such decrease was mainly attributable to the decrease in number of employees.

The remuneration packages the Group offered to its employees include salary and discretionary bonuses. In general, the Group determines employees' salaries based on each employee's qualifications, position and seniority. The Group has designed an annual review system to assess the performance of its employees, which forms the basis of determining salary raises, bonuses and promotions. The Group also operates the Share Option Scheme (defined hereafter), pursuant to which options to subscribe for Shares may be granted to the Directors and employees of the Group. The Group also provides various training to its employees and sponsors its employees to attend various training courses, such as those on occupational health and safety in relation to its work. Such training courses include its internal training as well as courses by external parties.



# MANAGEMENT DISCUSSION AND ANALYSIS

## SHARE OPTION SCHEME

The principal terms of the Share Option Scheme were summarised in the Prospectus and this report. The purpose of the Share Option Scheme is to provide the Company a flexible means of giving incentive to, rewarding, remunerating, compensating and providing benefits to eligible participants as the Board approves from time to time. Since the adoption of the Share Option Scheme and up to the date of this report, no option has been granted, exercised, cancelled or lapsed under the Share Option Scheme.

## EVENTS AFTER THE REPORTING PERIOD

As disclosed in the announcement of the Company dated 18 January 2024, as all the resumption guidance has been satisfied in full, trading in the Shares on the Stock Exchange has been resumed with effect from 9:00 a.m. on 19 January 2024.

Save as disclosed above, there was no occurrence of events that had a significant impact of the Group's operation, financial and trading prospect from 1 January 2024 to the date of this report.

## DIVIDEND

The Board did not recommend the payment of a final dividend by the Company for the year ended 31 December 2023.

The Board may propose the payment of dividends, if any, on a per share basis, provided that the Group is profitable and without affecting the normal operations and business of the Group, the Board may consider declaring and paying dividends to the Shareholders by taking into account the following factors, among others, (i) the actual and expected financial performance of the Group; (ii) the general business conditions and strategies of the Group; (iii) the expected working capital requirements, capital expenditure requirements and future expansion plans of the Group; (iv) the retained earnings and distributable reserves of the Company and each of the other members of the Group; (v) the level of the Group's debts to equity ratio and return on equity as well as financial covenants to which the Group is subject; and (vi) any other factors that the Board may deem appropriate. Such declaration and payment of dividends by the Company shall remain to be determined at the sole discretion of the Board and subject to the requirements under all applicable laws, rules and regulations as well as the Articles of Association. Any future declarations and payments of dividends may or may not reflect the historical declarations and payments of dividends and will be at the absolute discretion of the Directors. Currently, the Company does not have any predetermined dividend payout ratio.

# CORPORATE GOVERNANCE REPORT

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

None of the Company or any of its subsidiaries had purchased, sold or redeemed any of its listed securities during the Reporting Period.

## CORPORATE GOVERNANCE

The Company is committed to maintain high standards of corporate governance to protect the interests of its Shareholders and to enhance corporate value and accountability. The Company has adopted the code provisions and, where applicable, the recommended best practices set out in the Corporate Governance Code (“**CG Code**”) set out in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”).

The Company complies with the CG Code set out in Appendix C1 to the Listing Rules with the exception for Code Provision C.2.1, which requires the roles of chairman and chief executive be different individuals. Pursuant to code provision C.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. However, the Company does not have a separate chairman and chief executive officer and Mr. Li Kam Hung currently performs these two roles. The Board believes that vesting the roles of both chairman and chief executive officer in the same person has the benefit of ensuring the consistent leadership within the Group and enables more effective and efficient overall strategic planning of the Group. Besides, with three independent non-executive Directors out of a total of six Directors in the Board, there will be sufficient independent voice within the Board to protect the interests of the Company and the Shareholders as a whole. Therefore, the Board considers that the balance of power and authority for the present arrangement will not be impaired and this structure will enable the Company to make and implement decisions promptly and effectively. The Board will continue to review and consider splitting the roles of chairman of the Board and chief executive officer of the Company at a time when it is appropriate and suitable by taking into account the circumstances of the Group as a whole.

## 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 C3 to the Listing Rules as its own code of conduct regarding Directors’ securities transactions. Having made specific enquiries with all the Directors, each of the Directors has confirmed that he/she has complied with the Model Code throughout the year ended 31 December 2023.

## BOARD OF DIRECTORS

### Composition

The Directors who hold office during the Reporting Period and as at the date of this annual report are as follows:

#### **Executive Directors**

Mr. Li Kam Hung (*Chairman and Chief Executive Officer*)  
Mr. Yu Ming Ho  
Mr. Yau Yan Ming Raymond

#### **Non-executive Director**

Mr. Li Chun Ho

#### **Independent Non-executive Directors**

Ms. Rita Botelho dos Santos  
Mr. Lam Chi Wing  
Mr. Wu Chou Kit

# CORPORATE GOVERNANCE REPORT

The biographical details of the Directors are set out in the section headed “Biographical Details of Directors and Senior Management” of this annual report. Save as disclosed therein, there is no relationship (whether financial, business, family or other material or relevant relationships) amongst members of the Board, senior management or substantial shareholder or controlling shareholder of the Company.

The composition of the Board is well balanced with each Director having extensive corporate and strategic planning experience, sound industry knowledge and/or professional expertise. All independent non-executive Directors have offered sufficient time and efforts to serve the business affairs of the Company. They also possess appropriate academic and professional qualifications and related management experience and have contributed to the Board with their professional opinion. The Board believes that the ratio among executive Directors, non-executive Directors and independent non-executive Directors is reasonable and appropriate. The Board also believes that the participation of independent non-executive Directors shall offer their independent judgment on issues relating to strategy, performance, conflict of interest and management process such that the interests of all Shareholders and the Group are considered and safeguarded.

## Role and Function

The Board is fully responsible for the formulation of business policies and strategies in relation to the business operation of the Group and to ensure the availability of resources as well as the effectiveness of its system of internal control.

Implementation and execution of the policies and strategies formulated by the Board and the daily operations are delegated from the Board to the management of the Company. In addition, an audit committee (the “**Audit Committee**”), a remuneration committee (the “**Remuneration Committee**”) and a nomination committee (the “**Nomination Committee**”) were set up to assist the Board in fulfilling certain responsibilities. Further details of these committees are set out in the section headed “Board Committees” of this annual report.

## Chairman and Chief Executive Officer

The Company complies with the CG Code set out in Appendix 14 to the Listing Rules with the exception for code provision C.2.1, which requires the roles of chairman and chief executive be different individuals. Pursuant to code provision C.2.1 of the Corporate Governance Code, the roles of chairman and chief executive officer should be separate and should not be performed by the same individual. However, the Company does not have a separate chairman and chief executive officer and Mr. Li Kam Hung currently performs these two roles. The Board believes that vesting the roles of both chairman and chief executive officer in the same person has the benefit of ensuring the consistent leadership within the Group and enables more effective and efficient overall strategic planning of the Group. Besides, with three independent non-executive Directors out of a total of six Directors in the Board, there will be sufficient independent voice within the Board to protect the interests of the Company and the Shareholders as a whole. Therefore, the Board considers that the balance of power and authority for the present arrangement will not be impaired and this structure will enable the Company to make and implement decisions promptly and effectively. The Board will continue to review and consider splitting the roles of chairman of the Board and chief executive officer of the Company at a time when it is appropriate and suitable by taking into account the circumstances of the Group as a whole.

## Independence of Independent Non-Executive Directors

Pursuant to the requirement of Rule 3.10 of the Listing Rules, the Company has appointed three independent non-executive Directors, one of whom has appropriate professional qualification in accounting and financial management expertise. All independent non-executive Directors have confirmed their independence, as set out in Rule 3.13 of the Listing Rules, to the Company and the Board considers that all independent non-executive Directors have satisfied their independence of the Group.

## Directors’ and Officers’ Liabilities Insurance

The Company has arranged appropriate insurance cover for Directors’ and officers’ liabilities in respect of legal actions against Directors, officers and senior management of the Company arising out of corporate activities.

# CORPORATE GOVERNANCE REPORT

## Board Meeting

The Board meets regularly to discuss the overall strategy as well as the operation and financial performance of the Group, in addition to the meetings for reviewing and approving the Group's annual and interim results. The Directors had participated in the Board meetings as indicated below. For those Directors who could not attend these meetings in person, they participated through electronic media.

The company secretary of the Company (the "**Company Secretary**") assists the Chairman to prepare the agenda of the meetings and each Director may request to include any relevant matters on the agenda. Generally, at least 14 days' notice is given for the regular meetings by the Company. All substantive agenda items have comprehensive briefing papers, which are, in general, circulated three days before convening each Board meeting.

All Directors are able to seek advice and services from the Company Secretary on the Board procedures and all applicable laws, rules and regulations, and corporate governance matters. Draft minutes of Board meetings and meetings of the Board committees are circulated to all Directors for comment and approval as soon as practicable after the meetings. Minutes of Board meetings and meetings of Board committee are kept by the Company Secretary and all Board members are given a copy of the minutes for their record. Should a matter being considered involve a potential conflict of interest of a Director, the Director involved in the transaction would be requested to leave the boardroom and abstain from voting. The matter would be discussed and resolved by other Directors. Policy is in place that Directors, upon reasonable request, may seek independent professional advice on issues related to the Group's business at the Company's expenses. The Company Secretary has complied with Rule 3.29 of the Listing Rules in relation to the professional training requirements.

During the year ended 31 December 2023, the attendance of the individual Directors at the meetings is set out below:

	Number of meetings attended/ eligible to attend during the Reporting Period			
	Board	Audit Committee	Remuneration Committee	Nomination Committee
<b>Executive Directors</b>				
Mr. Li Kam Hung	5/5	-/-	-/-	-/-
Mr. Yu Ming Ho	5/5	-/-	-/-	-/-
Mr. Yau Yan Ming Raymond	5/5	-/-	-/-	-/-
<b>Non-Executive Directors</b>				
Mr. Li Chun Ho	5/5	-/-	-/-	-/-
<b>Independent Non-Executive Directors</b>				
Ms. Rita Botelho dos Santos	4/5	2/2	-/-	-/-
Mr. Lam Chi Wing	4/5	2/2	1/1	-/-
Mr. Wu Chou Kit	4/5	2/2	1/1	-/-

The independent non-executive Directors were appointed on 15 March 2019 and are subject to retirement by rotation in accordance with the articles of association of the Company (the "**Articles of Association**").

# CORPORATE GOVERNANCE REPORT

## DIRECTORS' TERMS OF APPOINTMENT

All Directors are appointed for a term of three years and are subject to the requirement of retirement by rotation and re-election at the annual general meeting at least once every three years in accordance with the Articles of Association.

Pursuant to article 83(3) of the Articles of Association, 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. Pursuant to article 84 of the Articles of Association, at each annual general meeting, one-third of the Directors for the time being (or, if their number is not a multiple of three (3), the number nearest to but not less than one-third) shall retire from office by rotation provided that every Director shall be subject to retirement at an annual general meeting at least once every three years. Any Director appointed by the Board pursuant to article 83(3) of the Articles of Association shall not be taken into account in determining which particular Directors or the number of Directors who are to retire by rotation.

## DIRECTORS' TRAINING

Code Provision C.1.4 of the CG Code provides that Directors should participate in continuous professional development to develop and refresh their knowledge and skills. This is to ensure that their contribution to the Board remain informed and relevant.

All Directors are encouraged to participate in continuous professional development activities by ways of attending training and/or reading materials relevant to the Company's business or to the Directors' duties and responsibilities. A summary of professional training received by Directors for the year ended 31 December 2022 according to the records provided by the Directors is as follows:

	<b>Attending seminar(s)/ programme(s)/conference(s) and/or reading materials relevant to the business or directors' duties</b>
Mr. Li Kam Hung	✓
Mr. Yu Ming Ho	✓
Mr. Yau Yan Ming Raymond	✓
Mr. Li Chun Ho	✓
Ms. Rita Botelho dos Santos	✓
Mr. Lam Chi Wing	✓
Mr. Wu Chou Kit	✓

## BOARD DIVERSITY POLICY

With the objective of enhancing the Board effectiveness and corporate governance, the Company recognises increasing diversity at Board level as an essential element in maintaining a competitive advantage. Selection of candidates will be based on a range of diversity perspectives, including but not limited to skills, knowledge, gender, age, ethnicity, cultural and educational background, and professional experience. The ultimate decision will be based on merit and contribution that the selected candidates will bring to the Board.

# CORPORATE GOVERNANCE REPORT

## BOARD NOMINATION POLICY

The Nomination Committee shall consider a number of factors as a reference in assessing the suitability of a proposed candidate, including skills, knowledge, experience, qualification and professional expertise which are relevant to the operations. The candidate should be considered with due regard to the diversity perspectives set out in the board diversity policy of the Company. The candidate must also satisfy the requirement that he/she has the character, experience and integrity, and is able to demonstrate a standard of competence commensurate with the relevant position as a director of the Company. These factors are for reference only, and not meant to be exhaustive and decisive. The Nomination Committee has the discretion to nominate any person, as it considers appropriate.

## BOARD COMMITTEES

The Board has established three committees, namely the Audit Committee, Remuneration Committee and Nomination Committee with specific terms of reference.

### Audit Committee

The audit committee of the Company, comprising three independent non-executive Directors, namely Ms. Rita Botelho dos Santos, Mr. Lam Chi Wing and Mr. Wu Chou Kit, has reviewed with the management the audited annual results for the year ended 31 December 2023, accounting principles and practices adopted by the Group and discussed internal controls, risk management and financial reporting matters including a review of the audited annual financial information.

Members of the Audit Committee are Ms. Rita Botelho dos Santos, Mr. Lam Chi Wing and Mr. Wu Chou Kit (all are independent non-executive Directors). Ms. Rita Botelho dos Santos currently serves as the chairman of the Audit Committee. Pursuant to the meeting of the Audit Committee, the Audit Committee reviewed, among other things, the audited financial statements for the Reporting Period with recommendations to the Board for approval and discussed with the management and the external auditor the accounting policies and practices which may affect the Group, the report prepared by the external auditor covering major findings in the course of the audit and the accounting and financial reporting matters.

During the Reporting Period, the Audit Committee held eleven meetings.

The annual results for the Reporting Period have been reviewed by the Audit Committee before submission to the Board for approval.

### Remuneration Committee

The Remuneration Committee was established with written terms of reference in compliance with Rule 3.25 of the Listing Rules and the CG Code. The primary duties of the Remuneration Committee are to establish and review the policy and structure of the remuneration for the Directors and senior management and make recommendations on the remuneration packages of individual Directors and senior management and on other employee benefit arrangements.

The Remuneration Committee consists of two independent non-executive Directors, namely Mr. Lam Chi Wing and Mr. Wu Chou Kit, and one executive Director, namely Mr. Yu Ming Ho. Mr. Lam Chi Wing currently serves as the chairman of the Remuneration Committee.

During the Reporting Period, the Remuneration Committee held one meeting. During the Reporting Period, the Remuneration Committee recommended to the Board on the remuneration package regarding the newly appointed Directors and considered and reviewed the existing Directors' remuneration. The remuneration for the Directors and senior management comprises basic salary, retirement benefits and discretionary bonus. Details of the amount of emoluments of Directors paid for the Reporting Period are set out in note 6 to the financial statements.

The remuneration of members of the senior management (excluding Directors) by band for the Reporting Period is set out below:

Remuneration bands (MOP)	Number of person(s)
0 to 1,000,000	0
Over 1,000,000	1

# CORPORATE GOVERNANCE REPORT

## Nomination Committee

The Nomination Committee was established with written terms of reference in compliance with the CG Code. The primary duties of the Nomination Committee are to make recommendations to the Board on appointments of the Directors, to assess the independence of the independent non-executive Directors, to take up references and to consider related matters.

The Nomination Committee consists of one executive Director, namely Mr. Li Kam Hung, and two independent non-executive Directors, namely Mr. Wu Chou Kit and Mr. Lam Chi Wing, and Mr. Li Kam Hung currently serves as the chairman of the Nomination Committee.

The Nomination Committee carries out the process of selecting and recommending candidates for directorships by making reference to the balance of expertise, skills, experience, professional knowledge, personal integrity and time commitments of such individuals, the requirements of the business of the Group and other relevant statutory requirements and regulations. An external recruitment agency may be engaged to carry out the recruitment and selection process when necessary. Further, pursuant to the terms of reference of the Nomination Committee, the Nomination Committee, when reviewing the composition of the Board, will have regard to the diversity of the Board, which includes gender, age, cultural and educational background, length of service, skills, knowledge and professional experience of the Board. The Company recognises and embraces the benefits of diversity of Board members.

During the Reporting Period, the Nomination Committee held one meeting. During the Reporting Period, the Nomination Committee reviewed the existing structure, size, composition and diversity of the Board; assessed the independence of the independent non-executive Directors and reviewing the independent non-executive Directors' annual confirmations on their independence; and made recommendation to the Board on the re-election of Directors at the annual general meeting.

## CORPORATE GOVERNANCE FUNCTIONS

The Board is responsible for performing the corporate governance duties set out in code provision A.2.1 of the CG Code, namely: (i) to develop and review the Company's policies and practices on corporate governance; (ii) to review and monitor the training and continuous professional development of Directors and senior management; (iii) to review and monitor the Company's policies and practices on compliance with legal and regulatory requirements; (iv) to develop, review and monitor the code of conduct and compliance manual (including in relation to securities trading) applicable to employees and Directors; and (v) to review the Company's compliance with the CG Code and disclosure in the corporate governance report in the Company's annual report.

The Board held fifteen meeting during the Reporting Period, at which the Board reviewed the Company's policies and practices on corporate governance and legal and regulatory compliance, training and continuous professional development participations of the Directors, as well as the Company's compliance with the CG Code.

The Board acknowledges its responsibility in maintaining a sound and effective internal control and risk management systems for the Group to safeguard Shareholders' investments and assets of the Company at all times.

# CORPORATE GOVERNANCE REPORT

## RISK MANAGEMENT AND INTERNAL CONTROL

The Group did not establish an internal audit function during the Reporting Period. Given the Group's simple operating structure, the Board is directly responsible for the establishment, maintenance and review of the Group's system of internal controls and risk management throughout the Reporting Period and their effectiveness. The Audit Committee and the Board, have considered the internal control review report prepared by an independent consultancy company and communications with the Company's external auditor in respect of any material control deficiencies identified during the course of the financial statement audit to form the basis to review the adequacy and effectiveness of the Group's risk management and internal control systems. The Audit Committee and the Board will continue to review the need for an internal audit function on an annual basis.

The Board considered the risk management and internal control systems of the Group to be adequate and effective for the Reporting Period. The Board also conducted a review of the adequacy of resources, qualifications and experience of staff of the Group's accounting and financial reporting function, and their training programs and budget which are considered to be adequate for the Reporting Period.

The Board wishes to emphasise that risk management and internal control systems are designed to manage rather than eliminate risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss.

## PROCEDURES AND INTERNAL CONTROLS FOR THE HANDLING AND DISSEMINATION OF INSIDE INFORMATION

The Group strictly follows the requirements of the Securities and Futures Ordinance of Hong Kong (Cap.571 of the Laws of Hong Kong, the "SFO") and the Listing Rules and ensures that inside information is disclosed to the public as soon as reasonably practicable unless the information falls within any of the safe harbours of the SFO. Before inside information is fully disclosed to the public, such information is kept strictly confidential. In addition, the Group adopted the policy of disclosing relevant information only to appropriate staff within the Group.

## DIRECTORS' RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The Directors acknowledge their responsibilities for the preparation of the consolidated financial statements of the Company for the Reporting Period and ensure that they are prepared in accordance with the statutory requirements and applicable accounting standards. The Directors also ensure the timely publication of the consolidated financial statements.

The statement of the external auditor of the Company with regard to their reporting responsibilities on the Company's consolidated financial statements, is set out in the Independent Auditor's Report on pages 54 to 55 of this annual report.

## DISCLAIMER OF OPINION (THE "DISCLAIMER OF OPINION")

The Company's auditor, Global Link CPA Limited (the "Auditor") issued a disclaimer of opinion on the consolidated financial statements of the Group, details of which are set out in the independent auditor's report.



# CORPORATE GOVERNANCE REPORT

## **Basis for Disclaimer of Opinion**

### ***Multiple Uncertainties Relating to Going Concern***

As described in Note 3 to the consolidated financial statements, as at 31 December 2023, the Group had accumulated losses of approximately MOP210,449,000 (2022: MOP182,663,000), the Group's total borrowings amounted to approximately MOP62,675,000 (2022: MOP81,188,000) while its cash and cash equivalents amounted to approximately MOP4,523,000 (2022: MOP4,739,000) and pledged bank deposits amounted to approximately MOP15,263,000 (2022: MOP29,425,000). The above conditions indicate the existence of material uncertainties which may cast significant doubt about the Group's ability to continue as a going concern.

The directors of the Company have been formulating and undertaking a number of plans and measures to mitigate the Group's liquidity pressure, to improve the financial position of the Group and to remediate the delayed repayments to financial institutions.

The consolidated financial statements had been prepared on a going concern basis, the validity of which depends on the outcome of those plans and measures as mentioned in Note 3 to the consolidated financial statements, which are subject to multiple uncertainties.

However, we have not been able to obtain sufficient appropriate audit evidence to satisfy ourselves that the events or conditions underpinning the cash flow forecast of the Group for going concern assessment are reasonable and supportable because of (i) the lack of sufficient supporting basis from the management on the successfulness of negotiation with the financial institutions on restructuring or extension of repayment terms of bank borrowings; (ii) the lack of sufficient supporting basis for the customers will settle the remaining outstanding amounts of trade receivables in future according to the settlement terms stated in the settlement agreements; and (iii) the lack of sufficient supporting basis that the improvement of future operating results and cash flows would be realised, in particular, the uncertainty of outcome of those plans and measures and how variability in outcome would affect the future cash flows of the Group. Hence, we were unable to satisfy ourselves about the appropriateness of the use of the going concern basis of accounting in the preparation of the consolidated financial statements by the management of the Group.

Should the Group fail to achieve its plans and measures as mentioned in Note 3 to the consolidated financial statements, it might not be able to continue as a going concern, and adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities. The effects of these adjustments have not been reflected in these consolidated financial statements.

The consolidated financial statements of the Group for the year ended 31 December 2022 were audited by another auditor who expressed a disclaimer of opinion on those statements on 10 November 2023. Any adjustments to the balances as at 31 December 2022 would affect the balances of these financial statements items as at 1 January 2023 and the corresponding movements, if any, during the year ended 31 December 2023. The balances as at 31 December 2022 and the amounts for the year then ended are presented as corresponding figures in the consolidation financial statements for the year ended 31 December 2023. In view of the significance of and the potential interaction of the multiple uncertainties described above and their possible cumulative effects on the consolidated financial statements, we disclaimed our audit opinion on the consolidated financial statements relating to the going concern issue only and not any other issues for the year ended 31 December 2023 and also for the possible effect of the comparability of the current year's figures and the corresponding figures.

# CORPORATE GOVERNANCE REPORT

## ***The Management's Position, View and Assessment on the Disclaimer of Opinion***

In view of the uncertainties relating to going concern, the Directors have undertaken a number of plans and measures to improve the Group's liquidity and financial position, to enable the Group to meet its financial obligations as and when they fall due for the foreseeable future including:

### *(i) Restructure of bank borrowings*

The bank borrowings which are repayable on demand or within one year and were defaulted in repayment amounted to approximately MOP45,873,000 as at 31 December 2023.

The Group is negotiating with the bank for loan restructuring. The management is of the view that the Group will be able to obtain consent from the banks to extend the repayment of borrowings and continue to provide the banking facility to improve the liquidity position of the Group.

### *(ii) Collection of outstanding trade receivables*

The Group has signed the settlement agreement with customers for the outstanding trade receivables. Most of the outstanding can be recovered by the end of 31 December 2024 according to the settlement agreements.

### *(iii) Cash inflow from operations*

The number of tenders received by the Company has kept increasing since 2023. The directors of the Company will continue with its effort in tendering the construction projects and explore new opportunities.

The Board believes that, taking into account the above plans and measures, the Group will have sufficient working capital to satisfy its present requirements for the year ending 31 December 2024. However, should the Group fail to achieve the above mentioned plans and measures, the Group may be unable to operate as a going concern, in which case adjustments might have to be made to the carrying values of the Group's assets to state them at their realisable values, to provide for any further liabilities which might arise and to reclassify its non-current assets and non-current liabilities to current assets and current liabilities, respectively.

The Company will continue to take proactive measures so to resolve its liquidity issue and will publish an appropriate announcement if there is any material development in accordance with the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The Auditor has indicated to the Company that whether the multiple uncertainties relating to going concern can be adequately addressed depends on the implementation of the Company's actions taken/proposed plans and measures to be taken as mentioned above to address the Disclaimer of Opinion.

## **Audit Committee's View on the Disclaimer of Opinion**

The Audit Committee had critically reviewed the Disclaimer of Opinion, the management's position concerning the Disclaimer of Opinion (the "**Management's Position**") and measures taken by the Group for addressing the Disclaimer of Opinion. The Audit Committee agreed with the Management's Position based on the reasons above. Moreover, the Audit Committee requested the management to take all necessary actions to address the uncertainties regarding going concern underlying the Disclaimer of Opinion that no such Disclaimer of Opinion will be made in the forthcoming audited financial statements. The Audit Committee had also discussed with the Auditor regarding the financial position of the Group, measures taken and to be taken by the Group, and considered the Auditor's rationale and understood their consideration in arriving their opinion.

The auditor's responsibilities are set out in the Independent Auditor's Report.

# CORPORATE GOVERNANCE REPORT

## AUDITOR'S REMUNERATION

For the Reporting Period, services provided to the Company by its external auditor, Global Link CPA Limited, and the respective fees were:

	2023 MOP'000
Audit services	1,082

## SHAREHOLDERS' RIGHTS

The general meetings of the Company provide an opportunity for communication between the Shareholders and the Board. Subject to provisions of the applicable laws in the Cayman Islands and Listing Rules, the Articles require that an annual general meeting (the "AGM") of the Company to be held each year and at the venue as determined by the Board. Each general meeting, other than an AGM, shall be called an extraordinary general meeting.

Pursuant to article 58 of the Articles of Association, any one or more Shareholders holding at the date of deposit of the requisition not less than one-tenth of the paid up share capital of the Company carrying the right of voting at general meetings of the Company shall at all times have the right, by depositing a written requisition to the Board or the Company Secretary, to require an extraordinary general meeting to be called by the Board for the transaction of any business specified in such requisition and such meeting shall be held within two (2) months after the deposit of such requisition. If within twenty-one (21) days of such deposit the Board fails to proceed to convene such meeting the requisitionists themselves may do so in the same manner, and all reasonable expenses incurred by the requisitionist(s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

Shareholders may at any time put forward their enquiries (including the procedures for putting forward proposals at general meetings of the Company) to the Board in writing through the Company Secretary whose contact details are as follows:

### Wai Hung Group Holdings Limited

Unit 13, 24th Floor  
Honour Industrial Centre  
6 Sun Yip Street, Chai Wan  
Hong Kong

Tel No.: (852) 2560 5654

Fax No.: (852) 2568 8492

## PROCEDURES FOR PUTTING FORWARD PROPOSALS AT GENERAL MEETINGS BY SHAREHOLDERS

Pursuant to article 85 of the Articles of Association, no person other than a Director retiring at the meeting shall, unless recommended by the Directors for election, be eligible for election as a Director at any general meeting unless a notice signed by a shareholder (other than the person to be proposed) duly qualified to attend and vote at the meeting for which such notice is given of his intention to propose such person for election and also a notice signed by the person to be proposed of his willingness to be elected shall have been lodged at the head office or at the Registration Office provided that the minimum length of the period, during which such notice(s) are given, shall be at least seven (7) days and that (if the notices are submitted after the dispatch of the notice of the general meeting appointed for such election) the period for lodgment of such notice(s) shall commence on the day after the dispatch of the notice of the general meeting appointed for such election and end no later than seven (7) days prior to the date of such general meeting.

# CORPORATE GOVERNANCE REPORT

## INVESTOR RELATIONS AND COMMUNICATION WITH SHAREHOLDERS

The Board established a Shareholders' communication policy to ensure that Shareholders and potential investors are provided with ready, equal and timely access to information of the Company.

The Company has maintained a corporate website at [www.whh.com.hk](http://www.whh.com.hk) through which the Company's updated financial information, business development, announcements, circulars, notices of meetings, press releases and contact details can be accessed by the Shareholders and investors.

The AGM also provides an important opportunity for constructive communication between the Board and Shareholders. The Chairman, members of the Board and external auditor attended the AGM on 2 June 2021 to answer questions raised by the Shareholders.

## CONSTITUTIONAL DOCUMENTS

The Company adopted an amended and restated memorandum of association on 18 March 2019 and amended and restated Articles of Association with effect on the Listing Date.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## CHAIRMAN, CHIEF EXECUTIVE OFFICER AND EXECUTIVE DIRECTOR'S MESSAGE

Dear Stakeholders,

Wai Hung Group Holdings Limited and its subsidiaries (the “**Group**”) are proud to present the Group’s Environmental, Social and Governance (“**ESG**”) Report for the year ended 31 December 2023. This report provides information about the economic, environmental and social topics and performance of the Group.

As a responsible corporate citizen, the Group is committed to upholding ethical standards and continuing to introduce and implement sustainable innovations in the Group’s business operations. The Group adopts a comprehensive approach in managing the environmental impacts of the Group’s construction activities and has adequate environmental policies in place to achieve sustainable operations.

The Group has been actively promoting and practising green and gracious policies to provide a pleasant environment for all residents in the vicinity of the Group’s works and members of the public. The Group has implemented social and community engagement policies to ensure that the social impacts of the Group’s construction activities are minimised.

The Group deeply values the Group’s employees. As an employer, the Group is committed to protecting the health and safety of the Group’s employees. The Group has comprehensive safety policies and measures to safeguard their well-being. The Group endeavour to develop the Group’s people to their fullest potential and nurture them to support the Group’s growth and steer the Group ahead.

I would like to extend my appreciation to all stakeholders for your contributions and supports towards the Group’s success all these years.

**Li Kam Hung**

*Chairman, Chief Executive Officer and Executive Director*

**Wai Hung Group Holdings Limited**

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## ABOUT US

The Group is a contractor providing fitting-out services and repair and maintenance services in Macau. The Group's fitting-out services primarily cover refitting works for existing buildings and extend to casinos, retail areas, hotels, restaurants, commercial properties and residential properties. The Group primarily focuses on providing fitting-out services for the commercial segment, in particular facilities located within integrated resorts in Macau.

The Group undertook projects as both main contractor and subcontractor. The majority of its revenue was derived from projects in which the Group was engaged as main contractor by major licensed casino gaming operators in Macau. To a lesser extent, the Group was also engaged as subcontractor by other fitting-out contractors in Macau.

The Group has established business relationship with major licensed casino gaming operators in Macau. Majority of the customers are group companies of the six licensed casino gaming operators in Macau, and the shares of their respective holding companies are listed on The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). The Group believes that (i) its experienced management team with profound industry knowledge; (ii) its capability to maintaining long-term business relationships with its major customers; and (iii) a stable pool of suppliers and subcontractors have contributed to its success.

## ABOUT THIS REPORT

This report is to outline the performances on environmental, social and governance aspects of the Group ("**ESG Report**"). This ESG Report is prepared in accordance with the Environmental, Social and Governance Reporting Guide (the "**ESG Guide**") under Appendix 27 to the Rules Governing the Listing of Securities on the Main Board of Stock Exchange ("**Listing Rules**"), and the provisions of "comply or explain" set out therein.

## REPORTING PRINCIPLE

### Materiality

As identified by the materiality assessment, this ESG report covers the Group's overall performance, risks, measures and commitment in terms of quality of workplace environment, environmental protection, ethics and social awareness for the business operations in Macau, Hong Kong and China during the reporting period for the year ended 31 December 2023 ("**Reporting Period**").

### Quantitative

Pursuant to the ESG Guide, the ESG Report provides a quantitative description of the effectiveness of our ESG-related practices, together with general disclosure of these practices. During the Reporting Period, no KPI target was set; however, to the best knowledge of the Board and the management, our environmental and social impact was, if any, within the industry standard and maximum limit as required by the government authorities.

### Consistency

Our ESG management approach, strategy and objectives remained unchanged and this ESG report mainly covers the above operations are consistency applied. Data for the Previous Year have been enclosed for comparison.

## REPORTING SCOPE

There was no significant change of the Group's main business scope during the Reporting Period as it was principally engaged in providing fitting-out services, repair and maintenance services in Macau and Hong Kong. In addition, an interior design office is situated in Zhuhai to support the operation.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## ETHICS AND INTEGRITY

### Corruption, Bribery and Extortion

The Group strictly prohibits all forms of corruption, bribery and extortion. The Group is fully committed to conducting business with integrity and consistent with the highest ethical standards, and in compliance with all applicable laws and regulatory requirements for the prevention of corruption, bribery and extortion.

Corrupt practices may subject the Group and individual employees to potential criminal and civil liabilities. Corrupt practices may also adversely affect the reputation of the Group as well as the confidence held by stakeholders, including the Group's customers and business partners in the Group's commitment to act professionally, fairly and with integrity in the Group's business dealings and relationships.

In line with the Group's commitment to maintain high ethical standards which are integral to the Group's corporate identity and the Group's business, it is the Group's policy to adopt a 'zero-tolerance' approach against all forms of corruption, bribery and extortion.

In FY2023, there were no legal cases brought against the Group or its employees regarding corrupt practices.

### Fraud

The Group endeavours to operate in compliance with local regulations regarding fraudulent activities. The Group has established a corporate fraud policy to facilitate the development of controls that will aid in the detection and prevention of fraud against the Group. Each member of the management team will be familiar with the types of improprieties that might occur within his or her area of responsibility, and be alert for any indication of irregularity.

Any irregularity that is detected or suspected must be reported immediately to the chief executive officer, who will coordinate internal and external investigations with the audit committee of the Company (the "**Audit Committee**") and other implicated departments.

### Anti-Money Laundering ("AML")

The Group recognises the importance of AML and therefore complies with international and domestic laws and implement appropriate policies. The Group will stipulate the roles and internal controls within the group companies.

Given that directors of the Company (the "**Directors**") are responsible for directing a company's business effectively, they are obligated to ensure compliance with all relevant AML laws. A Director with reasonable care, skill and diligence would need to comply with relevant AML laws and address the AML risks. One of the Directors or proper senior company personnel should be appointed and acted as the central reference point for suspicious transaction reporting.

The Group implements and maintains appropriate measures to conduct customer due diligence. The Group trains employees in matters related to AML so that employees can implement immediate and appropriate measures for customer due Diligence.

The Group also implements and maintain measures for handling suspicious transactions, and will report suspicious transactions to relevant authorities immediately.

The Group regularly reviews and improves the AML policy and internal controls based on the effectiveness of the measures.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## Whistle-Blowing

The Group is committed to achieving and maintaining the highest standards of openness, integrity and accountability. The Group's whistle-blowing policy serves to increase the Group's awareness of maintaining internal corporate justice and it encourages all employees to report serious concerns about any suspected misconduct, malpractice or irregularity. Employees with legitimate concerns can raise the matter directly to the Chairman of the Audit Committee. The Chairman of the Audit Committee will review the complaint and decide how the investigation should proceed.

The Audit Committee has the overall responsibility for the implementation, monitoring and periodic review of the whistle-blowing policy of the Group.

## GOVERNANCE AND STATEMENT OF THE BOARD

The Group's board of Directors (the "**Board**") and senior management have assessed sustainability issues as part of the strategic formulation of the Company. The Board has determined the material ESG factors and overseen the management and monitoring of the material ESG factors.

The Board acknowledges its responsibility for ensuring the integrity of the ESG report and to the best of its knowledge this report addresses all relevant material issues and fairly presents the ESG performance of the organisation and its impacts. The Board confirms that it has reviewed and approved this report.

## STAKEHOLDER ENGAGEMENT

The Group has set up policies on stakeholder engagement to understand the needs of stakeholders and to ensure its activities take into consideration of the stakeholders' interests. Continuous communication with stakeholders allows the Group to identify matters in relation to the environmental, social and governance issues, and it serves as a method to understand stakeholders' expectation as well as assess the materiality on various aspects as set out in this report which are relevant to the Group.

## REPORTING PRACTICE

The ESG Report has been prepared in accordance with the Environmental, Social and Governance Reporting Guide as set out in the Appendix 27 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**ESG Reporting Guide**").

This ESG Report incorporates the general standard disclosures and Key Performance Indicators ("**KPIs**") as set out by the "Comply or Explain" provisions of the ESG Reporting Guide. This ESG Report primarily highlights the Group's major initiatives and activities implemented from 1 January 2023 to 31 December 2023. The management and employees who are responsible for the key functions of the Group have participated (i) in preparing the ESG Report; (ii) in reviewing its operation; (iii) identifying key environmental, social and governance issues; and (iv) assessing the importance of these issues to the Group's businesses and stakeholders. The Group compiled a questionnaire with reference to the identified material environmental, social and governance issues to collect the information from relevant departments and business units of the Group.



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

The following table summarises the Group's significant environmental, social and governance issues as set out in this report:

The ESG Reporting Guide	Material ESG aspects of the Group
<b>Environment</b>	
A1. Emissions	Emissions Management
	Dust Management
	Exhaust Management
	Greenhouse Gas (“GHG”) Management
	Waste Management
A2. Use of Resources	Energy Consumption
	Water Consumption
	Use of Packaging materials (not applicable)
A3. The Environment and Natural Resources	Environmental Impact Management
<b>Social</b>	
B1. Employment	Employee Benefits and Equal Opportunities Policies
B2. Health and Safety	Occupational Health and Safety
B3. Development and Training	Staff Development and Training
B4. Labour Standards	Labour Standards Compliance
B5. Supply Chain Management	Environmental and Social Risk Management of Supply Chain
B6. Product Responsibility	Quality and Safety of Products and Services
	Intellectual Property Management
B7. Anti-Corruption	Prevention of Corruption and Fraud
B8. Community Investment	Contributions to Society

During the year ended 31 December 2023, the Group confirmed that appropriate and effective management policies and internal control systems for environmental, social and governance issues were in place and confirmed the information disclosed in this report meets the ESG Reporting Guide.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## CORPORATE ENVIRONMENTAL POLICY AND COMPLIANCE

The Group admits the importance of maintaining environmental sustainability in its daily operations and strives to operate its business activities in compliance with all applicable national and regional rules and regulations from time to time. All the existing policies set up for staff to control the usage of paper, toner cartridge, petrol, electricity and water consumption and procedures formed by the Group on any emissions and wastes treatment are in full compliance with all applicable national and regional environment protection rules and regulations. The Group's site managers are responsible for implementing these policies to ensure the Group's sites are able to comply with the environmental related rules applicable to their locations. The following lists are some major rules and regulations which had been complied with by the Group:

- (i) Environmental Law of Macau; and
- (ii) the Law of Prevention of Ambient Noise in Macau.

## ENVIRONMENT

### A1. Emissions

Global warming and climate change have become major environmental issues to the world. The Group aims to minimise energy consumption and carbon emissions and has been exploring ways of adopting operational model which incurs less adverse impact on the environment. From the reporting perspective, the Group mainly focused on the environmental impact of the Group's offices and relevant measures to be taken during the daily operation and have formulated policies and procedures relating to the environmental management to govern the limited greenhouse gas emissions and non-hazardous waste generated from the Group's operation. At the same time, the Group fully considers environmental elements in each of the business process, including design and planning, material procurement, and project execution. The Group cherishes and makes good use of the Earth's resources to promote the harmony between human beings and the natural environment.

#### ***Emissions Management***

Chemical substances are likely to be used for construction operations, of which air pollutants such as dust and exhaustive gas will be released from machinery and mechanical plants. In order to protect the Group's workers and surrounding occupants from air pollution and air-borne diseases, the Group controls dust, fumes and air pollutants generated at the Group's construction sites at a sustainable level. Contractors and workers are adequately trained to understand the consequences of air pollution on human health and the environment, and they are given simple instructions on operation and maintenance of equipment to ensure the preservation of air quality on-site.

#### ***Dust Management***

All activities involving excavation or disturbance of soils must explore preventive controls and implement physical controls to minimise the generation of dust and reduce its release into the atmosphere.

#### ***Exhaust Management***

All operations of plants and equipment must comply with local regulations, and maintenance and servicing must be performed regularly in accordance with manufacturing guidelines to ensure that any exhaust or other emissions generated are within standard specifications. Maintenance of diesel-powered mechanical plants is critical as the exhaust fumes will pollute the environment. The Group's exhaust emissions are mainly released from the vehicle usage. Company vehicles undergo regular maintenance which ensures fuel efficiency, thereby reducing emissions.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE

During the year ended 31 December 2023, the Group's exhaust emissions of Sulphur Oxides ("SO<sub>x</sub>"), Nitrogen Oxides ("NO<sub>x</sub>"), and Particulate Matter ("PM") released from vehicle exhaust were recorded. The Group's total exhaust emissions amounted to approximately 3.27 kilograms ("kg") and the total exhaust emission per employee was 0.037 kg. The total exhaust emission per employee is 0.02 kg higher as compared with last year. The detailed summary of the exhaust emission is shown below:

<b>Exhaust Performance Summary</b>				
<b>Exhaust emission</b>	<b>kg</b>		<b>Intensity – kg per employee</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
SO <sub>x</sub>	0.04	0.05	0.001	0.001
NO <sub>x</sub>	1.60	2.07	0.033	0.032
PM	0.12	0.15	0.002	0.002
<b>Total exhaust emission</b>	<b>1.76</b>	<b>2.27</b>	<b>0.037</b>	<b>0.035</b>

### **GHG Management**

The consumption of electricity at the offices, petrol, paper and water consumption are the largest sources of (direct and indirect) greenhouse gas emissions of the Group. During the year ended 31 December 2023, the Group's total GHG emissions amounted to approximately 35.81 tonnes and the total GHG emission per employee was 0.75 tonnes. The total GHG emission per employee is 0.19 tonnes lower as compared with last year. The detailed summary of the GHG emission is shown below:

<b>GHG Performance Summary</b>				
<b>GHG Scope<sup>1</sup></b>	<b>Tonnes</b>		<b>Intensity – Tonnes per employee</b>	
	<b>2023</b>	<b>2022</b>	<b>2023</b>	<b>2022</b>
Direct GHG emission (Scope 1) – petrol consumption (Motor vehicle)	6.12	7.89	0.13	0.12
Direct GHG emission (Scope 1) – petrol consumption (Gas for dorm)	0.07	0.55	0.01	0.01
Indirect GHG emission (Scope 2) – electricity consumption	29.26	51.35	0.61	0.80
Other indirect GHG emission (Scope 3) – paper and water consumption	0.36	1.07	0.01	0.02
<b>Total GHG emission</b>	<b>35.81</b>	<b>60.86</b>	<b>0.76</b>	<b>0.95</b>

Note:

1. GHG emissions data is presented in carbon dioxide equivalent and was in reference to, including but not limited to, the reporting requirements of the "GHG Protocol Corporate Accounting and Reporting Standard" issued by the World Resources Institute and the World Business Council for Sustainable Development.

The Group has implemented a number of measures to mitigate energy consumption such as turning off the air-conditioning system at night or when leaving office, keeping the office temperature at 25°C in summer and using LED lights or energy-saving lights in office; the Group issues environmental-related memorandum to its staff to raise their awareness of environmental preservation. Notices and posters relating to the environmental information have been placed in the offices to promote the best practice of the environmental management.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

As the Group's emissions were substantially caused by the usage of equipment and self-owned vehicles, the Group's mitigation strategy is significantly dependent on these sources. The measures begin at the procurement process by selecting equipment with low emission, and using of low-sulphur fuel. In addition, regular inspection checks of the Group's equipment are conducted at the commencement of each construction project to ensure that they are in good condition without excessive emission.

During the Reporting Period, the Group did not encounter any non-compliance issue about emission that would have a significant impact on the environment.

In addition to complying with the general disclosure requirement of Aspect A1, the Group has complied with the KPI requirement which is summarised in content index.

## **Waste Management**

The Group adheres to waste management principle and strives to properly manage and dispose wastes produced by the Group's business activities. The Group's waste management practice has complied with relevant laws and regulations relating to environmental protection. No hazardous waste was generated by the Group during the year ended 31 December 2023. The non-hazardous wastes generated by the Group's operations mainly consist of paper and toner cartridges. The intensity of unit per employee from paper waste is lowered by 0.36 tonnes and intensity of unit per employee from toner cartridge waste is lowered by 0.2656 pieces when compared to last year. During the year ended 31 December 2023, the consumption volume generated by the Group is shown as below:

Non-hazardous waste category	Quantity		Unit	Intensity – Unit per employee	
	2023	2022		2023	2022
Paper	0.31	0.67	Tonnes	0.0065	0.0105
Toner cartridge	12	33	Pieces	0.25	0.5156

The Group regularly monitor the consumption volume of paper, toner cartridges and ink cartridges and have implemented a number of reduction measures. The Group's office has also provided suitable facilities and encouraged the Group's staff to sort and recycle the wastes to achieve the objectives in mitigating wastes, reusing and recycling in its operations. The Group maintains high standard in waste reduction, educates its employees the significance of sustainable development and provides relevant support in order to enhance their skills and knowledge in sustainable development.

## **A2. Use of Resources**

### **Energy Consumption**

The Group understands that the building materials used by the Group will directly affect the quality of the building and its surrounding environment, so a number of environmental procurement measures have been taken. The Group purchases and selects environmental friendly indoor and outdoor building materials, which can provide a comfortable environment and save natural resources at the same time. Also, the Group selects local material at a higher priority and considers recycling to reduce the carbon emission and construction waste generated from transportation.

The volume of energy consumption, electricity consumption and water consumption of the Group are considered as relatively low. As mentioned in the Aspect A1 section, the Group has formulated policies and procedures relating to the environmental management, including energy management. Electricity consumption and petrol consumption account for a substantial part of the carbon emission for the Group.

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE

The intensity of unit per employee from petrol consumption is increased by 1.78 liters, intensity of unit per employee from electricity consumption is lowered by 650.18 Kilowatt per hour (“kWh”) and intensity of unit per employee from water consumption is lowered by 5.33 cubic meters (“m<sup>3</sup>”). During the year ended 31 December 2023, the Group’s consumption in petrol, electricity and water were:

Energy Type	Quantity		Unit	Intensity – Unit per employee	
	2023	2022		2023	2022
Petrol	2,592.69	3,342.82	Liter	54.01	52.23
Electricity	54,395.00	114,138.12	kWh	1,133.23	1,783.41
Water	44.2	400	m <sup>3</sup>	0.92	6.25

On top of the measures of mitigating the energy consumption mentioned in previous section, the Group strives to utilise telephone or video conference to minimise face-to-face meeting in order to reduce petrol consumption in traveling and unnecessary business trips. The Group encourages resources saving in daily office operation and proactively fosters a low-carbon corporate culture, which further increases the employees’ awareness in energy conservation of the Group.

### **Water Consumption**

During the year ended 31 December 2023, the Group consumed 44.2 m<sup>3</sup> of water and the water consumption per employee was 0.92 m<sup>3</sup>. As compared to the limited amount of water consumption generated from office operations, the Group’s main water consumption from construction sites include muddy water, wastewater from rinsing the cement system, cooling water of machineries and wastewater from rinsing of ground surface. No issue in sourcing water is noted for the year ended 31 December 2023.

To reduce the use of water, the Group has implemented preventive measures and monitored the water consumption in construction sites by regular frequency. The intensity of unit per employee from water consumption was lowered by 5.33 m<sup>3</sup> as compared to last year.

### **Use of Packaging Materials (not applicable)**

Due to the nature of business, the Group did not have physical products for sale and therefore did not involve any use of packaging materials. Therefore, this disclosure is not applicable to the Group.

On top of complying with the general disclosure requirement of Aspect A2, the Group has complied with the KPI requirement which is summarised on content index.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## A3. Environment and Natural Resources

### *Environmental Impact Management*

The Group pursues the best practices in the environment protection and focuses on the impact of the Group's businesses to the environment and natural resources, such as emissions of greenhouse gases, solid wastes and use of resources. Though the Group is not in a pollution intensive industry, the Group pays high attention to the impacts of the Group's working process to the environment, such as emissions of dust, exhaust, GHG, wastes and use of resources, and adopt measures that would reduce generation of pollutants, properly handle residual materials and lower the consumption of resources. In addition to complying with relevant environmental laws and regulations as well as properly preserve the natural environment, the Group has integrated the concept of environmental protection into its internal management and daily operations, with the aim of achieving environmental sustainability. The Group strives to promote environmental protection and make effective use of resources. The Group carries out continuous monitoring if the business operations incur any potential impact to the environment, and minimises such impact to the environment through promoting green office and operating environment by adopting four basic principles which comprise of reduce, reuse, recycle and replacement. Where applicable, the Group adopts green purchasing strategies and the most practical technologies to protect the Group's natural resources.

The Group understands that effective project management would ensure efficient use of resources. Therefore, many environmental-friendly construction measures have been taken. The Group strictly implements the building energy conservation regulations promulgated by the government, and continuously improves project management to minimize unnecessary energy and water consumption in the project.

The Group supports waste management and waste reduction, and adopts a hierarchical system, namely, to avoid waste generation first, and to reuse resources and recycle the resources as much as possible before considering waste disposal. For construction waste, timely treatment is the basic requirement of clean environment. The group has formulated disposal plan of mud and waste residue, which requires the subcontractor to collect the construction waste in a simple classification and centralised external transportation, and promptly clean up the construction waste. The mud must be processed by the qualified transportation unit after drying in the field, so as to prevent the random dumping of construction waste in the environment.

The Group regularly reviews its environmental protection policies and has adopted necessary precautionary measures and actions to reduce significant impact on the environment and natural resources, and ensure that the Group complies with relevant laws and regulations.

During the year ended 31 December 2023, the Group has not found any non-compliance with laws and regulations in respect of the environment and natural resources.

On top of complying with the general disclosure requirement of Aspect A3, the Group has complied with the KPI requirement which is summarised on content index.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## SOCIAL

### B1. Employment

#### *Employee Benefits and Equal Opportunities Policies*

Employees are regarded as the Group's largest and most valuable assets and the core competitive advantage. They provide the driving force for continuous innovation to the Group. The Group has established clear policies and guidelines to attract and retain talent, and delivered a fair and safe working environment for employees to support their career advancement and also foster their personal development.

The Group is committed to maintaining a diverse workforce that includes age, gender, family status, sexual orientation, disability, ethnicity, religion and equal opportunities. At present, the construction industry is still largely male-dominated; the Group will continue to strive for gender diversity and increase the female-to-male ratio in the Group's workforce.

Employment Data (as at 31 December)		2023				2022			
		Macau	Hong Kong	China	Total	Macau	Hong Kong	China	Total
Number of employees									
Overall		34	11	3	48	40	21	3	64
Gender	male	22	8	1	31	26	14	1	41
	female	12	3	2	17	14	7	2	23
Type	full time	34	11	3	48	40	21	3	64
	part time	0	0	0	0	0	0	0	0
Category	administrative	3	4	1	8	5	8	1	14
	technical	31	7	2	40	35	13	2	50
Age	below 25	1	0	0	1	1	0	0	1
	25-29	8	0	0	8	12	0	0	12
	30-39	17	3	3	23	18	9	3	30
	40-49	5	4	0	9	4	5	0	9
	50-59	1	1	0	2	4	5	0	9
	60 or above	2	3	0	5	1	2	0	3

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Employment Data (as at 31 December)		2023				2022			
		Macau	Hong Kong	China	Total	Macau	Hong Kong	China	Total
Turnover rate (Note)									
Gender	male	38%	64%	0%	44%	39%	63%	100%	51%
	female	15%	100%	0%	35%	57%	40%	12%	21%
Age	below 25	0%	0%	0%	0%	29%	100%	0%	55%
	25–29	10%	0%	0%	10%	43%	200%	400%	60%
	30–39	34%	67%	0%	38%	48%	48%	86%	52%
	40–49	0%	89%	0%	44%	0%	67%	0%	38%
	50–59	160%	133%	0%	145%	77%	18%	0%	50%
	60 or above	0%	0%	0%	0%	67%	100%	0%	86%

Note: The employee turnover rate is calculated by dividing the number of employees who left the company by the average number of employees in a certain period in time.

The Group's staff handbook contains policies in regards to recruitment, promotion, discipline, equal opportunity, diversity, anti-discrimination, other benefits and welfare, working hours and leave. Recruitment policy outlines the Company's preferred hiring practices. Promotion policy mainly depends on the employee's performance. Discipline policy identifies the standard procedures for disciplining employees for specific incidents that go against the Company's policies. In diversity, equal opportunity and anti-discrimination policies, the Group is committed to promoting diversity and equal opportunities employment, and to eliminate any form of discrimination or harassment against staff and other persons who have dealings with the Group. Everyone, irrespective of their race, color, sex, language, religion, political or other opinions, national or social origin, has the right to be respected and be treated fairly. Other benefits and welfare policy outlines the types of benefits and welfare offered by the Group and the requirement for employee to be entitled to such benefits and welfare. Working hour and leave policy outlines the number of working hours and leaves for different positions of employee. These policies have been implemented by the human resources department in a fair way to all staff. The human resources department has been responsible for ensuring all employees have fully understood the contents of the handbook.

The management regularly reviews the Group's remuneration and benefits policies with reference to the market standards and is committed to safeguarding the rights and interests of the staff which resulted in a minimal employment turnover rate. Remuneration and benefits have been adjusted on an annual basis in accordance with the employees' individual performance, contribution and market conditions. During the year ended 31 December 2023, the Group was not aware of any material non-compliance with laws and regulations relating to employment and labour practices.



# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## B2. Health and Safety

### *Occupational Health and Safety*

The Group has always placed emphasis on occupational safety and has set up an occupational health and safety management system to provide a safe working environment for office employees. The Group strictly abides by the relevant laws and regulations of Macau under certain health and safety regulations. The Group is committed to ensuring that the Group's employees and subcontractors work in a safe and healthy environment, and we regard occupational health and safety as the primary task of maintaining the Group's reputation.

The Group has implemented various measures, including those as stated in the Emission section of the ESG Report, to protect its employees from injury and occupational hazards. The Group has established occupational health and safety manuals which provide guidance on the essential procedures before entering into construction site and during the course of construction. The Group has established and maintained a safety management system in Macau according to the OHSAS 18001 international standard. The Group's system takes a preventive approach and focuses on crisis management and risk assessment. The Group conducts regular internal risk assessments and reviews every six months. It aims to provide information, training and supervision through the screening of risk and crisis control risk levels of different types of work, to enhance risk awareness and to better prepare for emergencies. The Group sets up and maintains a safety management system for the Group's Macau operation, and properly manage any violation of the system and to take remedial measures after the record and review so as to ensure site safety and health management are properly implemented in all the construction sites the Group managed and the Group complies with applicable laws and regulations.

<b>Occupational safety and health data</b>	<b>2023</b>	<b>2022</b>
Total staff of the Group	48	64
Number of lost working days caused by accidents and diseases (occupational) related to work	–	–

During the year ended 31 December 2023, the Group was not aware of any non-compliance with the health and safety laws and regulations.

## B3. Development and Training

### *Staff Development and Training*

Employees are regarded as the Group's largest and most valuable assets and an essential part of maintaining a competitive advantage. The Group provides its staff with training courses for upgrading skills and development as needed. The Group arranges tailor-made training courses on a variety of topics such as technical workshops, customer service, environmental protection and occupational health and safety.

The Group adheres to the "people-oriented" management concept. The Group builds a multi-level, all-round and three-dimensional team. This provides powerful talent support for sustainable development. The Group focuses on employees' knowledge accumulation, professional skills development, and career planning. The Group provides a good working environment as well as practical training and also for the Group to build an energetic and positive working atmosphere. The Group established a good mechanism of cultivating and utilizing talents.

The Group regularly monitors the training and development activities, and reviews the Group's support framework to continually improve the Group's training and development policies. The Group's training policy is inclusive and equal for both genders.

<b>The Group's employees trained by gender</b>	<b>Percentage of staff</b>	
	<b>2023</b>	<b>2022</b>
Female staff	71%	77%
Male staff	80%	84%

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

The Group encourages and supports the participation of employees in personal and professional training. The Group also encourages the culture of sharing of experience by organizing various forms of training from time to time to help employees for their career planning and improve their job performance.

## **B4. Labour Standards**

### ***Labour Standards Compliance***

The Group strictly complies with all labour and socioeconomic regulations. The Group does not discriminate on the basis of gender, ethnicity, nationality, age, religious belief, disability or marital status.

To ensure strict compliance with local employment laws, the Group implement access controls at the Group's sites and offices to prevent illegal workers from entering or working at the Group's sites and offices. The Group also monitors the presence of illegal workers on sites by conducting random checks. The Group ensures that all employees have the necessary visas, work permits, specific registrations, licenses and qualifications before they perform the duties assigned to them.

During the year ended 31 December 2023, the Group was not aware of any material non-compliance with laws and regulations relating to employment and labour practices. There was no incident of child and forced labour in FY2023.

## **B5. Supply Chain Management**

### ***Environmental and Social Risk Management of Supply Chain***

The Group maintains an approved list of suppliers from Macau. In selecting suppliers for a project, the Group evaluates them based on their scale of operation, the Group's past cooperation with them, their capability to comply with the specified project requirements, price quotation, and time required by them to provide the required materials. The Group also reviews and updates such list on a continuous basis. Based on these factors, the Group's procurement department will coordinate with the Group's project managers to select suppliers from the approved list of suppliers to further negotiate purchase terms, and the Group's executive Directors will review and approve the proposed supplier purchase order forms before execution. The Group's quantity surveyors will also examine the quantity and quality of materials ordered and the timing of delivery to ensure that the delivery meets the Group's project schedules.

The Group's procurement department is also responsible for organising the supplier evaluation work in two ways which include the ongoing project evaluation and the annual assessment. The evaluation results will serve as the basis of supplier management. Suppliers need to react quickly to the assessment result, taking effective measures to improve the services provided within prescribed period. The Group has the rights to terminate the cooperation with service providers who violate the rules or do not meet the targets.

The Group maintains close liaison with its suppliers to monitor its performance to ensure that it is consistent with its service commitment.

## **B6. Product Responsibility**

### ***Quality and Safety of Products and Services***

The Group pays high attention to the quality and safety of its services. The Group has established relevant quality and safety inspection policies for different projects, communicates with the Group's customers and confirms their project expectation and direction prior launching any project, and actively coordinates projects with customers in the process of providing services. At the same time, the Group will continuously improve the customer service and complaint handling mechanism so as to protect the rights and interests of consumers, and provide customers with comfortable services.

The Group has established a system for the selection and management of subcontractors, including maintaining a list of approved subcontractors and regular inspection on the quality and progress performed by the Group's project managers. In addition, the Group's subcontractors must comply with the relevant laws and regulations relating to the safety and illegal labour of the site. The Group requires the subcontractors to comply with and adopt all safety, building and structure measures and procedures specified in the Group's safety management plan.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

The Group extremely emphasizes the quality control of the property construction, including the purchase of building materials, external decoration, interior decoration and interior decoration materials and the machinery used on of construction projects, to maintain high quality standards. The Group focuses on project monitoring to ensure that all projects comply with the Group's quality standards and the relevant legislation and regulations.

## ***Intellectual Property Management***

The Group is concerned about the protection of intellectual property rights, and ensures that no infringement of intellectual property rights of other enterprises or individuals during the entire product life cycle starting from the project design. When the Group engages with its customers or suppliers, protection of intellectual property is included in the contractual terms as appropriate. The Group's legal department will review all the contracts in operation and ensure that the contractual terms protect both parties' intellectual property rights. The Group also requires technical professionals to sign strict confidentiality agreements. Confidential information of the Group's customers is only accessible to employees who are responsible for the corresponding project.

During the year ended 31 December 2023, the Group complied with relevant laws governing the confidentiality of data and intellectual property, including but not limited to Macau Intellectual Property Law.

## **B7. Anti-Corruption**

### ***Prevention of Corruption and Fraud***

The Group upholds high standards in its market practices, with all employees required to maintain a high level of business ethics. The Group's code of conduct as explained in its Employee Handbook and conflict of interest policy require employees to declare gifts received from clients, and to comply with applicable requirements relating to the privacy and the confidentiality of information received in the course of business.

In addition, corruption, bribery or fraud in any form is strictly prohibited. Whistleblowing policy was established to allow employees to report any misconduct or malpractice events observed on a confidential platform to the Audit Committee.

During the year ended 31 December 2023, the Group was not aware of any non-compliance with relevant laws and regulations related to anti-corruption.

## **B8. Community Investment**

### ***Contributions to Society***

As a responsible company, the Group actively strives to become a positive force in the community and maintains close communication and interaction with the community to contribute to community development.

The Group also actively encourages employees to contribute their time and skills to community volunteer works to benefit local communities by giving them opportunities to learn more about social and environmental issues and enhance the corporate value of the Group.

The Group will consider from time to time to make donations to charities when the Group records after-tax profits and has sufficient funds.

# ENVIRONMENTAL, SOCIAL AND GOVERNANCE

## CONTENT INDEX

<b>Aspect A1: Emissions</b>		<b>Section Reference</b>
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to air and greenhouse gas emissions, discharges into water and land, and generation of hazardous and non-hazardous waste.	Emissions
KPI A1.1	The types of emissions and respective emissions data.	Emissions
KPI A1.2	Greenhouse gas emissions in total (in tonnes) and, where appropriate, intensity.	Emissions
KPI A1.3	Total hazardous waste produced (in tonnes) and, where appropriate, intensity.	Not applicable
KPI A1.4	Total non-hazardous waste produced (in tonnes) and, where appropriate, intensity.	Emissions
KPI A1.5	Description of measures to mitigate emissions and results achieved.	Emissions
KPI A1.6	Description of how hazardous and non-hazardous wastes are handled, reduction initiatives and results achieved.	Emissions

<b>Aspect A2: Use of Resources</b>		<b>Section Reference</b>
General Disclosure	Information on: Policies on the efficient use of resources, including energy, water and other raw materials.	Use of Resources
KPI A2.1	Direct and/or indirect energy consumption by type and intensity.	Use of Resources
KPI A2.2	Water consumption in total and intensity.	Use of Resources
KPI A2.3	Description of energy use efficiency initiatives and results achieved.	Use of Resources
KPI A2.4	Description on whether there is any issue in sourcing water that is fit for purpose, water efficiency initiatives and results achieved.	Use of Resources
KPI A2.5	Total packaging material used for finished products.	Not applicable to the Group's business

<b>Aspect A3: The Environment and Natural Resources</b>		<b>Section Reference</b>
General Disclosure	Policies on minimising the issuer's significant impact on the environment and natural resources.	The Environment and Natural Resources
KPI A3.1	Description of the significant impacts of activities on the environment and natural resources and the actions taken to manage them.	The Environment and Natural Resources

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE

<b>Aspect B1: Employment</b>		<b>Section Reference</b>
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to compensation and dismissal, recruitment and promotion, working hours, rest periods, equal opportunity, diversity, anti-discrimination, and other benefits and welfare.	Employment
KPI B1.1	Total workforce by gender, employment type, age group and geographical region.	Employment
KPI B1.2	Employee turnover rate by gender, age group and geographical region.	Employment

<b>Aspect B2: Health and Safety</b>		<b>Section Reference</b>
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to providing a safe working environment and protecting employees from occupational hazards.	Health and Safety
KPI B2.1	Number and rate of work-related fatalities.	Health and Safety
KPI B2.2	Lost days due to work injury.	Health and Safety
KPI B2.3	Description of occupational health and safety measures adopted, how they are implemented and monitored.	Health and Safety

<b>Aspect B3: Development and Training</b>		<b>Section Reference</b>
General Disclosure	Policies on improving employees' knowledge and skills for discharging duties at work. Description of training activities.  Note: Training refers to vocational training. It may include internal and external courses paid by the employer.	Development and Training
KPI B3.1	The percentage of employees trained by gender and employee category.	Development and Training
KPI B3.2	The average training hours completed per employee by gender and employee category.	Development and Training

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE

<b>Aspect B4: Labour Standards</b>		<b>Section Reference</b>
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to preventing child and forced labour.	Labour Standards
KPI B4.1	Description of measures to review employment practices to avoid child and forced labour.	Labour Standards
KPI B4.2	Description of steps taken to eliminate child and forced labour practices when discovered.	Labour Standards

<b>Aspect B5: Supply Chain Management</b>		<b>Section Reference</b>
General Disclosure	Policies on managing environmental and social risks of the supply chain.	Supply Chain Management
KPI B5.1	Number of suppliers by geographical region.	Not applicable to the Group's business
KPI B5.2	Description of practices relating to engaging suppliers, number of suppliers where the practices are being implemented, how they are implemented and monitored.	Supply Chain Management

<b>Aspect B6: Product Responsibility</b>		<b>Section Reference</b>
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to health and safety, advertising, labelling and privacy matters relating to products and services provided and methods of redress.	Product Responsibility
KPI B6.1	Percentage of total products sold or shipped subject to recalls for safety and health reasons.	Not applicable to the Group's business
KPI B6.2	Number of products and service related complaints received and how they are dealt with.	Product Responsibility
KPI B6.3	Description of practices relating to observing and protecting intellectual property rights.	Product Responsibility
KPI B6.4	Description of quality assurance process and recall procedures.	Product Responsibility
KPI B6.5	Description of consumer data protection and privacy policies, how they are implemented and monitored.	Not applicable to the Group's business

## ENVIRONMENTAL, SOCIAL AND GOVERNANCE

<b>Aspect B7: Anti-corruption</b>		<b>Section Reference</b>
General Disclosure	Information on: (a) the policies; and (b) compliance with relevant laws and regulations that have a significant impact on the issuer relating to bribery, extortion, fraud and money laundering.	Anti-corruption
KPI B7.1	Number of concluded legal cases regarding corrupt practices brought against the issuer or its employees during the reporting period and the outcomes of the cases.	Anti-corruption
KPI B7.2	Description of preventive measures and whistle-blowing procedures, how they are implemented and monitored.	Anti-corruption

<b>Aspect B8: Community Investment</b>		<b>Section Reference</b>
General Disclosure	Policies on community engagement to understand the needs of the communities where the issuer operates and to ensure its activities take into consideration the communities' interests.	Community Investment
KPI B8.1	Focus areas of contribution (e.g. education, environmental concerns, labour needs, health, culture, sport).	Community Investment
KPI B8.2	Resources contributed (e.g. money or time) to the focus area.	Community Investment

# BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

## BOARD OF DIRECTORS

### Executive Directors

**Mr. Li Kam Hung (李錦鴻先生)**, aged 69, founded the Group in August 1996. He was appointed as our Director on 9 April 2018, and was re-designated as our executive Director, chairman of the Board and chief executive officer on 15 June 2018. He also serves as a director of various subsidiaries of the Company. Mr. Li is responsible for the overall strategic planning, project management and business direction of the Group. Mr. Li Kam Hung is the father of Mr. Li Chun Ho (a non-executive Director).

Mr. Li has over 40 years of experience in the fitting-out industry. After finishing his secondary education, Mr. Li entered the fitting-out industry as an apprentice at construction sites in the early 1970s and was promoted as a project manager since the 1980s. He later founded Wai Hung Hong Engineering Company Limited in August 1996 running a fitting-out business of his own and expanded the business to Macau by incorporating Wai Hung Hong Engineering (Macau) Co., Ltd in May 2005.

**Mr. Yu Ming Ho (余銘濠先生)**, aged 45, was appointed as our Director on 9 April 2018, and was re-designated as an executive Director on 15 June 2018. Mr. Yu is responsible for the overall management, administrative matters and daily operations of the Group. He also serves as a director of various subsidiaries of the Company.

Mr. Yu obtained a Higher Diploma in Building Technology and Management at the Hong Kong Polytechnic University in 1999 and a degree of Bachelor of Science in Building Engineering and Management at the Hong Kong Polytechnic University in 2005.

Mr. Yu joined our Group in September 2000 as a quantity surveyor and was promoted as a commercial director in July 2012. Mr. Yu has accumulated extensive experience and handled a number of fitting-out projects conducted by the Group since then.

**Mr. Yau Yan Ming Raymond (邱恩明先生)**, aged 55, joined the Group as an executive Director on 17 April 2020. He is responsible for overall management and strategic planning of the Group.

Mr. Yau obtained a bachelor's degree in Business Administration (Accounting) from the University of Hawaii at Manoa and a master's degree of science in Japanese Business Studies from the Chaminade University of Honolulu. Mr. Yau has over 22 years' experience in auditing, accounting, taxation, company secretarial, corporate finance, IPO and financial management. Mr. Yau is an associate member of the Hong Kong Institute of Certified Public Accountants, a member of the American Institute of Certified Public Accountants and a fellow member and certified tax adviser of the Taxation Institute of Hong Kong. Mr. Yau is currently an independent non-executive director of Uitas Holdings Limited (stock code: 8020), a company listed on GEM of the Stock Exchange.

Mr. Yau has been an executive director of TC Orient Lighting Holdings Limited (stock code: 515), a company listed on the Main Board of the Stock Exchange from 18 November 2019 to 9 April 2020 and an independent non-executive director of each of Life Healthcare Group Limited (stock code: 928) and Enterprise Development Holdings Limited (stock code: 1808), both listed on the Main Board of the Stock Exchange from August 2011 to August 2016 and from October 2014 to January 2017 respectively. Mr. Yau has also been a chairman and an executive director of Chinese Energy Holdings Limited (stock code: 8009), a company listed on GEM of the Stock Exchange from June 2008 to November 2015 and an executive director of Capital VC Limited (stock code: 2324), a company listed on the Main Board of the Stock Exchange from March 2012 to May 2012. In addition, he has been an independent non-executive director of Birmingham Sports Holdings Limited (stock code: 2309) ("BSHL") from October 2007 to May 2013 and Mason Group Holdings Limited (stock code: 273) from October 2006 to August 2015, both listed on the Main Board of the Stock Exchange. Mr. Yau was an independent non-executive director of Uitas Holdings Limited (stock code: 8020), a company listed on GEM of the Stock Exchange, from September 2011 to October 2020.



## BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

### Non-Executive Director

**Mr. Li Chun Ho (李俊豪先生)**, aged 32, joined the Group as a non-executive Director on 15 June 2018. He is responsible for providing management and marketing advice to the Group.

Mr. Li Chun Ho obtained a Bachelor of Commerce degree at the University of Melbourne in 2011. He served as an assistant relationship manager at the Standard Chartered Bank (Hong Kong) Limited from October 2012 to September 2013, and an associate consultant in the banking team at Randstad (Hong Kong) Limited from March 2015 to March 2016. Since April 2016, he has served as a business consultant at Wang Pou Trading (Macau) Limited, a company which is principally engaged in the trading of construction materials in Macau. Mr. Li Chun Ho is the son of Mr. Li Kam Hung (the chairman of the Board, an executive Director and the chief executive officer of the Company).

### Independent Non-Executive Directors

**Ms. Rita Botelho dos Santos (嫻桃絲女士)**, aged 62, joined the Group and was appointed as an independent non-executive Director on 15 March 2019. Ms. Santos is primarily responsible for overseeing the Group with an independent perspective and judgment.

Ms. Santos obtained a Master of Business Administration degree at the University of East Asia, Macau in 1991. She has been a registered auditor in Macau since 1991.

Ms. Santos had served as a civil servant of the government of Macau and had extensive experience in accounting and participation of politics and public affairs. She had served as an account auditor at the Secretariat for Economy and Finance of Macau\* (澳門經濟財政司), an accounting and financial technical assistant at the corporate tax department of the Financial Services Bureau of Macau\* (澳門財政局) and the chief director of the economic and financial division of the Municipal Council of Municipality of das Ilhas of Macau\* (澳門海島市政廳). She also acted as the chief officer of the executive and financial division of the Provisional Municipal Council of Macau\* (澳門臨時市政廳) between July 2000 and December 2001, a member of the administration committee of the Civic and Municipal Affairs Bureau of Macau\* (澳門民政總署) between January 2002 and December 2003, the coordinator of the support office of the Permanent Secretariat of the Forum for Economic and Trade Co-operation between China and Portuguese-speaking Countries (Macao) (中國與葡語國家經貿合作論壇常設秘書處輔助辦公室) between March 2004 and March 2015. In November 2015, Ms. Santos was awarded the Medal for Community Service (勞績獎章) from the government of Macau.

Ms. Santos served as the president of the supervisory board of the Macau Civil Servant's Association (澳門公職人員協會) when it was founded in 1987 and the president of the sixth council of the aforesaid association. She has been the president of the member assembly of the aforesaid association since April 2000; meanwhile, she has been the president of the Committee for Portuguese Overseas Chinese of Asia and Oceania.

Ms. Santos was an election member to the representatives of Macau at the Tenth, Eleventh and Twelfth National People's Congress (中國第十屆、第十一屆及第十二屆全國人民代表大會代表選舉會議成員).

\* For identification purposes only

## BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

**Mr. Wu Chou Kit (胡祖杰先生)**, aged 54, joined the Group and was appointed as an independent non-executive Director on 15 March 2019. Mr. Wu is primarily responsible for overseeing the Group with an independent perspective and judgment.

Mr. Wu obtained a Bachelor of Civil Engineering degree at the National Taiwan University in 1993. Subsequently, Mr. Wu obtained a Master of Business Administration degree at the Macau University of Science and Technology in 2005.

Mr. Wu is a registered civil engineer in Macau. He is a member of the Macau Institute of Engineers and has served as the president since 2017. Mr. Wu is also a member of the Royal Institution of Chartered Surveyors.

From June 1996 to May 2013, Mr. Wu worked in the Macao Post and Telecommunications Bureau (澳門郵電局), with his last position being a senior technical consultant. Since June 2013, Mr. Wu has been the managing director of Kit & Partners Consulting Engineering Limited.

Mr. Wu is currently an appointed member by the Chief Executive to the Sixth Legislative Assembly of Macau from 2017 to 2021 (澳門第六屆立法會特首委任議員), a committee member of the Town Planning Committee of Macau\* (澳門城市規劃委員會), and a committee member of the Environment Consultation Committee of Macau\* (澳門環境諮詢委員會委員).

Mr. Wu was a member of the Tenth and the Eleventh Nanning Committee of the Chinese People's Political Consultative Conference\* (中國人民政治協商會議第十屆及第十一屆南寧市委員), a member of the Third Jiangmen Committee of the Chinese People's Political Consultative Conference\* (中國人民政治協商會議第三屆廣東省江門市委員), a member of the Eighth Shaoguan Committee of the Chinese People's Political Consultative Conference\* (中國人民政治協商會議第八屆廣東省韶關市委員).

**Mr. Lam Chi Wing (林至穎先生)**, aged 44, joined the Group and was appointed as an independent non-executive Director on 15 March 2019. Mr. Lam is primarily responsible for overseeing the Group with an independent perspective and judgment.

Mr. Lam obtained a Bachelor of Business Administration degree in Accounting and Finance at The University of Hong Kong in December 2003, a Master of Science degree in Knowledge Management at The Hong Kong Polytechnic University in December 2006 and a Master of Business Administration degree at The Chinese University of Hong Kong in December 2010. Mr. Lam joined Li & Fung Group in September 2003, where he served as the Group Chief Representative and General Manager, Southern China of Li & Fung Development (China) Limited prior to his departure in July 2015. From June 2020 to December 2020, he has been a brand and new retail strategic officer at Bonjour Holdings Limited.

Mr. Lam has been a deputy to the 14th National People's Congress\* (第十四屆全國人大代表), a member of each of the 12th and 13th Guangdong Provincial Committee of the Chinese People's Political Consultative Conference\* (中國人民政治協商會議第十二屆及第十三屆廣東省委員會) and a member of each of the 11th and 12th Zhongshan Municipal Committee of the Chinese People's Political Consultative Conference\* (中國人民政治協商會議第十一屆及第十二屆中山市委員會). Mr. Lam is currently a vice-chairman of each of the Hong Kong Guangdong Youth Association\* (香港廣東青年總會), the council of the Guangdong Society of Commercial Economy\* (廣東省商業經濟學會理事會), the Council for the Promotion of Guangdong-Hong Kong-Macao Cooperation\* (廣東省粵港澳合作促進會) and the Federation of Hong Kong Zhong Shan Community Organisations Limited\* (香港中山社團總會). He is also currently an adjunct associate professor of the department of information systems, business statistics and operations management of the Business School of The Hong Kong University of Science and Technology, and co-director and an adjunct professor of the Center of Innovation Design and Entrepreneurship of the School of Management and Economics of The Chinese University of Hong Kong, Shenzhen. Mr. Lam served as a part-time member of the Central Policy Unit of the Government of the Hong Kong Special Administrative Region from 2011 to 2012.

\* For identification purposes only

## BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

Mr. Lam served as an executive director of Bonjour Holdings Limited (stock code: 653) from July 2020 to December 2020 and an independent non-executive director of Aidigong Maternal & Child Health Limited (stock code: 286) from March 2016 to December 2022, the shares of both of which are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). Mr. Lam is currently a non-executive director of DreamEast Group Limited (stock code: 593) and also an independent non-executive director of each of Wai Hung Group Holdings Limited (stock code: 3321), Alco Holdings Limited (stock code: 328), MTT Group Holdings Limited (stock code: 2350), Carry Wealth Holdings Limited (stock code: 643), Space Group Holdings Limited (stock code: 2448), China Wantian Holdings Limited (stock code: 1854), Renheng Enterprise Holdings Limited (stock code: 3628), Aidigong Maternal & Child Health Limited (stock code: 286) and TOMO Holdings Limited (stock code: 6928), the shares of all of which are listed on the Main Board of the Stock Exchange.

### Senior Management

**Mr. Yau Wing Fung (丘榮豐先生)**, aged 60, joined the Group as the chief operating officer on 1 June 2021. He is responsible to oversee and manage the daily business operations of the Group.

Mr. Yau obtained a master degree of science in construction management from the City University of Hong Kong in 2001. He has been the member of Royal Institution of Chartered Surveyors since 1995, the member of Singapore Institute of Surveyors and Valuers and the member of Hong Kong Institute of Surveyors since 1997, the member of Chartered Institute of Building and the member of Association of Cost Engineers since 1998, the member of Chartered Institute of Arbitrators since 1999, the member of Hong Kong Institute of Construction Manager since 2000, the member of Chartered Institution of Highways & Transportation since 2004 and the member of Hong Kong Institute of Project Management since 2008. Mr. Yau has also been the Registered Professional Surveyor (Quantity Surveying) since 2006 and become the Certified Cost Engineer in the People’s Republic of China since 2011.

Mr. Yau has over 30 years of experience in contracts management, project management and quantity surveying and specialized in various functions in construction industry including cost control, pre-qualification exercises, bidding and joint venturing. He had participated in various kinds of constructions including buildings, civil engineering and other major infrastructure developments in Hong Kong, the People’s Republic of China and Singapore. Prior to joining the Group, Mr. Yau worked and served as department head in several contracting companies, governmental body, developers and consultancy firms. He was the deputy general manager of Ying Wah Construction Group Limited from September 2017 to November 2020 and the commercial manager of Tactful Building Co., Limited from March 2016 to August 2017. It is expected that Mr. Yau will oversee and manage the daily business operations of the Group and improve its capability.

**Mr. Lam Wai Kei (林偉基先生)**, aged 47, joined the group as the Company Secretary and the Authorised Representative of the Company on 11 May 2021.

Mr. Lam, has over 20 years of experience in accounting, corporate finance, auditing and company secretarial practises. He is a practising and a fellow member of the Hong Kong Institute of Certified Public Accountants. Mr. Lam graduated from the Hong Kong University of Science and Technology with a Bachelor of Business Administration degree in accounting in November 1996 and obtained a Master of Science degree in financial engineering from City University of Hong Kong in November 2004. Mr. Lam is currently the company secretary of China Sinostar Group Company Limited (stock code: 00485) and Bojun Education Company Limited (stock code: 01758), the shares of which are listed on the Stock Exchange.

# REPORT OF THE DIRECTORS

The Directors are pleased to present to the Shareholders their report together with the audited consolidated financial statements of the Group for the Reporting Period.

## PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. Particulars of the Company's principal subsidiaries are set out in note 30 to the consolidated financial statements.

## RESULTS AND APPROPRIATIONS

The results for the Reporting Period are set out in the consolidated statement of profit or loss and other comprehensive income on page 56 of this annual report.

## DIVIDENDS

The Board did not recommend the payment of a final dividend by the Company for the Reporting Period.

No dividend has been proposed since the end of the Reporting Period.

Pursuant to the dividend policy, the Board may propose the payment of dividends, if any, on a per share basis, provided that the Group is profitable and without affecting the normal operations and business of the Group, the Board may consider declaring and paying dividends to the Shareholders by taking into account the following factors, among others, (i) the actual and expected financial performance of the Group; (ii) the general business conditions and strategies of the Group; (iii) the expected working capital requirements, capital expenditure requirements and future expansion plans of the Group; (iv) the retained earnings and distributable reserves of the Company and each of the other members of the Group; (v) the level of the Group's debts to equity ratio and return on equity as well as financial covenants to which the Group is subject; and (vi) any other factors that the Board may deem appropriate. Such declaration and payment of dividends by the Company shall remain to be determined at the sole discretion of the Board and subject to the requirements under all applicable laws, rules and regulations as well as the Articles of Association. Any future declarations and payments of dividends may or may not reflect the historical declarations and payments of dividends and will be at the absolute discretion of the Directors. Currently, the Group do not have any predetermined dividend payout ratio.

## BUSINESS REVIEW

A fair review of the business of the Group during the year and a discussion on the Group's future business development are set out in the sections headed "Chairman's Statement" and "Management Discussion and Analysis" on pages 3 to 8 of this annual report.

The above discussions form part of this directors' report.

## PRINCIPAL RISKS AND UNCERTAINTY

### (i) Risk associated with financial instruments of the group

The financial risk management objectives and policies of the Group are set out in note 27 to the consolidated financial statements.

### (ii) Key sources of estimation uncertainty

Details of the key sources of estimation uncertainty as at 31 December 2023 are set out in note 4 to the consolidated financial statements.

# REPORT OF THE DIRECTORS

## COMPLIANCE WITH LAWS AND REGULATIONS

Strenuous efforts are exerted to ensure compliance with the laws and regulations of the jurisdictions in which the Company operates.

In relation to human resources, the Group provides and maintains statutory benefits for its staff, including but not limited to entitlement to mandatory provident fund, basic medical insurance, work injury insurance, etc. staff is entitled to day-off on public holidays and maternity leave.

At the corporate level, the Group complies with the requirements under the Listing Rules and the SFO for, among other things, the disclosure of information and corporate governance, and the Group has adopted the Model Code set out in Appendix 10 to the Listing Rules.

## KEY RELATIONSHIPS WITH EMPLOYEES, CUSTOMERS AND SUPPLIERS

The Group's success also depends on the support from key stakeholders which comprise employees, customers and subcontractors and suppliers.

### Employees

Employees are regarded as important and valuable assets of the Group. The Group has maintained good relationship with the employees. The Group provides various training to our employees and sponsors the employees to attend various training courses, such as those on occupational health and safety in relation to our work. Such training courses include our internal training as well as courses by external parties. The remuneration packages the Group offers to employees include salary and discretionary bonuses. In general, the Group determines employees' salaries based on each employee's qualifications, position and seniority. The Group has designed an annual review system to assess the performance of the employees, which forms the basis of determining salary raises, bonuses and promotions.

### Customers

The Group's customers included subsidiaries of casino gaming and integrated resort operators in Macau as well as individual customers. The Group is a contractor providing fitting-out services and repair and maintenance services in Macau and Hong Kong. Our fitting-out services primarily cover refitting works for existing buildings and extend to casinos, retail areas, hotels, restaurants, commercial properties and residential properties. The Group primarily focuses on providing fitting-out services for the commercial segment, in particular facilities located within integrated resorts in Macau.

### Suppliers and Subcontractors

The Group's suppliers include suppliers of materials for our services such as wall coverings, ironmongery, art works, furniture, marble, carpets, chandeliers and sanitary wares. The Group maintains an internal list of approved suppliers and such list is updated from time to time. The Group reviews the existing list of approved suppliers and determine whether any of them should be removed or replaced based on the quality of their products. The Group selects suppliers based on a number of criteria, including without limitation, their track record, prices, product quality and timely delivery. The Group generally determines the amount of materials we need prior to submitting a tender and thereafter source materials from suppliers after a contract is awarded.

The Group strategically subcontracts on-site labour intensive works to our subcontractors, while maintaining overall project management and implementation. The Group's subcontractors include subcontractors of our fitting-out services, such as supply and installation of electrical system, heating, ventilation, air-conditioning, fire service system, glass doors, wall finishes, door leaves, false ceiling, marble, carpets and lighting system. The Group maintains an internal list of approved subcontractors, which is updated on a regular basis. We review the existing list of approved subcontractors and determine whether any of them should be removed or replaced based on their performance.

# REPORT OF THE DIRECTORS

In addition, during the continuance of the contracts with our subcontractors, the Group will supply them with our internal guidelines on safety and environmental issues and require them to follow. The Group effectively implements the subcontractor assessment process by conducting regular site visit, evaluation on the performance of contract and other measures, to ensure the performance of our subcontractors.

## ENVIRONMENTAL POLICIES AND PERFORMANCE

The Group is environmentally responsible in meeting customers' demand and at the same time society's expectation in maintaining a healthy living and working environment. The Group is highly concerned about the impact of our business on the environment. To mitigate such effect, we have formulated an in-house environmental policy that contains environmental protection guidelines on chemical management, sewage management, waste management and noise management for our employees and subcontractors. During the Reporting Period, the Group did not incur any material costs in relation to compliance with applicable environmental laws and regulations. To the best of the Board's knowledge, the Group had complied with the relevant laws and regulations in all material aspects during the Reporting Period.

## RESERVES

Details of movements in the reserves of the Group during the Reporting Period are set out in the consolidated statement of changes in equity on page 58.

## DISTRIBUTABLE RESERVES

The Company's reserve available for distribution as at 31 December 2023 was approximately MOP219.5 million (2022: approximately MOP228.0 million).

## MATERIAL INVESTMENT AND ACQUISITION

During the Reporting Period, the Group did not have any material acquisitions and disposals of subsidiaries and affiliated companies.

## BANK BORROWINGS

Details of the bank borrowings of the Group as at 31 December 2023 are set out in note 21 to the consolidated financial statements.

## PROPERTY AND EQUIPMENT

Movements in property and equipment during the year and details of the Group's property and equipment are set out in note 13 to the consolidated financial statements.

## INVESTMENT PROPERTIES

As at 31 December 2023, the Group did not hold any investment property.

## SHARE CAPITAL

Details of movements during the year in the share capital of the Company are set out in note 23 to the consolidated financial statements.

## EQUITY-LINKED AGREEMENTS

Save as disclosed in this annual report relating to the "Share Option Scheme", no equity-linked agreements were entered into during the Reporting Period or subsisted at the end of the year.

# REPORT OF THE DIRECTORS

## PERMITTED INDEMNITY PROVISION

Pursuant to article 164 of the Articles of Association, subject to relevant laws, every Director shall be entitled to be indemnified and secured harmless out of the assets and profits of the Company against all actions, costs, charges, losses, damages and expenses which he/she may sustain or incur in or about the execution of the duties of his/her office or otherwise in relation thereto.

## DIRECTORS

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

### Executive Directors

Mr. Li Kam Hung (*Chairman and Chief Executive Officer*)  
Mr. Yu Ming Ho  
Mr. Yau Yan Ming Raymond

### Non-executive Director

Mr. Li Chun Ho

### Independent Non-executive Directors

Ms. Rita Botelho dos Santos  
Mr. Lam Chi Wing  
Mr. Wu Chou Kit

In accordance with the Company's Articles of Association, one-third of the Directors for the time being shall retire from office by rotation provided that every Director shall be subject to retirement at an AGM at least once every three years and, being eligible, offer themselves for re-election for the forthcoming year. None of the Directors proposed for re-election at the forthcoming AGM has a service contract which is not determinable by the Group within one year without payment of compensation, other than statutory compensation.

## DIRECTORS' SERVICE CONTRACTS AND LETTERS OF APPOINTMENT

Each of the executive Directors has entered into a service contract with the Company for an initial fixed term of three years commencing from the Listing Date, renewable automatically until terminated by not less than three months' notice in writing served by either party on the other expiring at the end of the initial term or any time thereafter.

Each of the non-executive Directors has entered into a letter of appointment with the Company, which takes effect from the date of the letter of appointment, and shall continue for an initial fixed term of three years from the Listing Date, and provided that either party can at any time terminate the appointment by giving to the other party not less than three months' prior notice in writing.

Each of the independent non-executive Directors, has entered into a letter of appointment with the Company, which takes effect from the date of the letter of appointment, and shall continue for an initial fixed term of three years from the Listing Date, and provided that either party can at any time terminate the appointment by giving to the other party not less than three months' prior notice in writing.

No Directors being proposed for re-election at the forthcoming AGM has a service contract or a letter of appointment with the Company or its subsidiaries which is not determinable by the Group within one year without payment of compensation (other than statutory compensation).

# REPORT OF THE DIRECTORS

## DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at the date of this annual report, the interests and short positions of each Director and CEO in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) 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 were as follows:

### The Company

Name of Director	Capacity	Number of Shares held/ interested <sup>(1)</sup>	Approximate percentage of the total issued Shares
Li Kam Hung ("Mr. Li")	Interest in a controlled corporation <sup>(2)</sup>	214,093,000 Shares (L)	42.42%

Notes:

(1) The letter "L" denotes the Director's long position in the Shares.

(2) The Company was held as to approximately 66.9% by Copious Astute Limited ("Copious Astute"). Copious Astute is held as to 100% by Mr. Li.

### Associated corporation

Name of Director	Name of associated corporation	Capacity	Name of Shares held/ interested <sup>(1)</sup>	Percentage of shareholding in the associated corporation
Mr. Li	Copious Astute	Beneficial owner	150,000 share (L)	100%

Note:

(1) The letter "L" denotes the Director's long position in the Shares.

Save as disclosed above, as at the date of this annual report, none of the Directors and CEO had any interest or short position in the shares, underlying shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which are 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.

## ARRANGEMENTS TO PURCHASE SHARES OR DEBENTURES

At no time during the Reporting Period was the Company, its holding company, or its subsidiaries a party to any arrangements to enable the Directors (including their spouse and children under 18 years of age) to acquire benefits by means of the acquisition of Shares in, or debentures of, the Company or any other body corporate.



# REPORT OF THE DIRECTORS

## SHARE OPTION SCHEME

On 18 March 2019, a share option scheme (the “**Share Option Scheme**”) was approved and adopted by the Shareholders, under which, options may be granted to any eligible persons (as defined in the Share Option Scheme) to subscribe for Shares subject to the terms and conditions stipulated in the Share Option Scheme. The Company has adopted the Share Option Scheme as an incentive to Directors and eligible employees.

Subject to the terms of the Share Option Scheme, the Board may, at its discretion, invite any “Eligible Persons” to take up option(s) (“**Option(s)**”) to subscribe for Shares granted pursuant to the Share Option Scheme at a price calculated as discussed below. Upon acceptance of the Option, the Eligible Person shall pay HK\$1.00 to the Company by way of consideration for the grant. The Option will be offered for acceptance for a period of 28 days from the date on which the Option is granted. “Eligible Persons” means any full-time or part-time employee of the Company or any member of the Group, including any executive Directors, non-executive Directors and independent non-executive Directors, suppliers, customers, agents, advisors and consultants of the Group who, in the sole opinion of the Board, will contribute or have contributed to the Group.

Any grant of Options must not be made after inside information has come to our knowledge until such inside information has been announced in accordance with the requirements of the Listing Rules. In particular, during the period commencing one month immediately preceding the earlier of (i) the date of the Board meeting (as such date is first notified to the Stock Exchange in accordance with the Listing Rules) for the approval of the Company’s results for any year, half-year, quarter-year period or any other interim period (whether or not required under the Listing Rules), and (ii) the deadline for the Company to publish an announcement of its results for any year, half-year, quarter-year period or any interim period (whether or not required under the Listing Rules), and ending on the date of the results announcement, no Option may be granted. The period during which no Option may be granted will cover any period of delay in the publication of results announcement. Our Directors may not grant any Option to an Eligible Person who is our Director during the periods or times in which directors of the listed issuer are prohibited from dealing in shares pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers contained in the Listing Rules or any corresponding code or securities dealing restrictions adopted by the Company.

The total number of Shares issued and to be issued upon exercise of the Options granted to a Participant under the Share Option Scheme and any other share option schemes of the Company (including both exercised and outstanding Options) in any 12-month period must not exceed 1% of the Shares in issue from time to time. Any further grant of options in excess of this 1% limit shall be subject to issuance of a circular by the Company and approved by the Shareholders in accordance with the Listing Rules.

The subscription price for the Shares subject to Options will be a price determined by the Board and notified to each Participant and shall be the highest of (i) the closing price of the Shares as stated in the Stock Exchange’s daily quotations sheet on the date of grant of the Options, which must be a trading day; (ii) the average closing price of the Shares as stated in the Stock Exchange’s daily quotations sheets for the five trading days immediately preceding the date of grant of the Options; and (iii) the nominal value of a Share.

The total number of Shares which may be issued upon the exercise of all Options to be granted under the Share Option Scheme and any other share option schemes of the Company must not, in aggregate, exceed 50,000,000 Shares, which represents 9.9% of the Shares in issue as at the date of this annual report (the “**Scheme Mandate Limit**”) provided that the Options lapsed in accordance with the terms of the Share Option Scheme or any other share option schemes of the Company will not be counted for the purpose of calculating the Scheme Mandate Limit.

## REPORT OF THE DIRECTORS

Subject to the approval of Shareholders in general meeting, the Company may refresh the Scheme Mandate Limit to the extent that the total number of Shares which may be issued upon exercise of all Options to be granted under the Share Option Scheme and any other share option schemes of the Company under the Scheme Mandate Limit as refreshed must not exceed 10% of the Shares in issue as at the date of such Shareholders' approval provided that Options previously granted under the Share Option Scheme and any other share option schemes of the Company (including those outstanding, cancelled, exercised or lapsed in accordance with the terms thereof) will not be counted for the purpose of calculating the Scheme Mandate Limit as refreshed. In relation to the Shareholders' approval referred to in this paragraph, the Company shall send a circular to our Shareholders containing our information required by the Listing Rules.

Subject to the approval of Shareholders in general meeting, the Company may also grant Options beyond the Scheme Mandate Limit provided that Options in excess of the Scheme Mandate Limit are granted only to the Eligible Persons specifically identified by the Company before such Shareholders' approval is sought. In relation to the Shareholders' approval referred to in this paragraph, the Company shall send a circular to its Shareholders containing a generic description of the identified Eligible Persons, the number and terms of the Options to be granted, the purpose of granting Options to the identified Eligible Persons, an explanation as to how the terms of such Options serve the intended purpose and such other information required by the Listing Rules.

Notwithstanding the foregoing, the Company may not grant any Options if the number of Shares which may be issued upon exercise of all outstanding Options granted and yet to be exercised under the Share Option Scheme and any other share option schemes of the Company exceeds 30% of the Shares in issue from time to time.

The Share Option Scheme will be valid and effective for a period of 10 years commencing on 23 April 2019 and remains in force until 22 April 2029, after which period no further Options may be granted but the provisions of the Share Option Scheme shall remain in full force and effect in all other respects and Options granted during the life of the Share Option Scheme may continue to be exercisable in accordance with their terms of issue.

An Option may be exercised in accordance with the terms of the Share Option Scheme at any time during a period to be determined and notified by the Board to each Participant provided that the period within which the Option must be exercised shall not be more than 10 years from the date of the grant of Option. The exercise of an Option may be subject to the administration of the Board whose decision as to all matters arising from or in relation to the Share Option Scheme as its interpretation or effect shall be final and binding on all parties to the Share Option Scheme.

During the Reporting Period, no share options were granted, exercised, lapsed or cancelled in accordance with the terms of the Share Option Scheme. There were no outstanding share options under the Share Option Scheme at the beginning and at the end of the Reporting Period.

# REPORT OF THE DIRECTORS

## SUBSTANTIAL SHAREHOLDERS' INTERESTS

As at the date of this annual report, according to the register kept by the Company under Section 336 of the SFO, the corporations or persons (other than a Director or CEO) had interests of 5% or more in the Shares or underlying Shares which fell to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO were as follows:

Name of Shareholder	Capacity	Number of Shares held/ interested <sup>(1)</sup>	Total interests <sup>(1)</sup>	Approximate percentage of the total issued Shares
Copious Astute Limited	Beneficial owner <sup>(2)</sup>	214,093,000 Shares (L)	337,500,000 Shares (L)	42.42%
Ms. Ng Suk Fun	Interest of spouse <sup>(3)</sup>	214,093,000 Shares (L)	337,500,000 Shares (L)	42.42%
Fresh Phoenix Limited	Beneficial owner <sup>(4)</sup>	39,885,000 Shares (L)	39,885,000 Shares (L)	7.9%
Mr. Leong Lap Kun ("Mr. Leong")	Interest of controlled corporation <sup>(4)(5)</sup>	39,940,000 Shares (L)	39,940,000 Shares (L)	7.9%
Mr. Hung Sai Yeung	Beneficial owner <sup>(6)</sup>	30,000 Shares (L)	25,715,000 Shares (L)	5.1%
	Interest of controlled corporation <sup>(6)</sup>	22,512,500 Shares (L)		
	Interest of spouse <sup>(6)</sup>	3,172,500 Shares (L)		
Ms. Yiu Li Ngor	Beneficial owner <sup>(7)</sup>	3,172,500 Shares (L)	25,715,000 Shares (L)	5.1%
	Interest of spouse <sup>(7)</sup>	22,542,500 Shares (L)		

### Notes:

- (1) The letter "L" denotes the entity/person's long position in the Shares.
- (2) Our Company is owned as to 42.42% by Copious Astute Limited, which is in turn wholly owned by Mr. Li. Under the SFO, Mr. Li is deemed to be interested in all the Shares which are registered in the name of Copious Astute Limited.
- (3) Ms. Ng Suk Fun is the spouse of Mr. Li. Under the SFO, Ms. Ng Suk Fun is deemed to be interested in the same number of Shares in which Mr. Li is interested.
- (4) Our Company is owned as to approximately 7.9% by Fresh Phoenix Limited, which is in turn wholly owned by Mr. Leong. Under the SFO, Mr. Leong is deemed to be interested in all the Shares which are registered in the name of Fresh Phoenix Limited.
- (5) Our Company is owned as to approximately 0.01% by Shining Holding Limited, which is in turn wholly owned by Mr. Leong. Under the SFO, Mr. Leong is deemed to be interested in all the Shares which are registered in the name of Shining Holding Limited.
- (6) Mr. Hung Sai Yeung ("Mr. Hung") was deemed to be interested in 25,715,000 Shares, of which (i) 30,000 Shares were held by himself; (ii) 22,512,000 Shares were registered in the name of Greenfield Resources Group Limited ("Greenfield Resources"), a corporation controlled as to 50% by Mr. Hung; and (iii) 3,172,500 Shares were held by his spouse, Ms. Yiu Li Ngor.
- (7) Ms. Yiu Li Ngor ("Ms. Yiu") was deemed to be interested in 25,715,000 Shares, of which (i) 3,172,500 Shares were held by herself; (ii) 22,512,000 Shares were held by Greenfield Resources (a corporation controlled as to 50% by her spouse, Mr. Hung); and (iii) 30,000 Shares were held by Mr. Hung.

# REPORT OF THE DIRECTORS

Save as disclosed above, as at the date of this annual report, no other person (other than a Director or CEO) had registered an interest or short position in the Shares, underlying Shares and debentures of the Company which fell to be disclosed to the Company under Divisions 2 and 3 of Part XV of the SFO.

## DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS OF SIGNIFICANCE

Save as the related party transactions as disclosed in note 30 to the consolidated financial statements, there were no other transactions, arrangements or contracts that are significant in relation to the business of the Group to which the Company or any of its subsidiary was a party and in which a Director or his/her connected entity had a material interest, whether directly or indirectly, subsisted at any time during the Reporting Period.

## MANAGEMENT CONTRACTS

No contracts concerning the management and administration of the whole or any substantial part of the business of the Company were entered into or existed during the Reporting Period.

## RELATED PARTY TRANSACTIONS

The significant related party transactions that did not constitute connected transaction which is required to be disclosed under Chapter 14A of the Listing Rules made during the Reporting Period were disclosed in note 29 to the consolidated financial statements.

## COMPETING INTEREST

There were no competing business of which any Directors or their respective close associates had a material interest, whether directly or indirectly, subsisted since the Listing Date and up to the date of this annual report.

## DEED OF NON-COMPETITION

Each of Mr. Li Kam Hung and Copious Astute (each a **"Non-Compete Covenantor"**) has entered into a deed of non-competition (the **"Deed of Non-competition"**) dated 18 March 2019 with the Company, to the effect that each of them will not directly or indirectly participate in, or hold any right or interest, or otherwise be involved in any business which may be in competition with the business of the Group from time to time.

The Company has received the annual confirmation from the Non-Compete Covenantors in respect of their compliance with the non-competition undertakings under the Deed of Non-competition since the Listing Date and up to the date of this annual report. The independent non-executive Directors also reviewed the Non-Compete Covenantors' compliance with the non-competition undertakings.

The independent non-executive Directors confirmed that the Non-Compete Covenantors were not in breach of the non-competition undertakings since the Listing Date and up to the date of this annual report.

# REPORT OF THE DIRECTORS

## REMUNERATION POLICY

The remuneration policy of the Group is set up by the Remuneration Committee on the basis of market trends and the individuals' merit, qualifications and competence.

The Remuneration Committee, having regard to the Company's operating results, individual performance and comparable market statistics, made recommendations to the Board for all remuneration of the executive Directors and senior management of the Company.

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

None of the Company or any of its subsidiaries had purchased, sold or redeemed any of its listed securities during the Reporting Period.

## PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's Articles of Association although there is no restriction against such rights under the laws in the Cayman Islands.

## TAX RELIEF AND EXEMPTION

The Directors are not aware of any tax relief and exemption available to shareholders of the Company by reason of their holding of the Company's securities.

## CONNECTED TRANSACTION

During the Reporting Period, the Group had not entered into any connected transaction which is required to be disclosed under Chapter 14A of the Listing Rules.

## CORPORATE GOVERNANCE REPORT

The corporation governance report of the Group during the Reporting Period is set out in the sections headed "Corporate Governance Report" on pages 9 to 19 of this annual report.

## MAJOR CUSTOMERS, SUPPLIERS AND SUBCONTRACTORS

During the Reporting Period, sales to the Group's five largest customers accounted for approximately 99.9% of the Group's sales for the year and sales to the Group's largest customer included therein accounted for approximately 67.2%.

During the Reporting Period, purchase from the Group's five largest suppliers accounted for approximately 48.0% of the Group's total purchases for the year and purchase from the Group's largest supplier included therein accounted for approximately 20.1%.

During the Reporting Period, subcontracting fees paid/payable to the Group's five largest subcontractors accounted for approximately 72.6% of the Group's total subcontracting fees and subcontracting fees paid/payable to the Group's largest subcontractor accounted for approximately 29.3%.

None of the Directors, their close associates or any shareholder (which to the knowledge of the Directors own more than 5% of the Company's share capital) had an interest in the major customers, suppliers or subcontractors noted above.

# REPORT OF THE DIRECTORS

## IMPORTANT EVENTS AFTER THE REPORTING PERIOD

As disclosed in the announcement of the Company dated 18 January 2024, as all the resumption guidance has been satisfied in full, trading in the Shares on the Stock Exchange has been resumed with effect from 9:00 a.m. on 19 January 2024.

Save as disclosed above, there was no occurrence of events that had a significant impact of the Group's operation, financial and trading prospect from 1 January 2024 to the date of this report.

## PUBLIC FLOAT

As at the latest practicable date prior to the issue of this annual report, the Company has maintained the prescribed public float under the Listing Rules, based on the information that is publicly available to the Company and within the knowledge of the Directors.

## FINANCIAL SUMMARY

A summary of the consolidated results and the assets and liabilities of the Group for the last five financial years is set out on page 112.

## ANNUAL GENERAL MEETING

It is proposed that the annual general meeting of the shareholders of the Company will be held on a date to be fixed by the Board, Notice of annual general meeting will be published and despatched to the shareholders of the Company in due course.

## AUDITOR

CL Partners CPA Limited resigned as the auditor of the company with effect from 26 January 2024 and Global Link CPA Limited was appointed as the auditor of the Company to fill the casual vacancy on 26 January 2024. Please refer to the Company's announcements of 26 January 2024 for more details regarding the change of auditor. The consolidated financial statements of the Group for the year ended 31 December 2023 were audited by Global Link CPA Limited who will retire and, being eligible, offer itself for re-appointment at the next annual general meeting of the Company. The statement of the independent auditors of the Company about their reporting responsibilities on the financial statements is set out in the "Independent Auditor's Report" on pages 54 to 55.

On behalf of the Board  
**Li Kam Hung**  
*Chairman*

Hong Kong, 1 April 2024

# INDEPENDENT AUDITOR'S REPORT



**Global Link**  
**CPA Limited**

Unit 21A, 15/F, Star House,  
3 Salisbury Road, TST, Kowloon, Hong Kong  
General Line: (852) 3580 0885  
Fax: (852) 3580 0772  
Website: <https://globallinkcpa.com/>

*To the shareholders of Wai Hung Group Holdings Limited*  
(incorporated in the Cayman Islands with limited liability)

## DISCLAIMER OF OPINION

We were engaged to audit the consolidated financial statements of Wai Hung Group Holdings Limited (the “**Company**”) and its subsidiaries (hereinafter collectively referred to as the “**Group**”), which comprise the consolidated statement of financial position as at 31 December 2023, 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.

We do not express an opinion on the consolidated financial statements of the Group. Because of the significance of the matters described in the “Basis for Disclaimer of Opinion” section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these consolidated financial statements. In all other respects, in our opinion, the consolidated financial statements have been properly prepared in compliance with the disclosure requirements of the Companies Ordinance (Chapter 622 of the Laws of Hong Kong).

## BASIS FOR DISCLAIMER OF OPINION

### Multiple Uncertainties Relating to Going Concern

As described in the consolidated financial statements, the Group had a net loss of approximately MOP27,786,000 for the year ended 31 December 2023 and as at 31 December 2023, the Group’s total borrowings amounted to approximately MOP62,675,000, of which current borrowings amounted to approximately MOP62,675,000, while its cash and cash equivalents amounted to approximately MOP4,523,000 and pledged bank deposits amounted to approximately MOP15,263,000. As at the date of this report, the Group defaulted on payment of certain bank borrowings, which also triggered cross-default of other bank borrowings, such that they will become due for immediate repayment. These conditions, together with other matters described in the consolidated financial statements, indicate the existence of material uncertainties which may cast significant doubt about the Group’s ability to continue as a going concern.

The directors of the Company have been undertaking a number of measures to improve the Group’s liquidity pressure and the financial position of the Group which are set out in the consolidated financial statements. The consolidated financial statements had been prepared by the directors of the Company on a going concern basis, the validity of which depends on the outcome of those plans and measures, which are subject to multiple uncertainties, including (i) the successful negotiations with the lenders for the renewal of extension for repayment of outstanding bank borrowings; (ii) the collection of outstanding trade receivables, other receivables, deposits and prepayments and contract assets balances; (iii) successfully managing the impact of the COVID-19 outbreak on the Group’s operations from time to time and generate sufficient cash flows from its operations. We are unable to determine whether the use of the going concern assumption in the preparation of the consolidated financial statements is appropriate.

Should the Group fail to achieve the abovementioned measures, it might not be able to continue to operate as a going concern, and adjustments would have to be made to write down the carrying values of the Group’s assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities. The effects of these adjustments have not been reflected in these consolidated financial statements.

# INDEPENDENT AUDITOR'S REPORT

## RESPONSIBILITIES OF DIRECTORS AND THOSE CHARGES WITH GOVERNANCE FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The directors of the Company are responsible for the preparation of the consolidated financial statements that give a true and fair view in accordance with 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.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

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

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

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.

### **Global Link CPA Limited**

*Certified Public Accountants*

### **Cheng Chok Yan**

Practising Certificate Number: P06445

Hong Kong

1 April 2024



# CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2023

	Notes	2023 MOP'000	2022 MOP'000
<b>Revenue</b>	5	105,848	54,594
<b>Direct costs</b>		(111,118)	(89,543)
<b>Gross loss</b>		(5,270)	(34,949)
Other income and other losses	7	353	985
Reversal of impairment loss/(impairment loss) recognised in respect of trade receivables, net		1,545	(480)
Reversal of impairment loss recognised in respect of other receivables, deposits and prepayments, net		170	2,551
Reversal of impairment loss/(impairment loss) recognised in respect of contract assets, net		22,371	(1,520)
Administrative expenses		(42,363)	(31,656)
Finance costs	8	(3,634)	(5,359)
<b>Loss before taxation</b>	9	(26,828)	(70,428)
Income tax expense	10	(958)	(127)
<b>Loss for the year</b>		(27,786)	(70,555)
Other comprehensive (expense)/income			
Item that may be subsequently reclassified to profit and loss:			
Exchange differences arising on translation of foreign operation		(651)	446
<b>Loss and total comprehensive expense for the year</b>		(28,437)	(70,109)
Loss per share			
Basic (MOP cents)	12	(5.5)	(14.0)

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2023

	Notes	2023 MOP'000	2022 MOP'000
<b>Non-current assets</b>			
Property and equipment	13	1,407	1,774
Right-of-use assets	14	95	484
Deposits	16	23	172
		<b>1,525</b>	<b>2,430</b>
<b>Current assets</b>			
Trade receivables	15	95,098	69,024
Other receivables, deposits and prepayments	16	31,740	36,396
Contract assets	17	20,409	74,749
Amount due from a related party	20	23	23
Pledged bank deposits	18	15,263	29,425
Bank balances and cash	18	4,523	4,739
		<b>167,056</b>	<b>214,356</b>
<b>Current liabilities</b>			
Trade and other payables and accruals	19	83,073	88,157
Contract liabilities	17	14,182	10,824
Tax payable		24,437	23,574
Bank borrowings	21	56,466	67,280
Bank overdrafts	18	6,209	13,908
Lease liabilities	22	97	392
		<b>184,464</b>	<b>204,135</b>
<b>Net current (liabilities)/assets</b>		<b>(17,408)</b>	<b>10,221</b>
<b>Total assets less current liabilities</b>		<b>(15,883)</b>	<b>12,651</b>
<b>Non-current liabilities</b>			
Lease liabilities	22	–	97
<b>NET (LIABILITIES)/ASSETS</b>		<b>(15,883)</b>	<b>12,554</b>
<b>CAPITAL AND RESERVES</b>			
Share capital	23	5,198	5,198
Reserves		(21,081)	7,356
<b>TOTAL (DEFICIT)/EQUITY</b>		<b>(15,883)</b>	<b>12,554</b>

The consolidated financial statements on pages 56 to 111 were approved and authorised for issue by the Board of Directors on 1 April 2024 and are signed on its behalf by:

**LI KAM HUNG**  
DIRECTOR

**YU MING HO**  
DIRECTOR

# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2023

## Attributable to owners of the Company

	Share capital MOP'000	Share premium MOP'000	Legal reserve MOP'000 (Note (i))	Other reserve MOP'000 (Note (ii))	Statutory surplus reserve MOP'000 (Note (iii))	Translation reserve MOP'000	Accumulated profits MOP'000	Total MOP'000
1 January 2022	5,150	256,527	500	(75,121)	143	(583)	(112,108)	74,508
Loss for the year	-	-	-	-	-	-	(70,555)	(70,555)
Issue of shares (note 23)	48	8,190	-	-	-	-	-	8,238
Transaction costs attributable to issue of shares	-	(83)	-	-	-	-	-	(83)
Other comprehensive expense for the year	-	-	-	-	-	446	-	446
At 31 December 2022	5,198	264,634	500	(75,121)	143	(137)	(182,663)	12,554
Loss for the year	-	-	-	-	-	-	(27,786)	(27,786)
Other comprehensive expense for the year	-	-	-	-	-	(651)	-	(651)
At 31 December 2023	5,198	264,634	500	(75,121)	143	(788)	(210,449)	(15,883)

### Notes:

- (i) In accordance with the Article 377 of the Commercial Code of Macau Special Administrative Region of the People's Republic of China ("**Macau**"), the Company registered in Macau is required to transfer part of its profits of each accounting period of not less than 25% to legal reserve, until the amount reaches half of its share capital.
- (ii) Other reserve represents (i) the 99% of equity interest of Wai Hung Hong Decoration and Design Company Limited ("**WHHDD**"), a group company incorporated in Macau, transferred from Mr. Li Kam Hung ("**Mr. Li**"), the executive director and controlling shareholder of the Company, to Wai Hung Hong Engineering (Macau) Co., Limited ("**WHHE (Macau)**"), a group company incorporated in Macau and controlled by Mr. Li, at nil consideration prior to 1 January 2015. Since then, WHHDD has been owned as to 99% by WHHE (Macau) and 1% by Mr. Li; (ii) the transfer of 5% equity of WHHE (Macau) by Mr. Li to the then employee of the Group upon the issuance of share-based payments of WHHE (Macau) resulting a surplus of MOP1,671,000 crediting to other reserve; (iii) the acquisition of 5% WHHE (Macau) and 30% of YKDE from a non-controlling shareholder of these entities during the year ended 31 December 2018, resulting a credit of MOP932,000 crediting to other reserve; (iv) the difference between the aggregate amount of consideration payable to Mr. Li upon the reorganisation and (v) the difference between the aggregate amount of share capital of the Company issued and the net asset values of Loyal Auspicious and Splendor Haze in connection with the group reorganisation on 30 May 2018.
- (iii) The entities established in the People's Republic of China (the "**PRC**") are required to appropriate 10% of its net profit, as determined under the China Accounting Standards for Business Enterprises (2006) and other relevant regulations issued by the Ministry of Finance of the PRC, to the statutory surplus reserve until the balance reaches 50% of the registered capital.

Subject to the approval of equity holders of the entities established in the PRC, statutory surplus reserve may be used to net off with accumulated losses, if any, and may be converted into capital, provided that the balance of statutory surplus reserve after such capitalisation is not less than 25% of the registered capital.

# CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2023

	<b>2023</b>	2022
	<b>MOP'000</b>	MOP'000
<b>OPERATING ACTIVITIES</b>		
Loss before taxation	<b>(26,828)</b>	(70,428)
Adjustments for:		
Depreciation on property and equipment	<b>369</b>	540
Depreciation of right-of-use assets	<b>389</b>	644
Finance costs	<b>3,634</b>	5,359
Impairment loss recognised in respect of trade receivables, net	<b>(1,545)</b>	480
(Reversal of impairment loss) impairment loss recognised in respect of other receivables, deposits and prepayments, net	<b>(170)</b>	(2,551)
Impairment loss recognised in respect of contract assets, net	<b>(22,371)</b>	1,520
Interest income	<b>(274)</b>	(229)
Operating cash flows before movements in working capital	<b>(46,796)</b>	(64,665)
(Increase) decrease in trade receivables	<b>(24,529)</b>	8,459
Decrease in other receivables, deposits and prepayments	<b>4,326</b>	8,222
Decrease in contract assets/liabilities, net	<b>80,069</b>	22,048
(Decrease) increase in trade and other payables and accruals	<b>(5,084)</b>	17,576
Income tax paid	<b>(95)</b>	–
<b>NET CASH FROM (USED IN) OPERATING ACTIVITIES</b>	<b>7,891</b>	(8,360)
<b>INVESTING ACTIVITIES</b>		
Withdrawal of pledged bank deposits	<b>–</b>	4,857
Bank interest received	<b>38</b>	223
Purchases of property and equipment	<b>(2)</b>	(11)
<b>NET CASH FROM INVESTING ACTIVITIES</b>	<b>36</b>	5,069

# CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2023

	2023 MOP'000	2022 MOP'000
FINANCING ACTIVITIES		
Repayment of bank borrowings	(21,322)	(123,699)
Interests paid	(3,634)	(5,359)
Repayment of lease liabilities	(392)	(646)
Transaction costs attributable for issue of shares	–	(83)
New bank borrowings raised	24,904	123,631
Proceed from issue of shares	–	8,238
NET CASH (USED IN) FROM FINANCING ACTIVITIES	(444)	2,082
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	7,483	(1,209)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	(9,169)	(7,960)
EFFECT OF FOREIGN EXCHANGE RATE CHANGE	–	–
CASH AND CASH EQUIVALENTS AT END OF THE YEAR		
represented by		
Bank balances and cash	4,523	4,739
Bank overdrafts	(6,209)	(13,908)
	(1,686)	(9,169)

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 1. GENERAL INFORMATION

Wai Hung Group Holdings Limited (the “**Company**”) is a public limited company incorporated in the Cayman Islands as an exempted company and its shares are listed on The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”). The Company’s immediate and ultimate holding company is Copious Astute Limited (“**Copious Astute**”), a limited company incorporated in the British Virgin Islands (“**BVI**”) with limited liability, and wholly-owned by Mr. Li. The address of the registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands and the principal places of business of the Company in Hong Kong and Macau are Unit 13, 24th Floor, Honour Industrial Centre, 6 Sun Yip Street, Chai Wan, Hong Kong and Alameda Dr. Carlos d’ Assumpção, No. 258 Praca Kin Heng Long, 16 Andar G–H, Macau, respectively.

The principal activity of the Company is investment holding. The Group’s principal activities are providing fitting-out services and repair and maintenance services in Macau.

The consolidated financial statements are presented in Macau Pataca (“**MOP**”), which is also the functional currency of the Company and its subsidiaries (collectively referred to as the “**Group**”).

## 2. APPLICATION OF AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“**HKFRSs**”)

### Amendments to HKFRSs that are mandatorily effective for the current year

In the current year, the Group has applied the following amendments to HKFRSs issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”) for the first time, which are mandatorily effective for the annual periods beginning on or after 1 January 2023 for the preparation of the consolidated financial statements:

HKAS 1 and HKFRS Practice Statement 2 (Amendments)	Amendments to HKAS 1 and HKFRS Practice Statement 2 – Disclosure of Accounting Policies
HKAS 8 (Amendments)	Amendments to HKAS 8 – Definition of Accounting Estimates
HKAS 12 (Amendments)	Amendments to HKAS 12 – Deferred Tax related to Assets and Liabilities arising from a Single Transaction
HKAS 12 (Amendments)	Amendments to HKAS 12 – International Tax Reform – Pillar Two Model Rules
HKFRS 17	Insurance Contracts
HKFRS 17	Initial Application of HKFRS 17 and HKFRS 9 – Comparative Information
HKFRS 17 (Amendments)	Amendments to HKFRS 17 – Insurance Contracts

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 2. APPLICATION OF AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

### New and amendments to HKFRSs in issue but not yet effective

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

		Effective for accounting period beginning on or after
HKAS 1 (Amendments)	Amendments to HKAS 1 – Classification of Liabilities as Current or Non-current	1 January 2024
HKAS 1 (Amendments)	Amendments to HKAS 1 – Non-current liabilities with Covenants	1 January 2024
HKFRS 16 (Amendments)	Amendments to HKFRS 16 – Lease Liability in a Sale and Leaseback	1 January 2024
Hong Kong Interpretation 5 (Revised)	Revised Hong Kong Interpretation 5 Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause	1 January 2024
HKAS 7 and HKFRS 7 (Amendments)	HKAS 7 and HKFRS 7 – Supplier Finance Arrangements	1 January 2024
HKAS 21 (Amendments)	Amendments to HKAS 21 – Lack of Exchangeability	1 January 2025
HKAS 28 and HKFRS 10 (Amendments)	Amendments to HKAS 28 and HKFRS 10 – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be determined

### **Amendments to HKAS 1 Classification of Liabilities as Current or Non-current and related amendments to Hong Kong Interpretation 5 (2020)**

The amendments provide clarification and additional guidance on the assessment of right to defer settlement for at least twelve months from reporting date for classification of liabilities as current or non-current, which:

- specify that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Specifically, the amendments clarify that: (i) the classification should not be affected by management intentions or expectations to settle the liability within 12 months; and (ii) if the right is conditional on the compliance with covenants, the right exists if the conditions are met at the end of the reporting period, even if the lender does not test compliance until a later date; and
- clarify that if a liability has terms that could, at the option of the counterparty, result in its settlement by the transfer of the entity's own equity instruments, these terms do not affect its classification as current or non-current only if the entity recognises the option separately as an equity instrument applying HKAS 32 *Financial Instruments: Presentation*.

In addition, Hong Kong Interpretation 5 was revised as a consequence of the Amendments to HKAS 1 to align the corresponding wordings with no change in conclusion.

Based on the Group's outstanding liabilities as at 31 December 2023, the application of the amendments will not result in reclassification of the Group's liabilities.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 2. APPLICATION OF AMENDMENTS TO HONG KONG FINANCIAL REPORTING STANDARDS (“HKFRSs”) (CONTINUED)

### New and amendments to HKFRSs in issue but not yet effective (continued)

#### *Amendments to HKAS 1 and HKFRS Practice Statement 2 Disclosure of Accounting Policies*

HKAS 1 is amended to replace all instances of the term “significant accounting policies” with “material accounting policy information”. Accounting policy information is material if, when considered together with other information included in an entity’s financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

The amendments also clarify that accounting policy information may be material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial. However, not all accounting policy information relating to material transactions, other events or conditions is itself material. If an entity chooses to disclose immaterial accounting policy information, such information must not obscure material accounting policy information.

HKFRS Practice Statement 2 *Making Materiality Judgements* (the “**Practice Statement**”) is also amended to illustrate how an entity applies the “four-step materiality process” to accounting policy disclosures and to judge whether information about an accounting policy is material to its financial statements. Guidance and examples are added to the Practice Statement.

The application of the amendments is not expected to have significant impact on the financial position or performance of the Group but may affect the disclosures of the Group’s significant accounting policies. The impacts of application, if any, will be disclosed in the Group’s future consolidated financial statements.

#### *Amendments to HKAS 8 Definition of Accounting Estimates*

The amendments define accounting estimates as “monetary amounts in financial statements that are subject to measurement uncertainty”. An accounting policy may require items in financial statements to be measured in a way that involves measurement uncertainty – that is, the accounting policy may require such items to be measured at monetary amounts that cannot be observed directly and must instead be estimated. In such a case, an entity develops an accounting estimate to achieve the objective set out by the accounting policy. Developing accounting estimates involves the use of judgements or assumptions based on the latest available, reliable information.

In addition, the concept of changes in accounting estimates in HKAS 8 is retained with additional clarifications.

The application of the amendments is not expected to have significant impact on the Group’s consolidated financial statements.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES

### 3.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with HKFRSs issued by the HKICPA. For the purpose of preparation of the consolidated financial statements, information is considered material if such information is reasonably expected to influence decisions made by primary users. In addition, the consolidated financial statements include the applicable disclosures required by the Rules Governing the Listing of Securities on the Stock Exchange (“Listing Rules”) and by the Hong Kong Companies Ordinance.

The consolidated financial statements have been prepared on the historical cost basis at the end of each reporting period, as explained in the accounting policies set out below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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 these 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 “Share-based Payment”, leasing transactions that are accounted for in accordance with HKFRS 16, and measurements that have some similarities to fair value but are not fair value, such as value in use in HKAS 36 “Impairment of Assets”.

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.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.2 Going concern basis

As at 31 December 2023, the Group had accumulated losses of approximately MOP210,449,000 (2022: MOP182,663,000), the Group's total borrowings amounted to approximately MOP62,675,000 (2022: MOP81,188,000) while its cash and cash equivalents amounted to approximately MOP4,523,000 (2022: MOP4,739,000) and pledged bank deposits amounted to approximately MOP15,263,000 (2022: MOP29,425,000). The above conditions indicate the existence of material uncertainties which may cast significant doubt about the Group's ability to continue as a going concern.

In view of such circumstances, the directors of the Company have given careful consideration to the future liquidity and performance of the Group and its available sources of financing in assessing whether the Group will have sufficient financial resources to continue as a going concern. Certain measures have been taken to mitigate the liquidity pressure and to improve its financial position which include, but are not limited to, the following:

- (i) The Group is negotiating with several financial institutions and seeking for renewal of the existing bank facilities to finance the Group's working capital and commitments in the foreseeable future;
- (ii) The Group will continue to take active measures to control administrative costs through various channels including human resources optimization and capital expenditure control. This measure may reduce the cash outflows of the Group; and
- (iii) With the release of pandemic control policy by the government during the fourth quarter in 2022, the business environment and construction activities in Macau, especially for the casinos operation in Macau, gradually returned to normal, and now the pandemic basically imposes no impacts on the economic activities in Macau. The Group seized the opportunity to actively place tendering for potential projects to increase the Group's revenue for the coming years.

The directors of the Company have reviewed the Group's cash flow projections prepared by the management. The cash flow projections cover a period of twelve months from the date of this report. They are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient working capital to finance its operations. Accordingly, the directors of the Company are satisfied that it is appropriate to prepare the consolidated financial statements on a going concern basis.

Should the Group failed to achieve the above-mentioned plans and measures, it might not be able to continue to operate as a going concern, and adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in these consolidated financial statements.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies

#### *Basis of consolidation*

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company and its subsidiaries. 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.

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.

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

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

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Revenue from contracts with customers*

The Group recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation represents a good or service (or a bundle of goods services) that is distinct or a series of distinct goods or services that are substantially the same. Control is transferred over time and revenue is recognised overtime by reference to the progress towards complete satisfaction of the relevant performance obligation if one of the following criteria is met:

- the customer simultaneously receives and consumes the benefits provided by the Group’s performance as the Group performs;
- the Group’s performance creates or enhances an asset that the customer controls as the Group performs; or
- the Group’s performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

Otherwise, revenue is recognised at a point in time when the customer obtains control of the distinct good or service.

Revenue is measured based on the consideration specified in a contract with customer and excluded amounts collected on behalf of third parties. The Group recognises revenue when it transfers control of service to a customer.

The Group recognises revenue from two major sources namely: 1) provision of fitting-out services; and 2) repair and maintenance services.

#### *Provision of fitting-out services and repair and maintenance services*

##### Recognition

The Group provides fitting-out services and repair and maintenance services under contracts with customers. Such contracts are entered into before the fitting-out services and repair and maintenance services begin. Under the terms of the contracts, the Group’s performance creates or enhances an asset that the customers controls which referred as the designated areas where the fitting-out services and repair and maintenance services performed. Revenue from provision of fitting-out and repair and maintenance services is therefore recognised over time, using the input method. Revenue is recognised for these services based on the stage of completion of the contract. The directors of the Company have assessed that the stage of completion determined as the proportion of the costs incurred for the works (i.e. subcontracting costs, materials costs and direct staff costs incurred) performed to date relative to the estimated total costs to complete the satisfaction of these services and the margin of each project, to the extent that the amount can be measured reliably and its recovery is considered probable.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Revenue from contracts with customer (continued)*

##### *Provision of fitting-out services and repair and maintenance services (continued)*

###### Contract assets/liabilities

The Group has rights to considerations from customers for the provision of fitting-out services and repair and maintenance services. Contract assets arise when the Group has right to consideration for completion of fitting-out services and repair and maintenance services and not billed under the relevant contracts, and their right is conditioned on factors other than passage of time. Any amount previously recognised as a contract asset is reclassified to trade receivables when such right become unconditional other than the passage of time. Remaining rights and performance obligations in a particular contract is accounted for and presented on a net basis, as either a contract asset or a contract liability. If the progress payment exceeds the revenue recognised to date under the input method, then the Group recognises a contract liability for the difference.

###### Existence of significant financing component

In determining the transaction price, the Group adjusts the promised amount of consideration for the effects of the time value of money if the timing of payments agreed (either explicitly or implicitly) provides the customer or the Group with a significant benefit of financing the transfer of goods or services to the customer. In those circumstances, the contract contains a significant financing component. A significant financing component may exist regardless of whether the promise of financing is explicitly stated in the contract or implied by the payment terms agreed to by the parties of the contract.

Notwithstanding the above, a contract does not have a significant financing component in circumstances where payment in advance or in arrear are in accordance with the typical payment terms of the relevant industry, which has a primary purpose other than financing.

#### *Property and equipment*

Property and equipment are tangible assets that are held for use in the production or supply of goods or services, or for administrative purposes. Property and equipment are stated in the consolidated statement of financial position at cost less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Depreciation is recognised so as to write off the cost of assets less their residual values over their estimated useful lives, using the straight-line method. The estimated useful lives, residual values and depreciation method are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

An item of property 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 the disposal or retirement of an item of property and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### **Leases**

##### *Definition of a lease*

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

For contracts entered into or modified on or after the date of initial application of HKFRS 16, the Group assesses whether a contract is or contains a lease based on the definition under HKFRS 16 at inception, modification date or acquisition date, as appropriate. Such contract will not be reassessed unless the terms and conditions of the contract are subsequently changed.

##### *The Group as a lessee*

##### Allocation of consideration to components of a contract

For a contract that contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

Non-lease components are separated from lease component and are accounted for by applying other applicable standards.

##### Short-term leases

The Group applies the short-term lease recognition exemption to leases of offices, staff quarters and carpark lots that have a lease term of 12 months or less from the commencement date and do not contain a purchase option. Lease payments on short-term leases are recognised as expense on a straight-line basis or another systematic basis over the lease term.

##### Right-of-use assets

The cost of right-of-use asset includes:

- the amount of the initial measurement of the lease liability;
- any lease payments made at or before the commencement date, less any lease incentives received;
- any initial direct costs incurred by the Group; and
- an estimate of costs to be incurred by the Group in dismantling and removing the underlying assets, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities.

Right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term.

The Group presents right-of-use assets as a separate line item on the consolidated statement of financial position.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Leases (continued)*

##### *The Group as a lessee (continued)*

##### Refundable rental deposits

Refundable rental deposits paid are accounted under HKFRS 9 and initially measured at fair value. Adjustments to fair value at initial recognition are considered as additional lease payments and included in the cost of right-of-use assets.

##### Lease liabilities

At the commencement date of a lease, the Group recognises and measures the lease liability at the present value of lease payments that are unpaid at that date. In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable.

After the commencement date, lease liabilities are adjusted by interest accretion and lease payments.

The Group remeasures lease liabilities (and makes a corresponding adjustment to the related right-of-use assets) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the related lease liability is remeasured by discounting the revised lease payments using a revised discount rate at the date of reassessment.
- the lease payments change due to renewal of leases in which cases the related lease liability is remeasured by discounting the revised lease payments using the initial discount rate.

The Group presents lease liabilities as a separate line item on the consolidated statement of financial position.

##### Lease modifications

The Group accounts for a lease modification as a separate lease if:

- the modification increases the scope of the lease by adding the right to use one or more underlying assets; and
- the consideration for the leases increases by an amount commensurate with the stand-alone price for the increase in scope and any appropriate adjustments to that stand-alone price to reflect the circumstances of the particular contract.

For a lease modification that is not accounted for as a separate lease, the Group remeasures the lease liability, less any lease incentives receivable, based on the lease term of the modified lease by discounting the revised lease payments using a revised discount rate at the effective date of the modification.

The Group accounts for the remeasurement of lease liabilities by making corresponding adjustments to the relevant right-of-use asset. When the modified contract contains a lease component and one or more additional lease or non-lease components, the Group allocates the consideration in the modified contract to each lease component on the basis of the relative stand-alone price of the lease component and the aggregate stand-alone price of the non-lease components.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Impairment on property and equipment and right-of-use assets*

At the end of the reporting period, the Group reviews the carrying amounts of its property and equipment and right-of-use assets to determine whether there is any indication that these assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the relevant asset is estimated in order to determine the extent of the impairment loss (if any).

The recoverable amount of property and equipment and right-of-use assets are estimated individually. When it is not possible to estimate the recoverable amount individually, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

In testing a cash-generating unit for impairment, corporate assets are allocated to the relevant cash-generating unit when a reasonable and consistent basis of allocation can be established, or otherwise they are allocated to the smallest group of cash generating units for which a reasonable and consistent allocation basis can be established. The recoverable amount is determined for the cash-generating unit or group of cash-generating units to which the corporate asset belongs, and is compared with the carrying amount of the relevant cash-generating unit or group of cash-generating units.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or a cash-generating unit) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or a cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or a cash-generating unit) is reduced to its recoverable amount. For corporate assets or portion of corporate assets which cannot be allocated on a reasonable and consistent basis to a cash-generating unit, the Group compares the carrying amount of a group of cash-generating units, including the carrying amounts of the corporate assets or portion of corporate assets allocated to that group of cash-generating units, with the recoverable amount of the group of cash-generating units. In allocating the impairment loss, the impairment loss is allocated first to reduce the carrying amount of any goodwill (if applicable) and then to the other assets on a pro-rata basis based on the carrying amount of each asset in the unit or the group of cash-generating units. The carrying amount of an asset is not reduced below the highest of its fair value less costs of disposal (if measurable), its value in use (if determinable) and zero. The amount of the impairment loss that would otherwise have been allocated to the asset is allocated pro rata to the other assets of the unit or the group of cash-generating units. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit or a group of cash-generating units) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or a cash-generating unit or a group of cash-generating units) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Foreign currencies*

In preparing the financial statements of each individual group entity, transactions in currencies other than the functional currency of that entity (foreign currencies) are recognised at the rates of exchanges prevailing on the dates of the transactions. At the end of the reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are recognised in profit or loss in the period in which they arise.

For the purposes of presenting the consolidated financial statements, the assets and liabilities of the Group's operations are translated into the presentation currency of the Group using exchange rates prevailing at the end of each reporting period. Income and expenses items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at the date of transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity under the heading of translation reserve.

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation), all of the exchange differences accumulated in equity in respect of that operation attributable to the owners of the Company are reclassified to profit or loss.

#### *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 added to the cost of those assets until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

#### *Government grants*

Government grants are not recognised until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognised in profit or loss on a systematic basis over the periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate.

Government grants related to income that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs are recognised in profit or loss in the period in which they become receivable. Such grants are presented under "other income".

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Equity-settled share-based payment transactions*

##### *Share options granted to employee*

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value of the equity-settled share-based payments determined at the grant date without taking into consideration all non-market vesting conditions is expensed on a straight-line basis over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity (other reserve). At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest based on assessment of all relevant non-market vesting conditions. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the other reserve.

When share options are exercised, the amount previously recognised in other reserve will be transferred to share premium. When the share options are forfeited after the vesting date or are still not exercised at the expiry date, the amount previously recognised in other reserve will continue to be held in other reserve.

When shares granted are vested, the amount previously recognised in other reserve will be transferred to share premium.

#### *Retirement benefits costs*

Payments to the Mandatory Provident Fund Scheme (“**MPF Scheme**”) in Hong Kong and the Social Security Fund Contribution in Macau are recognised as an expense when employees have rendered service entitling them to the contributions.

#### *Short-term employee benefits*

Short-term employee benefits are recognised at the undiscounted amount of the benefits expected to be paid as and when employees rendered the services. All short-term employee benefits are recognised as an expense unless another HKFRS requires or permits the inclusion of the benefit in the cost of an asset.

A liability is recognised for benefits accruing to employees (such as wages and salaries and annual leave) after deducting any amount already paid.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Taxation*

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before taxation because of income or expense that are taxable or deductible in other years and 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 is recognised on temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of 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 associated with investments in subsidiaries, 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. Deferred tax assets arising from deductible temporary differences associated with such investments and interests are only recognised to the extent that it is probable that there will be sufficient taxable profits against which to utilise the benefits of the temporary differences and they are expected to reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable 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 is realised, based on tax rate (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.

For the purposes of measuring deferred tax for leasing transactions in which the Group recognises the right-of-use assets and the related lease liabilities, the Group first determines whether the tax deductions are attributable to the right-of-use assets or the lease liabilities.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Taxation (continued)*

For leasing transactions in which the tax deductions are attributable to the lease liabilities, the Group applies HKAS 12 requirements to right-of-use assets and lease liabilities separately. Temporary differences on initial recognition of the relevant right-of-use assets and lease liabilities are not recognised due to application of the initial recognition exemption. Temporary differences arising from subsequent revision to the carrying amounts of right-of-use assets and lease liabilities, resulting from remeasurement of lease liabilities and lease modifications, that are not subject to initial recognition exemption are recognised on the date of remeasurement or modification.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied to the same taxable entity by the same taxation authority.

Current and deferred tax are recognised in profit or loss.

#### *Financial instruments*

Financial assets and financial liabilities are recognised when a group entity becomes a party to the contractual provisions of the instrument. 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 market place.

Financial assets and financial liabilities are initially measured at fair value except for trade receivables arising from contracts with customers which are initially measured in accordance with HKFRS 15 “Revenue from Contracts with Customers” (“**HKFRS 15**”). Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

The effective interest method is a method of calculating the amortised cost of a financial asset or financial liability and of allocating interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts and payments (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 financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

#### *Financial assets*

Classification and subsequent measurement of financial assets

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.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Financial instruments (continued)*

##### *Financial assets (continued)*

##### 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 (see below). 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.

Impairment of financial assets and contract assets subject to impairment assessment under HKFRS 9

The Group performs impairment assessment under expected credit loss (“**ECL**”) model on financial assets (including trade receivables, other receivables, deposits, amount due from a related party, pledged bank deposits and bank balances and cash) and contract assets which are subject to impairment assessment under HKFRS 9. 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.

The Group always recognise lifetime ECL for trade receivables and contract assets. The ECL on those financial assets and contract assets are estimated individually, i.e. analysis of trade-related receivables and contract assets by credit risk characteristics and apply a probability-weighted estimate of the credit loss. The probability-weighted estimate of the credit loss is determined 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 as well as forecast direction of conditions at the end of each reporting period, including time value of money where appropriate.

For all other financial instruments, the Group measures the loss allowance equal to 12m ECL, unless when there has a significant increase in credit risk since initial recognition, in which case 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.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Financial instruments (continued)*

##### *Financial assets (continued)*

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. In particular, the following information is taken into account when assessing whether the 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 debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor; and
- 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.

Despite the foregoing, the Group assumes that the credit risk on a debt instrument has not increased significantly since initial recognition if the debt instrument is determined to have low credit risk at the reporting date. A debt instrument 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 fulfil its contractual cash flow obligations. The Group considers a debt instrument 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.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Financial instruments (continued)*

##### *Financial assets (continued)*

##### Definition of default

The Group considers the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that receivables that meet either of the following criteria are generally not recoverable.

- when there is a breach of financial covenants by the counterparty; or
- information developed internally or obtained from external sources indicates that the debtor is unlikely to pay its creditors, including the Group, in full (without taking into account any collaterals held by the Group).

Irrespective of the above, the Group considers that default has occurred when the financial asset is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

##### Credit-impaired financial assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial assets have been occurred. Evidence that a financial asset is credit-impaired includes observable data about the following events:

- Significant financial difficulty of the issuer of the borrower; or
- A breach of contract, such as a default or past due event; or
- 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; or
- It is becoming probably that the borrower will enter bankruptcy or other financial reorganisation.

##### Write-off policy

The Group writes off a financial asset when there is information indicating that the counterparty is in severe financial difficulty and there is no realistic prospect of recovery, e.g. 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 when appropriate. Any recoveries are recognised in profit or loss.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Financial instruments (continued)*

##### *Financial assets (continued)*

##### 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 and 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 all the cash flows that the Group expects to receive, discounted at the effective interest rate determined at initial recognition.

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.

If the Group has measured the loss allowance for a financial instrument at an amount equal to lifetime ECL in the previous reporting period, but determines at the current reporting date that the conditions for lifetime ECL are no longer met, the Group measures the loss allowance at an amount equal to 12-month ECL at the current reporting date.

##### *Financial liabilities and equity*

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement 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 an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

##### Financial liabilities at amortised cost

Financial liabilities including trade and other payables and accruals, bank borrowings and bank overdrafts are subsequently measured at amortised cost, using the effective interest method.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 3. BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 3.3 Significant accounting policies (continued)

#### *Financial instruments (continued)*

##### *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.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

## 4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, which are described in note 3, the management of the Group is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and 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 on-going basis. Revisions to accounting estimates are recognised in the period in which the estimates is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the end of each reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets within the next twelve months.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 4. KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

### Fitting-out contracts

The Group reviews and revises the estimated total costs to complete the satisfaction of these services and the margin of each project as the contract progresses. Budgeted costs and margin are prepared by the management of the Group on the basis of agreements, quotations or other correspondences from time to time provided by the subcontractors, suppliers or vendors involved and the experience of the management of the Group. In order to keep the budget accurate and up-to-date, the management of the Group conducts periodic reviews of the budgets of contracts by comparing the budgeted amounts to the actual amounts incurred. Such significant estimate may have impact on the profit recognised in each period.

Recognised amounts of revenue from fitting-out contracts and related receivables reflect the management's best estimate of each contract's outcome and stage of completion, which are determined on the basis of a number of estimates. This includes the assessment of the profitability of on-going fitting-out contracts. For more complex contracts in particular, costs to complete and contract profitability are subject to significant estimation uncertainty, the actual outcomes in terms of total cost may be higher or lower than estimated at the end of each reporting period, which would affect the revenue and profit recognised in future years and adjustment to the amounts recorded to date.

Details of revenue recognised during the year are set out in note 5.

## 5. REVENUE AND SEGMENT INFORMATION

Revenue represents the fair value of amounts received and receivable from the provision of fitting-out and repair and maintenance service by the Group to external customers. The Group's revenue is mainly derived from provision of fitting-out services and repair and maintenance services in Macau.

### Revenue

#### *Timing of revenue recognition and category of revenue*

	2023 MOP'000	2022 MOP'000
Recognised over time and short-term contracts:		
– provision of fitting-out services	105,456	54,212
Recognised over time and long-term contracts:		
– provision of repair and maintenance services	392	382
	105,848	54,594

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 5. REVENUE AND SEGMENT INFORMATION (CONTINUED)

### Revenue (continued)

#### Geographical information

	2023 MOP'000	2022 MOP'000
Macau	105,763	54,594
Hong Kong	85	–
	105,848	54,594

The customers of the Group are mainly hotel and casino operators and individual customers in Macau. All of the Group's provision of fitting-out services and repair and maintenance services are made directly with the customers. Contracts with the Group's customers are mainly fixed-price contracts.

The Group provides fitting-out and repair and maintenance services to customers. Such services are recognised as a performance obligation satisfied over time as the Group creates or enhances an asset that the customer controls as the asset is created or enhanced. Revenue is recognised for these fitting-out and repair and maintenance services based on the stage of completion of the contract using input method.

The Group's fitting-out and repair and maintenance contracts include payment schedules which require stage payments over the construction period once certain specified milestones are reached. The Group requires certain customers to provide upfront deposits up to 10% of total contract sum, when the Group receives a deposit before fitting-out and repair and maintenance service commences, this will give rise to contract liabilities at the start of a contract, until the revenue recognised on the specific contract exceeds the amount of the deposit.

A contract asset, net of contract liability related to the same contract, is recognised over the period in which the services are performed representing the Group's right to consideration for the services performed because the rights are conditioned on the Group's future performance in achieving specified milestones. The contract assets are transferred to trade receivables when the rights become unconditional.

Retention receivables, prior to expiration of defect liability period, are classified as contract assets, which is usually about one year from the date of the practical completion of the fitting-out and repair and maintenance service. The relevant amount of contract asset is reclassified to trade receivables when the defect liability period expires. The defect liability period serves as an assurance that the construction services performed comply with agreed-upon specifications and such assurance cannot be purchased separately.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 5. REVENUE AND SEGMENT INFORMATION (CONTINUED)

### Revenue (continued)

#### *Transaction price allocated to the remaining performance obligations*

The following table shows the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied (or partially unsatisfied) as at the end of each reporting period.

	<b>2023</b> <b>MOP'000</b>	2022 MOP'000
Provision of fitting-out services	<b>40,302</b>	20,500

Based on the information available to the Group at the end of each reporting period, the directors of the Company expect the transaction price allocated to the above unsatisfied (or partially unsatisfied) contracts in respect of provision of fitting-out and repair and maintenance services as of 31 December 2023 will be recognised as revenue during the year ending 31 December 2024 (2022: was recognised as revenue during the year ended 31 December 2023).

### Segment information

Operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker (the “CODM”), being the executive directors of the Company, in order for the CODM to allocate resources and to assess performance. No operating segments identified by the CODM have been aggregated in arriving at the reportable segments of the Group.

Specifically, the Group's reportable and operating segments under HKFRS 8 *Operating Segments* are as follows:

- fitting-out services; and
- repair and maintenance services.

The CODM makes decisions according to the operating results of each segment. No analysis of segment asset and segment liability is presented as the CODM does not regularly review such information for the purposes of resources allocation and performance assessment. Therefore, only segment revenue and segment results are presented.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 5. REVENUE AND SEGMENT INFORMATION (CONTINUED)

### Segment information (continued)

#### Segment revenue and results

#### Year ended 31 December 2023

	Fitting-out services MOP'000	Repair and maintenance services MOP'000	Total MOP'000
Segment revenue	105,456	392	105,848
Segment results	18,773	43	18,816
Other income and other losses			353
Administrative expenses			(42,363)
Finance costs			(3,634)
Loss before taxation			(26,828)

#### Year ended 31 December 2022

	Fitting-out services MOP'000	Repair and maintenance services MOP'000	Total MOP'000
Segment revenue	54,212	382	54,594
Segment results	(34,476)	78	(34,398)
Other income and other losses			985
Administrative expenses			(31,656)
Finance costs			(5,359)
Loss before taxation			(70,428)

Segment results mainly represented profit earned by each segment, excluding other income, other losses, administrative expenses and finance costs.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 5. REVENUE AND SEGMENT INFORMATION (CONTINUED)

### Segment information (continued)

#### Geographical information

The Group's operations are mainly carried out in Macau.

The Group's revenue from external customers based on the location of projects are set out below:

	<b>2023</b> <b>MOP'000</b>	2022 MOP'000
Macau	105,763	54,594
Hong Kong	85	–
	<b>105,848</b>	54,594

The Group's non-current assets (other than financial assets) by geographical location of the assets are detailed below:

	<b>2023</b> <b>MOP'000</b>	2022 MOP'000
Macau	385	930
Hong Kong	1,117	1,328
	<b>1,502</b>	2,258

#### Information about major customers

Revenue attributed from customers that accounted for 10% or more of the Group's total revenue during the years is as follows:

	<b>2023</b> <b>MOP'000</b>	2022 MOP'000
Revenue from fitting-out services		
Customer A (Note)	NA	7,696
Customer B	71,120	12,105
Customer C (Note)	NA	16,527
Customer D	19,092	10,956

Note: The customer was less than 10% of the Group's total revenue during the year.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 6. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS

### (a) Directors' and chief executive's emoluments

Mr. Li, Mr. Yu and Mr. Yau are executive directors of the Company. Mr. Li Chun Ho, the son of Mr. Li is non-executive director of the Company. The emoluments paid or payable to the directors and chief executive of the Company (including the emoluments for services as directors of the group entities prior to becoming the directors of the Company) by entities comprising the Group during the year as follows:

	Mr. Li	Mr. Yu	Mr. Li	Ms. Rita	Mr. Lam	Mr. Wu	Mr. Yau	Total
	Li	Ming Ho	Chun Ho	dos	Chi Wing	Chou Kit	Yan Ming	
	MOP'000	MOP'000	MOP'000	Santos	MOP'000	MOP'000	MOP'000	MOP'000
	(Note i)	(Note i)	(Note ii)	(Note iii)	(Note iii)	(Note iii)	(Note i)	
<b>Year ended 31 December 2023</b>								
Fees	-	-	124	124	124	124	-	496
Other emoluments								
Salaries and other benefits	505	1,075	-	-	-	-	314	1,894
Retirement benefits schemes contributions	-	18	-	-	-	-	12	30
<b>Total emoluments</b>	<b>505</b>	<b>1,093</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>326</b>	<b>2,420</b>
<b>Year ended 31 December 2022</b>								
Fees	-	-	124	124	124	124	-	496
Other emoluments								
Salaries and other benefits	536	1,697	-	-	-	-	494	2,727
Retirement benefits schemes contributions	-	19	-	-	-	-	19	38
<b>Total emoluments</b>	<b>536</b>	<b>1,716</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>124</b>	<b>513</b>	<b>3,261</b>

Notes:

- (i) Mr. Li is an executive director and chief executive of the Group. Mr. Yu Ming Ho and Mr. Yau Yan Ming Raymond are executive directors of the Group.
- (ii) Mr. Li Chun Ho is non-executive director of the Group.
- (iii) Ms. Rita Botelho dos Santos, Mr. Lam Chi Wing and Mr. Wu Chou Kit are independent non-executive directors of the Company.

The executive directors' emoluments are for their services in connection with the management of the affairs of the Group. The emoluments of non-executive director and the independent non-executive directors are for their services as directors of the Company.

During both years, no remuneration was paid by the Group to the directors of the Company as an inducement to join or upon joining the Group or as compensation for loss of office. None of the directors of the Company has waived any remuneration during both years.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 6. DIRECTORS', CHIEF EXECUTIVE'S AND EMPLOYEES' EMOLUMENTS (CONTINUED)

### (b) Employees' emoluments

Of the five individuals with the highest emoluments in the Group, one (2022: one) was the director of the Company for the year ended 31 December 2023. His emoluments are included in note 6(a) above. The emoluments of the remaining four (2022: four) non-director individuals for the year ended 31 December 2023 are as follows:

	<b>2023</b> <b>MOP'000</b>	2022 MOP'000
Salaries and other benefits	4,443	4,888
Retirement benefits schemes contributions	39	74
	<b>4,482</b>	<b>4,962</b>

	<b>2023</b> <b>Number of employee</b>	2022 Number of employee
HK\$1,000,001 to HK\$1,500,000	1	3
HK\$1,500,001 to HK\$2,000,000	1	1
	<b>2</b>	<b>4</b>

During both years, no emoluments were paid by the Group to the five highest paid individuals as an inducement to join or upon joining the Group or as compensation for loss of office.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 7. OTHER INCOME AND OTHER LOSSES

	2023 MOP'000	2022 MOP'000
<b>Other income</b>		
Bank interest income	274	223
Interest income from rental deposits	2	6
Others	97	880
	<b>373</b>	<b>1,109</b>
<b>Other losses</b>		
Exchange losses	(20)	(124)
	<b>353</b>	<b>985</b>

## 8. FINANCE COSTS

	2023 MOP'000	2022 MOP'000
Interests on bank borrowings and bank overdrafts	3,625	5,337
Interest on lease liabilities	9	22
	<b>3,634</b>	<b>5,359</b>

## 9. LOSS BEFORE TAXATION

	2023 MOP'000	2022 MOP'000
Loss before taxation has been arrived at after charging:		
Auditor's remuneration	1,082	1,200
Depreciation on property and equipment	369	540
Depreciation of right-of-use assets	389	644
Staff costs (including directors' emoluments):		
Salaries and other benefits	27,092	40,989
Retirement benefits schemes contributions	220	693
	<b>27,312</b>	<b>41,682</b>
Less: staff costs included in direct costs	(20,998)	(31,667)
	<b>6,314</b>	<b>10,015</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 10. INCOME TAX EXPENSE

	2023 MOP'000	2022 MOP'000
Current Tax:		
Enterprise Income Tax	(958)	(127)
	(958)	(127)

No provision for Macau Complementary Tax is provided for both years as the Company and its subsidiaries do not have assessable profits for the year ended. Macau Complementary Tax is calculated at 12% of the estimated assessable profits exceeding MOP600,000.

Under the Law of the PRC on Enterprise Income Tax (the "EIT Law") and Implementation Regulation of the EIT Law, the tax rate of the PRC group entity is 25% for both years.

Under the PRC law, withholding tax is imposed on dividends declared in respect of profits earned by PRC subsidiaries from 1 January 2008 onwards. Deferred taxation has not been provided for in the consolidated financial statements in respect of temporary differences attributable to retained earnings of the PRC subsidiary amounting to approximately MOP1,221,000 (2022: MOP2,009,000) as at 31 December 2023, as the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

The income tax expense can be reconciled to the loss before taxation as follows:

	2023 MOP'000	2022 MOP'000
Loss before taxation	(26,828)	(70,428)
Tax at the Macau Complementary Income Tax of 12%	(3,219)	(8,451)
Tax effect of expense not deductible for tax propose	2,250	2,056
Tax effect tax losses not recognised	2,861	6,702
Effect of different tax rates of subsidiaries operating in other jurisdiction	(934)	(180)
Income tax expense	958	127

## 11. DIVIDENDS

No dividend was proposed for ordinary shareholders of the Company during the year ended 31 December 2023, nor has any dividend been proposed since the end of the reporting period (2022: nil).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 12. LOSS PER SHARE

The calculation of basic loss per share is based on the following data:

	<b>2023</b> <b>MOP'000</b>	2022 MOP'000
Loss:		
Loss for the purpose of calculating basic loss per share (loss for the year attributable to owners of the Company)	<b>(27,786)</b>	(70,555)
	<b>2023</b> <b>'000</b>	2022 '000
Number of shares:		
Weighted average number of ordinary shares for the purpose of calculating basic loss per share	<b>504,650</b>	504,586

No diluted loss or earnings per share for both years was presented as there were no potential ordinary shares in issue during both years.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 13. PROPERTY AND EQUIPMENT

	Leasehold improvements MOP'000	Furniture and fixtures MOP'000	Office equipment MOP'000	Motor vehicles MOP'000	Total MOP'000
<b>COST</b>					
At 1 January 2022	1,017	773	2,996	2,617	7,403
Additions	–	3	8	–	11
At 31 December 2022	1,017	776	3,004	2,617	7,414
Additions	–	–	2	–	2
At 31 December 2023	1,017	776	3,006	2,617	7,416
<b>DEPRECIATION</b>					
At 1 January 2022	674	624	2,465	1,337	5,100
Provided for the year	17	87	292	144	540
At 31 December 2022	691	711	2,757	1,481	5,640
Provided for the year	18	45	162	144	369
At 31 December 2023	709	756	2,919	1,625	6,009
<b>CARRYING AMOUNTS</b>					
At 31 December 2023	308	20	87	992	1,407
At 31 December 2022	326	65	247	1,136	1,774

The above items of property and equipment after taking into account the residual values, are depreciated on a straight-line basis at the following rates per annum:

Leasehold improvements	over the lease terms
Furniture and fixtures	20%
Office equipment	20%
Motor vehicles	10–15%

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 14. RIGHT-OF-USE ASSETS

	<b>Leased properties</b>	
	MOP'000	
<b>As at 31 December 2023</b>		
Carrying amount		95
<b>As at 31 December 2022</b>		
Carrying amount		484
<b>For the year ended 31 December 2023</b>		
Depreciation charge		389
<b>For the year ended 31 December 2022</b>		
Depreciation charge		644
	<b>Year ended 31 December</b>	
	<b>2023</b>	2022
	<b>MOP'000</b>	MOP'000
Total cash outflow for leases	401	668
Additions to right-of-use assets	–	455

For both years, the Group leases various offices, staff quarters and parking lots for its operations. Lease contracts are entered into for fixed term of 1 to 2 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. In determining the lease term and assessing the length of the non-cancellable period, the Group applies the definition of a contract and determines the period for which the contract is enforceable.

The Group regularly entered into short-term leases for offices, staff quarters and carpark lots. As at 31 December 2023 and 2022, the portfolio of short-term leases is similar to the portfolio of short-term leases to which the short-term lease expense disclosed above.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 15. TRADE RECEIVABLES

The Group grants credit terms of 30 days to its customers from the date of invoices on progress payments of contract works. An ageing analysis of the trade receivables presented based on the invoice date which is approximately one month after the related revenue being recognised, at the end of each reporting period is as follows:

	<b>2023</b> <b>MOP'000</b>	2022 MOP'000
0–30 days	2,995	11,240
31–60 days	595	89
61–90 days	316	2
91–365 days	62,306	3,192
Over 365 days	61,050	88,210
	<b>127,262</b>	102,733
Less: Impairment loss allowance	<b>(32,164)</b>	(33,709)
	<b>95,098</b>	69,024

As at 1 January 2022, trade receivables from contract with customers amounted to MOP77,963,000.

Before accepting any new customer, the Group assesses the potential customer's credit quality and defines credit limits by customer. Credit limits attributable to customers are reviewed regularly.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 15. TRADE RECEIVABLES (CONTINUED)

### Impairment assessment on trade receivables subject to ECL model

As part of the Group's credit risk management, the Group applies internal credit rating for its customers. The debtors are classified into three internal credit rating buckets by reference to past default of the debtor, and an analysis of the debtor's current financial position. The following table provides information about the exposure to credit risk and ECL for trade receivables which are assessed at the end of the reporting period.

#### 2023

Internal credit rating	Average loss rate	Gross carrying amount MOP'000	Impairment loss allowance MOP'000
Low risk	7.53%	38,031	2,865
Doubtful	12.87%	68,787	8,855
Loss	100%	20,444	20,444
		127,262	32,164

#### 2022

Internal credit rating	Average loss rate	Gross carrying amount MOP'000	Impairment loss allowance MOP'000
Low risk	3.82%	23,367	892
Doubtful	21.00%	58,922	12,373
Loss	100%	20,444	20,444
		102,733	33,709

The estimated loss rates are estimated based on historical observed default rates over the expected life of the debtors and study of other corporates' default and recovery data from international credit-rating agencies, and are adjusted for forward-looking information that is available without undue cost or effort. Due to greater financial uncertainty triggered by the COVID-19 pandemic, the Group has increased the expected loss rates in the current year as there is higher risk that a prolonged pandemic could lead to increased credit default rates. The internal credit rating is regularly reviewed by the management of the Group to ensure relevant information about specific debtors is updated.

There has been no change in the estimation techniques or significant assumptions made during both years.

During the year ended 31 December 2023, the Group provided reversal of impairment losses allowance of MOP1,545,000 (2022: provided impairment losses allowance of MOP480,000).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 15. TRADE RECEIVABLES (CONTINUED)

### Impairment assessment on trade receivables subject to ECL model (continued)

The movement in the impairment loss allowance of trade receivables during the year is as follows:

	Credit-impaired MOP'000	Not credit-impaired MOP'000
Balance at 1 January 2022	20,444	12,785
Impairment losses allowance recognised, net of reversal	–	480
Balance at 1 January 2023	20,444	13,265
Reversal of impairment losses allowance recognised, net of reversal	–	(1,545)
Balance at 31 December 2023	20,444	11,720

## 16. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	2023 MOP'000	2022 MOP'000
Rental deposits	431	560
Deposits paid for tenders	41,879	46,947
Prepayments to sub-contractors	930	930
Other receivables and prepayments	2,290	2,067
	45,530	50,504
Less: Impairment losses allowance	(13,767)	(13,936)
Total	31,763	36,568
Presented as non-current assets	23	172
Presented as current assets	31,740	36,396
Total	31,763	36,568



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 17. CONTRACT ASSETS AND CONTRACT LIABILITIES

	As at 31 December	
	2023 MOP'000	2022 MOP'000
Contract assets		
Fitting-out services	49,466	126,177
	49,466	126,177
Less: Impairment loss allowance	(29,057)	(51,428)
	20,409	74,749
Contract liabilities		
Fitting-out services	14,182	10,824

As at 1 January 2022, contract assets and contract liabilities amounted to MOP91,557,000 and MOP4,064,000, respectively.

The Group has rights to considerations from customers for the provision of fitting-out services. Contract assets arise when the Group has right to consideration for completion of fitting-out services and not yet billed under the relevant contracts, and their right is conditioned on factors other than passage of time. Any amount previously recognised as a contract asset is reclassified to trade receivables when such right becomes unconditional other than the passage of time. Remaining rights and performance obligations in a particular contract is accounted for and presented on a net basis, as either a contract asset or a contract liability. If the progress payment exceeds the revenue recognised to date under the input method, then the Group recognises a contract liability for the difference.

The Group also requires certain customers to provide upfront deposits up to 10% of total contract sum, when the Group receives a deposit before fitting-out service commences, this will give rise to contract liabilities at the start of a contract, until the revenue recognised on the specific contract exceeds the amount of the deposit.

Included in carrying amounts of contract assets/contract liabilities as stated above comprises retention money of MOP18,876,000 (2022: MOP70,637,000) as at 31 December 2023.

Retention money is unsecured and interest-free and represented the monies withheld by customers of contract works recoverable after the completion of defects liability period of the relevant contracts or in accordance with the terms specified in the relevant contracts, usually being 1 year from the date of completion of respective fitting-out services projects. Accordingly, in respect to the uncompleted project as at the end of each reporting period, the respective retention money is expected to be recovered beyond twelve months from the end of each reporting period.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 17. CONTRACT ASSETS AND CONTRACT LIABILITIES (CONTINUED)

### Impairment assessment on contract assets subject to ECL model

The Group applies simplified approach to provide for ECL prescribed by HKFRS 9. To measure the ECL of contract assets, contract assets have been assessed on individual basis.

As part of the Group's credit risk management, the Group applies internal credit rating for its customers. The debtors are classified into three internal credit rating buckets based on shared credit risk characteristics by reference to past experience with debtors, and an analysis of the debtors' current financial position. The following table provides information about the exposure to credit risk and ECL for contract assets at the end of the reporting period.

#### 2023

Internal credit rating	Average loss rate	Gross carrying amount MOP'000	Impairment loss allowance MOP'000
Low risk	13.81%	23,679	3,270
Doubtful	–	–	–
Loss	100%	25,787	25,787
		49,466	29,057

#### 2022

Internal credit rating	Average loss rate	Gross carrying amount MOP'000	Impairment loss allowance MOP'000
Low risk	1.79%	28,116	503
Doubtful	34.78%	72,274	25,138
Loss	100%	25,787	25,787
		126,177	51,428

The estimated loss rates are estimated based on historical observed default rates over the expected life of the debtors and study of other corporates' default and recovery data from international credit-rating agencies, and are adjusted for forward-looking information that is available without undue cost or effort. Such forward-looking information is used by the management of the Group to assess both the current as well as the forecast direction of conditions at the reporting date. Due to greater financial uncertainty triggered by the COVID-19 pandemic, the Group has increased the expected loss rates in the current year as there is higher risk that a prolonged pandemic could led to increased credit default rates. The internal credit rating is regularly reviewed by the management of the Group to ensure relevant information about specific debtors is updated.

There has been no change in the estimation techniques or significant assumptions made during both years.

During the year ended 31 December 2023, the Group provided reversal of impairment losses allowance of MOP22,371,000 (2022: provided impairment losses allowance of MOP1,520,000).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 17. CONTRACT ASSETS AND CONTRACT LIABILITIES (CONTINUED)

### Impairment assessment on contract assets subject to ECL model (continued)

The movement in the impairment loss allowance of contract assets during the year is as follows:

	Credit-impaired MOP'000	Not credit-impaired MOP'000
Balance at 1 January 2022	25,787	24,121
Impairment loss allowance recognised, net of reversal	–	1,520
Balance at 1 January 2023	25,787	25,641
Impairment loss allowance recognised, net of reversal	–	(22,371)
Balance at 31 December 2023	25,787	3,270

Included in carrying amounts of contract assets/contract liabilities as stated above comprises retention money of MOP18,876,000 (2022: MOP70,637,000) as at 31 December 2023.

Retention money is unsecured and interest-free and represented the monies withheld by customers of contract works recoverable after the completion of defects liability period of the relevant contracts or in accordance with the terms specified in the relevant contracts, usually being 1 year from the date of completion of respective fitting-out services projects. Accordingly, in respect to the incomplete project as at the end of each reporting period, the respective retention money is expected to be recovered beyond twelve months from the end of each reporting period.

The retention money is to be settled, based on the completion of defects liability period, at the end of each reporting period as follows:

	2023 MOP'000	2022 MOP'000
On demand or within one year	9,245	51,645
After one year	9,631	18,992
	<b>18,876</b>	70,637

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 18. PLEDGED BANK DEPOSITS/BANK BALANCES AND CASH/BANK OVERDRAFTS

Pledged bank deposits as at 31 December 2023 are pledged to secure the bank overdrafts and bank borrowings of the Group which carry interest at prevailing market rate of 0.01% (2022: 0.01%) per annum.

As at 31 December 2023, bank balances and cash comprise of cash held and short term bank deposits with an original maturity of three months or less which carry interest at prevailing market rate of 0.01% (2022: 0.01%) per annum.

As at 31 December 2023, bank overdrafts carry interest at market rate of 5.8% (2022: 5.8%) per annum.

Details of impairment assessment of pledged bank deposits and bank balances and cash are set out in note 27.

## 19. TRADE AND OTHER PAYABLES AND ACCRUALS

	2023 MOP'000	2022 MOP'000
Trade payables	25,298	23,810
Retention payables	36,209	36,166
Accruals and other payables	18,594	11,692
Amount due to a director (Note)	2,972	16,489
	<b>83,073</b>	88,157

Note: Amount represented the amount due to Mr. Li, which was unsecured, interest-free and repayable on demand.

The credit period grants to the Group by subcontractors/suppliers normally being 0–30 days. The following is an ageing analysis of trade payables based on the invoice date at the end of each reporting period:

	2023 MOP'000	2022 MOP'000
0–30 days	2,704	2,218
31–60 days	1,244	786
61–90 days	13	102
Over 90 days	21,337	20,704
	<b>25,298</b>	23,810

Retention payables to subcontractors are interest-free and payable at the end of the defects liability period of individual contracts (i.e. one year after completion of respective project). All retention payables are expected to be settled within one year based on the expiry date of the defects liability period.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 20. AMOUNT DUE FROM A RELATED PARTY

### Amount due from a related party

The amount is non-trade, unsecured, interest-free and repayable on demand.

Details of amount due from a related party is stated as follows:

	As at 31 December		As at 1 January		Maximum amount outstanding during the year ended 31 December	
	2023	2022	2022	2023	2022	
	MOP'000	MOP'000	MOP'000	MOP'000	MOP'000	
Ms. Ng Suk Fun ("Ms. Ng") (Note)	23	23	23	23	23	

Note: The balance represents the rental deposit for the Hong Kong office which is wholly owned by Ms. Ng, who is the spouse of Mr. Li.

## 21. BANK BORROWINGS

	2023	2022
	MOP'000	MOP'000
Secured bank borrowings repayable within one year	56,466	67,280

The bank borrowings are at floating rate which carry interest at MOP and HK\$ prime lending rate plus/minus a spread. The effective interest rate on the Group's bank borrowings was 6% (2022: 6%) per annum as at 31 December 2023.

The bank borrowings and other bank facilities including performance guarantee by the Group are secured by the pledged bank deposits of MOP15,263,000 (2022: HK\$28,568,000 (approximately equivalent to MOP29,425,000)) as at 31 December 2023.

During the year ended 31 December 2023, in respect of bank borrowings and overdrafts with a carrying amount of approximately MOP46,143,000 as at 31 December 2023, the Group was default in repayment. Thus, the relevant bank borrowings become immediately due and payable should the lenders exercise their rights under the bank loan agreement. The directors of the Company commenced to discuss the terms of the borrowings with the relevant banks. Up to the date of approval for issuance of the consolidated financial statements, the negotiations are still in progress.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 22. LEASE LIABILITIES

	2023 MOP'000	2022 MOP'000
<b>Lease liabilities payable:</b>		
Within one year	97	392
Within a period of more than one year but not more than two years	–	97
	97	489
Less: Amount due for settlement with 12 months shown under current liabilities	(97)	(392)
Amount due for settlement after 12 months shown under non-current liabilities	–	97

The weighted average incremental borrowing rates applied to lease liabilities at 4% (2022: 4%).

Lease obligations that are denominated in currencies other than the functional currencies of the relevant group entities are set out below:

	HK\$ MOP'000
As at 31 December 2023	94
As at 31 December 2022	324

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 23. SHARE CAPITAL

Details of the Company's shares are disclosed as follows:

	Number of shares	Amount	
		MOP	MOP'000
Ordinary shares of HK\$0.01 each			
Authorised:			
At 1 January 2022, 31 December 2022 and 31 December 2023	1,000,000,000	10,300,000	10,300
Issued and fully paid:			
At 1 January 2022	500,000,000	5,150,000	5,150
Issue of shares (Note)	4,650,000	47,895	48
At 31 December 2022 and 31 December 2023	504,650,000	5,197,895	5,198

Note: On 15 December 2021 and 4 January 2022, arrangements were made for a private placement through a placing agent to independent third parties of 4,650,000 ordinary shares of HK\$0.01 each in the Company, at a price of HK\$1.72 per ordinary share representing a discount of approximately 19.63% to the closing market price of the Company's ordinary shares on 15 December 2021.

On 6 January 2022, an aggregate of 4,650,000 ordinary shares of the Company have been allotted and issued at the price of HK\$1.72 per ordinary share. These new shares were issued under the general mandate granted to the directors of the Company at the annual general meeting of the Company held on 2 June 2021 and rank pari passu with other shares in issue in all respects. The proceeds will be used for replenishment of working capital and general business operation.

## 24. RETIREMENT BENEFITS SCHEMES

Eligible employees of the Group are covered by a government-mandated defined contribution plan pursuant to which a fixed amount of retirement benefit would be determined and paid by the Macau Government. Contributions are generally made by both employees and employers by paying a fixed amount on a monthly basis to the Social Security Fund Contribution managed by the Macau Government. The Group funds the entire contribution and has no further commitments beyond its monthly contributions.

The Group operates the MPF Scheme for all qualifying employee(s) in Hong Kong. The assets of the scheme are held separately from those of the Group, in funds under the control of trustees. The Group contributes at the lower of HK\$1,500 per month or 5% of the relevant payroll costs to the MPF Scheme.

At the end of each reporting period, there were no forfeited contributions which arose upon employees leaving the schemes prior to their interests in the Group's contributions becoming fully vested and which are available to reduce the contributions payable by the Group in future years.

The contributions to the retirement benefits schemes of the Group during both years are disclosed in notes 6 and 9, respectively.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 25. SHARE-BASED PAYMENT TRANSACTIONS

On 18 March 2019, a share option scheme (the “**Share Option Scheme**”) was approved and adopted by the shareholders, under which, options may be granted to any eligible persons (as defined in the Share Option Scheme) to subscribe for shares subject to the terms and conditions stipulated in the Share Option Scheme. The Company has adopted the Share Option Scheme as an incentive to directors and eligible employees.

No share option has been granted by the Company under the Share Option Scheme since its adoption up to 31 December 2022. The total number of shares in respect of which options may be granted under the Scheme is not permitted to exceed 10% of the shares of the Company in issue at any point in time, without prior approval from the Company’s shareholders. The number of shares issued and to be issued in respect of which options granted and may be granted to any individual in any one year is not permitted to exceed 1% of the shares of the Company in issue at any point in time, without prior approval from the Company’s shareholders. Options granted to substantial shareholders or independent non-executive directors in excess of 0.1% of the Company’s share capital or with a value in excess of HK\$5,000,000 must be approved in advance by the Company’s shareholders.

Options granted must be taken up within 28 days of the date of grant, upon payment of HK\$1 per option. Options may be exercised in accordance with the terms of the Share Option Scheme at any time during a period to be determined and notified by the board of directors of the Company to each participant provided that the period within which the option must be exercised shall not be more than 10 years from the date of the grant. The exercise price is determined by the directors of the Company, and will not be less than the higher of (i) the closing price of the Company’s shares on the date of grant; (ii) the average closing price of the shares for the five business days immediately preceding the date of grant; and (iii) the nominal value of the Company’s share.

## 26. 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 owners through the optimisation of the debt and equity balance. The overall strategy remains unchanged from prior year.

The capital structure of the Group consists of debt, which includes bank borrowings as disclosed in respective note, and equity of the Group, comprising share capital and reserves.

Management of the Group reviews the capital structure regularly taking into account the cost of capital and the risk associated with the capital. The Group will balance its overall capital structure through issuance of new shares and the raise of borrowings or the repayment of the existing borrowings.



# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 27. FINANCIAL INSTRUMENTS

### (a) Categories of financial instruments

	2023 MOP'000	2022 MOP'000
Financial assets		
Financial assets at amortised cost	143,450	138,849
Financial liabilities		
Amortised cost	150,713	168,003

### (b) Financial risk management objectives and policies

The Group's major financial instruments include trade receivables, other receivables, deposits, pledged bank deposits, bank balances and cash, trade and other payables and accruals, amount due from a related party, bank borrowings and bank overdrafts. 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 of the Group manages and monitors these exposures to ensure appropriate measures are implemented on a timely and effective manner.

#### **Currency risk**

The group entities collect most of the revenue and incur most of the expenditures in their respective functional currencies. The Group is exposed to currency risk primarily through sales proceeds received from customers that are denominated in a currency other than the group entities' functional currency. The currencies giving rise to this risk are primarily HK\$.

The Group currently does not have a foreign currency hedging policy. However, the management of the Group monitors foreign exchange exposure and will consider hedging significant foreign currency exposure should the need arise.

The carrying amounts of the Group's HK\$ and RMB denominated monetary assets and monetary liabilities at the end of each reporting period are as follows:

	2023 MOP'000	2022 MOP'000
Monetary assets		
HK\$	374	13,980
RMB	180	118
Monetary liabilities		
HK\$	159	2,140
RMB	265	334

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 27. FINANCIAL INSTRUMENTS (CONTINUED)

### (b) Financial risk management objectives and policies (continued)

#### Currency risk (continued)

##### Sensitivity analysis

As the exchange rate of HK\$/MOP is relatively stable, the Group does not expect any significant foreign currency exposure arising from the fluctuation of the HK\$/MOP exchange rates. As a result, the management of the Group considers that the sensitivity of the Group's exposure towards the change in foreign exchange rates between HK\$/MOP is minimal.

The following table details the Group's sensitivity analysis to a 5% increase and decrease in functional currency of the relevant group entities (i.e. MOP) against RMB and all other variables were held constant. 5% is the sensitivity rate used and represents the management's assessment of the reasonably possible change in foreign exchange rates. A positive number below indicates a decrease in post-tax loss (2022: an increase in post-tax profit) for the year where MOP strengthening 5% against the RMB. For a 5% weakening of MOP against the RMB, there would be an equal and opposite impact on the result for the year.

	2023 MOP'000	2022 MOP'000
RMB	75	190

#### Interest rate risk

The Group is also exposed to cash flow interest rate risk in relation to variable-rate pledged bank deposits, bank balances and bank overdrafts (see note 18) and bank borrowings (see note 21).

The Group currently does not have any interest rate hedging policy. The management of the Group monitors the Group's exposure on ongoing basis and will consider hedging interest rate risk should the need arises.

The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of prevailing market interest rates arising from the Group's bank balances and MOP prime lending rate arising from the Group's variable-rate bank borrowings.

##### Sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates for its variable bank borrowings and bank overdrafts. The analysis is prepared assuming the variable-rate bank borrowings and bank overdrafts at the end of each reporting period were outstanding for the whole year and 50 basis points increase or decrease are used. The pledged bank deposits and bank balances are excluded from the sensitivity analysis as the management of the Group considers that the interest rate fluctuation is not significant.

If interest rates have been 50 basis points higher/lower for variable-rate bank borrowings and bank overdrafts and all other variables were held constant, the Group's post-tax loss for the year ended 31 December 2023 would increase/decrease by MOP2,758,000 (2022: post-tax loss would increase/decrease by MOP3,572,000).

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 27. FINANCIAL INSTRUMENTS (CONTINUED)

### (b) Financial risk management objectives and policies (continued)

#### *Credit risk and impairment assessment*

The Group's credit risk is primarily attributable to trade receivables, other receivables, deposits, amount due from a related party, pledged bank deposits and bank balances.

The Group's maximum exposure to credit risk which will cause a financial loss to the Group due to failure to discharge the obligations by counterparties is arising from the carrying amount of the respective recognised financial assets as stated in the consolidated statement of financial position at the end of each reporting period.

The management of the Group adopted a policy on providing credit facilities to new customers. A credit investigation of the customers or the ultimate customers if those contracts allow the Group to obtain payment directly from the ultimate customers under certain circumstance, including assessment of financial information, advice from business partners in relation to potential customers and credit search, would be required to be launched. The level of credit granted must not exceed a predetermined level set by the management. Credit evaluation is performed on a regular basis.

The Group has concentration of credit risks with exposure limited to certain customers. The top three debtors comprised 79% (2022: 68%) of the Group's trade receivables and nil (2022: 67%) of retention money as stated in note 17 as at 31 December 2023. The management of the Group closely monitors the subsequent settlement of the debtors. In this regard, the management of the Group considers that the Group's credit risk is significantly reduced.

In order to minimise the credit risk on trade receivables and contract assets, the management of the Group has delegated a team responsible for monitoring procedures to ensure that follow-up action is taken to recover overdue debts. In addition, the management of the Group reviews the recoverable amount of each individual debt at the end of each reporting period to ensure that adequate provisions for impairment losses are made for irrecoverable amounts on trade receivable and contract assets. The Group applies simplified approach on trade receivables and contract assets to provide for ECL prescribed by HKFRS 9. To measure the ECL of trade receivables and contract assets, trade receivables and contract assets are assessed individually with details disclosed in notes 15 and 17, respectively. In this regard, the management of the Group considers that the credit risk on trade receivables and contract assets is significantly reduced.

For other receivables, deposits and amount due from a related party, the management of the Group makes periodic collective assessment as well as individual assessment on the recoverability of other receivables based on historical settlement records, past experience, and also available reasonable and supportive forward-looking information. The management of the Group believes that there is no material credit risk inherent in the Group's outstanding balance of other receivables, and amount due from a related party. Deposits are assessed individually for ECL with details disclosed in note 16.

The credit risk on pledged bank deposits and bank balances and cash of the Group is limited because the counterparties are banks with good reputation, no history of default in the past and high credit ratings assigned by credit agencies and therefore no loss allowance provision for pledged bank deposits and bank balances was recognised. The Group has limited exposure to any single financial institution.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 27. FINANCIAL INSTRUMENTS (CONTINUED)

### (b) Financial risk management objectives and policies (continued)

#### Liquidity risk

In the management of the liquidity risk, the Group monitors and maintains a level of cash and cash equivalents deemed adequate by the management of the Group to finance the Group's operations and mitigate the effects of unexpected fluctuations in cash flows.

The following table details the Group's remaining contractual maturity for its non-derivative financial liabilities. The table has 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 table includes both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate at the end of each reporting period.

	Weighted average effective interest rate %	On demand or within 1 year MOP'000	1-2 years MOP'000	Total undiscounted cash flows MOP'000	Total carrying amount MOP'000
<b>As at 31 December 2023</b>					
Trade and other payables	N/A	78,108	–	78,108	78,108
Bank borrowings	6%	56,466	–	56,466	56,466
Bank overdrafts	7%	6,209	–	6,209	6,209
Lease liabilities	4%	101	–	101	97
		<b>140,884</b>	<b>–</b>	<b>140,884</b>	<b>140,880</b>
<b>As at 31 December 2022</b>					
Trade and other payables	N/A	86,815	–	86,815	86,815
Bank borrowings	6%	67,280	–	67,280	67,280
Bank overdrafts	6%	13,908	–	13,908	13,908
Lease liabilities	4%	509	–	509	489
		<b>168,512</b>	<b>–</b>	<b>168,512</b>	<b>168,492</b>

### (c) Fair value

The management of the Group considers that the carrying amounts of financial assets and financial liabilities recorded at amortised cost in the consolidated financial statements approximate to their fair values.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 28. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.

	<b>Interest payable</b> MOP'000	<b>Bank borrowings</b> MOP'000	<b>Lease liabilities</b> MOP'000	<b>Total</b> MOP'000
As at 1 January 2022	–	67,348	680	68,028
Additions to right-of-use assets	–	–	455	455
Financing cash flows (Note)	(5,337)	(68)	(668)	(6,073)
Finance costs recognised	5,337	–	22	5,359
At 31 December 2022	–	67,280	489	67,769
Financing cash flows (Note)	(3,625)	(10,814)	(401)	(14,840)
Finance costs recognised	3,625	–	9	3,634
At 31 December 2023	–	56,466	97	56,563

Note: The financing cash flows represented the net amount of new bank borrowings raised and repaid, payment of finance costs, and payment of lease liabilities.

## 29. RELATED PARTY TRANSACTIONS

Save as disclosed elsewhere in the consolidated financial statements, the Group had the following transactions with its related party during both years:

	<b>2023</b> MOP'000	2022 MOP'000
Rental expense of office to Ms. Ng under short-term lease	<b>272</b>	272

Details of the balance with related party at the end of each reporting periods are disclosed in the consolidated statement of financial position and note 20.

### Compensation of key management personnel

The remuneration of the directors of the Company and other members of key management are disclosed in note 6.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 30. PARTICULARS OF SUBSIDIARIES

Particulars of the Company's subsidiaries at the date of this report are as follows:

Name of subsidiary	Place of incorporation/ establishment	Place of operation	Issued and full paid share capital	Attributable equity interest of the Company as at 31 December		Principal activities
				2023	2022	
Keng Chuan Limited	Macau	Macau	MOP25,000	100%	100%	Administrative support for the Group
Loyal Auspicious Limited ("Loyal Auspicious")	BVI	Macau/BVI	United States dollars ("USD") 1	100%	100%	Investment holding
New Wai Hung Construction (Macau) Co. Ltd	Macau	Macau	MOP500,000	100%	100%	Inactive
Splendor Haze Limited ("Splendor Haze")	BVI	Macau/BVI	USD1	100%	100%	Investment holding
WHHE (Macau)	Macau	Macau	MOP500,000	100%	100%	Fitting-out and repair and maintenance
WHHDD	Macau	Macau	MOP500,000	100%	100%	Fitting-out and repair and maintenance
Wai Hung Hong Construction Engineering Limited ("WHHCE")	Hong Kong	Hong Kong	HK\$20,000	100%	100%	Inactive
Wai Hung Hong Construction Company Limited ("WHHC")	Hong Kong	Hong Kong	HK\$2,000,000	100%	100%	Inactive
Wai Hung Hong Engineering Company Limited ("WHHE (HK)")	Hong Kong	Hong Kong	HK\$20,000	100%	100%	Administrative support for the Group
Yiu Kwong Decoration Engineering (Macau) Company Limited ("YKDE")	Macau	Macau	MOP300,000	100%	100%	Fitting-out
Zhuhai Hengqin Zhongxin Construction Materials Limited	The PRC	The PRC	RMB3,500,000	100%	100%	Design support for the fitting-out services
Heritage Global Enterprises Limited	BVI	Macau/BVI	USD50,000	100%	100%	Investment holding

Except for WHHCE, WHHC and WHHE (HK) which have a financial year end of 31 March, all other subsidiaries have adopted 31 December as their financial year end date.

Except for Loyal Auspicious, Splendor Haze and Heritage Global Enterprises Limited which are directly wholly-owned by the Company, all other subsidiaries are indirectly held by the Company.

None of the subsidiaries had issued any debt securities at the end of the year.

Zhuhai Hengqin Zhongxin Construction Materials Limited is a wholly foreign-owned enterprise in the PRC.

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 31. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY

### Statement of financial position of the Companies

	2023 MOP'000	2022 MOP'000
Non-current assets		
Investments in subsidiaries	236,267	239,672
Current assets		
Bank balances and cash	43	108
	43	108
Current liabilities		
Accruals	3,813	9
Amounts due to subsidiaries	7,751	6,556
	11,564	6,565
Net current liabilities	(11,521)	(6,457)
Net assets	224,746	233,215
Capital and reserves		
Share capital	5,198	5,198
Reserves	219,548	228,017
Total equity	224,746	233,215

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2023

## 31. STATEMENT OF FINANCIAL POSITION AND RESERVES OF THE COMPANY (CONTINUED)

### Reserves

	Share premium MOP'000	Accumulated losses MOP'000	Total MOP'000
At 31 December 2021	256,527	(28,355)	228,172
Loss and total comprehensive expense for the year	–	(8,262)	(8,262)
Issue of shares	8,190	–	8,190
Transaction costs attributable to issue of shares	(83)	–	(83)
At 31 December 2022	264,634	(36,617)	228,017
Loss and total comprehensive expense for the year	–	(8,469)	(8,469)
At 31 December 2023	264,634	(45,086)	219,548

## 32. EVENTS AFTER THE REPORTING PERIOD

- (a) As disclosed in the announcement of the Company dated 18 January 2024, as all the resumption guidance has been satisfied in full, trading in the Shares on the Stock Exchange has been resumed with effect from 9:00 a.m. on 19 January 2024.



# FINANCIAL SUMMARY

The summary below does not form part of the audited financial statements.

	<b>2023</b> MOP'000	<b>Year ended 31 December</b>			
		2022 MOP'000	2021 MOP'000	2020 MOP'000	2019 MOP'000
<b>RESULTS</b>					
Revenue	<b>105,848</b>	54,594	260,444	506,266	359,767
Gross (loss) profit	<b>(5,270)</b>	(34,949)	(97,507)	80,369	76,038
(Loss) profit before tax	<b>(26,828)</b>	(70,428)	(230,380)	52,804	45,856
Income tax expenses	<b>(958)</b>	(127)	(1,010)	(7,076)	(7,931)
(Loss) profit for the year	<b>(27,786)</b>	(70,555)	(231,390)	45,728	37,925

	<b>2023</b> MOP'000	<b>As at 31 December</b>			
		2022 MOP'000	2021 MOP'000	2020 MOP'000	2019 MOP'000
<b>ASSETS AND LIABILITIES</b>					
Total assets	<b>168,581</b>	216,786	254,036	498,942	327,638
Total liabilities	<b>184,464</b>	204,232	179,528	192,741	67,187