



途屹控股

TU YI HOLDING COMPANY LIMITED

途屹控股有限公司

(Incorporated in the Cayman Islands with limited liability)

Stock code: 1701



ANNUAL REPORT 2024

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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Directors

Mr. Yu Dingxin (*Chairman*)
Mr. Pan Wei
Mr. Xu Jiong
Mr. An Jiajin

Independent Non-executive Directors

Mr. Zhao Jianbo
Ms. Zhou Li
Mr. Ying Luming

COMPANY SECRETARY

Mr. Yip Ngai Hang, Henry, FCPA, FCCA

AUDITOR

McMillan Woods (Hong Kong) CPA Limited
Certified Public Accountants
Registered Public Interest Entity Auditor

LEGAL ADVISORS

As to Hong Kong laws
Jingtian & Gongcheng LLP
Suites 3203-3207, 32/F., Edinburgh Tower
The Landmark
15 Queen's Road Central
Hong Kong

PRINCIPAL BANK

Shizuoka Bank (Yamanashi Branch)

REGISTERED OFFICE IN THE CAYMAN ISLANDS

Cricket Square
Hutchins Drive
PO Box 2681
Grand Cayman KY1-1111
Cayman Islands

HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

Room 813, 8/F., Block 4
Hai Chuang Technology Centre
No. 1288 Wenyi West Road
Cangqian Sub-district
Yuhang District Hangzhou City
Zhejiang Province, the PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Room 02-03
31st Floor, 118 Connaught Road West
Hong Kong

CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

HONG KONG BRANCH SHARE REGISTRAR & TRANSFER OFFICE

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

WEBSITE

<http://www.tuyigroup.com>

STOCK CODE

1701



MANAGEMENT DISCUSSION AND ANALYSIS

MANAGEMENT DISCUSSION AND ANALYSIS

Tu Yi Holding Company Limited (the “**Company**”) and its subsidiaries (the “**Group**”) is a well-established and active outbound travel products and service provider in the PRC, focusing on the design, development and sale of Japan outbound travel package tours and day tours and outbound free independent traveller products (the “**FIT Products**”); the provision of visa application processing services and other ancillary travel-related products and services; and the operation of self-owned Shuzenji Onsen Hotel Takitei (the “**Shizuoka Hotel**”) and Hotel Comfact (the “**Tokyo Hotel**”) in Japan (collectively, the “**Hotels Operation**”). During year ended 31 December 2024 (the “**Year Under Review**”), the global tourism market expanded significantly, with inbound visitors to Japan showing robust increases and overall travel sentiment improving worldwide. The revenue of the Group doubled year-on-year, increasing by approximately 130.7% from approximately RMB92.6 million in 2023 to approximately RMB213.8 million in 2024, which was primarily due to strong market demand and effective execution of the Group’s strategies, leveraging on the well-established product capacities and networks in Japan and further extending the Group’s presence in overseas markets through collaborative efforts with international travel partners and multiple distribution channels. The Group’s overall gross profit margin declined by approximately 12.7%, from around 36.3% in 2023 to about 23.6% in 2024. This decrease was primarily attributable to temporary price concessions offered to capture market share and expand across certain platforms. Net profit attributable to equity shareholders of the Group was approximately RMB9.9 million, representing an increase of approximately 10.9% when comparing to 2023, primarily due to the increase in gross profit from approximately RMB33.6 million in 2023 to approximately RMB50.5 million in 2024. The board (the “**Board**”) of director (the “**Directors**”) will not recommend the payment of a final dividend for the year ended 31 December 2024.

BUSINESS REVIEW AND PROSPECTS

The Group’s Japan outbound travel business demonstrated robust growth in 2024. Revenue from sales of package tours to Japan increased by approximately 82.2% year-on-year to approximately RMB23.5 million, driven by the Group’s ongoing emphasis on overseas markets, which was achieved through partnerships with international travel agencies and the expansion of sales channels since 2023. In 2024, the Group further enhanced its travel capacity and customer experience by acquiring additional tour buses in Japan and diversifying its product mix with new itineraries and themed packages, while targeted marketing efforts significantly increased the number of tour customers. Similarly, revenue from sales of day tours to Japan surged by approximately 255.2% year-on-year to approximately RMB146.7 million in 2024, benefiting from the aforesaid well-established overseas expansion strategy, strengthened transportation capacity, and a broader product range that elevated the overall travel capacity and customer experience. Meanwhile, Hotels Operation revenue grew by approximately 10.6%, reaching approximately RMB21.9 million in 2024, with occupancy rates staying above 90% during the Year Under Review and in 2023. For the purpose of capturing higher-yield business and increasing customer experience and satisfaction, the Group has been investing in room renovations, digital check-in systems, and staff training in hospitality best practices. These upgrades supported higher average daily room rates and better guest reviews. By integrating hotel accommodations with tour packages, the Group secured a dependable stream of customers and created additional synergies across business lines. Hotel Operations provides a strategic advantage, enabling the Group to provide cost-effective lodging for its tours and to generate supplemental income from external guests. Revenue from the Duty-Free Shop business decreased by approximately 58.2% in 2024 compared to 2023. This decline largely reflected a strategic shift in focus, as the Group concentrated on enhancing product offerings in partnership with renowned global brands and refining its brand positioning. Meanwhile, the Group strengthened online sales channels and optimized store layouts to improve the shopping experience, successfully attracting more international tourists. During the Year Under Review, efforts also



MANAGEMENT DISCUSSION AND ANALYSIS

centered on enhancing brand influence and global cooperation: promotional activities were intensified to boost global awareness of the “**Gogoday**” and “**Lucky Day**” brands, and new alliances were formed with leading travel platforms and online agencies to ensure more convenient, high-quality travel experiences for customers.

Looking ahead to 2025, the Group remains optimistic about sustaining its momentum amid rising inbound tourism to Japan. Key initiatives include continued hotel renovations to enhance guest experiences and appeal to upscale travelers, the advancement of digital platforms and analytics to boost marketing outreach and engage tech-savvy audiences, and the expansion of its tour bus fleet to accommodate larger groups. In addition, the Group plans to introduce niche thematic tours and explore emerging regional destinations to diversify its offerings. Building on the strategic successes of 2024, these measures will fortify the Group’s competitive advantage and enable it to capture a larger share of Japan’s booming tourism market.

Risk Management & Internal Controls

The Group upholds its risk management and strong internal controls to maintain operational efficiency and financial transparency. In 2024, we reinforced standardized policies and procedures across all business units – covering tour operations, hotel management, and retail activities. The Group appointed an external internal audit professional team to regularly review processes and report findings to senior management and the Audit Committee, and it ensures swift corrective measures are taken. The Group also emphasizes compliance with industry regulations by training staff on safety standards and data protection, and by closely monitoring suppliers – such as transportation providers and local tour vendors – to mitigate disruptions. These measures collectively safeguard the Group’s assets, ensure accurate financial reporting, and maintain stakeholder trust.

Key Market Factors Affecting 2024 Performance & Strategic Responses

In 2024, global tourism saw a robust post-pandemic rebound, led by the Asia-Pacific region. Japan emerged as a prime destination for outbound Chinese and overseas travelers, aided by a weaker yen and pent-up demand. However, this surge heightened competition, operational pressures, and evolving customer expectations. To stay ahead, the Group pursued strategic marketing – particularly on digital channels, secured additional capacity with local vendors and local partners, and leveraged its owned hotels and dedicated tour buses for a seamless customer experience. We also introduced niche itineraries to cater to shifting preferences and this tactic allowed us to capture a larger share of the market while enhancing brand reputation.



MANAGEMENT DISCUSSION AND ANALYSIS

Key Risks & Mitigation Strategies

- **Regulatory Changes:** Close monitoring of policy updates, robust compliance programs, and the ability to pivot itineraries if restrictions arise.
- **Market Competition:** Differentiation through proprietary assets, specialized Japan tours, and active brand-building to retain customer loyalty.
- **Operational Disruptions:** Backup arrangements with multiple vendors, strict quality controls, comprehensive insurance, and an emergency response plan.
- **Economic & Currency Volatility:** Diverse tour offerings, hedging instruments, flexible pricing, and prudent cash management help the Group absorb economic shocks.

Competitive Positioning

Our Hotel Operations and tour bus fleets underpins the Group's unique value proposition by providing quality control, cost advantages, and guaranteed capacity. Our deep expertise in Japanese destinations, cultural nuances, and local networks enables the creation of curated itineraries, often supplemented by bilingual guides. This integrated approach – coupled with a proven record of high-quality service – positions the Group as a market leader, capable of rapidly adapting to changing demands and sustaining growth.

The management of the Group would like to take this opportunity to express its thanks to our shareholders, banks, customers and vendors for their supports and trusts as well as our management and all staffs for their hard work and commitment during the year.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL REVIEW

Revenue and gross profit margin

The breakdown of revenue, average revenue per traveller (“**ART**”) and gross profit margin by revenue type during the Year Under Review with comparative figures are set forth below:

	For the year ended 31 December 2024				For the year ended 31 December 2023			
	Revenue <i>RMB'000</i>	ART <i>RMB</i>	Percentage of revenue	Gross profit margin	Revenue <i>RMB'000</i>	ART <i>RMB</i>	Percentage of revenue	Gross profit margin
Sales of package tours								
– Japan	23,523	9,020	11.0%	15%	12,861	9,300	13.9%	4%
– Other than Japan	13,959	1,900	6.5%	4%	4,994	2,666	5.4%	3%
Sales of day tours – Japan	146,668	323	68.6%	19%	41,348	348	44.6%	30%
Margin income from sales of FIT products (net basis)								
– Japan	2,094	452	1.0%	100%	1,650	195	1.8%	100%
– Other than Japan	97	84	0.1%	100%	152	268	0.2%	100%
Margin income from the provision of visa application processing service (net basis)	3,234	60	1.5%	100%	6,372	82	6.9%	100%
Hotels Operation – Japan	21,857	300	10.2%	55%	19,760	387	21.3%	56%
Duty-free Shop business								
– Japan and the PRC	2,331	282	1.1%	15%	5,508	175	5.9%	25%
	213,763		100%		92,645		100%	



MANAGEMENT DISCUSSION AND ANALYSIS

Sales of day tour and package tours, margin incomes from sales of FIT products and the provision of visa application processing services

The Group is a well-established and active outbound travel products and service provider in the PRC, focusing on the design, development and sale of Japan outbound travel package tours and day tours and outbound FIT products, the provision of visa application processing services and other ancillary travel-related products. During the Year Under Review, revenue from sales of package tours to Japan increased by approximately 82.2% year-on-year to around RMB23.5 million, primarily reflecting the Group's ongoing overseas expansion – realized through partnerships with international travel agencies and the broadening of sales channels since 2023. In parallel, revenue from sales of day tours to Japan surged by approximately 255.2% year-on-year to approximately RMB146.7 million, attributable to the same well-established expansion strategy, an enhanced transportation capacity achieved by acquiring additional tour buses, and a diversified product mix featuring new itineraries and themed packages. Targeted marketing efforts also contributed to these strong results by boosting the number of tour customers and further elevating the overall travel.

Hotels Operation – Japan

The Group operates its self-owned Shizuoka Hotel and Tokyo Hotel. The revenue of the Hotels Operation increased by approximately 10.6%, reaching around RMB21.9 million for the year ended 31 December 2024, with occupancy rates remaining above 90% during the Year Under Review. This growth was largely attributable to the Group's focus on higher-yield business and enhanced customer satisfaction, achieved through continued investments in room renovations, digital check-in systems, and staff training in hospitality best practices. These efforts supported higher average daily room rates and improved guest reviews. By integrating hotel accommodations with the Group's tour packages, the Hotels Operation also secured a stable flow of customers and created additional synergies across business lines, enabling the Group to provide cost-effective lodging for its tour operations while capturing supplemental revenue from external guests.

Duty-free Shop Business

The Group operates its Duty-free Shop Business in the premise of the Tokyo Hotel, together with its online Duty-free Shop Business under the name "Direct Courier from Shop Manager" ("店長直郵"). During the Year Under Review, revenue from the Duty-Free Shop Business declined by approximately 58.2% year-on-year, mainly reflecting a strategic redirection, as the Group prioritized enhancing its product lineup in collaboration with renowned global brands and refining overall brand positioning. At the same time, online sales channels were strengthened and store layouts were optimized to heighten the shopping experience and capture more international tourist traffic.



MANAGEMENT DISCUSSION AND ANALYSIS

Other income and other gains/(losses), net

Other income and other gains/(losses), net mainly consist of interest income from loans to third parties, changes in fair value of financial assets at fair value through profit or loss and changes in fair value of investment properties. Other income and other gains/(losses), net for the year ended 31 December 2024 mainly included the changes in fair value of financial assets at fair value through profit or loss of approximately gain of RMB1.4 million (2023: RMB2.0 million), interest income from loans to third parties of approximately RMB1.3 million (2023: RMB1.7 million) and an one-off income related to gain on loan modification of bank borrowings of RMB1.5 million (2023: one-off expense related to loss on loan modification of bank borrowings of RMB0.2 million).

Selling and distribution costs

Selling and distribution costs consist mainly of salaries and wages to sales team of RMB9.0 million (2023: RMB3.4 million) and commission paid out of RMB1.4 million (2023: RMB: 2.1 million).

Administrative expenses

Administrative expenses mainly consist of depreciation of RMB6.9 million (2023: RMB3.8 million), bank charges of RMB1.2 million (2023: RMB0.8 million), staff-related costs of RMB7.0 million (2023: RMB4.4 million), various local taxes, depreciation, operating lease rental expenses, audit fees, and miscellaneous expenses. These expenses increased was mainly due to increase in depreciation and increase in staff-related costs.

OTHER INFORMATION

UPDATE ON USE OF PROCEEDS IN RELATION TO THE INITIAL PUBLIC OFFERING OF SHARES

References are made to the Company's prospectus dated 18 June 2019 (the "**Prospectus**"), the annual report for the year ended 31 December 2023 and the announcement of the Company dated 3 June 2024 regarding the change of use of proceeds.

The information of use of net proceeds of the Company (the "**Net Proceeds**") was disclosed as follows:

Description	Intended use of Net Proceeds as disclosed in the 2023 Annual Report HK\$'000	Utilised Net Proceeds as at 31 December 2023 HK\$'000	Original allocation of Unutilised Net Proceeds as at 31 December 2023 HK\$'000	Revised allocation of Net Proceeds as at the date of the announcement of the Company dated 3 June 2024 HK\$'000	Utilised Net Proceeds as at 31 December 2024 HK\$'000
(i) Enhancing the Group's product portfolio by developing new products and services	1,760	(1,760)	–	–	(1,760)
(ii) Purchasing tour buses and engaging third party tour bus operators	11,440	(11,440)	–	–	(11,440)
(iii) Acquiring hospitality asset in Kyoto, Japan	17,600	–	17,600	–	–
(iv) Increasing the tour bus transportation capacity in Japan	–	–	–	17,600	(17,600)
(v) Investing in enhancing the Group's marketing approaches together with its IT platform	17,600	(17,600)	–	–	(17,600)
(vi) Engaging more personnel in Japan	13,200	(13,200)	–	–	(13,200)
(vii) General working capital	26,400	(26,400)	–	–	(26,400)
Total	88,000	(70,400)	17,600	17,600	(88,000)

During the Year Under Review, the Net Proceeds from the initial public offer of shares of the Company were used according to the intentions as disclosed above.



MANAGEMENT DISCUSSION AND ANALYSIS

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS

The Group did not have any material acquisitions or disposals during the Year Under Review. As at 31 December 2024, there were no significant investments held by the Group or any future plans for significant investments or capital assets.

EVENTS AFTER THE REPORTING PERIOD

There was no material events affecting the Group that occurred after 31 December 2024 and up to the date of this announcement.

CONTINGENT LIABILITIES

As at 31 December 2024 and 31 December 2023, the Group did not have any significant contingent liabilities.

FOREIGN CURRENCY EXCHANGE RISK

The Group mainly operates in the PRC and Japan. The functional currency of subsidiaries incorporated in Japan use JPY as their functional currencies. The functional currency of the subsidiaries established in Mainland China is RMB. However, the Group is exposed to foreign currency exchange risks as costs for some of the travel products, such as hotel accommodations and fees paid to land operators, are settled in foreign currencies including JPY. At present, the Group does not intend to hedge its exposure to foreign currency exchange fluctuations. However, the Board constantly monitors the economic situation and the Group's foreign exchange risk profile and will consider appropriate hedging measures in the future should the need arise.

INTEREST RATE RISK

The Group's exposure to the risk of changes in market interest rates relates primarily to the Group's interest-bearing bank borrowings. The Group's policy is to manage interest cost using mainly fixed rate debts.

EMPLOYEES AND REMUNERATION POLICY

As at 31 December 2024, the Group employed a total of 144 full time employees. The Group's employee benefits include salary and discretionary bonuses based on the Group's results and individual performance, medical and retirement benefits schemes. The remuneration committee of the Board (the "**Remuneration Committee**") reviews such packages annually, or when the occasion requires. The executive Directors, who are also employees of the Company, receive remuneration in the form of salaries, bonuses and other allowances.



MANAGEMENT DISCUSSION AND ANALYSIS

CAPITAL STRUCTURE, LIQUIDITY AND FINANCIAL RESOURCES

The Group did not have any material capital expenditure commitment during the Year Under Review.

The Group operates primarily through cash generated from operating activities and bank and other borrowings.

The Group's gearing ratio was maintained at a similar level during the Year Under Review (31 December 2024: 25.1%; 31 December 2023: 24.2%). The Group adopts conservative treasury policies in cash and financial management. The Group's cash is generally placed as current deposits which are mostly denominated in RMB. The Group's liquidity and financing requirements are reviewed regularly.

The trade receivables turnover days maintained in a similar level during the Year Under Review (31 December 2024: 42 days; 31 December 2023: 57 days).

The trade payables turnover days maintained in a similar level during the Year Under Review (31 December 2024: 50 days; 31 December 2023: 49 days).

DIVIDEND

The Board did not recommend the declaration of dividend for the year ended 31 December 2024 (2023: Nil).



BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

EXECUTIVE DIRECTORS

Mr. Yu Dingxin (虞丁心) ("Mr. Yu"), aged 55, is the co-founder of the Group and was appointed as an executive Director on 27 February 2018. Mr. Yu is also the chairman of the Board, and is responsible for the overall strategic planning and overseeing general management and daily operation of the Group. Mr. Yu holds directorship in each of the subsidiary of the Company. He is also the chairman of the nomination committee (the **"Nomination Committee"**) and a member of remuneration committee of the Company.

Mr. Yu has over 30 years of experience in the travel and tourism industry. From December 1991 to April 2003, he worked in Zhejiang Overseas Travel Company Limited (浙江海外旅遊公司), a company principally engaged in the provision of travel related services. From June 2003 to December 2004, Mr. Yu had worked for Zhejiang Everbright International Travel Company Limited (浙江光大國際旅遊有限公司). He subsequently joined Zhejiang Female International Travel Company Limited (浙江婦女國際旅行社有限公司) from January 2005 to January 2008. He then founded the Group in April 2008 together with Mr. Pan and Mr. Xu. Mr. Yu obtained a bachelor's degree in tourism management at Zhejiang University (浙江大學) in June 2003.

Mr. Yu is the uncle of Mr. An Jiajin, an executive Director.

Mr. Pan Wei (潘渭) ("Mr. Pan"), aged 51, is the co-founder of the Group and was appointed as an executive Director on 27 February 2018. Mr. Pan is principally responsible for overseeing procurement and sales and marketing of our Group.

Mr. Pan has over 30 years of experience in the travel and tourism industry. From July 1993 to April 2003, Mr. Pan worked in Zhejiang Overseas Travel Company Limited (浙江海外旅遊公司), a company principally engaged in the provision of travel related services. From June 2003 to December 2004, Mr. Pan had worked for Zhejiang Everbright International Travel Company Limited (浙江光大國際旅遊有限公司). He subsequently joined Zhejiang Female International Travel Company Limited (浙江婦女國際旅行社有限公司) from January 2005 to January 2008. He then founded the Group in April 2008 together with Mr. Yu and Mr. Xu. Mr. Pan obtained a diploma in economics and management at Zhejiang University (浙江大學) in January 1999.

Mr. Xu Jiong (徐炯) ("Mr. Xu"), aged 51, is the co-founder of the Group and was appointed as an executive Director on 27 February 2018. Mr. Xu is principally responsible for overseeing business development of the Group.

Mr. Xu has over 29 years of experience in the travel and tourism, and hospitality industry. From August 1993 to August 2002, he worked in Hangzhou Shangri-La Hotel Limited (杭州香格里拉飯店有限公司) as a director of sales department, with responsibilities of overseeing the business development with travel agents. From June 2003 to December 2004, Mr. Xu had worked for Zhejiang Everbright International Travel Company Limited (浙江光大國際旅遊有限公司). He subsequently joined Zhejiang Female International Travel Company Limited (浙江婦女國際旅行社有限公司) from January 2005 to January 2008. He then founded the Group in April 2008 together with Mr. Yu and Mr. Pan.

Mr. An Jiajin (安家晉) ("Mr. An"), aged 34, was appointed as an executive Director on 9 April 2018. Mr. An is principally responsible for the sales and marketing of the Group. In October 2014, Mr. An joined the Group as a vice manager of sales department.

Mr. An obtained a bachelor's degree in English from the Zhijiang College of Zhejiang University of Technology (浙江工業大學之江學院) in June 2014.

Mr. An is the nephew of Mr. Yu, the Chairman of the Board and an executive Director.



BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. Zhao Jianbo (趙劍波) (“Mr. Zhao”), aged 50, was appointed as an independent non-executive Director on 1 March 2019. Mr. Zhao is responsible for supervising and providing independent judgment to the Board. He is also a member of the audit committee, the remuneration committee and the nomination committee of the Company.

In June 1997, Mr. Zhao joined Chiatal Qingchunbao Pharmaceutical Co., Ltd (正大青春寶藥業有限公司) as an administrative assistant and was a regional manager of Guangxi Province when he left in April 2006. He subsequently joined Beingmate Baby & Child Food Co., Ltd (貝因美嬰童食品股份有限公司) (Stock code: 002570), whose shares are listed on Shenzhen Stock Exchange and is principally engaged in the manufacture, R&D and sales of baby and child food, as a general manager assistant of the franchising department in October 2008 and was the general manager of Fuzhou Beingmate Baby & Child Food Co., Ltd (福州貝因美嬰童食品有限公司), which is a subsidiary of Beingmate Baby & Child Food Co., Ltd, when he left in January 2015. In May 2016, Mr. Zhao founded Hangzhou Maijing Trading Co., Ltd (杭州邁境貿易有限公司) and served as the legal representative and general manager since then. Mr. Zhao obtained a bachelor's degree in of business administration from International Business University of Beijing (北京國際商務學院) in July 1999.

Ms. Zhou Li (周禮) (“Ms. Zhou”), aged 46, was appointed as an independent non-executive Director on 1 March 2019. Ms. Zhou is responsible for supervising and providing independent judgment to the Board. She is also the chairperson of the remuneration committee and a member of the audit committee and the nomination committee.

From October 2003 to November 2005, Ms. Zhou worked in UT Starcom Co., Ltd (UT 斯達康通訊有限公司), which is a telecom infrastructure provider as a software engineer. She then joined Shaoxing Changfeng Textile Company Limited (紹興昌豐紡織有限公司), which is principally engaged in manufacture, sales and import and export textile business, as a vice chairperson and general manager from December 2005 to March 2012. She subsequently worked in Hainan Kairui Property Company Limited (海南凱瑞置業有限公司) as a vice general manger, with responsibilities of overseeing the properties sales and operation since March 2012. Ms. Zhou obtained a bachelor degree in applied mathematics in September 2001 and a master degree in laboratory of CAD & computer graphics in June 2004 from Zhejiang University (浙江大學), the PRC.

Mr. Ying Luming (應鹿鳴) (“Mr. Ying”), aged 53, was appointed as an independent non-executive Director on 30 November 2020. Mr. Ying is responsible for supervising and providing independent judgment to the Board. He is the chairperson of the audit committee of the Company.

Mr. Ying has over 25 years of experience in accounting and corporate management. Mr. Ying had served as an audit staff of the Audit Bureau of Yuhang City* (余杭市審計局) in the PRC from 1994 to 1999 and as an audit engagement manager of Hangzhou Yongxin Certified Public Accountants Co., Ltd* (杭州永信會計師事務所有限公司) from 1999 to 2003. Mr. Ying has been serving as the head of the firm of Hangzhou Dongxin Certified Public Accountants Co., Ltd* (杭州東欣會計師事務所有限公司) since 2004. Mr. Ying, obtained a bachelor's degree in accounting from Zhejiang University of Finance and Economics (浙江財經大學) in 1994 and was admitted as a certified public accountant in the PRC in 2000.



BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

SENIOR MANAGEMENT

Ms. Chen Jing (陳靜), aged 59, is the executive general manager of the Group, and is responsible for the overseeing the administrative function of the Group. She has over 39 years of experience in the travel and tourism, and hospitality industry. She joined the Group in March 2014. Prior to joining the Group, in November 1983, she worked in Hangzhou Shangri-La Hotel Limited (杭州香格里拉飯店有限公司) as a general staff responsible for room management, and was a marketing director when she left in February 2014. She obtained a diploma of tourism English at Zhejiang Radio & Television University (浙江廣播電視大學) in July 1991.

Ms. Chen Ting (陳婷), aged 51, is a director for Japan business operations of the Group, and is responsible for the overseeing the daily management of Japan business operations of the Group. She has around 13 years of experience in the travel and tourism industry. She joined our Group in January 2015. Prior to joining the Group, from January 1998 to May 1998, she had worked for Guangzhou Guangxing Food Company Limited Hangzhou Branch (廣州廣興食品有限公司杭州辦事處). From April 2007 to March 2010, she worked in Zhejiang Female International Travel Agent Company Limited (浙江婦女國際旅行社有限公司). From April 2010 to July 2010, she had worked for Zhejiang Overseas Travel Company Limited (浙江海外旅遊有限公司). From October 2010 to December 2014, she worked for the Group to provide Japan travel guide service.

Ms. Qiu Xiang (邱香), aged 43, is the secretary of the Board, and is responsible for assisting the Board in terms of overseeing business of the Group. She has over 12 years of experience in the travel and tourism industry. From January 2006 to March 2009, she worked in Hangzhou Advance Hardware MFG Co., Ltd (杭州德美五金有限公司), a company principally engaged in the manufacture and export of hardware products, as a merchandiser. She then joined the Group in June 2010 and was promoted to a chairman secretary in June 2016. She was appointed as an executive director of the Company on 9 April 2018 and resigned as an executive director on 21 January 2020. She obtained a bachelor's degree in international trade from Zhejiang University of Technology (浙江工業大學) in June 2005.

Mr. Wu Longbin (吳龍斌), aged 46, is a sales manager of the Group responsible for the overseeing the online sales and marketing plan of the Group. He has over 10 years of experience in the travel and tourism industry. He joined our Group in January 2012.

Ms. Hu Huiling (胡慧玲), aged 37, is a corporate account sales manager of the Group responsible for the overseeing the maintenance and development of our corporate clients of the Group. She joined our Group in August 2010. She graduated from Zhejiang Travel Higher Vocational Institution (浙江旅遊職業學院) in June 2010, and she then obtained a bachelor degree in Japanese enrolled as part-time student at Zhejiang International Studies College (浙江外國語學院) while she worked at our Group and in July 2013.

COMPANY SECRETARY

Mr. Yip Ngai Hang, Henry (葉毅恒), aged 48, is a fellow member of the Hong Kong Institute of Certified Public Accountants. He is also the chief executive officer of a local professional firm providing regulatory compliance, corporate governance and corporate secretarial services to listed and unlisted corporations. Mr. Yip has over 20 years of experience in the field of accounting, auditing and regulatory compliance, corporate governance and corporate secretarial services with more than 15 years of experience in handling listed company secretarial and compliance related matters.

CORPORATE GOVERNANCE

The Company is committed to maintaining and promoting stringent corporate governance. The principle of the Company's corporate governance is to promote effective internal control measures and to enhance the transparency and accountability of the Board to all shareholders of the Company. During the Year Under Review, the Company has complied with all the applicable code provisions of the Corporate Governance Code as set out in Appendix C1 to the Listing Rules, except for code provision C.2.1 of the CG Code as explained below.

Code Provision C.2.1

Under code provision C.2.1 of the Code, the roles of chairman and chief executive officer should be separated and should not be performed by the same individual. The Company does not have any officer with the title of "chief executive officer" which is deviated from the code provision C.2.1 of the CG Code.

Mr. Yu Dingxin, who acts as the chairman and an executive Director of the Company since 27 February 2018, is also responsible for overseeing the general operations of the Group. The Board will meet regularly to consider major matters affecting the operations of the Group. The Board considers that this structure will not impair the balance of power and authority between the Board and the management of the Group. The roles of the respective executive directors and senior management, who are in charge of different functions, complement the role of the chairman and chief executive officer. The Board believes that this structure is conducive to strong and consistent leadership enabling the Group to operate efficiently.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix C3 to the Listing Rules as its model code for securities transactions by Directors and relevant employees who are likely to be in possession of unpublished price-sensitive information of the Company. Having made specific enquiries, all the Directors and relevant employees who are likely to be in possession of unpublished price-sensitive information of the Company confirmed that they have complied with the Model Code during the year ended 31 December 2024 and up to the date of this annual report.

The Company has also adopted the Model Code as its written guidelines (the "**Employees Written Guidelines**") in respect of securities dealings by relevant employees who are likely to be in possession of unpublished price-sensitive information of the Company. No incident of non-compliance of the Employees Written Guidelines by the employees was noted by the Company.

BOARD OF DIRECTORS

The Company is headed by an effective Board which oversees the Group's businesses, strategic decisions and performance and takes decisions objectively in the best interests of the Company.

The Board should regularly review the contribution required from a Director to perform his responsibilities to the Company, and whether the Director is spending sufficient time performing them.



CORPORATE GOVERNANCE REPORT

The following is the board of directors (“**Board**”) composition during the Year Under Review and up to the date of this report:

Executive Directors

Mr. Yu Dingxin (*Chairman*)

Mr. Pan Wei

Mr. Xu Jiong

Mr. An Jiajin

Independent non-executive Directors

Mr. Zhao Jianbo

Ms. Zhou Li

Mr. Ying Luming

The Board currently comprises four executive Directors and three independent non-executive Directors from different business and professional fields. The profiles of each Director are set out in the section headed “Biographical Details of Directors and Senior Management” in this annual report. The Directors, including the independent non-executive Directors, have brought a wide spectrum of valuable business experience, knowledge and professionalism to the Board for its efficient and effective delivery of the Board functions.

Chairman and Chief Executive Officer

Code provision C.2.1 of the CG Code stipulates that the role of chairman and chief executive officer should be separated and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established and set out in writing. As at the date of this annual report, the chairman of the Board is Mr. Yu Dingxin. The Company does not have a chief executive officer. The chairman’s responsibility is to provide leadership and is responsible for the effective functioning of the Board in accordance with good corporate governance practice.

Independent non-executive Directors

During the Year Under Review and up to the date of this annual report, the Board at all times met the requirements of the Listing Rules relating to the appointment of at least three independent non-executive Directors, with one of whom possessing appropriate professional qualifications or accounting or related financial management expertise.

The Company has received written annual confirmation from each of the independent non-executive Directors in respect of his/her independence in accordance with the independence guidelines set out in Rule 3.13 of the Listing Rules. As such, the Company is of the view that all independent non-executive Directors are independent.

Appointment and Re-election of Directors

Each of the executive Directors and the independent non-executive Directors has entered into either a service contract or a letter of appointment with the Company for a period of three years, respectively.

In accordance with the Company's articles of association (the "**Articles of Association**"), at each annual general meeting of the Company, one-third of the Directors shall retire from office by rotation and every Director shall be subject to retirement at least once every three years. Director(s) newly appointed by the Board shall hold office until the next following general meeting of the Company and shall then be eligible for re-election at the meeting.

The Articles of Association provides that all Directors appointed to fill a casual vacancy shall be subject to re-election by shareholders at the first general meeting of the Company after appointment.

Newly appointed Director(s) will be given an induction on the information of the Group and a manual on the duties and responsibilities as a director of a listed company under the Listing Rules and applicable laws.

Responsibilities, Accountabilities and Contributions of the Board and Management

The Board should assume responsibility for leadership and control of the Company, and is collectively responsible for directing and supervising the Company's affairs.

The Board provides direction to management by laying down strategies and overseeing their implementation, monitors the Group's operational and financial performance, and ensures that sound internal control and risk management systems are in place.

All Directors, including independent non-executive Directors, have brought a wide spectrum of valuable business experience, knowledge and professionalism to the Board for its efficient and effective functioning. The Independent Non-executive Directors are responsible for ensuring a high standard of regulatory reporting of the Company and providing a balance in the Board for bringing effective independent judgement on corporate actions and operations.

All Directors have full and timely access to all the information of the Company and may, upon request, seek independent professional advice in appropriate circumstances, at the Company's expenses, for discharging their duties to the Company.

The Directors shall disclose to the Company details of other offices held by them.

The Board reserves for its decision all major matters relating to policy matters, strategies and budgets, internal control and risk management, material transactions (in particular those that may involve conflict of interests), financial information, appointment of directors and other significant operational matters of the Company. Responsibilities relating to implementing decisions of the Board, directing and co-ordinating the daily operation and management of the Company are delegated to the management.

CORPORATE GOVERNANCE REPORT

Continuous Professional Development of Directors

All Directors, including executive Directors and independent non-executive Directors, should keep abreast of their collective responsibilities as Directors and of the businesses and activities of the Group. Every newly appointed Director has received a formal and comprehensive induction on the first occasion of his appointment to ensure appropriate understanding of the business and operations of the Company and full awareness of Director's responsibilities and obligations under the Listing Rules, the CG Code and relevant statutory requirements.

Directors should participate in appropriate continuous professional development to develop and refresh their knowledge and skills. All Directors are encouraged to attend relevant training courses at the Company's expenses.

The Group was provided briefings and other training to develop and refresh the Directors' knowledge and skills, and updates all Directors on the latest developments regarding the Listing Rules and other applicable regulatory requirements to ensure compliance and to enhance their awareness of good corporate governance.

Each newly appointed Director is provided with necessary induction and information to ensure that he/she has a proper understanding of the Company's operations and businesses as well as his/her responsibilities under relevant status, laws, rules and regulations. The Company also provides Directors with regular updates on latest development and changes in the Listing Rules and other relevant legal and regulatory requirements from time to time. The Directors are also provided with regular updates on the Company's performance, position and prospects to enable the Board as a whole and each Director to perform their duties. Directors are encouraged to participate in continuous professional development to develop and refresh their knowledge and skills. The company secretary of the Company (the "**Company Secretary**") has from time to time updated and provided written training materials relating to the roles, functions and duties of a Director to the Directors.

During the Year Under Review, all Directors participated in continuous professional development by attending meetings and/or reading materials on topics related to the Group's business, corporate governance or regulations on the roles, functions and duties of being a director of a listed company:

Name of Directors	Reading regulatory update	Attending meeting relevant to the business of the Group
Executive Directors		
Mr. Yu Dingxin	✓	✓
Mr. Pan Wei	✓	✓
Mr. Xu Jiong	✓	✓
Mr. An Jiajin	✓	✓
Independent Non-executive Directors		
Mr. Zhao Jianbo	✓	✓
Ms. Zhou Li	✓	✓
Mr. Ying Luming	✓	✓

BOARD COMMITTEES

The Board has established 3 committees, namely, the Audit Committee, the Remuneration Committee, and the Nomination Committee, for overseeing particular aspects of the Company's affairs. All Board committees of the Company are established with specific written terms of reference which deal clearly with their authority and duties. The terms of reference of the Audit Committee, Remuneration Committee and Nomination Committee are posted on the Company's website and the Stock Exchange's website and are available to shareholders upon request.

Audit Committee

As at the date of this report, the Audit Committee consists of three independent non-executive Directors, namely Mr. Zhao Jianbo, Ms. Zhou Li and Mr. Ying Luming. Mr. Ying Luming is the chairman of the Audit Committee and he confirmed that he possesses appropriate professional qualifications as required under Rules 3.10(2) and 3.21 of Listing Rules.

On 24 August 2021, the auditor of the Company changed from Ernst & Young to McMillan Woods (Hong Kong) CPA Limited.

The terms of reference of the Audit Committee are of no less exacting terms than those set out in the CG Code. The main duties of the Audit Committee are to assist the Board in reviewing the financial information and reporting process, risk management and internal control systems, effectiveness of the internal audit function, scope of audit and appointment of external auditors and arrangements to enable employees of the Company to raise concerns about possible improprieties in financial reporting, internal control, or other matters of the Group.

The Audit Committee has reviewed the annual results of the Group for the year ended 31 December 2024, including the accounting principles and practices adopted by the Group, and the Group's internal control functions.

The Audit Committee oversees the risk management and internal control systems of the Group, reports to the Board on any material issues, and makes recommendations to the Board.

The written terms of reference of the Audit Committee are available on the websites of the Stock Exchange and the Company.

During the Year Under Review, two meetings of the Audit Committee were held to discuss and consider the following matters:

- reviewed the annual results, auditor's report, internal audit report, auditors' remuneration, engagement conditions, independence and terms of reference of the Audit Committee of the Company and its subsidiaries for the year ended 31 December 2023; and
- reviewed the unaudited financial information of the Company and its subsidiaries for the six months ended 30 June 2024 and the risk management and internal control systems and external audit plan for the full year of 2024.



CORPORATE GOVERNANCE REPORT

The attendance record of the Audit Committee members is set out in the table below:

Members of the Audit Committee	Attended/ Eligible to attend
Mr. Zhao Jianbo	2/2
Ms. Zhou Li	2/2
Mr. Ying Luming	2/2

Pursuant to the code provision D.3.3 of the CG Code, the Audit Committee should meet with the Company's auditors at least twice a year. During the Year Under Review, the Company had met its auditors twice.

Remuneration Committee

The Remuneration Committee consists of three members, namely Ms. Zhou Li, independent non-executive Director, Mr. Yu Dingxin, executive Director and Mr. Zhao Jianbo, independent non-executive Director. Ms. Zhou Li is the chairman of the Remuneration Committee.

The terms of reference of the Remuneration Committee are of no less exacting terms than those set out in the CG Code. The primary functions of the Remuneration Committee include determining/reviewing and making recommendations to the Board on the remuneration packages of individual Directors and senior management, the remuneration policy and structure for all Directors and senior management; and establishing transparent procedures for developing such remuneration policy and structure to ensure that no Director or any of his/her associates will participate in deciding his/her own remuneration.

During the year ended 31 December 2024 and up to the date of this annual report, one meeting was held by the Remuneration Committee to review the remuneration packages of the Directors and senior management for the year ended 31 December 2024.

The written terms of reference of the Remuneration Committee are available on the websites of the Stock Exchange and the Company.

During the Year Under Review, one meeting of the Remuneration Committee was held to discuss and consider the following matters:

- reviewed and discussed the performance of executive Directors and an analysis of bonus distribution and staff cost for the year ended 31 December 2024;
- reviewed remuneration policy, remuneration packages (including share option scheme) and structure of all Directors and senior management with reference to companies with comparable business or scale and propose adjustments if necessary; and
- reviewed the terms of reference of the Remuneration Committee.

The attendance record of the Remuneration Committee members is set out in the table below:

Members of the Remuneration Committee	Attended/ Eligible to attend
Mr. Yu Dingxin	1/1
Mr. Zhao Jianbo	1/1
Ms. Zhou Li	1/1

Directors' Remuneration Policy

The remuneration of Directors comprises an annual directors' fee and may also be entitled to options under the rules of the share option scheme adopted by the Company from time to time. Such remuneration is determined and recommended by the Remuneration Committee with reference to the respective Directors' qualifications, industry experience, position and performance, and the prevailing market conditions.

Nomination Committee

The Nomination Committee consists of three members, namely Mr. Yu Dingxin, executive Director, Mr. Zhao Jianbo, independent non-executive Director and Ms. Zhou Li, independent non-executive Director. Mr. Yu Dingxin is the chairman of the Nomination Committee.

The terms of reference of the Nomination Committee are of no less exacting terms than those set out in the CG Code. The principal duties of the Nomination Committee include reviewing the Board composition, developing and formulating relevant procedures for the nomination and appointment of Directors, making recommendations to the Board on the appointment and succession planning of Directors, and assessing the independence of independent non-executive Directors.

In assessing the Board composition, the Nomination Committee would take into account various aspects as well as factors concerning Board diversity as set out in the Board Diversity Policy (as defined below in this report). The Nomination Committee would discuss and agree on measurable objectives for achieving diversity on the Board, where necessary, and recommend them to the Board for adoption.

In identifying and selecting suitable candidates for directorships, the Nomination Committee would consider the candidate's relevant criteria as set out in the Director Nomination Policy that are necessary to complement the corporate strategy and achieve Board diversity, where appropriate, before making recommendation to the Board.

During the year ended 31 December 2024 and up to the date of this annual report, two meetings were held by the Nomination Committee to discharge duties, including assessing the independency of independent non-executive directors under the Listing Rules and reviewing the Board Diversity Policy (as defined below in this annual report) and terms of reference.



CORPORATE GOVERNANCE REPORT

The attendance record of the Nomination Committee members is set out in the table below:

Members of the Nomination Committee	Attended/ Eligible to attend
Mr. Yu Dingxin	2/2
Mr. Zhao Jianbo	2/2
Ms. Zhou Li	2/2

Board Diversity Policy

The Company has adopted a board diversity policy (the “**Board Diversity Policy**”) which sets out the approach to achieve diversity of the Board and is available on the website of the Company. The Company recognises and embraces the benefits of having a diverse Board and sees increasing diversity at the Board level as an essential element in maintaining the Company’s competitive advantage.

Pursuant to the Board Diversity Policy, the Nomination Committee will review annually the structure, size and composition of the Board and where appropriate, make recommendations on changes to the Board to complement the Company’s corporate strategy and to ensure that the Board maintains a balanced diverse profile. In relation to reviewing and assessing the Board composition, the Nomination Committee is committed to diversity at all levels and will consider a number of aspects, including but not limited to gender, age, cultural and educational background, ethnicity, experience, expertise, qualifications, skills and knowledge as well as independence of the Board.

The Company aims to maintain an appropriate balance of diversity perspectives that are relevant to the Company’s business growth and is also committed to ensuring that recruitment and selection practices at all levels (from the Board downwards) are appropriately structured so that a diverse range of candidates are considered.

The Board will consider setting measurable objectives to implement the Board Diversity Policy and review such objectives from time to time to ensure their appropriateness and ascertain the progress made towards achieving those objectives.

For the purpose of implementation of the Board Diversity Policy, the following measurable objectives have been adopted:

- (i) Independence: The Board should include a balanced composition of executive and non-executive Directors (including independent non-executive Directors) so that there is a strong element of independence in the Board. The independent non-executive Directors shall be of sufficient calibre and stature for their views to carry weight.
- (ii) Skills and experience: The Board possesses a balance of skills appropriate for the requirements of the business of the Company. The Directors have a mix of finance, academic and management backgrounds that taken together provide the Company with considerable experience in a range of activities.
- (iii) Gender equality: The Board current consists of one female Director. The Board aims to increase the ratio of female representation in the Board to no less than 20% by or before 2028.

All board appointments will be based on meritocracy, and candidates will be considered against objective criteria, having due regard for the benefits of diversity on the Board. Selection of candidates will be based on a range of diversity perspectives as stated in the above. The ultimate decision will be based on merit and contribution that the selected candidates will bring to the Board.

The Board comprises seven members, including four executive Directors and three independent non-executive Directors. The Directors have a balanced mix of knowledge and experiences, including tourism management, business management, strategic development, administration and management, finance, auditing and accounting experiences. The Board members also obtained degrees in various majors including tourism management, economics and management, applied mathematics, art and auditing. Furthermore, the ages of the Directors range from 34 to 55 years old. The Company has also taken, and will continue to take steps to promote gender diversity at all levels of the Company, including but without limitation at the Board and senior management levels. In particular, one of the existing independent non-executive Directors of the Company is a female. The Company is also committed to adopting similar approach to promote diversity of the management (including but not limited to the senior management) of the Company to enhance the effectiveness of the corporate governance and will continue to apply the principle of appointments based on merits with reference to the board diversity policy as a whole.

The Company will continue to apply the principle of appointments based on merits with reference to the board diversity policy as a whole, and the Company has also taken, and will continue to take steps to promote gender diversity at all levels of the Company, including but not limited to the Board and the management levels. The Company will strive to achieve gender balance of the Board through certain measures to be implemented by our nomination committee in accordance with the board diversity policy. In particular, taking into account the business needs of the Group and changing circumstances from time to time that may affect the Group's business plans, the Company will actively identify female individuals suitably qualified to become the Board members and the Company aims to achieve a target of 20% female representation in the Board. To further ensure gender diversity of the Board in a long run, the Group will also identify and select several female individuals with a diverse range of skills, experience and knowledge in different fields from time to time, and maintain a list of such female individuals who possess qualities to become the Board members, which will be reviewed by our nomination committee quarterly in order to develop a pipeline of potential successors to the Board to promote gender diversity of the Board of the Company.

As at 31 December 2024, the gender ratio in the workforce (including senior management) is 48:52. The Group will continue to maintain the gender diversity in workforce. For further details of gender ratio and initiatives taken to improve gender diversity together with the relevant data, please refer to the disclosure in the section "Environmental, Social and Governance Report".

The Nomination Committee reviews the board diversity policy (including gender balance) from time to time to ensure its continued effectiveness and the Company will disclose the implementation of the board diversity policy in the corporate governance report on an annual basis. Currently, the Board reflects various genders, cultural and educational backgrounds, and professional development. The directors' average year of service is 4 years, therefore they have substantial knowledge of the Group. They have a broad range of individual attributes, interests and values, experiences and skills are balanced, therefore the Nomination Committee and the Board are of the view that the Board is diversified.

Director Nomination Policy

The Board has delegated its responsibilities and authority for selection and appointment of Directors to the Nomination Committee of the Company.

The Company has adopted a director nomination policy (the “**Director Nomination Policy**”) which sets out the selection criteria and process and the Board succession planning considerations in relation to nomination and appointment of Directors of the Company and aims to ensure that the Board has a balance of skills, experience and diversity of perspectives appropriate to the Company and the continuity of the Board and appropriate leadership at Board level.

The Director Nomination Policy sets out the factors for assessing the suitability and the potential contribution to the Board of a proposed candidate, including but not limited to the following:

- Character and integrity;
- Qualifications including professional qualifications, skills, knowledge and experience that are relevant to the Company’s business and corporate strategy;
- Diversity in all aspects, including but not limited to gender, age (18 years or above), cultural and educational background, ethnicity, professional experience, skills, knowledge and length of service;
- Requirements of Independent Non-executive Directors on the Board and independence of the proposed Independent Non-executive Directors in accordance with the Listing Rules; and
- Commitment in respect of available time and relevant interest to discharge duties as a member of the Board and/or Board committee (s) of the Company.

The Company has adopted a policy for nomination, pursuant to which, the Nomination Committee shall advise the Board on the appointment of any director in accordance with the following procedures and process:

1. When identifying or selecting suitable candidates, the Nomination Committee may seek any source of assistance as it sees fit, including referrals from existing directors, use of public advertisement or external consultancy services, and recommendations from the Shareholders of the Company.
2. The Nomination Committee shall conduct preliminary review over the qualifications and conditions of the candidates for directorship by convening Nomination Committee meeting before recommending suitable candidates for directorship to the Board. The Board shall have the right of final decision in all matters relating to the nomination of candidates for election at the general meeting.
3. The candidate nominated by the Board of Directors to stand for election at a general meeting and shall submit the necessary personal information, together with their written consent to be appointed as a Director and to the public disclosure of their personal information for the purpose of or in relation to their standing for election as a Director. The Nomination Committee may request the candidate to provide additional information and documents, if considered necessary.

The Nomination Committee assesses the candidate or incumbent on criteria such as integrity, experience, skill and ability to commit time and effort to assume the duties and responsibilities. The recommendations of the Nomination Committee will then be put to the Board for decision.

Board Independence Mechanism

The Company recognizes that Board independence is key to good corporate governance. The Company has in place effective mechanisms that underpin an independent Board and that independent views. Independent non-executive Directors comprise at least one-third of the current composition of the Board. The Audit Committee is chaired by an independent non-executive Director. The remuneration of independent non-executive Directors is subject to a regular review to maintain competitiveness and commensurate with their responsibilities and workload. The independence of each independent non-executive Director is assessed upon his/her appointment and annually.

Directors are requested to declare their direct or indirect interests, if any, in proposals or transactions to be considered by the Board at the Board meetings and abstain from voting, where appropriate. External independent professional advice is available to all Directors, including independent non-executive Directors, whenever deemed necessary. The independent non-executive Directors have consistently demonstrated strong commitment and the ability to devote sufficient time to discharge their responsibilities at the Board. The Company has also established channels through formal and informal means whereby independent non-executive Directors can express their views in an open manner, and in a confidential manner, should circumstances requires.

Dividend policy

The Company has adopted a dividend policy (the “**Dividend Policy**”) which sets out the approach to maintain a balance between meeting shareholders’ expectations and prudent capital management with a sustainable dividend policy. The Company does not have any pre-determined dividend payout ratio. The declaration of dividends is subject to the discretion of the Board. Any declaration of final dividend by the Company shall also be subject to the approval of the shareholders in a shareholders’ meeting.

The Directors may recommend a payment of dividends in the future after taking into account the Group’s operations and earnings, capital requirements and surplus, general financial condition, contractual restrictions, capital expenditure and future development requirements, shareholders’ interests and other factors which they may deem relevant at such time. Any declaration and payment as well as the amount of the dividends will be subject to constitutional documents, any applicable laws and regulations, including the Cayman Companies Act. Historical dividend distributions are not indicative of the future dividend distribution. Any distributable profits that are not distributed in any given year will be retained and available for distribution in subsequent years. To the extent profits are distributed as dividends, such portion of profits will not be available to be reinvested in the Group’s operations.

CORPORATE GOVERNANCE REPORT

Corporate Governance Functions

The Board is responsible for the overall leadership of the Group, oversees the Group's strategic decisions and monitors business and performance. The Board has delegated the authority and responsibility for day-to-day management and operation of the Group to the senior management of the Group. To oversee particular aspects of the Company's affairs, the Board has established three Board committees under the Board, namely the Audit Committee, the Remuneration Committee and the Nomination Committee. The Board has delegated to the Board Committees responsibilities as set out in their respective terms of reference.

The Board's composition is in compliance with the requirements under Rule 3.10A of the Listing Rules that the number of independent non-executive directors must represent at least one-third of the Board. The Board believes that the balance between executive Directors and the non-executive Directors is reasonable and adequate to provide sufficient checks and balances that safeguard the interests of the Shareholders and the Group.

All Directors shall ensure that they carry out duties in good faith, in compliance with applicable laws and regulations, and in the interests of the Company and its shareholders at all times.

During the Year Under Review, the Board reviewed the Company's corporate governance policies and practices, training and continuous professional development of Directors and senior management, the Company's policies and practices on compliance with legal and regulatory requirements, the compliance of the Model Code, and the Company's compliance with the CG Code and its disclosure in this annual report.

ATTENDANCE RECORDS OF DIRECTORS

The attendance of individual members of the Board and other Board committees meetings during the year ended 31 December 2024 is set out below:

Name of Directors	Number of Meetings Attended/Held			
	Board meeting	Audit Committee meeting	Remuneration Committee meeting	Nomination Committee meeting
Executive Directors				
Mr. Yu Dingxin	4/4	—	1/1	2/2
Mr. Pan Wei	4/4	—	—	—
Mr. Xu Jiong	4/4	—	—	—
Mr. An Jiajin	4/4	—	—	—
Independent Non-executive Directors				
Mr. Zhao Jianbo	4/4	2/2	1/1	2/2
Ms. Zhou Li	4/4	2/2	1/1	2/2
Mr. Ying Luming	4/4	2/2	—	—



CORPORATE GOVERNANCE REPORT

The Company has adopted the practice of holding Board meetings regularly for at least four times in a period of 12 months at approximately quarterly intervals to discuss, among other matters, the financial performance and the business operation and strategic development of the Group. Ad-hoc meetings will also be held if necessary. Notice of Board meeting will be sent to all Directors at least 14 days prior to a regular Board meeting. Reasonable notice will be given to the Directors for ad-hoc Board meetings. Directors may participate either in person or through electronic means of communication.

Agenda and Board papers with complete and reliable information are sent to all the Directors in a timely manner before the meetings. All the Directors are provided with sufficient resources to discharge their duties and there are agreed procedures for the Directors to seek independent professional advice at the Company's expenses in appropriate circumstances. All Directors will have the opportunity to include matters in the agenda for Board meetings. The Company Secretary is responsible for keeping the minutes of Board meetings and meetings of Board committees. All minutes are open for inspection by any Director at reasonable time on reasonable notice.

Regular Board meetings should be held at least four times a year involving active participation, either in person or through electronic means of communication, of a majority of Directors.

Apart from the above regular Board meetings of the year, the Board will meet on other occasions when a Board level decision on a particular matter is required. The Directors will receive details of agenda items for decision in advance of each Board meeting. Board minutes are kept by the Company Secretary and are open for inspection by the Directors. Every Board member is entitled to have access to Board papers and related materials, and has unrestricted access to the advice and services of the Company Secretary, and has the liberty to seek external professional advice if so required. The Board is responsible for maintaining an on-going dialogue with shareholders and in particular, uses annual general meetings or other general meetings to communicate with them and encourage their participation. The Board notes that the chairman of the Board and the chairmen of, or in their absence, other members of the Audit Committee, Nomination Committee and Remuneration Committee of the Company should attend the annual general meeting to answer questions and collect views of shareholders.

RISK MANAGEMENT AND INTERNAL CONTROLS

The Board acknowledges its responsibility for the risk management and internal control systems and reviewing their effectiveness. Such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives, and can only provide reasonable and not absolute assurance against material misstatement or loss.

The Board has the overall responsibility for evaluating and determining the nature and extent of the risks it is willing to take in achieving the Company's strategic objectives, and establishing and maintaining appropriate and effective risk management and internal control systems.

The Audit Committee assists the Board in leading the management and overseeing their design, implementation, monitoring and effectiveness of the risk management and internal control systems.

The Company's risk management and internal control systems have been developed with the following features and processes:

- (a) The processes used to identify, evaluate and manage significant risks by the Group are summarised as follows:

Risk Identification: Identifies risks that may potentially affect the Group's business and operations.

Risk Assessment: Assesses the risks identified by using the assessment criteria developed by the management; and considers the impact and consequence on the business and the likelihood of their occurrence.

Risk Response: Prioritises the risks by comparing the results of the risk assessment; and determines the risk management strategies and internal control processes to prevent, avoid or mitigate the risks.

Risk Monitoring and Reporting: Performs ongoing and periodic monitoring of the risk and ensures that appropriate internal control processes are in place; revises the risk management strategies and internal control processes in case of any significant change of situation; and reports the results of risk monitoring to the management and the Board regularly. The specific work of risk management and internal audit is mainly carried out by the outsourced external professional firm which reports directly to the Audit Committee. The outsourced external professional firm has a high degree of independence, and is responsible for providing an evaluation on the effectiveness of the Company's risk management and internal control systems. The outsourced external professional firm focuses on significant risks to gradually form the systematic and standardized audit model and procedures, and examines key issues in relation to the key internal controls, and provide its findings and recommendations to the Audit Committee. The outsourced external professional firm shall study on the rectification measures and strictly monitor the implementation results of rectification measures jointly with the business and other relevant departments, in order to ensure that the rectification measures can be effectively and thoroughly implemented.

(b) The main features of the risk management and internal control systems are summarised as follows:

Control procedures have been designed to safeguard assets against misappropriation and disposition; ensure compliance with relevant laws, rules and regulations; ensure proper maintenance of accounting records for provision of reliable financial information used within the business or for publication; ensure that unauthorized access and use of inside information are strictly prohibited; and to provide reasonable assurance against material misstatement, loss or fraud.

The Company does not have an internal audit function and is currently of the view that there is no immediate need to set up an internal audit function within the Group in light of the size, nature and complexity of the Group's business. Nevertheless, the Company engaged an external professional firm to carry out internal audit functions. It was decided that the Board would be directly responsible for internal control of the Group and for reviewing its effectiveness. The Company reviews and reassesses its need for an internal audit function on an annual basis.

The Board has engaged an external professional firm as its risk management and internal control adviser (the "**Adviser**") to conduct an annual review of the risk management and internal control systems for the year ended 31 December 2024 to ensure the effectiveness and adequacy of the systems. Such review is conducted annually and cycles reviewed are under rotation basis. The Adviser has reported findings and areas for improvement to the Audit Committee and the Board. The Board and the Audit Committee are of the view that there are no material internal control defects noted. All recommendations suggested are properly followed up to ensure that they are implemented within a reasonable period of time. The Board and the Audit Committee therefore considered that the Group's risk management and internal control systems of the Company for the year ended 31 December 2024 were effective and adequate. The Board also satisfied that there are adequate resources with appropriate qualifications and experience in its accounting and financial reporting team and that sufficient training and budget have been provided.

The Company has developed its information disclosure policy which provides guidelines and procedures to the Company's Directors, senior management and employees in evaluating and handling confidential information, monitoring information disclosure, handling market rumors, leakage of information and responding to enquiries. Control procedures have been implemented to ensure that unauthorised access and use of inside information are strictly prohibited. The Group has in place a restriction-to-access mechanism to ensure that inside information is restricted to authorised persons on a need-to-know basis in accordance with the nature of transactions.

The Company reviews and submits the internal control report to be prepared by external professional firm to the Board in relation to risk and control at least annually, detailing how risks have been reviewed, managed and internal controls been designed and implemented in accordance with the established risk and control frameworks, to keep our overall risk exposures within risk appetite and achieve our business objectives. The Board reviews the reasonableness of these reports and representations from management and makes sufficient enquiries whenever necessary, before reaching their conclusions. During the Year Under Review, the Board has conducted a review of the effectiveness of the Company's risk management and internal control systems with the application of the above review process, and considered our risk management and internal control systems effective and adequate in both design and operations.



CORPORATE GOVERNANCE REPORT

DISCLOSURE OF INSIDE INFORMATION

The Group acknowledges its responsibilities under the Securities and Futures Ordinance, Chapter 571 of the Laws of Hong Kong and the Listing Rules that inside information should be announced to the public as soon as reasonably practicable. The procedures and internal controls for the handling and dissemination of inside information are as follows:

- The Board shall take reasonable precautions for preserving the confidentiality of inside information and the relevant announcement (if applicable) before publication;
- Before the relevant information is fully disclosed to the public, the Group should ensure that all inside information must be treated strictly confidential; and
- Disclosure must be made in a manner that provides the public with an equal, timely and effective access to the inside information disclosed, such as through the electronic publication system operated by the Stock Exchange.

DIRECTORS' RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Directors acknowledge their responsibility for preparing the financial statements of the Company for the year ended 31 December 2024.

The Directors are not aware of any material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern.

The statement of the independent auditors of the Company about their reporting responsibilities on the financial statements is set out in the Independent Auditors' Report on pages 73 to 77.

REMUNERATION OF THE MEMBERS OF THE SENIOR MANAGEMENT BY BAND OF REMUNERATION

Details of the remuneration of the Directors are set out in note 12 to the audited consolidated financial statements. Save as disclosed therein, the Company has 5 senior management members.

Pursuant to the CG Code, the remuneration of the senior management members of the Group by band for the Year Under Review is set out below:

Band of remuneration	Number of persons
Nil to RMB500,000	5

AUDITOR'S REMUNERATION

The remuneration paid to the external auditor of the Company, McMillan Woods (Hong Kong) CPA Limited, in respect of audit services of the Group for the year ended 31 December 2024 amounted to RMB912,000.

COMPANY SECRETARY

The Company engages an external service provider to provide company secretarial services and has appointed Mr. Yip Ngai Hang, Henry, as its company secretary. The biographical details of Mr. Yip are set out in the section headed "Biographical Details of Directors and Senior Management" in this annual report. Mr. Yip is not an employee of our Group and he is responsible for advisory to the Group on corporate governance matters. Mr. Yu Dingxin, executive Director of the Company and the chairman of the Board, is the primary contact of Mr. Yip at the Company. All Directors have access to the advice and services of Mr. Yip to ensure that Board procedures, and all applicable law, rules and regulations, are followed.

Mr. Yip confirmed that he has complied with Rule 3.29 of the Listing Rules by taking no less than 15 hours of relevant professional training during the year ended 31 December 2024.

SHAREHOLDERS' RIGHTS

The Company engages with the shareholders of the Company (the "**Shareholders**") through various communication channels.

To safeguard Shareholders' interests and rights, separate resolution should be proposed for each substantially separate issue at general meetings, including the election of individual Director. All resolutions put forward at general meetings will be voted on by poll pursuant to the Listing Rules and poll results will be posted on the websites of the Company and of the Stock Exchange after each general meeting.

Convening an Extraordinary General Meeting

Pursuant to Article 64 of the Articles of Association, The Board may, whenever it thinks fit, convene an extraordinary general meeting. Extraordinary general meetings shall also be convened on the requisition of one or more Shareholders holding, at the date of deposit of the requisition, not less than one tenth of the paid up capital of the Company having the right of voting at general meetings. Such requisition shall be made in writing to the Board or a Secretary for the purpose of requiring an extraordinary general meeting to be called by the Board for the transaction of any business specified in such requisition. Such meeting shall be held within two months after the deposit of such requisition. If within 21 days of such deposit, the Board fails to proceed to convene such meeting, the requisitionist (s) himself (themselves) may do so in the same manner, and all reasonable expenses incurred by the requisitionist (s) as a result of the failure of the Board shall be reimbursed to the requisitionist(s) by the Company.

Putting Forward Proposals at General Meetings

There is no provision allowing shareholders to move new resolutions at general meeting under the Cayman Companies Act or the Articles of Association. Shareholders who wish to move a resolution may request the Company to convene an extraordinary general meeting following the procedures set out in the preceding paragraph. With written request sent to the Company by mail to the Company's principal place of business in Hong Kong at Room 02-03, 31st Floor, 118 Connaught Road West, Hong Kong.



CORPORATE GOVERNANCE REPORT

Putting Forward Enquiries to the Board

Shareholders may send written enquiries and concerns to the Company by mail to the Company's principal place of business in Hong Kong at Room 02-03, 31st Floor, 118 Connaught Road West, Hong Kong.

Shareholders may also make enquiries with the Board at the general meetings of the Company.

INVESTOR RELATIONS

Constitutional Documents

There has been no change in the memorandum of association and the Articles of Association during the Year Under Review. An up-to-date version of the Company's memorandum and Articles of Association is available on the websites of the Company and the Stock Exchange.

The Company considers that effective communication with Shareholders is essential for enhancing investor relations and investor understanding of the Group's business performance and strategies. The Company endeavours to maintain an on-going dialogue with Shareholders and in particular, through annual general meetings and other general meetings.

Policies relating to Shareholders

The Company has in place a Shareholders' communication policy to ensure that Shareholders' views and concerns are appropriately addressed. The policy is regularly reviewed to ensure its effectiveness.

The Company considers that effective communication with Shareholders is essential for enhancing investor relations and understanding of the Group's business, performance and strategies. The Company also recognizes the importance of timely and nonselective disclosure of information, which will enable shareholders and investors to make the informed investment decisions. The annual general meeting ("**AGM**") provides opportunity for Shareholders to communicate directly with the Directors. The chairman of the Board will attend the AGMs to answer Shareholders' questions. The external auditor of the Company will also attend the AGMs to answer questions about the conduct of the audit, the preparation and contents of the auditor's report, the accounting policies and auditor independence. The Company considers its shareholder's communication policy is effective in light of the size, nature and complexity of the Group's business.

Having considered the various existing channels of communication, the Board considers that the Shareholders' communication policy has been properly implemented and effective during the Reporting Period.

The Company has adopted a dividend policy pursuant to the CG Code.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

ABOUT THIS REPORT

Tu Yi Holding Company Limited and its affiliated companies (referred to as the “**Group**” or “**we**”) are dedicated to the progress of the community and its stakeholders. In line with this commitment, we are pleased to present our environmental, social, and governance (“**ESG**”) report (“**ESG Report**” or “**Report**”). The purpose of this Report is to provide our stakeholders with a comprehensive overview of the Group’s initiatives, plans, and performance in the areas of environmental sustainability, social responsibility, and corporate governance for the year 2024. We firmly believe in the significance of ESG efforts and strive to make positive contributions towards sustainable development.

Scope of Reporting

This ESG report has covered all material aspects of the Group’s business operations, which included the operations in the People’s Republic of China (the “**PRC**”) and Japan, namely, the Group’s head office in Hangzhou and Shanghai, and our operations of self-owned Shuzenji Onsen Hotel Takitei (the “**Shizuoka Hotel**”) and Hotel Comfact (the “**Tokyo Hotel**”) in Japan.

Reporting Period

The ESG Report describes the ESG activities, challenges and measures taken by the Group from 1 January 2024 to 31 December 2024 (the “**Year**”, “**Reporting Period**”, “**2024**”) and the scope of which has been determined with reference to our assessment of materiality and due consideration to major stakeholders such as shareholders, customers, staff, guests, and suppliers.

Report Framework

This Report has been prepared in accordance with Appendix C2, Environmental, Social, and Governance Reporting Guide, as outlined in the Main Board Listing Rules of The Stock Exchange of Hong Kong Limited. During the preparation of this Report, the Group adopted the reporting principles described in the ESG Reporting Guide, as follows:

Materiality: Significant issues were identified through materiality assessment conducted during the financial year, and these identified issues were given priority in the preparation of the ESG report. The materiality of these issues has been reviewed and confirmed by the Board and the ESG Working Group (“**the Working Group**”). For further details, please refer to the “Stakeholder Engagement” and “Materiality Assessment” sections.

Quantitative: The Report includes additional explanations in disclosed data to clarify the standards, methods, and conversion factors used in calculating emissions and energy consumption.

Balance: The Group describes and discloses relevant data and content in an objective and fair manner, without bias influenced by any factors.

Consistency: The Report’s scope and preparation methods are generally consistent with the previous year, with explanations provided for any changes in the disclosure scope and calculation methods.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Contact Us

The Group is committed to enhancing ESG information disclosure and welcomes valuable feedback and suggestions from stakeholders regarding the ESG report or its performance in sustainable development. Please send your inquiries at our website at <http://www.tuyigroup.com/>.

Corporate Social Responsibility (“CSR”) Approach and ESG Governance Structure

The Group has embraced corporate social responsibility (CSR) as a core principle, aiming to uphold the highest standards of corporate governance. Our CSR function is integrated into our business strategy and management approach. The Group’s CSR Policy outlines a long-term approach to addressing key issues in four main areas: Marketplace, Workplace, Community, and Environment. These areas are essential for conducting our business operations sustainably. Each area includes core principles and practical objectives that guide our daily CSR practices. Our vision is to establish the Group as a responsible corporation committed to long-term sustainability. We continuously implement sustainable operations and environmental protection measures to enhance people’s lives. Our sustainability objectives encompass customer service, responsible tourism, employee rights and welfare, business ethics, and green supply chain practices. The Group recognizes that strong ESG performance is vital for our sustainable business development and the well-being of the community. We are dedicated to improving our environmental and social impact, while minimizing any adverse effects of our activities.

Board Statement

The Board is responsible for overseeing all ESG issues including the opportunities and risks of sustainable development within the Group, ensuring that ESG initiatives align with its growth strategy. By establishing a core governance framework, the Group actively integrates sustainable development principles into its daily management and operations. To improve the Group’s ESG performance management and identify potential risks, the Board conducts regular materiality assessments in collaboration with the ESG Working Group. Stakeholder input is considered to evaluate and prioritize significant ESG issues. The Board regularly reviews ESG related targets; approving disclosure materials in ESG Reports.

ESG Working Group

The ESG Working Group consists of key members from various departments and operational teams. With the approval of the Board, the group assists in risk assessment and the effective implementation of policies. It is also responsible for collecting and analyzing ESG data, preparing related reports, monitoring, and evaluating ESG performance, and ensuring compliance with regulatory requirements. The ESG Working Group holds regular meetings to assess the effectiveness of current policies in ESG aspects and incorporate relevant issues into the formulation of risk management and opportunity optimization strategies. Additionally, the ESG Working Group regularly reports to the Board, assisting in the assessment and identification of risks and opportunities, evaluating the implementation and effectiveness of internal control mechanisms, and reviewing the progress of objectives and indicators.

Stakeholder Engagement

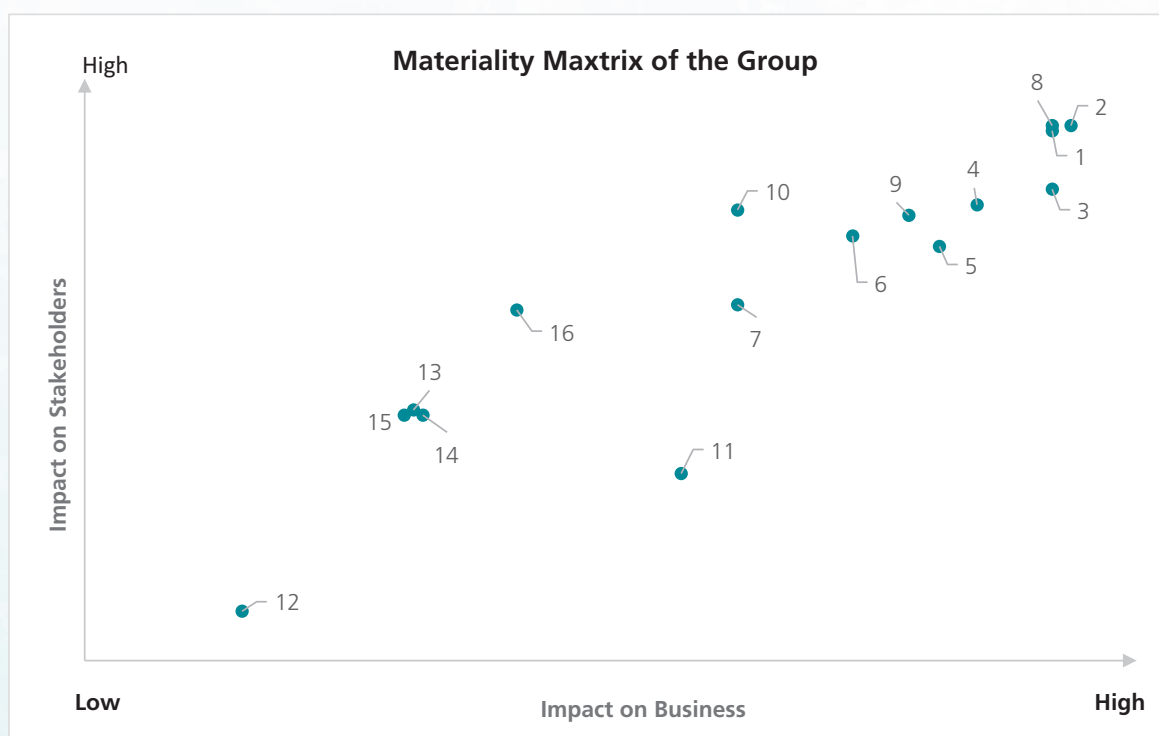
The Group values stakeholder participation and feedback in its sustainable development efforts. It actively implements the “materiality” reporting principle by engaging with a diverse range of stakeholders, including but not limited to investors and shareholders, government and regulatory bodies, suppliers, employees, and customers. Through various communication channels, the Group maintains close dialogue with these stakeholders to identify significant issues in environmental, social, and governance areas. These issues include product quality, supplier management, anti-corruption measures, and environmental management. In this Report, we disclose our management approaches in response to stakeholder concerns.

Stakeholders	Key Concerns	Communication Channels
Shareholders and Investors	<ul style="list-style-type: none"> • Business performance • Corporate governance • Integrity and compliance 	<ul style="list-style-type: none"> • Financial reports • General meetings • Press releases • Email • Official website
Employees	<ul style="list-style-type: none"> • Career development • Employee compensation and benefits • Occupational health and safety 	<ul style="list-style-type: none"> • Performance appraisals • Meetings and training sessions • Internal mail communication
Customers	<ul style="list-style-type: none"> • Product or service quality control • Customer service • Customer benefits 	<ul style="list-style-type: none"> • Customer service hotline • Email • Phone or instant messaging
Suppliers	<ul style="list-style-type: none"> • Fair and open competition • Responsible supply chain management • Win-win cooperation 	<ul style="list-style-type: none"> • Qualification reviews • Field trips • Email newsletters
Government and Regulators	<ul style="list-style-type: none"> • Compliance with laws and regulations • Health and safety • Environmental protection 	<ul style="list-style-type: none"> • Circulars • Email newsletters
Communities & Non-Governmental Organization (“ NGO ”)	<ul style="list-style-type: none"> • Community involvement • Environmental awareness • Business ethics 	<ul style="list-style-type: none"> • Open discussions • Email • ESG Report
Media and the Public	<ul style="list-style-type: none"> • Environmental protection • Community involvement • Open and transparent information 	<ul style="list-style-type: none"> • ESG Report • Press releases • Social welfare activities

Materiality Assessment

The Group identifies significant ESG issues by referencing its business development strategy, industry practices, and previous assessments of material categories. A survey questionnaire is prepared as part of this process. By distributing the questionnaire, stakeholders of the Group and key management and employees from various functions assist in reviewing operations, identifying relevant ESG matters, and assessing their importance to the Group's business and stakeholders.

The materiality issues in this Report refer to matters that may have a significant impact on the Group's business operations or have a tangible effect on stakeholders. The Group has analyzed the survey results and presented them in a materiality matrix. The Group's materiality matrix is as follows:



Materiality Issues Topics of this Year:

- | | |
|--|---|
| 1. Product/service quality and safety | 9. Product labeling and advertising |
| 2. Customer satisfaction | 10. Anti-corruption |
| 3. Responsible tourism | 11. Equal opportunity, diversity, and anti-discrimination |
| 4. Occupational health and safety | 12. Waste management |
| 5. Employee training and development | 13. Greenhouse gas emissions |
| 6. Supply chain management | 14. Waste management |
| 7. Employee rights and benefits | 15. Energy consumption |
| 8. Protection of intellectual property | 16. Community investment |

The materiality assessment results are reviewed by the Board and senior management to ensure alignment with the Group's business nature and broad representativeness. They serve as important references for future strategic decision-making, goal setting, and continuous information disclosure.





ENVIRONMENTAL

As a responsible company, the Group is committed to mitigating carbon emissions and achieving more ambitious decarbonization goals by implementing internal policies that align with sustainable development. These efforts aim to reduce the potential direct and indirect negative environmental impacts of its business operations.

The Group actively promotes policies related to energy conservation, pollution prevention, emission reduction, and environmental protection. These policies are implemented through the Group's various green management initiatives, which involve the use of green equipment and environmental awareness programs.

Environmental Targets by 2030

Achieving carbon neutrality before 2050 requires the participation and support of the whole community. In order to cooperate with the community to achieve this goal, the Group has set environmental KPIs targets as follows.

	Area	Targets	Status
	Electricity Consumption	Reduce 5% in electricity consumption intensity by 2030, using 2023 as base year	In progress
	Water Consumption	Reduce 5% in water consumption intensity by 2030, using 2023 as base year	In progress
	GHG Emissions	Reduce 5% in GHG emissions intensity by 2030, using 2023 as base year	In progress
	Waste Production	Reduce 5% waste intensity by 2030, using 2023 as year.	In progress

Emissions

The principal operations of the Group are (i) the design, development and sales of outbound travel package tours and day tours; (ii) the design, development and sales of FIT Products; (iii) the provision of visa application processing service; (iv) the provision of other ancillary travel-related products and services; and (v) the operations of hotels, therefore our operations do not result in a significant amount of air pollutants. Despite that, the Group has continued to refine and improve its mitigation policies to reduce both its direct and indirect negative environmental impacts arising from its business operations.

During the Year, the Group was not aware of any material non-compliance with relevant laws and regulations relating to air and greenhouse gas ("GHG") emissions, discharges into water and land, and generation of hazardous and nonhazardous wastes. Such relevant laws and regulations include but are not limited to the Environmental Protection Law of the People's Republic of China, Air Pollution Control Ordinance of Hong Kong, Waste Disposal Ordinance of Hong Kong, Noise Control Ordinance of Hong Kong, and Basic Environment Law of Japan.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Air Emissions

The principal source of emissions arising from the Group's operation was fuel consumed by vehicles. To reduce emissions from the fuel consumed by vehicles, the Group has implemented several measures. These include seeking prior approval for vehicle use to plan transportation routes more efficiently, conducting regular maintenance to ensure optimal vehicle conditions and scheduling regular examinations to monitor exhaust gas emissions. These proactive steps aim to minimize the environmental impact of the Group's operations and promote sustainability.

During the Reporting Period, the Group's air emissions performances were as follows:

Type of Air Emissions	Air Emissions		FY2024	FY2023
	Unit			
Nitrogen Oxides (NOx)	kg		1.86	11.44
Sulphur Oxides (SOx)	kg		0.04	0.07
Particulate matter (PM)	kg		0.14	1.03

During the Year, air emissions decreased compared to that in 2023 due to the Group focused on optimizing transportation logistics, which not only minimized fuel consumption but also improved overall efficiency. Employee awareness programs and training on sustainable practices further contributed to this reduction, fostering a culture of environmental responsibility throughout the organization..

GHG Emissions

Given the Group's principal operations, GHG emissions are primarily arising from its energy use and air transportation arising from tours escorts and package tours organised by the Group.

To reduce mobile fuel consumption and unnecessary consumption of mobile fuel by vehicles, the Group has taken initiative to ensure the vehicles are used for commercial purposes only. The use of public transport is encouraged among employees. Web meetings are also encouraged instead of face-to-face meetings, as travelling may generate considerable amounts of carbon.

To reduce GHG emissions, the Group is taking initiatives to efficiently use non-renewable resources, such as electricity and water, and further reduce the daily consumption by implementing several strategies, including the use of high-quality mobile fuel and the selection for eco-friendly vehicles in the future.

During the Year, GHG emissions significantly increased comparing to that in 2023 due to the recovery of tourism in Japan as well as the growth in business at Shizuoka Hotel. The resurgence of travel has led to an increased demand for visa applications, which directly contributes to a rise in the need for paper.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Summary of the Group's GHG emissions performance:

Indicator(s)	Unit	2024	2023
Scope 1 – Direct GHG emissions			
• Petrol, natural gas, and kerosene	tCO ₂ e	9	17
Scope 2 – Indirect GHG emissions			
• Purchased electricity	tCO ₂ e	404	327
Scope 3 – Other indirect GHG Emissions			
• Paper waste	tCO ₂ e	22	10
• Air travel			
Total GHG emissions	tCO ₂ e	436	354
Intensity	tCO ₂ e/employee	3.24	2.79

Note:

1. GHG emissions data is presented in terms of carbon dioxide equivalent and is based on, but not limited to, "The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard" issued by the World Resources Institute and the World Business Council for Sustainable Development; "How to Prepare an ESG Report – Appendix 2: Reporting Guidance on Environmental KPIs" issued by the Hong Kong Stock Exchange; the carbon emission factor released by the Ministry of Ecology and Environment of the People's Republic of China in December 2024; and CO₂ Emissions Intensity 2023 issued by Tokyo Electric Power Company Holdings, Inc.
2. tCO₂e is defined as tonnes of carbon dioxide equivalent.
3. The number of employees as at 31 December 2023 and, 31 December 2024 are 127 and 144 respectively. The data is also used for calculating other intensity data.

Sewage Discharge

Due to the Group's business nature, the sewage discharge into land is insignificant. Similarly, there was no significant amount of sewage water discharged. Used water was discharged to the regional water treatment plant via the municipal sewage network.

Waste Management

Due to the Group's business nature, the operations did not generate a significant amount of hazardous waste during the Year.

Non-hazardous waste was created due to the daily operations of the hotels and the administrative offices and branches. Recycling was promoted in the Group under categories of plastic, paper, glasses, cans, and non-recyclable wastes. Printer or toner cartridges were also recycled on a regular basis by collaborating with our suppliers. Consistent reduction of potential impacts of its activities on the environment are encouraged. For instance, the Group promotes electronic communication using e-mail and electronic statements, where possible, with an aim to minimize wastes produced from its activities. The Group has also taken initiatives to reduce the usage of plastic bags and encourage the use of eco-friendly bags.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Disclosure on non-hazardous waste disposal was introduced to improve transparency of data and to report in accordance with the ESG reporting guides. There is an increase in non-hazardous waste generated in the Year due to the growth in business at the Tokyo Hotel.

Summary of major non-hazardous waste discharge performance:

Indicator	Unit	2024	2023
Food waste	kg	7,460	6,210
Hotel domestic waste	kg	3,400	3,120
General office waste	kg	1,900	1,800
Total non-hazardous waste	kg	12,760	11,130
Intensity	kg/employee	89	88

Use of Resources

The Group recognizes its responsibility to take initiative in efficiently utilizing finite resources and carry out its corporate social responsibility for the purpose of introducing eco-friendly approaches to enhance the Group's sustainability performance.

Energy Management

The major resources used by the Group during the Year include electricity, fuel used in vehicles, natural gas used for hotel catering, and kerosene used for hotel facilities.

Our energy saving objective is promoted throughout our hotels and the office premises. Our environment awareness program is conducted through education and encouragement of energy-saving behaviour of our employees, including posting green messages in the workplace to remind employees to use electricity and water effectively.

In addition, the Group has adopted the following measures to conserve energy:

- Installation of light sensors to reduce electricity consumption; and
- Gradual replacement of halogen lamps with energy-saving light emitting diode lightbulbs.

During the Year, energy consumption generated using petrol and kerosene increased due to recovery of tourism in Japan as well as the growth in business of operations at the Shizuoka Hotel.

Summary of energy consumption performance:

Types of Energy	Unit	2024	2023
Direct energy consumption	MWh	2,167	1,921
• Petrol	MWh	25	36
• Natural gas	MWh	12	23
• Kerosene	MWh	2,130	1,862
Indirect energy consumption	MWh	976	729
• Electricity	MWh	976	729
Total energy consumption	MWh	3,143	2,650
Intensity	MWh/employee	21.83	20.87

Water Management

The Group is aware of the use of water resources throughout our business operations, and the improvement of efficiency on water usage is of paramount importance to us. Several practices have been adopted by the Group to manage the water resource, such as:

- Repair any dripping taps promptly,
- Send reminders and notices to remind employees and our hotel guests of water saving tips; and
- Display posters to encourage the conservation of water.

Municipal water is supplied to the office premises and hotels via the local water supply department. Hence, the Group does not have any concern in sourcing water that is fit for such purpose. During the Year, water consumption increased due to the recovery of tourism industry in Japan.

Summary of water consumption performance:

Indicators	Unit	2024	2023
Water consumption	m ³	14,986	14,629
Water consumption intensity	m ³ /employee	104	115



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Use of Packaging Materials

Packaging materials are used for protection of goods being sold by our online duty-free shop, Direct Courier from Shop Manager, during shipment to customers. The Group targets to use packaging material as they are needed without excessive packaging. During the year, the use of carton boxes reduced significantly because of a decline in sales of our online duty-free shop, along with our effort to reduce packaging material consumption.

Summary of packaging materials consumption performance:

Categories of Packaging Materials	Unit	2024	2023
Carton boxes	kg	253	339
Bubble wrap & plastics	kg	67	331
Total	kg	320	670

The Environment and Natural Resources

The Group is committed to alleviating any negative impacts that the Group's business operations may have on the environment. Due to the nature of business, the Group does not discharge any harmful materials that significantly impact the nature. The Group, however, continues to be vigilant to the potential environmental risks arising from its business operations.

Working Environment

The Group is committed to providing employees and our hotel guests with a comfortable and green environment by maintaining good air quality. To enhance the indoor air quality, a range of air pollution mitigation measures have been implemented by the Group.

The Group assess the hotel's heating, ventilation, and air conditioning (HVAC) systems to ensure they are operating efficiently. Consider upgrading to newer, energy-efficient systems that provide better air circulation and filtration. We also incorporate design elements that allow for increased natural ventilation, such as operable windows or outdoor seating areas. This can help reduce the reliance on mechanical ventilation systems and improve indoor air quality. High-quality air filtration systems have been installed throughout the hotel, particularly in common areas, guest rooms, and dining areas. These systems can help remove pollutants, allergens, and contaminants from the air, ensuring a healthier environment for guests and staff. We switch to environmentally friendly cleaning products that have lower volatile organic compound (VOC) emissions. Harsh cleaning chemicals can contribute to poor indoor air quality, so opting for greener alternatives is beneficial for both ventilation and overall sustainability. We also provide training to hotel staff on the importance of proper ventilation and encourage them to follow best practices. Inform guests about the hotel's ventilation efforts and encourage them to conserve energy by closing windows and doors when the HVAC system is in use. By implementing these measures, hotels can enhance ventilation, improve indoor air quality, and demonstrate a commitment to ESG principles. These actions also contribute to a healthier environment for guests and staff while reducing energy consumption and minimizing the hotel's environmental footprint.

Climate Change

Climate Change Mitigation and Adaptation

The Group recognises the importance of the identification and mitigation of significant climate-related issues, therefore closely monitors the potential impact of climate change on our business and operations. In accordance with the reporting framework developed by the Task Force on Climate-related Financial Disclosures (“**TCFD**”), there are two major categories of climate-related risks, physical and transition risks. The Group has established Risk Management Policy in identifying and mitigating climate-related risks.

Physical Risks

The increased frequency and severity of extreme weather events such as typhoons, storms, heavy rainfalls, and extreme cold or heat bring acute and chronic physical risks to the Group’s business. The Group’s capacity and productivity will be reduced under extreme weather events as the safety of our employees is threatened and the operational sites might be damaged, which exposes the Group to risks associated with non-performance and delayed performance, leading to direct negative impact on the Group’s revenue.

To minimise the potential risks and hazards, the Group has established mitigation plans, including flexible working arrangements and precautionary measures during bad or extreme weather conditions such as typhoon and black rainstorm. The Group will explore emergency plan to further reduce the vulnerability of our installations to extreme weather events in order to enhance business stability.

Due to weather conditions and in order to ensure the safety of our guests, we will issue notifications via WeChat Group regarding the cancellation of trips or changes to travel dates. The head of the Operations Department will promptly send out relevant notifications based on the specific circumstances of each group. As a responsible Group, we will closely monitor weather changes and take appropriate measures when necessary to ensure the safety and comfort of our travelers.

Transition Risks

To achieve the global vision on carbon neutrality, the Group expects evolution of the regulatory, technological and market landscape due to climate change, including the tightening of national policies and listing rules and the emergence of environmentally related taxes. Stricter environmental laws and regulations may expose enterprises to higher risks of claims and lawsuits, which might incur additional compliance costs and affect the reputation of the Group.

In response to the policy and legal risks as well as the reputation risks, the Group constantly monitors any changes in laws or regulations and global trends on climate change to avoid cost increments, non-compliance fines or reputational risks due to delayed response. In addition, the Group has been taking comprehensive environmental protection measures, including GHG reduction measures and will set targets to gradually reduce the Group’s energy consumption and GHG emissions in the future.

EMPLOYMENT AND LABOUR PRACTICES

Employment

Employees are valuable assets of the Group as they provide substantial support for attaining our goals on financial performance and sustainability. To retain talents in the Group, the management has taken initiatives to maintain an unbiased and dynamic working environment which is helpful in maintaining a positive atmosphere and employee diversity. The organization also provides a ladder for career development, proper compensation, and promotional benefits, care for both mental and physical health and mutual respect of the employees with the aim of discovering employees' potential talent, boosting performance and taking care of their wellness.

The Group respects employee diversity and values the outstanding performance of employee towards different tasks. A competitive compensation system and prospective career path and training are offered.

During the Year, the Group was not aware of any material non-compliance with employment-related laws and regulations in Hong Kong that would have a significant impact on the Group. The relevant laws and regulations include, but are not limited to, the Labour Law of the People's Republic of China, the Labour Contract Law of the People's Republic of China, the Law of the People's Republic of China on the Prevention, Control of Occupational Diseases and the Social Insurance Law of the People's Republic of China, Employment Ordinance of Hong Kong, Minimum Wage Ordinance of Hong Kong, Labour Standards Act of Japan, the Industrial Safety and Health Act of Japan, and the Labour Contract Act of Japan.

As of 31 December 2024, the Group had a total number of 144 (2023: 127) employees, the breakdown is as follows:

	2024	2023
Total number of employees	144	127
BY GENDER		
Male	67	53
Female	77	74
BY AGE GROUP		
Below 30 years old	37	34
30-50 years old	73	69
Above 50 years old	34	24
BY GEOGRAPHICAL REGION		
PRC	48	36
Japan	96	91
BY EMPLOYMENT TYPE		
Full-time	117	105
Part-time	27	22

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

During the Year, the Group recorded a turnover rate of approximately 24.31%. The table below shows the employee turnover rate by gender, age group and geographical region:

	2024	2023
BY GENDER		
Male	15%	28%
Female	32%	26%
BY AGE GROUP		
Below 30 years old	49%	62%
30-50 years old	18%	16%
Above 50 years old	12%	3%
BY GEOGRAPHICAL REGION		
PRC	27%	0%
Japan	13%	37%

Talent Attraction and Retention

The Group recruits based on the competency of the candidates. Specifically, it evaluates candidates using perimeters such as academic qualifications, skills, professionalism, conduct, among other factors. These factors ensure that the right talent is hired and becomes part of the Group. The Company also aims at becoming a discrimination-free and diversified workplace, so equal opportunities are open to all. The Group follows the policy of zero discrimination in the workplace and bears no tolerance to any type of discrimination such as gender, religion, marital status, and race.

Promotion and advancement will be made based on merits and in line with the Recruitment and Selection Policy documented in the Employee Handbook. The Group conducts annual performance and salary review regularly to determine any salary adjustments and/or promotion opportunities. Written and verbal performance evaluations will be given to all employees at least once a year, such evaluations are intended to give recognition to the hard work of the employees and provide any comments for improvement. Unreasonable dismissal under any circumstances is prohibited. A detailed list of major offences regarded as justifiable reasons for immediate dismissal can be found in the Employee Handbook.

The compensation benefits are provided by the Group after giving due consideration to the needs of the employees and market practice. We offer competitive compensation packages. Remuneration and benefits are comprised of basic salary, incentive payment for outstanding performance, bonus, commission, and other benefits where applicable. The paid leaves consist of annual leaves and public holidays. Furthermore, employees are entitled to marriage leaves, sick leaves, and maternity leaves. Promotions and salary increments are used as motivational tools along with nonmonetary incentives such as internal recognition and verbal encouragement of exceptional performance. The benefits package mentioned above has been stated in the Employee Handbook.

The Group pays due importance to both the mental and physical health of employees. Gatherings and events, where family members are also invited to join, are organized on a regular basis to provide a relaxing environment, maintain work-life balance, and strengthen family ties. To enhance the sense of belongingness within the Group, a wide range of activities are organized among employees, such as annual outings or dinners. These activities increase morale and communication among employees.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Equal opportunities

Equal opportunities are provided to employees in respect of recruitment, training and development, job advancement, and compensation and benefits. Therefore, employees are protected from discrimination or deprivation of opportunities. Discrimination based on gender, ethnic background, religion, race, sexual orientation, age, marital status, family status, retirement, disability, pregnancy, among other types of discrimination, are prohibited. The Group also appreciates the cultural diversity of employees in a wide range of backgrounds, ages, genders, and ethnicities. In particular, the Group adopted a Board Diversity function to include members with different skills, industry knowledge and experience, education, background, and other qualities without discrimination.

Health and Safety

The Group places a high priority on employee health and safety. We have adopted procedures that are in line with the safety measures used by inns and hotels of Japan. In all of our subsidiaries, a comprehensive approach is adopted to ensure the safety of our employees and maintain a high occupational health standard. Awareness of safety measures is promoted and stressed among employees on a regular basis, along with the establishment of stringent safety procedures in the event of accidents and emergencies, in order to avoid injuries or other hazards to health and safety.

Training sessions are conducted to ensure safety and occupational health. The training sessions include emergency handling procedures and practices to ensure safety standards. Fire drills, maintenance of the air conditioner, treatment of the carpets, and inspections of the safety standards, are carried out on a regular basis. Sufficient amount of first aid boxes are placed in the premises to handle unforeseen circumstances. The workplace is being kept as a non-toxic and smoke-free zone, to guarantee a safe and pleasant working environment for our employees. To ensure effective implementation of the safety standards and procedures, regular inspection is conducted in the workplace along with audit and reviews. The aim is to create an accident-free working environment.

During the Year, the Group has achieved zero work-related fatalities for three consecutive years (including this Year), thus zero lost days due to work injury. Moreover, the Group was not aware of any material non-compliance with the health and safety-related laws and regulations in Mainland China, Hong Kong and Japan that would have a significant impact on the Group. The relevant laws and regulations include, but are not limited to, Labour Law of the People's Republic of China, Occupational Safety and Health Ordinance (Chapter 509 of The Laws of Hong Kong), Industrial Safety and Health Law of Japan, and the Inns and Hotels Act of Japan.

Development and Training

Professional development is facilitated by the training sessions offered by the Group. These training sessions provide a complete understanding of the Group's business philosophy as well as the requirements for different roles and positions. Since the hotel and travel industries are principally engaged in the provision of services and are therefore highly dependent on the quality of its people, standardized training is provided to the sales representatives, office staff, tour escorts, and other employees. Customer expectations are also communicated to employees during training sessions, so as to enhance the overall level of customer service.

The Group provides comprehensive training and a clear path on career development to motivate continuous improvement and advancement of employees. This does not only result in better business performance but also higher employee morale.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

To optimize the training and development process among employees, internal knowledge sharing is encouraged to share knowledge, skills, good working behaviours, and other information required for the business operations. Schedule for annual training is formulated at the beginning of every year to cover core areas of professional knowledge.

During the Year, the Group has 100% of employees trained and achieved a total training time of 1,183 hours (2023: 1,056 hours). The table below shows the employee training data by gender and employee category:

	2024		2023	
	Percentage of Employees Trained (%)	Average Training Hours (hours)	Percentage of Employees Trained (%)	Average Training Hours (hours)
BY GENDER				
Male	100%	6.46	100%	8.30
Female	100%	9.74	100%	8.32
BY EMPLOYEE CATEGORY				
Senior management	100%	20.13	100%	11.2
Middle management	100%	18.50	100%	34.67
General & Technical Staff	100%	6.26	100%	6.42

Labour Standards

The Group strictly prohibits the recruitment of children and forced labour as prescribed by laws and regulations. The Group lists specific requirements on the advertisement to hire the most suitable candidate. All resumes, original identification cards, original certificates are checked by the HR department during the interview. The Group may contact the candidate's preceded employer for a reference check.

The Group has no tolerance for the use of forced labour or child labour in its business operations. The Group enters into an employment contract with each of its employees in accordance with the relevant laws and regulations. If the use of forced labour or child labour is discovered, the Group will terminate the employment contract and investigate if further action is needed.

During the Year, the Group was not aware of any material non-compliance with child and forced labour-related laws and regulations in Mainland China, Hong Kong and Japan that would have a significant impact on the Group. The relevant laws and regulations include but are not limited to the Provisions on the Prohibition of Using Child Labour and Labour Law of the People's Republic of China, Employment Ordinance of Hong Kong, and Labour Standards Act of Japan.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

OPERATIONAL PRACTICES

Supply Chain Management

The supplier selection procedure is carried out by evaluation of the suppliers' license, service quality, qualifications, experience, service, management, logistics, and reputation in the market. To ensure the quality of our suppliers, quality assessment is conducted on an annual basis. Environmental and social risks of suppliers are examined, and consideration is given to their ESG performance. Another consideration undertaken in the selection of a supplier is their contribution towards the community and their charitable initiatives.

Commitments with suppliers are made based on integrity, and no corruption bribery, or any other illegal activities are tolerated. The contract with suppliers clearly states each parties' rights and obligations.

Health and hygiene awareness are maintained with hotel operators, airline operators, ticketing agents, and land operators in Japan and destination countries when providing a range of hospitality products to customers. Spot check of the sanitary products, consumables, as well as other food and beverages delivered to our hotels is done along with the supplier's approved process to ensure that they meet specified standards.

Green Procurement

To fulfil the aim of environmental sustainability in supply chain management, procurement of eco-friendly products is given priority where possible and economically viable. The Group has been closely working with our suppliers to strengthen our sustainability portfolio and minimize risks throughout the supply chain. Collectively, we aim to promote sustainable and responsible operational standards. In this regard, the Group formulated a series of sustainable procurement policies. The Group prefers local suppliers whenever possible to reduce carbon emissions from transportation and to support the local economy.

Locations of Suppliers	2024	2023
PRC	167	121
Japan	449	276
Total	616	397

Purchase of Food Materials

The Group takes into consideration all legal requirements concerning the labelling of nutritional content and inclusion of warning phrases regarding food allergies for certain food products. Compliance procedures are in place to ensure adherence to applicable laws, rules, and regulations, which have a significant impact on the Group such as The Food Sanitation Act of Japan. During the Year, no material breach has been found and our food quality is maintained with compliance to laws and regulations.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Service Responsibility

The Group believes that quality service and products are the keys to the success of the Group. As a responsible hotel operator, we encompass providing clean, comfortable, and well-maintained accommodations that meet guests' needs and expectations. This includes offering excellent customer service, being responsive to inquiries and requests, and resolving any issues promptly. Ensuring the safety and security of guests and their belongings is paramount, achieved through proper security measures and emergency procedures. Additionally, maintaining high standards in food and beverage services, including a variety of options, is essential. Managing facilities and amenities, such as hot spring facilities and conference rooms, to be well-maintained and functional contributes to guest convenience and satisfaction. Efficient reservation processes and smooth check-in/check-out experiences are essential, as is actively addressing and resolving any issues or complaints that may arise. Finally, promoting environmental responsibility through sustainable practices and initiatives helps minimize the hotel's impact on the environment.

During the Year, the Group was not aware of any material non-compliance with laws and regulations that would have a significant impact on the Group, including but not limited to the Advertising Law of the People's Republic of China, the Law of the People's Republic of China on the Protection of Consumer Rights and Interests, Trade Descriptions Ordinance of Hong Kong, Personal Data (Privacy) Ordinance of Hong Kong, the Act against Unjustifiable Premiums and Misleading Representations of Japan, and the Outdoor Advertisement Act of Japan, concerning health and safety, advertising, labelling and privacy matters relating to products and services and methods of redress.

Customer Information and Data Protection

Privacy protection is strictly enforced by the Group regarding the personal data of employees and customers. The laws and regulations are followed in line with the standards determined by the Personal Data (Privacy) Ordinance, General Data Protection Regulations, and the Act on the Protection of Personal Information of Japan. The information gathered during business development and customer relationship management is kept in records for the respective purpose only. Customers' agreement is obtained prior to any direct messaging. Only designated staff has access to the personal data of the customers, which is not shared with external parties. During the Year, no complaint related to the security of customer information and data has been received.

Protection of Intellectual Property Rights

Our brand “途益 Tuyi”, based in Zhejiang Province of the PRC and has become a well-established brand in the field of outbound travel products and services. We have portrayed our distinctive image in the minds of customers through our outstanding performance for more than ten years. The brand has been presented as a one-stop destination for all types of travel services.

Advertising and Labelling

The Group adheres to the guidelines which are stated in the Advertising Law of the People's Republic of China, the Law of the People's Republic of China on the Protection of Consumer Rights and Interests, the Act against Unjustifiable Premiums and Misleading Representations of Japan, and the Outdoor Advertisement Act of Japan.



ENVIRONMENTAL, SOCIAL AND GOVERNANCE REPORT

Anti-corruption

Business ethics and integrity are heavily emphasized within the organisation. The Group ensures that employees comprehend laws and regulations stated in the Anti-Unfair Competition Law of the People's Republic of China, the Criminal Law of the People's Republic of China, and the Interim Provisions on Prohibition of Commercial Bribery. The Group maintains an Employee Handbook that highlights the expected ethical behaviour and integrity from the employees. The Employee Handbook establishes formal guidelines that clearly forbid the receipts of any benefits and interests from any business-related parties. Employees are required to report their conflict of interest to the Group. Employee integrity and moral ethics are maintained through continuous training.

The sincere efforts made by the Group not only ensure continuous and balanced growth, but also uphold the rectitude and faithfulness of our business. Incorporation of anti-corruption and anti-money laundering policies serves to guarantee probity and trustworthiness. The Group maintains its own anti-fraud and whistle blowing policies. Such policies include well-defined methods that facilitate the discovery and prohibition of illegal behaviours.

During the Year, the Group was not aware of any material non-compliance with the relevant laws and regulations of bribery, extortion, fraud, and money laundering. The relevant laws and regulations include, but are not limited to, the Anti-Unfair Competition Law of the People's Republic of China, Criminal Law of the People's Republic of China, Interim Provisions on Prohibition of Commercial Bribery, Prevention of Bribery Ordinance of Hong Kong, Unfair Competition Prevention Act (Act No 47 of 1993) of Japan, and Penal Code (Act No 45 of 1907) of Japan. During the Year, there was no concluded legal cases regarding corrupt practices brought against the Group or its employees.

Anti-corruption Training

Trainings related to anti-corruption are rendered to our management and employees to boost their awareness on the prevention of any kind of unethical behaviors such as bribery, extortion, fraud and money laundering. The Group has organized anti-corruption training for its employees and its directors during the Year.

Whistle-blowing Mechanism

Two-way communication between employees and the management is highly encouraged as it increases mutual trust and the creation of new ideas. Any work-related complaints and issues communicated through emails or written records are kept confidential. To identify and handle violations at an early stage, the Group has set up an internal whistleblowing system, where employees can report any misconduct or reasonably suspected corruption to relevant departments of the Group through the internal whistleblowing system. All reported cases will be handled confidentially to protect the identity of the whistle blowers and their privacy. Their rights will be protected, and they will not be subjected to unfair dismissal or unreasonable disciplinary action even if their reports are subsequently proved to be unsubstantiated.



COMMUNITY INVESTMENT

The Group takes initiative to make continuous contribution in building a caring society and achieve our CSR goals. The awareness is cultivated among the employees and further encouraged at all levels of the Group. The Group actively engages in the contribution to neighboring communities, and nurtures young talents through internship programs.

The Group will formulate the community investment policy with strategies that link with local concerns and leverage on the Group's business competency and resources for supporting our communities. Apart from these, the Group also aims to continue to encourage employee participation in various voluntary and charitable activities to express our care about the underprivileged groups in the community. This will enable us to take up our corporate responsibilities and create benefits to the society.



REPORT OF THE DIRECTORS

The Directors present their report and the audited financial statements of the Group for the year ended 31 December 2024 (the “**Year**”).

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of the subsidiaries of the Company comprise (i) sales of outbound travel package tours and day tours; (ii) sales of free independent traveller products (the “**FIT Products**”); (iii) provision of visa application processing service; (iv) duty-free shop business; and (v) hotels operation.

BUSINESS REVIEW

Further discussion and analysis of the activities as required by Schedule 5 to the Hong Kong Companies Ordinance, including a description of the principal risks and uncertainties facing the Group and an indication of likely future development in the Group’s business, can be found in the section headed “Management Discussion and Analysis” in this annual report. This discussion forms part of this directors’ report.

COMPLIANCE WITH LAWS AND REGULATIONS

The Group is primarily engaged in the provision of outbound travel products and services (the “**Outbound Travel Business**”) through Tu Yi Group Company Limited (途益集團有限公司) and Hangzhou Guge Travel Company Limited (collectively, the “**Operating Entities**”) (杭州谷歌旅行社有限公司). Pursuant to the relevant provisions of the Regulations on Travel Agencies (Revision 2017 and Revision 2020) 《旅行社條例》 promulgated by the State Council of the PRC, the Group’s Outbound Travel Business is prohibited from foreign ownership. Accordingly, the Group cannot acquire equity interest in our Operating Entities, which hold, or in the course of application for, Travel Agency Business License (旅行社業務經營許可證) with the scope to conduct outbound travel business for the operation of our Outbound Travel Business. As a result the Group conducts all its operations in the PRC and exerts management control over the operations of and enjoy the economic benefits derived from the Operating Entities through entering into the contractual arrangements (the “**Contractual Arrangements**”) with the Operating Entities. Please refer to the section headed “Contractual Arrangements” in the prospectus of the Company dated 18 June 2019 (the “**Prospectus**”) and this annual report for further details.

The Board pays attention to the Group’s policies and practices on compliance with all significant legal and regulatory requirements essential to its business operations. The Group would seek professional advice from its external legal advisers and consultants to ensure transactions and business to be performed by the Group are in compliance with applicable environmental policies, laws and regulations. During the Year Under Review, as far as the Company is aware, it has complied in all material respects of the laws or regulations that have a significant impact on the Group’s business and operation.

ENVIRONMENTAL POLICY AND PERFORMANCE

The Group is committed to conducting its business in an environmentally conscious manner and minimizing the adverse effects caused by its operations on the environment. The Group continues to make endeavors in saving energy and reducing unnecessary waste by adopting various green measures in its workplace. Such measures include using of energy-efficient light tubes, encouraging use of recycle papers and both sides of papers for printing and copying and keeping office temperature at reasonable level. The Group will review the environmental policy from time to time and will consider implementing further environmentally friendly measures and practices in the operation of the Group's business. A report on the environmental, social and governance aspects is prepared in accordance with Appendix 27 to the Listing Rules is set out on pages 33 to 51 of this annual report.

KEY RELATIONSHIPS WITH THE GROUP'S EMPLOYEES, CUSTOMERS, SUPPLIERS AND OTHER STAKEHOLDERS

The Group believes that employees are instrumental to the success of the Group and that their industry knowledge and understanding of the market will enable the Group to maintain the competitiveness in the market. The Group has developed a desirable working environment and provided a variety of benefits and career development to its employees. Share Options may also be granted for the purpose of providing incentives and rewards to eligible participants who contributed to the success of the Group's operations.

The Group also recognizes that maintaining a good and stable relationship with its existing and potential customers, suppliers and other stakeholders are the keys to the sustainable development of the Group. Accordingly, the management has kept good communication with its suppliers and customers in order to monitor the credit quality of the customers and to make timely adjustments to its operating strategies to conform to the market trends. In addition, the Group places effort to build up and maintain good relationships with various commercial banks and financial institutions as the businesses of the Group are capital intensive nature and require on-going funding to maintain continuous growth.

RESULTS AND DIVIDENDS

The Group's results for the year ended 31 December 2024 and the Group's financial position at that date are set out in the consolidated financial statements on pages 78 to 153 of this annual report.

The Board did not declare the payment of a dividend for the year ended 31 December 2024 (2023: Nil).

SUMMARY OF FINANCIAL INFORMATION

A summary of the results and of the assets and liabilities of the Group for the last five financial years is set out on page 154 of this annual report. This summary does not form part of the audited financial statements.



REPORT OF THE DIRECTORS

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

Neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company's listed securities during the Year Under Review.

PROPERTY, PLANT AND EQUIPMENT

Details of the movements in property, plant and equipment of the Group during the Year Under Review are set out in note 17 to the consolidated financial statements.

SHARE CAPITAL

Details of movements in share capital of the Company are set out in note 33 to the consolidated financial statements.

RESERVES

Details of the movements in the reserves of the Group during the Year Under Review are set out in the section headed "Consolidated Statement of Changes in Equity" of this annual report. Profit attributable to equity shareholders, of approximately RMB9,890,000 (2023: RMB8,921,000) have been transferred to reserves. As at 31 December 2024, the Company's reserves available for distribution to shareholders consisted of share premium amounted to approximately RMB91.1 million.

MAJOR CUSTOMERS AND SUPPLIERS

During the Year Under Review, sales to the Group's five largest customers accounted for approximately 43% of the total sales for the year and sales to the largest customer included therein amounted to approximately 27%. Purchases from the Group's five largest suppliers accounted for 19% of the total purchases for the Year and purchases from the largest supplier included therein amounted to 5%.

None of the directors of the Company or any of their associates or any shareholders (which, to the best knowledge of the directors, own more than 5% of the Company's share capital) had any beneficial interest in the Group's five largest customers or suppliers.



DIRECTORS

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

Executive Directors

Mr. Yu Dingxin (*Chairman*)

Mr. Pan Wei

Mr. Xu Jiong

Mr. An Jiajin

Independent non-executive Directors

Mr. Zhao Jianbo

Ms. Zhou Li

Mr. Ying Luming

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

In accordance with the Articles of Association, Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong will retire by rotation and, being eligible, will offer themselves for re-election at the forthcoming annual general meeting.

The Company has received annual confirmation of independence from each of the independent non-executive Directors. As at the date of this report, they are considered to be independent.

CONTRACT OF SIGNIFICANCE

No contracts of significance in relation to the Group’s business in which the Company, any of its subsidiaries or fellow subsidiaries, or its controlling shareholders was a party and in which a Director of the Company had a material interest, whether directly or indirectly, subsisted during or at the end of the Year.



REPORT OF THE DIRECTORS

DIRECTORS' SERVICE CONTRACTS

Each of the executive Directors and the independent non-executive Directors has entered into a service contract/letter of appointment with the Company for a fixed term of three years which is subject to termination by either party giving not less than three months' written notice.

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

DIRECTORS' REMUNERATION

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

PERMITTED INDEMNITY PROVISION

During the Year, the Company has purchased liability insurance for all directors to minimise their risks arising from the performance of their duties. The permitted indemnity provisions are provided in such directors liability insurance in respect of potential liability and costs associated with legal proceedings that may be brought against such directors.

DIRECTORS' INTERESTS IN TRANSACTIONS, ARRANGEMENTS OR CONTRACTS

Save as disclosed in this report, no Director, controlling shareholders of the Company nor a connected entity of a Director had a material interest, either directly or indirectly, in any transactions, arrangements or contracts of significance to the business of the Group to which the holding company of the Company, or any of the Company's subsidiaries was a party during the Year.

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 Year.

TAX RELIEF AND EXEMPTION

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

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 31 December 2024, the interests and short positions of the Directors of the Company in the share capital and underlying shares and debentures of the Company or its associated corporations (within the meaning of Part XV of the Hong Kong Securities and Futures Ordinance (the “SFO”), as recorded in the register required to be kept by the Company under Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for the Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 of the Listing Rules, were as follows:

Long positions in the shares of the Company

Name	Nature of interest	Number of Shares	Approximate percentage of shareholding
Mr. Yu Dingxin ⁽¹⁾	Interest in controlled corporation	702,312,000	70.2312%
Mr. Pan Wei ⁽²⁾	Interest in controlled corporation	702,312,000	70.2312%
Mr. Xu Jiong ⁽³⁾	Interest in controlled corporation	702,312,000	70.2312%

Notes:

- (1) York Yu Co., Ltd and David Xu Co., Ltd hold 418,725,000 Shares and 50,025,000 Shares, respectively. Each of York Yu Co., Ltd and David Xu Co., Ltd is directly and wholly owned by Mr. Yu Dingxin, who is therefore deemed to be interested in all the Shares held by each of York Yu Co., Ltd and David Xu Co., Ltd. Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong entered into a concert party agreement on 13 April 2018, and are therefore deemed to be interested in the interests of each other.
- (2) King Pan Co., Ltd holds 121,062,000 Shares. King Pan Co., Ltd is directly and wholly owned by Mr. Pan Wei, who is therefore deemed to be interested in all the Shares held by King Pan Co., Ltd. Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong entered into a concert party agreement on 13 April 2018, and are therefore deemed to be interested in the interests of each other.
- (3) Jeffery Xu Co., Ltd holds 112,500,000 Shares. Jeffery Xu Co., Ltd is directly and wholly owned by Mr. Xu Jiong, who is therefore deemed to be interested in all the Shares held by Jeffery Xu Co., Ltd. Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong entered into a concert party agreement on 13 April 2018, and are therefore deemed to be interested in the interests of each other.

Save as disclosed above, as at 31 December 2024, none of the Directors nor chief executive of the Company had registered an interest or short position in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which had been recorded in the register kept by the Company pursuant to Section 352 of the SFO or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code.



REPORT OF THE DIRECTORS

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in the paragraph headed "Directors' and Chief Executive's Interests and Short Positions in Shares, Underlying Shares and Debentures" above, at no time during the Year Under Review were rights to acquire benefits by means of the acquisition of shares in or debentures of the Company granted to any Director or their respective spouses or minor children, or were any such rights exercised by them; or was the Company, its holding company, or any of its subsidiaries or fellow subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other body corporate.

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

So far as the Directors are aware, as at 31 December 2024, the following persons (not being Directors or chief executive of the Company) had, or were deemed to have, interests or short positions in the Shares or underlying shares of the Company which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO or which were recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

Long positions in the shares of the Company:

Name	Nature of interest	Number of Shares	Approximate percentage of shareholding
York Yu Co., Ltd ⁽¹⁾	Beneficial owner	418,725,000	41.8725%
David Xu Co., Ltd ⁽¹⁾	Beneficial owner	50,025,000	5.0025%
King Pan Co., Ltd ⁽²⁾	Beneficial owner	121,062,000	12.1062%
Jeffery Xu Co., Ltd ⁽³⁾	Beneficial owner	112,500,000	11.2500%

Notes:

- (1) York Yu Co., Ltd and David Xu Co., Ltd hold 418,725,000 Shares and 50,025,000 Shares, respectively. Each of York Yu Co., Ltd and David Xu Co., Ltd is directly and wholly owned by Mr. Yu Dingxin, who is therefore deemed to be interested in all the Shares held by each of York Yu Co., Ltd and David Xu Co., Ltd. Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong entered into a concert party agreement on 13 April 2018, and are therefore deemed to be interested in the interests of each other.
- (2) King Pan Co., Ltd holds 121,062,000 Shares. King Pan Co., Ltd is directly and wholly owned by Mr. Pan Wei, who is therefore deemed to be interested in all the Shares held by King Pan Co., Ltd. Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong entered into a concert party agreement on 13 April 2018, and are therefore deemed to be interested in the interests of each other.
- (3) Jeffery Xu Co., Ltd holds 112,500,000 Shares. Jeffery Xu Co., Ltd is directly and wholly owned by Mr. Xu Jiong, who is therefore deemed to be interested in all the Shares held by Jeffery Xu Co., Ltd. Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong entered into a concert party agreement on 13 April 2018, and are therefore deemed to be interested in the interests of each other.

Save as disclosed above, as at 31 December 2024, the Company had not been notified by any persons (other than Directors or chief executives of the Company) who had interests or short positions in the Shares or underlying Shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

SHARE OPTION SCHEME

Summary of terms

The Company has a share option scheme (the “**Share Option Scheme**”) which was approved and adopted by the shareholders of the Company by way of written resolutions passed on 1 March 2019. The Share Option Scheme enables the Company to grant options to the Directors, the directors of the Group’s subsidiaries and employees of any member of the Group and any other persons (including consultants or advisers) (the “**Eligible Persons**”) as incentives or rewards for their contributions to the Group. The Board, at its absolute discretion and subject to the terms of the Scheme, shall be entitled, at any time within ten years commencing from the date the Share Option Scheme was adopted, to make an offer for the grant of an option to any Eligible Persons.

Purpose

The purpose of the Share Option Scheme is to provide incentive or reward to Eligible Persons for their contribution to, and continuing efforts to promote the interests of, the Group and for such other purposes as the board may approve from time to time.

Maximum number of Shares

The maximum aggregate 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 must not, in aggregate, exceed 30% of the total number of Shares in issue from time to time. No options may be granted under the Share Option Scheme and any other share option schemes of the Company if this will result in such limit being exceeded.



REPORT OF THE DIRECTORS

At the time of adoption by the Company of the Share Option Scheme or any new share option scheme the (“**New Scheme**”), the aggregate number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme, the New Scheme and all schemes existing at such time (the “**Existing Schemes**”) of the Company must not in aggregate exceed 10% of the Shares in issue from the date of listing of the Shares on the Stock Exchange (the “**Scheme Mandate Limit**”). For the purposes of calculating the Scheme Mandate Limit, shares which are the subject matter of any options that have already lapsed in accordance with the terms of the relevant Existing Scheme(s) shall not be counted.

The Scheme Mandate Limit may be refreshed subject to the shareholders’ approval and issue of a circular in compliance with the Listing Rules, provided that the total number of shares which may be issued upon exercise of all outstanding Options granted and yet to be exercised under all the share option schemes of the Company does not exceed 30% of the shares in issue at the time.

As at the beginning of the period and the end of the period and the date of this report, the total number of shares available for issue under the Share Option Scheme is 100,000,000 shares, representing 10% of the issued share capital of the Company as at the date of this report. The maximum number of shares that may be granted by the Company to any one Eligible Participant shall not exceed 1% of the issued share capital of the Company from time to time.

Price of shares

The subscription price for a share of the Company in respect of any particular option granted under the Share Option Scheme (which shall be payable upon exercise of the option) shall be a price solely determined by the Board and notified to all Eligible Person and shall be at least the highest of (i) the closing price of the shares of the Company as stated in the Stock Exchange’s daily quotations sheet on the date of offer to grant option (the “**Offer Date**”), which must be a business day; (ii) the average of the closing prices of the Shares as stated in the Stock Exchange’s daily quotations sheet for the five business days immediately preceding the date of offer to grant option; and (iii) the nominal value of the share of the Company. A consideration of HK\$1.00 is payable on acceptance of the offer of an option or options.

Time of exercise of option

Subject to the provisions of the Listing Rules and other applicable laws and regulations, the Board may in its absolute discretion when offering the grant of an option impose conditions, restrictions or limitations in relation thereto in addition to those set forth in the Share Option Scheme as the Board may think fit (to be stated in the offer letter) including (without prejudice to the generality of the foregoing) qualifying and/or continuing eligibility criteria, conditions, restrictions or limitations relating to the achievement of performance, operating or financial targets by the Company and/or the grantee, the satisfactory performance or maintenance by the grantee of certain conditions or obligations or the time or period before the right to exercise the option in respect of all or any of the Shares shall vest provided that such terms or conditions shall not be inconsistent with any other terms or conditions of the Share Option Scheme. For the avoidance of doubt, subject to such terms and conditions as the Board may determine as aforesaid (including such terms and conditions in relation to their vesting, exercise or otherwise) there is no minimum period for which an option must be held before it can be exercised and no performance target which need to be achieved by the grantee before the option can be exercised.

The date of grant of any particular option is the date on which the offer relating to such option is duly accepted by the grantee in accordance with the Share Option Scheme. An option may be exercised according to the terms of the Share Option Scheme and the offer in whole or in part by the grantee (or his personal representatives) before its expiry by giving notice in writing to the Company stating that the option is to be exercised and the number of Shares in respect of which it is exercised provided that the number of Shares shall be equal to the size of a board lot for dealing in Shares on the Stock Exchange or an integral multiple thereof. Such notice must be accompanied by a remittance for the full amount of the subscription price for the Shares in respect of which the notice is given. The period during which an option may be exercised will be determined by the Board at its absolute discretion, save that no option may be exercised more than 10 years from the date of grant. No option may be granted more than 10 years after the date of approval of the Share Option Scheme. Subject to earlier termination by the Company in general meeting, the Share Option Scheme shall be valid and effective for a period of 10 years from the date of adoption of the Share Option Scheme by Shareholders by resolution at a general meeting.

During the Reporting Period, no share option was granted, exercised, expired, cancelled or lapsed and there was no outstanding share option under the Share Option Scheme. Accordingly, the number of Shares that may be issued in respect of options granted under the Share Option Scheme of the Company during the Reporting Period divided by the weighted average number of Shares in issue is nil.

The remaining life of the Share Option Scheme is five years and two months.

PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Articles of Association or the laws of Cayman Islands being the jurisdiction in which the Company is incorporated, under which would oblige the Company to offer new shares on a pro-rata basis to existing Shareholders.

EQUITY-LINKED AGREEMENTS

During the Year, save for the Share Option Scheme, the Company did not enter into any equity-linked agreements in respect of the shares of the Company.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code as set out in Appendix 10 to the Listing Rules as its own code of conduct regarding securities transactions by the Directors. All Directors have confirmed, following specific enquiries with all the Directors by the Company, that they have complied with the required standard set out in the Model Code during the Year.



REPORT OF THE DIRECTORS

DEED OF NON-COMPETITION

As disclosed in the Prospectus, the controlling shareholders of the Company (the “**Controlling Shareholders**”) entered into a deed of non-competition in favour of the Company on 1 March 2019 (for itself and as trustee for its subsidiaries) (the “**Deed of Non-Competition**”). Each of the Controlling Shareholders confirmed to the Company that they have complied with the Deed of Non-Competition during the period from the Listing Date to 31 December 2024.

Pursuant to the Deed of Non-Competition, each of the Controlling Shareholders has irrevocably and unconditionally undertaken to the Company (for itself and as trustee for its subsidiaries) that, subject to certain exceptions, during the period that the Deed of Non-Competition remain effective, each of the Controlling Shareholders shall not, and shall procure that their associates (other than any members of the Group) not to, directly or indirectly, carry on, participate in, be engaged, be interested directly or indirectly, either for their own account or in conjunction with or on behalf of or for any other person in any business in competition with or likely to be in competition with the existing business activity of any member of the Group.

The independent non-executive Directors of the Company have reviewed the declaration made by the Controlling Shareholders regarding the compliance of the Deed of Non-Competition and the status of compliance, and were satisfied that the terms of the Deed of Non-Competition had been duly complied with and enforced by the controlling shareholders during the Year.

COMPETING INTERESTS

During the Year, so far as the Directors are aware, none of the Directors, Controlling Shareholders and substantial shareholders of the Company, and their respective close associates (as defined under the Listing Rules) had held any position or had interest in any businesses or companies that were materially competing or might materially compete with the business of the Group, or gave rise to any concern regarding conflict of interest.

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES, AND FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

There were no significant investments held by the Company, nor were there any material acquisitions and disposals of subsidiaries, associates and joint ventures during the Year. As at 31 December 2024, the Group had no future plan for any material investments or acquisitions or disposals of capital assets.

CONNECTED TRANSACTIONS

As disclosed in the section headed “Contractual Arrangements” of this report, the Group is primarily engaged in the provision of Outbound Travel Business through the Operating Entities. Pursuant to the Relevant Provisions of the PRC, the Group’s Outbound Travel Business is prohibited from foreign ownership. Accordingly, the Group cannot acquire equity interest in the Operating Entities, which hold, or in the course of application for, the travel license with the scope to conduct outbound travel business for the operation of the Outbound Travel Business. As a result, the Group conducts all its operations in the PRC and exerts management control over the operations of and enjoy the economic benefits derived from the Operating Entities through entering into the Contractual Arrangements with the Operating Entities.

The independent non-executive Directors of the Company have, for the purpose of Rule 14A.55 of the Listing Rules, reviewed the continuing connected transactions (the “**Continuing Connected Transactions**”) set out above and confirmed that these Continuing Connected Transactions have been entered into by the Group (i) in the ordinary and usual course of its business; (ii) on normal commercial terms or better; and (iii) according to the agreements governing such transactions on terms that are fair and reasonable and in the interests of the Shareholders as a whole.

Moreover, our independent non-executive Directors have reviewed the Contractual Arrangement and confirmed that: (i) the transactions carried out during the Year Under Review have been entered into in accordance with the relevant provisions of the Contractual Arrangement so that the revenue generated by the Operating Entities have been mainly retained by our Group; and (ii) no dividends or other distributions have been made by the Operating Entities to the holders of its equity interests which are not otherwise subsequently assigned or transferred to our Group.

McMillan Woods (Hong Kong) CPA Limited, the Company’s auditor, was engaged to report on the Group’s Continuing Connected Transactions in accordance with Hong Kong Standard on Assurance Engagements 3000 “Assurance Engagements Other Than Audits or Reviews of Historical Financial Information” and with reference to Practice Note 740 “Auditor’s Letter on Continuing Connected Transactions under the Hong Kong Listing Rules” issued by the Hong Kong Institute of Certified Public Accountants. After performing the procedure related to Continuing Connected Transactions, McMillan Woods (Hong Kong) CPA Limited confirmed that:

Based on the foregoing, in respect of the Continuing Connected Transactions:

- a. nothing has come to our attention that causes us to believe that the Continuing Connected Transactions have not been approved by the Company’s board of directors;
- b. nothing has come to our attention that causes us to believe that the Continuing Connected Transactions were not entered into, in all material respects, in accordance with the Structured Contracts comprising the Contractual Arrangements (both defined in the Prospectus) governing such transactions; and
- c. with respect to the transactions carried out pursuant to the Structured Contracts, nothing has come to our attention that causes us to believe that dividends or other distributions have been made by the Operating Entities (as defined in the Prospectus) to the holders of its equity interests which are not otherwise subsequently assigned or transferred to the Group by virtue of the Contractual Arrangements.



REPORT OF THE DIRECTORS

McMillan Woods (Hong Kong) CPA Limited have issued their letter containing their findings and conclusions in respect of the Continuing Connected Transactions in accordance with Rule 14A of the Listing Rules.

CONTRACTUAL ARRANGEMENTS

Tuyi Group is deemed to be an indirect wholly-owned subsidiary of our Company pursuant to the Contractual Arrangement and is principally engaged in travel business. It was established as a limited liability company in the PRC on 29 April 2008.

Guge Travel is deemed to be an indirect wholly-owned subsidiary of our Company pursuant to the Contractual Arrangement and is principally engaged in travel business. It was established as a limited liability company in the PRC on 23 April 2010.

Summary of the major terms of the Contractual Arrangements

With respect to each of the Contractual Arrangements, the WFOE, Tuyi Group and the Relevant Shareholders and their spouse (where applicable) have entered into a set of the following underlying agreements:

- (i) the Exclusive Business Cooperation and Service Agreement (獨家業務合作與服務協議);
- (ii) the Exclusive Option Agreement (獨家購買權協議);
- (iii) the Equity Interest Pledge Agreement (股權質押協議); and
- (iv) the Shareholders' Rights Entrustment Agreement (股東表決權委託協議).

A brief description of the major terms of the underlying agreements are set out below:

- (i) Exclusive Business Cooperation and Service Agreement

WFOE entered into the Exclusive Business Cooperation and Service Agreement with Tuyi Group on 21 May 2018, pursuant to which Tuyi Group agreed to engage WFOE as its exclusive provider of technical and management consulting and other related services requested by the Operating Entities from time to time to the extent permitted under PRC laws in exchange for service fees.

The consultation and services provided by WFOE include:

- designing, developing, updating and maintaining travel-related software used on computers and mobile devices, webpages and websites required for travel-related businesses and the management information system required for travel-related businesses, and providing other technological support required for its travel business or travel peripheral services;



REPORT OF THE DIRECTORS

- assisting the Operating Entities to formulate employees' training and development plans, conducting pre-job training, management training and technical trainings for its staff to enhance the service standard of its staff and management personnel, engaging relevant technical personnel to provide on-site technical guidance for Operating Entities;
- assisting the Operating Entities to conduct relevant information collection and research, providing the Operating Entities with marketing plans and implementation services, travel business related technical services and consulting services (including but not limited to providing feasibility studies, technical predictions, special technical surveys and analysis reports);
- providing travel products designing service and providing travel route design service;
- providing support and services for recruitment and/or training of tour guides, land operators and other staff;
- providing travel products promotion services and support, including but not limited to planning travel products positioning, identifying customer groups and assisting the Operating Entities to establish an integrated online and offline modern marketing network;
- formulating corporate management system and financial management system, advising and optimising financial budgets;
- formulating regional, national and global tourism market development plans for the Operating Entities;
- assisting in the establishment of a sound business process management and providing the Operating Entities with management and consultation services in daily operations, finance, investment, assets, credits and debts, human resources and internal information, and other management and consultation services;
- assisting the Operating Entities to find suitable financing channels for their operation funding needs;
- assisting the Operating Entities in the formulating supplier, customer and partner relationships maintenance plans and assisting in the maintenance of such relationships; and
- other services that are negotiated and determined from time to time based on actual business needs and the ability to provide services.

According to the Exclusive Business Cooperation and Service Agreement, Tuyi Group shall pay service fees to WFOE on an annual basis as calculated by WFOE and Tuyi Group based on the respective financial conditions of WFOE and the Operating Entities. In the premises of compliance with the PRC laws and regulations, the service fees are equal to the profits of the Operating Entities after deducting losses in previous years, necessary operating costs, expenses and taxes. The services fees are subject to WFOE's adjustment taking into account the actual situations of provision of services and the Operating Entities' operating status and development needs.



REPORT OF THE DIRECTORS

The Exclusive Business Cooperation and Service Agreement became effective upon execution and shall, subject to the applicable PRC laws or regulations, be effective for an indefinite period until (a) acquisition by WFOE of the entire equity interests or assets of the Operating Entities pursuant to its rights under the Exclusive Option Agreement; or (b) terminated unilaterally by WFOE by giving 30-day prior notice to Tuyi Group.

(ii) Exclusive Option Agreement

Tuyi Group and the Relevant Shareholders entered into the Exclusive Option Agreement with WFOE on 21 May 2018, pursuant to which the Relevant Shareholders irrevocably, exclusively and unconditionally grant exclusive options to WFOE which entitles WFOE to elect to purchase, when permitted by the then applicable PRC laws, all or any part of the equity interests or assets (as the case may be) of Tuyi Group from the Relevant Shareholders or Tuyi Group (as the case may be) by itself or through its appointee (s) for a nominal consideration of RMB1 or the lowest value permitted by the then applicable PRC laws. WFOE or its appointee (s) shall have the right to purchase all or part of equity interests in or assets of the Operating Entities as it decides at any time.

Pursuant to the Exclusive Option Agreement, unless in the ordinary and usual course of business or with the prior consent of WFOE (where applicable), Tuyi Group has undertaken to WFOE not to, and to procure its subsidiaries not to, among others:

- sell, transfer, pledge or otherwise deal with any assets, business or revenue or allow to impose any security interest on its assets;
- enter into transactions that will materially and adversely affect its assets, liabilities, operations, shares and other legal rights;
- distribute dividends and bonuses in any forms;
- incur, inherit, guarantee or allow the existence of any debt;
- increase or reduce the registered capital through a resolution at a general meeting, or otherwise change the structure of registered capital;
- supplement, change or amend the articles of association of the Operating Entities, or change the scope of business, in any forms;
- change or remove any directors or replace senior management personnel;
- change normal business procedures or modify any major internal company rules and regulations;
- make material adjustments to business models, marketing strategies, business principles or customer relations;
- carry out any activities beyond the normal business scope or operate the Operating Entities business in a manner that is not consistent with the past or unusual; and
- merge or combine with any party, or acquire any party or invest in any party.



REPORT OF THE DIRECTORS

Furthermore, pursuant to the Exclusive Option Agreement, unless with the prior consent of WFOE, the Relevant Shareholders have jointly and severally undertaken to WFOE not to, among others:

- supplement, change or amend the constitutional documents of the Operating Entities, and such supplement, change or amendment will materially and adversely affect the assets, liabilities, operations, shares and other legal rights of the Operating Entities;
- issue shares and other equity instruments to any entities other than the Relevant Shareholders by capital contribution or, by any other means, causing the total equity held by the Relevant Shareholders to be less than 100%;
- procure the Operating Entities to enter into transactions that will materially and adversely affect the assets, liabilities, operations, shares and other legal rights of the Operating Entities;
- procure the Operating Entities to distribute dividends and bonuses through a resolution at a general meeting;
- sell, transfer, pledge or otherwise deal with any legal or beneficial rights of the shares of the Operating Entities, or allow to impose any security interest on its assets;
- procure the Operating Entities to sell, transfer, pledge or otherwise deal with any legal or beneficial rights of their shares, or allow to impose any security interest on their assets through the approval by a resolution at a general meeting;
- procure the Operating Entities to merge or combine with any party, or acquire any party or invest in any party, or restructure in any other forms through the approval by a resolution at a general meeting; and
- voluntary close, wind up or dissolve the Operating Entities.

The Exclusive Option Agreement became effective upon execution and shall remain effective during the continuance of the Operating Entities. It shall be (a) automatically terminated upon acquiring by WFOE or its appointee (s) the entire equity interests or assets of the Operating Entities pursuant to its rights under the Exclusive Option Agreement; or (b) terminated unilaterally by WFOE by giving 30-day prior notice to Tuyi Group.



REPORT OF THE DIRECTORS

(iii) Equity Interest Pledge Agreement

Tuyi Group, the Relevant Shareholders and WFOE entered into the Equity Interest Pledge Agreement on 21 May 2018. Under the Equity Interest Pledge Agreement, the Relevant Shareholders agreed to pledge all their respective equity interests in Tuyi Group to WFOE, as a security interest, to guarantee the performance of contractual obligations of the Relevant Shareholders and Tuyi Group under the Structured Contracts. The pledge in respect of Tuyi Group takes effect after execution and shall remain valid until all the contractual obligations of the Relevant Shareholders and Tuyi Group under the Contractual Arrangements have been fully performed and all the outstanding debts of the Relevant Shareholders and Tuyi Group under the Contractual Arrangements have been fully paid. The Equity Interest Pledge Agreement shall also be terminated unilaterally by WFOE by giving 30-day prior notice to Tuyi Group. During the valid period of the pledge, absent prior written consent of WFOE, the Relevant Shareholders shall not, and Tuyi Group shall not facilitate the Relevant Shareholders to, create or agree to create any new pledge or any other security on the equity interests of Tuyi Group, nor assign or transfer any of the equity interests of Tuyi Group or any rights or obligations under the Equity Interest Pledge Agreement.

We have completed registrations of the equity pledge of Tuyi Group as contemplated under the Equity Interest Pledge Agreement on 14 June 2018 with Hangzhou Municipal Administration of Market Supervision (杭州市市場監督管理局).

(iv) Shareholders' Rights Entrustment Agreement

Tuyi Group, the Relevant Shareholders and WFOE entered into the Shareholders' Rights Entrustment Agreement on 21 May 2018 pursuant to which the Relevant Shareholders irrevocably authorised WFOE to exercise their shareholders' rights in Tuyi Group, including attending shareholders' meetings and exercising voting rights and dividend distribution rights. WFOE is authorised to exercise any of the shareholders' rights without consulting or obtaining the consent of the Relevant Shareholders. Furthermore, WFOE is entitled to authorise other individuals to exercise the shareholder's rights within the scope authorised by the Relevant Shareholders.

Pursuant to the Shareholders' Rights Entrustment Agreement, each of the Relevant Shareholders also entered into a power of attorney on the same date of the agreement (the "**Powers of Attorney**"). Pursuant to the Powers of Attorney, each of the Relevant Shareholders irrevocably appoints WFOE (or its designated persons) to act as his/its attorney on his/its own behalf to exercise all rights in connection with matters concerning his/its rights as shareholder of Tuyi Group as below:

- convening and attending shareholders' meetings of Tuyi Group;
- exercising shareholder's voting rights with regard to all matters discussed and resolved during the shareholders' meetings; and
- exercising all other shareholders' rights under the constitutional documents of Tuyi Group.

The Shareholders' Rights Entrustment Agreement became effective upon execution and shall remain effective until (a) acquisition by WFOE of the entire equity interests or assets of the Operating Entities pursuant to its rights under the Exclusive Option Agreement; or (b) terminated unilaterally by WFOE by giving 30-day prior notice to Tuyi Group.

Revenue and Assets in relation to the Contractual Arrangements

During the year ended 31 December 2024, revenue attributable to the Operating Entities (before any inter-company eliminations) was approximately RMB146.4 million (2023: approximately RMB67.5 million). During the year ended 31 December 2024, the total asset and net asset attributable to the Operating Entities (before any inter-company eliminations) was approximately RMB161.2 million and RMB93.8 million (2023: approximately RMB180.1 million and RMB96.6 million), respectively.

Risks Related to the Contractual Arrangements and actions taken by the Company to mitigate the risks

There are certain risks that are associated with the Contractual Arrangements, including:

- The PRC government may determine that the Contractual Arrangements are not in compliance with applicable PRC laws, rules, regulations or policies and may take actions against the Company or the Company's operation;
- There are substantial uncertainties with respect to the enactment timetable interpretation and implementation of the 2015 draft foreign investment law;
- There are substantial uncertainties with respect to the interpretation and implementation of the foreign investment law;
- The Contractual Arrangements may not be as effective in providing control over the Operating Entities as equity ownership;
- The owners of the Operating Entities may have conflict of interest with the Company, which may materially and adversely affect our business, financial condition and results of operations;
- The Company may have to incur additional costs and expend substantial resources to enforce the Contractual Arrangements, temporarily or permanently lose control over our primary operations or lose access to the Company's primary source of revenue, if the Operating Entities or their respective ultimate shareholders fail to perform their obligations under the Contractual Arrangements;
- Certain terms of the Contractual Arrangements may not be enforceable under PRC laws;
- The Contractual Arrangements may be considered by the PRC tax authorities as requiring transfer pricing adjustments;
- The Company may lose the ability to use and enjoy certain important assets, which could reduce the size of the Company's operations, impair our ability to generate revenue and materially affect the market price of the Company's shares, if any of the Operating Entities becomes the subject of a bankruptcy or liquidation proceeding; and
- The Company's ability to acquire the entire entity interest and/or assets of the Operating Entities is subject to restrictions.



REPORT OF THE DIRECTORS

Further details of the risks associated with the Contractual Arrangements please refer to the section headed “Risk factors – Risks relating to our Contractual Arrangements” in the Prospectus.

The Group has adopted measures to ensure the effective operation of our Group’s businesses with the implementation of the Contractual Arrangements and the compliance with the Contractual Arrangements, including:

1. major issues arising from the implementation and compliance with the Contractual Arrangements or any regulatory enquiries from government authorities will be submitted to our Board, if necessary, for review and discussion on an occurrence basis;
2. the Board will review the overall performance of and compliance with the Contractual Arrangements at least once a year;
3. the Directors undertake to provide periodic updates in the annual reports regarding the latest development of the foreign investment law; and
4. the Company will engage external legal advisors or other professional advisors, if necessary, to assist the Board to review the implementation of the Contractual Arrangements, review the legal compliance of WFOEs and the Operating Entities to deal with specific issues or matters arising from the Contractual Arrangements.

No Material Change

Save as disclosed above, as at the date of this report, there is no material change in the Contractual Arrangements and/or the circumstances under which they were adopted.

Unwinding of Contractual Arrangements

It is the intention of the Group to unwind the Contractual Arrangements when foreign investment in Outbound Travel Business is no longer restricted in the PRC. However, as at the date of this report, there is no unwinding of any of the Contractual Arrangements or failure to unwind when the restrictions that led to the adoption of the Contractual Arrangement are removed.

PRINCIPAL RISKS AND UNCERTAINTIES

The Group’s business is subject to business risks. Any of the following developments may have a material and adverse effect on the Group’s business, financial condition, results of operations and prospects:

1. Japan is the most popular destination of the Group’s package tours and FIT Products and any material adverse change in the economic, political or social conditions relating to Japan, deterioration of diplomatic relationships between the PRC and Japan, negative developments related to the Japan tourism market, or natural or other disasters occurring in Japan may materially and adversely affect our business and operating results.
2. The Group’s business and revenue may be adversely affected by any future changes to the respective visa application policies of the PRC government and the Japanese government.

3. Changes in the foreign exchange rate for Japanese Yen would impact our operating performance and our financial condition.
4. The Group derives material portion of our revenue from customers in the PRC and any downturn in the PRC economy could have a material adverse effect on our business and operating results.
5. The Group faced increased market competition from competing agents, hotel or flight providers, online travel platforms and alternative travel booking media.
6. Natural disasters, acts or threats of terrorism, wars, travel-related accidents, outbreak of contagious diseases or other catastrophic events which affect consumer demand for travel activities or a general apprehension of such events may significantly and adversely impact on the Group's business and operating results.
7. The PRC government may determine that the contractual arrangements are not in compliance with applicable PRC laws, rules, regulations or policies and may take actions against us or our operation.

For details of the risk factors, please refer to the section headed "Risk Factors" in the Prospectus.

RELATED PARTY TRANSACTIONS

Details of the related party transactions undertaken by the Group during the Year Under Review are set out in note 38 to the consolidated financial statements in this annual report. None of such related party transactions constitutes connected transaction which is subject to the reporting, annual review, announcement and/or shareholders' approval requirements under Chapter 14A of the Listing Rules. Except for the transactions described in the section headed "Connected Transactions" in this report, none of these related party transactions constitute connected transactions that are required to be disclosed under Chapter 14A of the Listing Rules.

REVIEW BY AUDIT COMMITTEE

The audited consolidated financial statements of the Group for the year ended 31 December 2024 have been reviewed by the Audit Committee. The Audit Committee is of the opinion that the consolidated financial statements of the Group for the year ended 31 December 2024 comply with applicable reporting standards, the Listing Rules, and that adequate disclosures have been made.

EVENTS AFTER THE REPORTING PERIOD

There was no material events affecting the Group occurred subsequent to 31 December 2024 and up to the date of this annual report.

SUFFICIENCY OF PUBLIC FLOAT

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



REPORT OF THE DIRECTORS

AUDITOR

McMillan Woods (Hong Kong) CPA Limited will retire at the conclusion of the forthcoming annual general meeting and a resolution for their reappointment as auditors of the Company will be proposed at the forthcoming annual general meeting.

FORWARD LOOKING STATEMENTS

This report contains forward looking statements with respect to the financial conditions, results of operations and business of the Group. These forward looking statements represent the Company's expectations or beliefs concerning future events and involve known and unknown risks and uncertainty that could cause actual results, performance or events to differ materially from those expressed or implied in such statements.

APPRECIATION

The Group's continued success depends on all its staff's commitment, dedication and professionalism. The Board would like to thank every member of staff for their diligence and dedication and to express its sincere appreciation to our Shareholders, clients and suppliers for their continuous and valuable support.

On behalf of the Board
Yu Dingxin
Chairman and executive Director
28 March 2025



INDEPENDENT AUDITOR'S REPORT



INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF TU YI HOLDING COMPANY LIMITED

途屹控股有限公司

(Incorporated in the Cayman Islands with limited liability)

OPINION

We have audited the consolidated financial statements of Tu Yi Holding Company Limited (the **"Company"**) and its subsidiaries (collectively referred to as the **"Group"**) set out on pages 78 to 153, which comprise the consolidated statement of financial position as at 31 December 2024, 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 material accounting policy information.

In our opinion, the consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (the **"HKICPA"**) and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

BASIS FOR OPINION

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



INDEPENDENT AUDITOR'S REPORT

KEY AUDIT MATTER

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. The key audit matters we identified are allowance for expected credit losses ("ECL") on trade receivables and allowance for ECL on other receivables, deposits and loan receivables:

Key Audit Matter

Allowance for ECL on trade receivables

We refer to the material accounting policy information in note 4, critical judgements and key estimates in note 5 and the relevant disclosures in note 25 to the Group's consolidated financial statements.

As at 31 December 2024, the Group had trade receivables of approximately RMB24,753,000 (net of allowance of ECL of approximately RMB163,000) (2023: RMB14,570,000 (net of allowance of ECL of approximately RMB3,955,000)).

The measurement of ECL requires the application of significant judgement and increased complexity which include the identification of exposures with a significant deterioration in credit quality, and assumptions used in the ECL models, such as the expected future cash flows and forward-looking macroeconomic factors.

We focused on this area due to the assessment of the allowance for ECL of trade receivables under the ECL model involved the use of significant management's judgements and estimates.

How our audit addressed the Key Audit Matter

Our procedures in relation to allowance for ECL of trade receivables included but not limited to:

- Obtaining an understanding of and evaluating the Group's credit policies and internal control on ECL assessment;
- With the assistance of auditor's expert, assessing the methodologies used and the appropriateness of the key assumptions and data used in ECLs calculation by the independent professional valuer engaged by the Group;
- Checking, on a sample basis, the ageing profile of the trade receivables as at 31 December 2024 to the underlying financial records and post year-end settlements to bank receipts; and
- Assessing the disclosure made in the consolidated financial statements.

KEY AUDIT MATTER (CONTINUED)

Key Audit Matter

Allowance for ECL on other receivables, deposits and loan receivables

We refer to the material accounting policy information in note 4, critical judgements and key estimates in note 5 and the relevant disclosures in note 26 to the Group's consolidated financial statements.

As at 31 December 2024, the Group had other receivables, deposits and loan receivables of approximately RMB11,988,000 (net of allowance of ECL of approximately RMB2,696,000) (2023: RMB6,485,000 (net of allowance of ECL of approximately RMB1,365,000)).

The measurement of ECL requires the application of significant judgement and increased complexity which include the identification of exposures with a significant deterioration in credit quality, and assumptions used in the ECL models, such as the expected future cash flows and forward-looking macroeconomic factors.

We focused on this area due to the assessment of the allowance for ECL of other receivables, deposits and loan receivables under the ECL model involved the use of significant management's judgements and estimates.

How our audit addressed the Key Audit Matter

Our procedures in relation to allowance for ECL of other receivables, deposits and loan receivables included but not limited to:

- Obtaining an understanding of and evaluating the Group's credit policies and internal control on ECL assessment;
- With the assistance of auditor's expert, assessing the methodologies used and the appropriateness of the key assumptions and data used in ECLs calculation by the independent professional valuer engaged by the Group;
- For the historical information, discussing with management to obtain understanding of the management's identification of significant increase in credit risk, default and credit-impaired receivables, corroborated management's explanation with supporting evidence;
- For forward-looking measurement, assessing the reasonableness of economic indicator selection, economic scenarios and weightings application, assessed the reasonableness of the estimation by comparing with industry data; and
- Assessing the disclosure made in the consolidated financial statements.

OTHER INFORMATION

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

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



INDEPENDENT AUDITOR'S REPORT

OTHER INFORMATION (CONTINUED)

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

RESPONSIBILITIES OF DIRECTORS AND AUDIT COMMITTEE OF THE COMPANY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The Audit Committee assists the directors of the Company in discharging their responsibilities 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. We report our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

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

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

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



INDEPENDENT AUDITOR'S REPORT

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

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

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

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

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

McMillan Woods (Hong Kong) CPA Limited
Certified Public Accountants

Leung Kam Wa
Audit Engagement Director
Practising Certificate Number: P08370

24/F., Siu On Centre
188 Lockhart Road
Wan Chai, Hong Kong

28 March 2025

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 31 December 2024

	Notes	2024 RMB'000	2023 RMB'000
Revenue	9	213,763	92,645
Cost of sales and services rendered		(163,227)	(59,003)
Gross profit		50,536	33,642
Other income and other gains/(losses), net	9	6,702	2,688
Selling and distribution expenses		(11,589)	(8,496)
Administrative expenses		(28,451)	(19,821)
(Allowance for)/reversal of ECL on trade and other receivables		(7,470)	5,172
Finance costs	10	(1,161)	(1,238)
Profit before tax	11	8,567	11,947
Income tax credit/(expense)	14	1,372	(2,753)
Profit for the year		9,939	9,194
Other comprehensive loss, net of tax:			
<i>Item that may be reclassified to profit or loss in subsequent periods:</i>			
Exchange differences on translation of foreign operations		(2,406)	(2,443)
<i>Item that will not be reclassified to profit or loss in subsequent periods:</i>			
Fair value changes of financial assets at fair value through other comprehensive income		(5)	(4)
Other comprehensive loss for the year		(2,411)	(2,447)
Total comprehensive income for the year		7,528	6,747
Profit for the year attributable to:			
Equity shareholders of the Company		9,890	8,921
Non-controlling interests		49	273
		9,939	9,194
Total comprehensive income for the year attributable to:			
Equity shareholders of the Company		7,479	6,474
Non-controlling interests		49	273
		7,528	6,747
Earnings per share	16		
Basic (RMB cents)		0.99	0.89
Diluted (RMB cents)		N/A	N/A



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2024

	Notes	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Non-current assets			
Property, plant and equipment	17	87,258	88,741
Investment properties	18	13,753	15,000
Right-of-use assets	20(a)	572	2,403
Freehold land	19	36,319	39,533
Investment in an associate	21	490	–
Other intangible assets	22	257	328
Financial assets at fair value through other comprehensive income	23	1	6
Deferred tax assets	32	7,854	4,902
		146,504	150,913
Current assets			
Inventories	24	846	1,266
Trade receivables	25	24,753	14,570
Prepayments, deposits and other receivables	26	24,413	12,264
Financial assets at fair value through profit or loss	27	–	3,640
Pledged short-term bank deposits	28	1,500	3,000
Cash and cash equivalents	28	40,065	38,093
		91,577	72,833
Current liabilities			
Trade payables	29	22,167	7,934
Contract liabilities, other payables and accruals	30	18,554	17,026
Interest-bearing bank borrowings	31	21,119	24,902
Lease liabilities	20(b)	453	1,053
Tax payable		559	579
		62,852	51,494
Net current assets		28,725	21,339
Total assets less current liabilities		175,229	172,252
Non-current liabilities			
Interest-bearing bank borrowings	31	26,209	31,215
Lease liabilities	20(b)	19	1,278
Deferred tax liabilities	32	6,422	4,708
		32,650	37,201
NET ASSETS		142,579	135,051



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 31 December 2024

	Notes	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Capital and reserves			
Share capital	33	8,797	8,797
Reserves	34	131,507	124,028
Equity attributable to equity shareholders of the Company		140,304	132,825
Non-controlling interests		2,275	2,226
TOTAL EQUITY		142,579	135,051

Approved and authorised for issue by the Board of Directors on 28 March 2025 and are signed on its behalf by:

Yu Dingxin
Director

Pan Wei
Director

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2024

Attributable to equity shareholders of the Company

	Issued capital	Share premium *	Capital reserve*	Statutory surplus reserve*	Fair value reserve of financial assets at fair value through other comprehensive income*	Revaluation reserve*	Difference arising from acquisition of non-controlling interests*	Foreign currency translation reserve*	Accumulated losses*	Total	Non-controlling interests	Total equity
	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
	(note 33)	(note 34)	(note 34)	(note 34)	(note 34)	(note 34)	(note 34)	(note 34)	(note 34)	(note 34)	(note 34)	(note 34)
At 1 January 2023	8,797	91,120	88,967	6,482	(14)	1,579	(19)	(19,674)	(50,887)	126,351	1,953	128,304
Profit for the year	-	-	-	-	-	-	-	-	8,921	8,921	273	9,194
Other comprehensive income/(loss):												
Fair value changes financial assets at fair value through other comprehensive income	-	-	-	-	(4)	-	-	-	-	(4)	-	(4)
Exchange differences on translation of foreign operations	-	-	-	-	-	-	-	(2,443)	-	(2,443)	-	(2,443)
Total comprehensive income for the year	-	-	-	-	(4)	-	-	(2,443)	8,921	6,474	273	6,747
At 31 December 2023 and 1 January 2024	8,797	91,120	88,967	6,482	(18)	1,579	(19)	(22,117)	(41,966)	132,825	2,226	135,051
Profit for the year	-	-	-	-	-	-	-	-	9,890	9,890	49	9,939
Other comprehensive income/(loss):												
Fair value changes financial assets at fair value through other comprehensive income	-	-	-	-	(5)	-	-	-	-	(5)	-	(5)
Exchange differences on translation of foreign operations	-	-	-	-	-	-	-	(2,406)	-	(2,406)	-	(2,406)
Total comprehensive income for the year	-	-	-	-	(5)	-	-	(2,406)	9,890	7,479	49	7,528
At 31 December 2024	8,797	91,120	88,967	6,482	(23)	1,579	(19)	(24,523)	(32,076)	140,304	2,275	142,579

* These reserve accounts comprise the consolidated reserves of approximately RMB131,507,000 (2023: RMB124,028,000) in the consolidated statement of financial position.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2024

	2024 RMB'000	2023 RMB'000
Cash flows from operating activities		
Profit before tax	8,567	11,947
Adjustments for:		
Depreciation of property, plant and equipment	6,888	3,814
Depreciation of right-of-use assets	669	1,066
Amortisation of other intangible assets	46	80
Loss on early termination of lease	1	2
Changes in fair value of financial assets at fair value through profit or loss	(1,427)	(1,980)
Changes in fair value of investment properties	1,247	1,824
Allowance for /(reversal of) expected credit losses on trade receivables	6,117	(4,549)
Impairment losses on property, plant and equipment	–	558
Allowance for /(reversal of) expected credit losses on loan receivables, deposits and other receivables	1,353	(623)
(Gains)/losses on loan modification of bank borrowings	(1,503)	164
Reversal of impairment losses on property, plant and equipment	(1,796)	–
Bank interest income	(93)	(47)
Interest income from loans to third parties	(1,332)	(1,701)
Finance costs	1,161	1,238
Operating profit before working capital changes	19,898	11,793
Increase in trade receivables	(16,613)	(9,164)
Increase in prepayments, deposits and other receivables	(13,751)	(2,805)
Decrease in financial assets at fair value through profit or loss	5,091	1,510
Decrease in inventories	333	278
Increase in trade payables	14,502	6,673
Increase in contract liabilities, other payables and accruals	1,791	3,958
Net cash generated from operating activities	11,251	12,243



CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2024

	Note	2024 RMB'000	2023 RMB'000
Cash flows from investing activities			
Purchases of property, plant and equipment		(8,787)	(389)
Purchase of other intangible assets		–	(28)
Decrease/(increase) in pledged short-term bank deposits		1,500	(1,500)
Interest received from banks		93	47
Interest received from loans to third parties		1,332	1,701
Capital injection to an associate		(490)	–
Net cash used in investing activities		(6,352)	(169)
Cash flows from financing activities			
Principal portion of lease payments paid		(691)	(1,061)
Interests paid		(1,161)	(1,238)
Repayment of bank borrowings		(11,818)	(1,205)
Bank borrowings raised		8,000	–
Net cash used in financing activities		(5,670)	(3,504)
Net (decrease)/increase in cash and cash equivalents		(771)	8,570
Effect of foreign exchange rate changes, net		2,743	(367)
Cash and cash equivalents at the beginning of the year		38,093	29,890
Cash and cash equivalents at the end of the year	28	40,065	38,093

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

1 CORPORATE INFORMATION

Tu Yi Holding Company Limited (the “**Company**”) is a limited liability company incorporated in the Cayman Islands on 27 February 2018. The registered address of the Company is Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The principal place of business in Hong Kong is located at Room 02-03, 31/F, 118 Connaught Road West, Hong Kong. The principal place of business in Mainland China is located at Room 813, 8/F, Block 4, Hai Chuang Technology Centre, No. 1288 Wenyi West Road, Cangqian Sub-district, Yuhang District, Hangzhou City, Zhejiang Province, the People’s Republic of China (the “**PRC**”). The shares of the Company are listed on the Main Board of The Stock Exchange of Hong Kong Limited since 28 June 2019.

The Company is an investment holding company. During the year ended 31 December 2024, the Company’s subsidiaries (together with the Company collectively referred to as the “**Group**”) were principally involved in (i) sales of outbound travel package tours and day tours; (ii) sales of free independent traveller (“**FIT**”) products; (iii) provision of visa application processing services; (iv) hotels operation; and (v) duty-free shop business.

In the opinion of the directors of the Company, as at 31 December 2024, Mr. Yu Dingxin, Mr. Pan Wei and Mr. Xu Jiong (collectively referred to as the “**Controlling Shareholders**”) are collectively considered to be the ultimate controlling shareholders of the Company pursuant to the concert party agreement dated 13 April 2018 signed between the Controlling Shareholders, York Tu Co., Ltd and David Xu Co., Ltd (incorporated in the British Virgin Islands (the “**BVI**”) and directly and wholly owned by Mr. Yu Dingxin), King Pan Co., Ltd (incorporated in the BVI and directly and wholly owned by Mr. Pan Wei) and Jeffery Xu Co., Ltd (incorporated in the BVI and directly and wholly owned by Mr. Xu Jiong) are collectively considered to be the ultimate and immediate holding companies of the Company.

Information about subsidiaries

Particulars of the Company’s subsidiaries at 31 December 2024 are as follows:

Name	Place and date of incorporation/ establishment and place of business	Issued ordinary/ registered share capital	Percentage of equity interest attributable to the Company				Principal activities
			Direct 2024	Indirect 2024	Direct 2023	Indirect 2023	
Citizen Holiday Co., Ltd	BVI/ Hong Kong 6 March 2018	United States dollar (“ US\$ ”) 1	100%	–	100%	–	Investment holding
Tuyi HK Group Co., Limited	Hong Kong 19 March 2018	US\$1	–	100%	–	100%	Investment holding
Hangzhou Tuyi Information Technology Company Limited* 杭州途屹信息技術有限 公司(“ WFOE ”) (a)	The PRC/ Mainland China 3 April 2018	US\$5 million	–	100%	–	100%	Investment holding
Tu Yi Group Company Limited* 途益集團有限公司 (“ Tuyi Group ”) (b) (c)	The PRC/ Mainland China 29 April 2008	Renminbi (“ RMB ”) 60 million	–	100%	–	100%	Travel business, sales of FIT products and visa processing business

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

1 CORPORATE INFORMATION (CONTINUED)

Information about subsidiaries (Continued)

Name	Place and date of incorporation/ establishment and place of business	Issued ordinary/ registered share capital	Percentage of equity interest attributable to the Company				Principal activities
			Direct 2024	Indirect 2024	Direct 2023	Indirect 2023	
Zhejiang Kaida Ticketing Company Limited* 浙江凱達票務有限公司 ("Kaida Ticketing") (b)	The PRC/ Mainland China 18 August 2010	RMB5 million	–	100%	–	100%	Inactive
Tu Yi Group Japan Co., Ltd* 途易集團日本株式會社 ("Tuyi Group Japan")	Japan 31 March 2015	Japanese Yen ("JPY") 5 million	–	100%	–	100%	Travel business
Hangzhou Tuyi Investment Management Company Limited* 杭州途易投資管理有限 公司 ("Tuyi Investment") (b)	The PRC/ Mainland China 2 June 2015	RMB1 million	–	98%	–	98%	Investment holding
Tu Yi Tourism Development Company Limited* 途易觀光開發株式會社 ("Tuyi Tourism Development")	Japan 7 May 2015	JPY 1 million	–	100%	–	100%	Investment holding
Shuzenji Takitei Company Limited* 修善寺滝亭株式會社 ("Shuzenji Takitei")	Japan 15 March 2010	JPY 0.1 million	–	100%	–	100%	Hotels operation and duty-free shop business

(a) The entity is a wholly-foreign-owned enterprise established under the PRC law.

(b) These entities are limited liability enterprises established under the PRC law.

(c) Tuyi Group is controlled through contractual arrangements ("Contractual Arrangements") and is considered as the "PRC Operating Entity".

* The English names of the above entities registered in Mainland China and Japan are for identification purpose only. The official names of these companies are in Chinese or Japanese.

None of the subsidiaries of the Company had issued any debt securities at the end of the reporting period.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

2 BASIS OF PREPARATION

These consolidated financial statements have been prepared in accordance with all applicable HKFRS Accounting Standards issued by the Hong Kong Institute of Certified Public Accountants (the “HKICPA”). HKFRS Accounting Standards comprise all individual Hong Kong Financial Reporting Standard (“HKFRS”), Hong Kong Accounting Standards (“HKASs”) and Interpretations. These consolidated financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and with the disclosure requirements of the Hong Kong Companies Ordinance. Material accounting policy information adopted by the Group are disclosed in note 4.

The HKICPA has issued certain new and amendments to HKFRS Accounting Standards that are first effective or available for early adoption for the current accounting period of the Group. Note 3 provides information on any changes in accounting policies resulting from initial application of these developments to the extent that they are relevant to the Group for the current and prior accounting periods reflected in these consolidated financial statements.

3 ADOPTION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS

(a) Application of new and amendments to HKFRS Accounting Standards

The Group has applied the following amendments to HKFRS Accounting Standards issued by the HKICPA for the first time, which are mandatorily effective for the annual period beginning on or after 1 January 2024 for the preparation of the consolidated financial statements:

Amendments to HKFRS 16	<i>Lease Liability in a Sale and Leaseback</i>
Amendments to HKAS 1	<i>Classification of Liabilities as Current or Non-current</i>
Amendments to HKAS 1	<i>Non-current Liabilities with Covenants</i>
Amendments to HKAS 7 and HKFRS 7	<i>Supplier Finance Arrangements</i>
Hong Kong Interpretation 5 (“HK Int 5”) (Revised)	<i>Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause</i>

The application of the amendments to HKFRS Accounting Standards in the current year had no material impact on the Group’s consolidated financial position and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

3 ADOPTION OF NEW AND AMENDMENTS TO HKFRS ACCOUNTING STANDARDS (CONTINUED)

(b) New and amendments to HKFRS Accounting Standards in issue but not yet effective

The Group has not applied the following new and amendments to HKFRS Accounting Standards that have been issued but are not yet effective for the financial year beginning 1 January 2024.

	Effective for accounting periods beginning on or after
Amendments to HKAS 21 and HKFRS 1 – Lack of Exchangeability	1 January 2025
Amendments to HKFRS 9 and HKFRS 7 – Classification and Measurement of Financial Instruments	1 January 2026
Annual Improvements to HKFRS Accounting Standards – Volume 11	1 January 2026
Amendments to HKFRS 9 and HKFRS 7 – Contracts Referencing Nature-dependent Electricity	1 January 2026
HKFRS 18 – Presentation and Disclosure in Financial Statements	1 January 2027
HKFRS 19 – Subsidiaries without Public Accountability: Disclosure	1 January 2027
Amendments to HK Int 5 – Presentation of Financial Statements – Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause	1 January 2027
Amendments to HKFRS 10 and HKAS 28 – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be determined by the HKICPA

The directors of the Company anticipate that the application of the above new and amendments to HKFRS Accounting Standards will not have material impact on the consolidated financial statements in the foreseeable future, except for HKFRS 18, which is detailed as follows:

HKFRS 18 “Presentation and Disclosure in Financial Statements”

HKFRS 18 will replace HKAS 1 “Presentation of financial statements”, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. Even though HKFRS 18 will not impact the recognition or measurement of items in the consolidated financial statements, HKFRS 18 introduces significant changes to the presentation of financial statements, with a focus on information about financial performance present in the statement of profit or loss, which will affect how the Group present and disclose financial performance in the financial statements. The key changes introduced in HKFRS 18 relate to (i) the structure of the statement of profit or loss, (ii) required disclosures for management-defined performance measures (which are referred to alternative or non-GAAP performance measures), and (iii) enhanced requirements for aggregation and disaggregation of information.

The directors of the Company are currently assessing the impact of applying HKFRS 18 on the presentation and the disclosures of the consolidated financial statements.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION

These consolidated financial statements have been prepared under the historical cost except for investment properties, financial assets at fair value through other comprehensive income ("**FVTOCI**") and financial assets at fair value through profit or loss ("**FVTPL**") which have been measured at fair value.

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

The preparation of consolidated financial statements in conformity with HKFRS Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated financial statements are disclosed in note 5.

The material accounting policies applied in the preparation of these consolidated financial statements are set out below.

(a) Consolidation

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to 31 December. Subsidiaries are entities over which the Group has control. The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The Group has power over an entity when the Group has existing rights that give it the current ability to direct the relevant activities, i.e. activities that significantly affect the entity's returns.

When assessing control, the Group considers its potential voting rights as well as potential voting rights held by other parties. A potential voting right is considered only if the holder has the practical ability to exercise that right.

Subsidiaries are consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date the control ceases.

The gain or loss on the disposal of a subsidiary that results in a loss of control represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that subsidiary; and (ii) the Company's share of the net assets of that subsidiary plus any remaining goodwill and any accumulated foreign currency translation reserves relating to that subsidiary.

Intragroup transactions, balances and unrealised profits are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(a) Consolidation (Continued)

Non-controlling interests represent the equity in subsidiaries not attributable, directly or indirectly, to the Company. Non-controlling interests are presented in the consolidated statement of financial position and consolidated statement of changes in equity within equity. Non-controlling interests are presented in the consolidated statement of profit or loss and other comprehensive income as an allocation of profit or loss and total comprehensive income for the year between the non-controlling shareholders and equity shareholders of the Company.

Profit or loss and each component of other comprehensive income are attributed to the equity shareholders of the Company and to the non-controlling shareholders even if this results in the non-controlling interests having a deficit balance.

(b) Separate financial statements

In the Company's statement of financial position, an investment in a subsidiary is stated at cost less impairment losses, unless the investment is classified as held for sale (or included in a disposal group that is classified as held for sale). Cost includes direct attributable costs of investments. The results of subsidiaries are accounted for by the Company on the basis of dividend received or receivable.

Impairment testing of the investment in a subsidiary is required upon receiving a dividend from this investment if the dividend exceeds the total comprehensive income of the subsidiary in the period the dividend is declared or if the carrying amount of the investment in the separate financial statements exceeds the carrying amount in the consolidated financial statements of the investee's net assets including goodwill.

(c) Associates

Associates are entities over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of an entity but is not control or joint control over those policies. The existence and effect of potential voting rights that are currently exercisable or convertible, including potential voting rights held by other entities, are considered when assessing whether the Group has significant influence. In assessing whether a potential voting right contributes to significant influence, the holder's intention and financial ability to exercise or convert that right is not considered.

Investment in an associate is accounted for in the consolidated financial statements by the equity method and is initially recognised at cost. Identifiable assets and liabilities of the associate in an acquisition are measured at their fair values at the acquisition date. The excess of the cost of the investment over the Group's share of the net fair value of the associate's identifiable assets and liabilities is recorded as goodwill which is included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of acquisition is recognised in consolidated profit or loss.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(c) Associates (Continued)

The Group assesses whether there is an objective evidence that the interest in an associate may be impaired. When any objective evidence exists, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with HKAS 36 as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised is not allocated to any asset, including goodwill, that forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with HKAS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group's share of an associate's post-acquisition profits or losses and other comprehensive income is recognised in consolidated statement of profit or loss and other comprehensive income. When the Group's share of losses in an associate equals or exceeds its interest in the associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate. If the associate subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The gain or loss on the disposal of an associate that results in a loss of significant influence represents the difference between (i) the fair value of the consideration of the sale plus the fair value of any investment retained in that associate and (ii) the Group's entire carrying amount of that associate (including goodwill) and any related accumulated foreign currency translation reserve. If an investment in an associate becomes an investment in a joint venture, the Group continues to apply the equity method and does not remeasure the retained interest.

Unrealised profits on transactions between the Group and its associates are eliminated to the extent of the Group's interests in the associates. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of associates have been changed where necessary to ensure consistency with the policies adopted by the Group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(d) Foreign currency translation

(i) Functional and presentation currency

The consolidated financial statements are presented in RMB because the Group's principal operations are carried out in Mainland China. The functional currency of the Company is Hong Kong dollars ("HK\$") and certain subsidiaries incorporated outside Mainland China use JPY as their functional currencies. The functional currency of the subsidiaries established in Mainland China is RMB. Each entity in the Group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency.

(ii) Transactions and balances in each entity's financial statements

Transactions in foreign currencies are translated into the functional currency on initial recognition using the exchange rates prevailing on the transaction dates. Monetary assets and liabilities in foreign currencies are translated at the exchange rates at the end of each reporting period. Gains and losses resulting from this translation policy are recognised in profit or loss.

Non-monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the foreign exchange rates ruling at the transaction dates. The transaction date is the date on which the entity initially recognises such non-monetary assets or liabilities. Non-monetary items that are measured at fair value in foreign currencies are translated using the exchange rates at the dates when the fair values are determined.

When a gain or loss on a non-monetary item is recognised in other comprehensive income, any exchange component of that gain or loss is recognised in other comprehensive income. When a gain or loss on a non-monetary item is recognised in profit or loss, any exchange component of that gain or loss is recognised in profit or loss.

(iii) Translation on consolidation

The results and financial position of all foreign operations (none of which has the currency of hyperinflationary economy) that have a functional currency different from the Company's presentation currency are translated into the Company's presentation currency as follows:

- Assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;
- Income and expenses are translated at average exchange rates for the period (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the exchange rates on the transaction dates); and



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(d) Foreign currency translation (Continued)

(iii) Translation on consolidation (Continued)

- All resulting exchange differences are recognised in other comprehensive income and accumulated in the foreign currency translation reserves.

On consolidation, exchange differences arising from the translation of monetary items that form part of the net investment in foreign entities are recognised in other comprehensive income and accumulated in the foreign currency translation reserves. When a foreign operation is sold, such exchange differences are reclassified to consolidated profit or loss as part of the gain or loss on disposal.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

(e) Property, plant and equipment

Property, plant and equipment (except for freehold land) are stated in the consolidated statement of financial position at cost, less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any. Freehold land is stated in the consolidated statement of financial position at acquisition cost less accumulated impairment losses, if any. The Group's freehold land is situated in Japan and is not depreciated.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance are recognised in profit or loss during the period in which they are incurred.

Depreciation of property, plant and equipment is calculated at rates sufficient to write off their cost less their residual values over the estimated useful lives on a straight-line basis. The principal annual rates are as follows:

Freehold land	Not depreciated
Leasehold land and buildings	Over the shorter of the term of the land use rights or 40 years
Computer and office equipment	3 to 10 years
Motor vehicles	4 years
Leasehold improvements	5 years



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(e) Property, plant and equipment (Continued)

The residual value rates of property, plant and equipment are as follows:

Leasehold land and buildings	1% to 5%
Computer and office equipment	1% to 5%
Motor vehicles	5%
Leasehold improvements	0%

The residual values, useful lives and depreciation method are reviewed and adjusted, if appropriate, at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

The gain or loss on disposal of property, plant and equipment is the difference between the net sales proceeds and the carrying amount of the relevant asset, and is recognised in profit or loss.

(f) Investment properties

Investment properties are land and/or buildings which are owned or held under a leasehold interest to earn rentals and/or for capital appreciation. These include land held for a currently undetermined future use and property that is being constructed or developed for future use as investment property.

Investment properties are stated at fair value, unless they are still in the course of construction or development at the end of the reporting period and their fair value cannot be reliably measured at that time.

Gains or losses arising from changes in the fair value of investment properties are recognised in profit or loss for the period in which they arise.

An investment property is derecognised upon disposal or when the investment property is withdrawn from use. Any gain or loss on disposal of an investment property is the difference between the net sales proceeds and the carrying amount of the investment property, and is recognised in profit or loss. Rental income from investment properties is accounted for as described in note 4(p).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(g) Leases

At inception of a contract, the Group assesses whether the contract is, or contains, 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. Control is conveyed where the customer has both the right to direct the use of the identified asset and to obtain substantially all of the economic benefits from that use.

(i) The Group as a lessee

Where the contract contains lease component(s) and non-lease component(s), the Group has elected not to separate non-lease components and accounts for each lease component and any associated non-lease components as a single lease component for all leases.

At the lease commencement date, the Group recognises a right-of-use asset and a lease liability, except for short-term leases that have a lease term of 12 months or less and leases of low-value assets. When the Group enters into a lease in respect of a low-value asset, the Group decides whether to capitalise the lease on a lease-by-lease basis. The lease payments associated with those leases which are not capitalised are recognised as an expense on a systematic basis over the lease term.

Where the lease is capitalised, the lease liability is initially recognised at the present value of the lease payments payable over the lease term, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using a relevant incremental borrowing rate. Lease payments to be made under reasonably certain extension options are also included in the measurement of the lease liability. After initial recognition, the lease liability is measured at amortised cost and interest expense is calculated using the effective interest method.

Variable lease payments that do not depend on an index or rate are not included in the measurement of the lease liability and hence are charged to profit or loss in the accounting period in which they are incurred.

To determine the incremental borrowing rate, the Group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received;
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the group companies, which does not have recent third-party financing; and
- makes adjustments specific to the lease, e.g. term, country, currency and security.

If a readily observable amortising loan rate is available to the individual lessee (through recent financing or market data) which has a similar payment profile to the lease, then the group entities use that rate as a starting point to determine the incremental borrowing rate.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(g) Leases (Continued)

(i) The Group as a lessee (Continued)

The right-of-use asset recognised when a lease is capitalised is initially measured at cost, which comprises the initial amount of the lease liability plus any lease payments made at or before the commencement date, and any initial direct costs incurred. Where applicable, the cost of the right-of-use assets also includes an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, discounted to their present value, less any lease incentives received. The right-of-use asset is subsequently stated at cost less accumulated depreciation and impairment losses, if any.

Right-of-use assets in which the Group is reasonably certain to obtain ownership of the underlying leased assets at the end of the lease term are depreciated from commencement date to the end of the useful life. Otherwise, right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term and the estimated useful lives of the assets as follows:

Office units and equipment	2 to 5 years
Motor vehicle	5 years
Hotel facilities	2 to 30 years

When the Group obtains ownership of the underlying leased assets at the end of the lease term, upon exercising purchase options, the cost of the relevant right-of-use assets and the related accumulated depreciation and impairment losses are transferred to property, plant and equipment.

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.

The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, or there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or there is a change arising from the reassessment of whether the Group will be reasonably certain to exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(g) Leases (Continued)

(i) The Group as a lessee (Continued)

The lease liability is also remeasured when there is a change in the scope of a lease or the consideration for a lease that is not originally provided for in the lease contract (“**lease modification**”) that is not accounted for as a separate lease. In this case the lease liability is remeasured based on the revised lease payments and lease term using a revised discount rate at the effective date of the modification. The only exceptions are any rent concessions which arose as a direct consequence of the COVID-19 pandemic and which satisfied the conditions set out in paragraph 46B of HKFRS 16. In such cases, the Group took advantage of the practical expedient not to assess whether the rent concessions are lease modifications, and recognised the change in consideration as negative lease payments in profit or loss in the period in which the event or condition that triggers the rent concessions occurred.

(ii) The Group as a lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to the ownership of an underlying assets to the lessee. If this is not the case, the lease is classified as an operating lease.

(h) Other intangible assets

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

Trademark is stated at cost less any impairment losses and is amortised on the straight-line basis over its estimated useful life of 6 years.

Onsen use right is stated at cost less any impairment losses and is amortised on the straight-line basis over its estimated useful life of 20 years.

Purchased software is stated at cost less any impairment losses and is amortised on the straight-line basis over its estimated useful life of 4 to 5 years.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(i) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out basis. The costs of purchased inventories are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

(j) Contract liabilities (included under contract liabilities, other payables and accruals)

A contract liability is recognised when the customer pays consideration before the Group recognises the related revenue. A contract liability would also be recognised if the Group has an unconditional right to receive consideration before the Group recognises the related revenue. In such cases, a corresponding receivable would also be recognised.

(k) Recognition and derecognition of financial instruments

Financial assets and financial liabilities are recognised in the consolidated statement of financial position when the Group entity becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities FVTPL are recognised immediately in profit or loss.

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.

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, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

(l) Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace. All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(l) Financial assets (Continued)

Debt investments

Debt investments held by the Group are classified under the amortised cost, if the investment is held for the collection of contractual cash flows which represent solely payments of principal and interest. Interest income from the investment is calculated using the effective interest method.

The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) excluding expected credit losses ("ECL"), through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount of the debt instrument on initial recognition.

Equity investments

An investment in equity securities is classified as FVTPL unless the equity investment is not held for trading purposes and on initial recognition of the investment the Group makes an election to designate the investment at FVTOCI (non-recycling) such that subsequent changes in fair value are recognised in other comprehensive income. Such elections are made on an instrument-by-instrument basis, but may only be made if the investment meets the definition of equity from the issuer's perspective. Where such an election is made, the amount accumulated in other comprehensive income remains in the fair value reserves of financial assets at FVTOCI until the investment is disposed of. At the time of disposal, the amount accumulated in the fair value reserves of financial assets at FVTOCI is transferred to accumulated losses. It is not recycled through profit or loss. Dividends from an investment in equity securities, irrespective of whether classified as at FVTPL or FVTOCI, are recognised in profit or loss as other income.

(m) Trade and other receivables

A receivable is recognised when the Group has an unconditional right to receive consideration. A right to receive consideration is unconditional if only the passage of time is required before payment of that consideration is due. If revenue has been recognised before the Group has an unconditional right to receive consideration, the amount is presented as a contract asset.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The Group holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method less allowance for credit losses.

(n) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other financial institutions, and short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value, having been within three months of maturity at acquisition. Cash and cash equivalents are assessed for ECL.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(o) Financial liabilities and equity instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument under HKFRS Accounting Standards. An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. The accounting policies adopted for specific financial liabilities and equity instruments are set out below.

(i) Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless, at the end of the reporting period, the Group has a right to defer settlement of the liability for at least 12 months after the reporting period.

(ii) Trade and other payables

Trade and other payables are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method unless the effect of discounting would be immaterial, in which case they are stated at cost.

(iii) Equity instruments

An equity instrument is any contract that evidence a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.

(p) Revenue and other income

Revenue is recognised when control over a product or service is transferred to the customer, at the amount of promised consideration to which the Group is expected to be entitled, excluding those amounts collected on behalf of third parties. Revenue excludes value added tax or other sales taxes and is after deduction of any trade discounts.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(p) Revenue and other income (Continued)

Revenue from contracts with customers

The Group mainly operates the business of providing travel-related products and services, and duty-free products. Revenue from contracts with customers is recognised when control of the products and services is transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those products and services.

- (i) Revenue from sales of package tours and day tours is recognised over time because it is simultaneously received and consumed by the customer when the Group performs. The revenue is recognised based on the actual service provided to the end of each reporting period as a proportion of the total services to be provided. This is determined based on the actual day spent at the destination relative to the total expected tour days.
- (ii) Margin income from sales of FIT products is recognised at a point in time when the services have been rendered.
- (iii) Margin income from the provision of visa application processing services is recognised at a point in time when the services have been rendered.
- (iv) Hotels operation income is recognised over time upon the provision of the accommodation services and other ancillary services.
- (v) Revenue from sales of duty-free products is recognised at the point in time when control of the asset is transferred to the customer, generally on acceptance of the duty-free products by the customers.

The Group does not expect to have any contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Group does not adjust any of the transaction prices for the time value of money.

Other income

Interest income is recognised as it accrues using the effective interest method.

Rental income receivable under operating leases is recognised in profit or loss in equal instalments over the periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the use of the leased asset. Lease incentives granted are recognised in profit or loss as an integral part of the aggregate net lease payments receivable. Variable lease payments that do not depend on an index or a rate are recognised as income in the accounting period in which they are earned.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(q) Employee benefits

(i) Pension obligations

The employees of the Group's subsidiaries which operated in Mainland China and Japan are required to participate in central pension schemes operated by the local municipal government and the central government, respectively. These subsidiaries are required to contribute a certain percentage of payroll costs to the central pension scheme. The contributions are charged to profit or loss as they become payable in accordance with the rules of the central pension scheme.

The employees of the Group's subsidiaries which operated in Japan are required to participate in a central pension scheme operated by a government affiliated corporation (the "**National Pension Scheme**"), which is considered as a defined contribution plan and these subsidiaries are required to contribute certain percentage of employees' salaries to the National Pension Scheme. The Group has no further payment obligations once the contributions have been paid. On the other hand, the employees of the Group's subsidiaries which operate in the PRC are required to participate in a central pension scheme operated by the local municipal government (the "**Central Pension Scheme**"), which is also considered as a defined contribution plan and these subsidiaries are required to contribute certain percentage of employees' salaries to the Central Pension Scheme. The Group has no further payment obligations once the contributions have been paid. All contributions to defined contribution retirement plans are recognised as an expense in profit or loss when the services are rendered by the employees and when they fall due under the relevant regulations. For both the National Pension Scheme and Central Pension Scheme, no forfeited contributions could be used by employer to reduce the existing level of contributions.

(ii) Employee leave entitlements

Employee entitlements to annual leave and long service leave are recognised when they accrue to employees. A provision is made for the estimated liability for annual leave and long service leave as a result of services rendered by employees up to the end of the reporting period.

Employee entitlements to sick leave and maternity leave are not recognised until the time of leave.

(iii) Termination benefits

Termination benefits are recognised at the earlier of the dates when the Group can no longer withdraw the offer of those benefits, and when the Group recognises restructuring costs and involves the payment of termination benefits.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(r) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

To the extent that funds are borrowed generally and used for the purpose of obtaining a qualifying asset, the amount of borrowing costs eligible for capitalisation is determined by applying a capitalisation rate to the expenditures on that asset. The capitalisation rate is the weighted average of the borrowing costs applicable to the borrowings of the Group that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining a qualifying assets. Any specific borrowing that remain outstanding after the related asset is ready for its intended use or sale is included in the general borrowing pool for calculation of capitalisation rate on general borrowings.

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

(s) Government grants

A government grant is recognised when there is reasonable assurance that the Group will comply with the conditions attaching to it and that the grant will be received.

Government grants that become 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.

(t) Taxation

Income tax represents the sum of the current tax and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit recognised in profit or loss because of items 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.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(t) Taxation (Continued)

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 and 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 deductible temporary differences, unused tax losses or unused tax credits can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit and at the time of transaction does not give rise to equal taxable and deductible temporary differences.

Deferred tax liabilities are recognised for taxable temporary differences arising on 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.

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 is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised, based on tax rates that have been enacted or substantively enacted by the end of the reporting period. Deferred tax is recognised in profit or loss, except when it relates to items recognised in other comprehensive income or directly in equity, in which case the deferred tax is also recognised in other comprehensive income or directly in equity.

The measurement of deferred tax assets and liabilities 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 investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model of the Group whose business objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. If the presumption is rebutted, deferred tax for such investment properties are measured based on the expected manner as to how the properties will be recovered.

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 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(t) 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. The Group recognises a deferred tax asset related to lease liabilities to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilised and a deferred tax liability for all taxable temporary differences.

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 by the same taxation authority and the Group intends either to settle its current tax assets and liabilities on a net basis, or to realise the asset and settle the liability simultaneously.

(u) Impairment of non-financial assets

Intangible assets that have an indefinite useful life or that are not yet available for use are reviewed for impairment annually and whenever events or changes in circumstances indicate the carrying amount may not be recoverable.

The carrying amounts of non-financial assets are reviewed at the end of each reporting period for indications of impairment and where an asset is impaired, it is written down as an expense through the consolidated statement of profit or loss to its estimated recoverable amount unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. If this is the case, recoverable amount is determined for the CGU to which the asset belongs. Recoverable amount is the higher of value in use and the fair value less costs of disposal of the individual asset or the CGU.

Value in use is the present value of the estimated future cash flows of the asset/CGU. Present values are computed using pre-tax discount rates that reflect the time value of money and the risks specific to the asset/CGU whose impairment is being measured.

Impairment losses for CGU are allocated first against the goodwill of the unit and then pro rata amongst the other assets of the CGU. Subsequent increases in the recoverable amount caused by changes in estimates are credited to profit or loss to the extent that they reverse the impairment unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(v) Impairment of financial assets

The Group recognises a loss allowance for ECLs on investments in debt instruments that are measured at amortised cost, trade and other receivables, pledged short-term bank deposits and cash and cash equivalents. The amount of ECLs is updated at the end of each reporting period to reflect changes in credit risk since initial recognition of the respective financial instrument.

The Group always recognises lifetime ECL for trade receivables. The ECLs on these financial assets are estimated using a provision matrix 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 the forecast direction of conditions at the end of the reporting period, including time value of money where appropriate.

For all other financial instruments, the Group recognises lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month ECL.

Lifetime ECL represents the ECLs that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the end of the reporting period.

Significant increase in credit risk

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group compares the risk of a default occurring on the financial instrument at the end of the reporting period with the risk of a default occurring on the financial instrument 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. Forward-looking information considered includes the future prospects of the industries in which the Group's debtors operate, obtained from economic expert reports, financial analysts, governmental bodies, relevant think-tanks and other similar organisations, as well as consideration of various external sources of actual and forecast economic information that relate to the Group's core operations.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(v) Impairment of financial assets (Continued)

Significant increase in credit risk (Continued)

In particular, the following information is taken into account when assessing whether credit risk has increased significantly since initial recognition:

- 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 for a particular financial instrument;
- existing or forecast adverse changes in business, financial or economic conditions that are expected to cause a significant decrease in the debtor's ability to meet its debt obligations;
- an actual or expected significant deterioration in the operating results of the debtor;
- significant increases in credit risk on other financial instruments of the same debtor; or
- 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 on a financial asset 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 financial instrument has not increased significantly since initial recognition if the financial instrument is determined to have low credit risk at the end of the reporting period. A financial instrument is determined to have low credit risk if:

- (i) the financial instrument has a low risk of default;
- (ii) the debtor has a strong capacity to meet its contractual cash flow obligations in the near terms, 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 financial asset to have low credit risk when the asset has external credit rating of "investment grade" in accordance with the globally understood definition or if an external rating is not available, the asset has an internal rating of "performing". Performing means that the counterparty has a strong financial position and there is no past due amounts.

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 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

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

Credit-impaired financial assets

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

- significant financial difficulty of the issuer or the counterparty;
- a breach of contract, such as a default or past due event;
- the lender(s) of the counterparty, for economic or contractual reasons relating to the counterparty's financial difficulty, having granted to the counterparty a concession(s) that the lender(s) would not otherwise consider;
- it is becoming probable that the counterparty will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for that financial asset because of financial difficulties.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

4 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

(v) Impairment of financial assets (Continued)

Write-off policy

The Group writes off a financial asset when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, including when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or in the case of trade receivables, when the amounts are over two years past due, whichever occurs sooner. Financial assets written off may still be subject to enforcement activities under the Group's recovery procedures, taking into account legal advice where appropriate. Any recoveries made are recognised in profit or loss.

Measurement and recognition of ECL

The measurement of ECLs is a function of the probability of default, loss given default (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward looking information as described above. As for the exposure at default, for financial assets, this is represented by the assets' gross carrying amount at the end of the reporting period.

For financial assets, the ECLs is estimated as the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the original effective interest rate.

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, except for assets for which simplified approach was used.

The Group recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

5 CRITICAL JUDGEMENTS AND KEY ESTIMATES

In applying the Group's material accounting policies, which are described in note 4, the directors of the Company are required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Critical judgements in applying accounting policies

In the process of applying the accounting policies, the directors of the Company have made the following judgements that have the most significant effect on the amounts recognised in the consolidated financial statements (apart from those involving estimations, which are dealt with below).

(i) Principal versus agent on revenue recognition

Determining whether revenue of the Group should be reported gross or net is based on a continuing assessment of various factors. When determining whether the Group is acting as the principal or agent in offering goods or services to the customer, the Group needs to first identify who controls the specified goods or services before they are transferred to the customer. The Group is a principal that obtains control over any of the following: (i) goods or another asset from the other party that the Group then transfers to the customer; (ii) a right to a service to be performed by the other party, which gives the Group the ability to direct that party to provide the service to the customer on the Group's behalf; or (iii) goods or services from the other party that the Group then combines with other goods or services in providing the specified goods or services to the customer. If control is unclear, the Group evaluates whether it is primarily obligated in a transaction, is subject to inventory risk, has discretion in establishing prices and selecting suppliers. If these indicators collectively suggest control, the Group records revenues on a gross basis. Otherwise, the Group records the net amount earned as commissions from products sold or services provided.

The Group's management performs the assessment based on the above-mentioned factors and reaches the conclusion that the Group acts as a principal in the sales of package tour and day tours and hotels operation since the Group controls the services before they are transferred to the customers and acts as an agent in (i) the sales of FIT products and (ii) provision of visa application processing services since the Group does not obtain control over the services performed by the airline companies, hotels and the relevant government authorities. Accordingly, the Group recognises revenue from the sales of package tour and day tours services and hotels operation on a gross basis and the revenue from sales of FIT products and the provision of visa application processing services on a net basis.

For duty-free shop business, management reaches the conclusion that the Group acts as a principal except for the sales of "one-click ship" for which the Group acts as an agent. For usual duty-free products sales, the Group controls the products before delivering to the customers. While for "one-click ship" sales, the supplier controls the products and is responsible for the warehousing, logistics distribution, after-sales service and other services of the sold products. Accordingly, the Group recognises revenue from the usual duty-free products sales on a gross basis and the revenue from "one-click ship" on a net basis.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

5 CRITICAL JUDGEMENTS AND KEY ESTIMATES (CONTINUED)

Critical judgements in applying accounting policies (Continued)

(ii) Contractual Arrangements

The PRC Operating Entity is engaged in the outbound travel business. Under the PRC laws and regulations, foreign investors are prohibited to invest in such business.

The Group exercises control over the PRC Operating Entity and enjoys substantially all economic benefits of the PRC Operating Entity through the Contractual Arrangements.

The Group does not have any equity interests in the PRC Operating Entity. However, as a result of the Contractual Arrangements, the Company has power over the PRC Operating Entity, has rights to variable returns from its involvement with the PRC Operating Entity and has the ability to affect those returns through its power over the PRC Operating Entity and is therefore considered to have control over it. Consequently, the Company regards the PRC Operating Entity as indirectly owned subsidiary. The Company has consolidated the financial position and results of the PRC Operating Entity in the consolidated financial statements for the years ended 31 December 2024 and 2023.

(iii) Significant increase in credit risk

As explained in note 4, ECL under general approach are measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. HKFRS 9 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased, the Group takes into account qualitative and quantitative reasonable and supportable forward looking information.

Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

5 CRITICAL JUDGEMENTS AND KEY ESTIMATES (CONTINUED)

Key sources of estimation uncertainty (Continued)

(i) Allowance for ECL on trade receivables

The Group uses a provision matrix to calculate ECLs for trade receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions are expected to deteriorate over the next year, the historical default rates are adjusted. At the end of each reporting period, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation among historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of a customer's actual default in the future. The information about the ECLs on the Group's trade receivables disclosed in note 25 to the consolidated financial statements.

As at 31 December 2024, the carrying amount of trade receivables was approximately RMB24,753,000 (2023: RMB14,570,000), net of loss allowance for ECLs of approximately RMB163,000 (2023: RMB3,955,000).

(ii) Allowance for ECL on other receivables, deposits and loan receivables

The Group estimates the loss allowance for other receivables, deposits and loan receivables by assessing the ECLs. This requires the use of estimates and judgements. ECLs are based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, and an assessment of both the current and forecast general economic conditions at the end of the reporting period. Where the estimation is different from the original estimate, such difference will affect the carrying amounts of debtors and thus the impairment loss in the period in which such estimate will be changed. The Group keeps assessing the ECLs of other receivables, deposits and loan receivables during their expected lives.

As at 31 December 2024, the aggregate carrying amount of other receivables, deposits and loan receivables were approximately RMB11,988,000 (2023: RMB6,485,000), net of loss allowance for ECLs of approximately RMB2,696,000 (2023: RMB1,365,000).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

5 CRITICAL JUDGEMENTS AND KEY ESTIMATES (CONTINUED)

Key sources of estimation uncertainty (Continued)

(iii) Impairment assessment of non-financial assets (other than goodwill)

The Group assesses whether there are any indicators of impairment for all non-financial assets (including the right-of-use assets) at the end of each reporting period. All non-financial assets of the Group are tested for impairment when there are indicators that the carrying amounts may not be recoverable. An impairment exists when the carrying value of an asset or a cash-generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The calculation of the fair value less costs of disposal is based on available data from binding sales transactions in an arm's length transaction of similar assets or observable market prices less incremental costs for disposing of the asset. When value-in-use calculations are undertaken, management must estimate the expected future cash flows from the asset or CGU and choose a suitable pre-tax discount rate in order to calculate the present value of those cash flows. The carrying amounts of property, plant and equipment, freehold land, right-of-use assets and other intangible assets at the end of the reporting period are disclosed in notes 17, 19, 20(a) and 22 to the consolidated financial statements respectively.

(iv) Fair value of investment properties

Investment properties carried at fair value were revalued at the end of each reporting period based on the appraised market value provided by independent professional valuer. Such valuation was based on certain assumptions, which are subject to uncertainty and might materially differ from the actual results. In making the estimation, the Group considers information from current prices in an active market for similar properties and uses assumptions that are mainly based on market conditions existing at the end of each reporting period.

The carrying amount of investment properties was approximately RMB13,753,000 (2023: RMB15,000,000). Further details, including the key assumptions used for fair value measurement, are given in note 18 to the consolidated financial statements.

5 CRITICAL JUDGEMENTS AND KEY ESTIMATES (CONTINUED)

Key sources of estimation uncertainty (Continued)

(v) Deferred tax assets

Deferred tax assets are recognised for unused tax losses and other deductible temporary differences to the extent that it is probable that taxable profit will be available against which the unused tax losses and other deductible temporary differences can be utilised. Significant management's judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits together with future tax planning strategies. The amount of deferred tax assets in respect of unrecognised tax losses for group entities incorporated and operated in Japan and Mainland China at 31 December 2024 were approximately RMB5,667,000 (2023: RMB3,587,000) and RMB13,221,000 (2023: RMB28,907,000) respectively. Further details are disclosed in note 32 to the consolidated financial statements.

(vi) Income tax

The Group is subject to income taxes in various regions. As a result of the fact that certain matters relating to the income taxes have not been confirmed by the local tax bureau, objective estimates and judgements based on currently enacted tax laws, regulations and other related policies are required in determining the provision for income tax. Where the final tax outcome of these matters is different from the amounts originally recorded, the differences will impact on the income tax and tax provisions in the period in which the differences are realised. During the year ended 31 December 2024, approximately RMB1,372,000 (2023: RMB2,753,000) of income tax was credited (2023: charged) to profit or loss based on the estimated profits from operations. Further details are disclosed in note 14 to the consolidated financial statements.

6 FINANCIAL RISK MANAGEMENT

The Group's principal financial instruments comprise interest-bearing bank borrowings, cash and cash equivalents and pledged short-term bank deposits. The main purpose of these financial instruments is to raise finance for the Group's operations. The Group has various other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations.

The Group's activities expose it to a variety of financial risks: foreign currency risk, credit risk, liquidity risk, interest rate risk and equity price risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

6 FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Foreign currency risk

Foreign currency risk is the risk of loss resulting from changes in foreign currency exchange rates. Fluctuations in exchange rates between RMB and other currencies in which the Group conducts business may affect the Group's consolidated financial condition and results of operations. The Group seeks to limit its exposure to foreign currency risk by minimising its net foreign currency position.

The Group's exposure to foreign currency risk at the end of the reporting period, expressed in RMB was as follows:

	31 December 2024			31 December 2023		
	US\$ RMB'000	JPY RMB'000	HK\$ RMB'000	US\$ RMB'000	JPY RMB'000	HK\$ RMB'000
Cash and cash equivalents	4,741	–	–	743	62	25
Trade payables	–	(1,932)	–	–	(6,215)	–
Other receivables	–	177	–	–	–	–

The following table demonstrates the sensitivity at the end of the reporting period to a reasonably possible change in the JPY, HK\$ and US\$ exchange rates, with all other variables held constant, of the Group's profit/(loss) before tax (due to changes in the fair values of monetary assets and liabilities).

	Changes in rate of foreign currency %	Increase/ (decrease) in profit before tax RMB'000
2024		
If RMB weakens against JPY	5	(88)
If RMB strengthens against JPY	(5)	88
If RMB weakens against US\$	5	237
If RMB strengthens against US\$	(5)	(237)
2023		
If RMB weakens against JPY	5	(308)
If RMB strengthens against JPY	(5)	308
If RMB weakens against US\$	5	37
If RMB strengthens against US\$	(5)	(37)
If RMB weakens against HK\$	5	1
If RMB strengthens against HK\$	(5)	(1)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

6 FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Credit risk

The Group trades only with recognised and creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. The Group does not offer credit terms without the specific approval of the directors of the Company.

Maximum exposure and year-end staging classification

The tables below shows the credit quality and the maximum exposure to credit risk based on the Group's credit policy, which is mainly based on past due information unless other information is available without undue cost or effort, and year-end staging classification as at 31 December.

The amounts presented are gross carrying amounts for financial assets.

As at 31 December 2024

	12-months ECLs	Lifetime ECLs			Total RMB'000
	Stage 1 RMB'000	Stage 2 RMB'000	Stage 3 RMB'000	Simplified approach RMB'000	
Trade receivables*	–	–	–	24,916	24,916
Financial assets included in deposits and other receivables – Normal**	14,684	–	–	–	14,684
Pledged short-term bank deposits	1,500	–	–	–	1,500
Cash and cash equivalents	40,065	–	–	–	40,065
	56,249	–	–	24,916	81,165

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

6 FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Credit risk (Continued)

Maximum exposure and year-end staging classification (Continued)

As at 31 December 2023

	12-months ECLs	Lifetime ECLs			
	Stage 1 RMB'000	Stage 2 RMB'000	Stage 3 RMB'000	Simplified approach RMB'000	Total RMB'000
Trade receivables*	–	–	–	18,525	18,525
Financial assets included in deposits and other receivables – Normal**	7,850	–	–	–	7,850
Pledged short-term bank deposits	3,000	–	–	–	3,000
Cash and cash equivalents	38,093	–	–	–	38,093
	48,943	–	–	18,525	67,468

* For trade receivables to which the Group applies the simplified approach for impairment, information based on the provision matrix is disclosed in note 25.

** The credit quality of the financial assets included in deposits and other receivables are considered to be “normal” when they are not past due and there is no information indicating that the financial assets had a significant increase in credit risk since initial recognition. Otherwise, the credit quality of the financial assets is considered to be “doubtful”. The management reassess the 12-months ECL on these financial assets at the end of each reporting period. The Group applies general approach for the impairment which is disclosed in the note 26.

Further quantitative data in respect of the Group’s exposure to credit risk arising from trade receivables, and the financial assets included in deposits and other receivables are disclosed in notes 25 and 26, respectively.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

6 FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk

The Group monitors its risk to a shortage of funds using a recurring liquidity planning tool. This tool considers the maturity of both its financial investments and financial assets (e.g., trade receivables and other financial assets) and projected cash flows from operations.

The Group's objective is to maintain a balance between continuity of funding and flexibility through the use of interest-bearing bank borrowings.

The maturity profile of the Group's financial liabilities as at the end of the reporting period, based on the contractual undiscounted payments, is as follows:

	2024					Carrying amount RMB'000
	Less than 1 year or on demand RMB'000	1 to 2 years RMB'000	2 to 5 years RMB'000	Over 5 years RMB'000	Total RMB'000	
Trade payables	22,167	–	–	–	22,167	22,167
Financial liabilities included in other payables and accruals	9,064	–	–	–	9,064	9,064
Lease liabilities	454	19	–	–	473	472
Interest-bearing bank borrowings	21,776	2,951	8,628	17,996	51,351	47,328
	53,461	2,970	8,628	17,996	83,055	79,031

	2023					Carrying amount RMB'000
	Less than 1 year or on demand RMB'000	1 to 2 years RMB'000	2 to 5 years RMB'000	Over 5 years RMB'000	Total RMB'000	
Trade payables	7,934	–	–	–	7,934	7,934
Financial liabilities included in other payables and accruals	10,472	–	–	–	10,472	10,472
Lease liabilities	1,245	1,515	145	–	2,905	2,331
Interest-bearing bank borrowings	25,729	3,155	10,345	22,317	61,546	56,117
	45,380	4,670	10,490	22,317	82,857	76,854



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

6 FINANCIAL RISK MANAGEMENT (CONTINUED)

(d) Interest rate risk

The Group has interest-bearing assets and liabilities in relation to loan receivables, pledged short-term bank deposits, cash and cash equivalents, lease liabilities and interest-bearing bank borrowings, details of which are disclosed in notes 26, 28, 20(b) and 31 respectively.

The Group's loan receivables, certain bank borrowings and lease liabilities bear interests at fixed interest rates and therefore are subject to fair value interest rate risks.

The Group's exposure to cash flows interest-rate risk arises from its pledged short-term bank deposits, cash and cash equivalents and certain bank borrowings at floating interest rates. These assets and liabilities bear interests at variable rates that vary with the then prevailing market condition.

If the interest rates increase/decrease by 5% (2023: 5%) with all other variables held constant, the profit before tax for the year would have been approximately RMB193,000 (2023: RMB4,400) higher/lower, mainly arising from the increase/decrease in interest income on bank balances.

(e) Equity price risk

The Group's financial assets at FVTOCI and financial assets at FVTPL are measured at fair value. Therefore, the Group is exposed to equity security price risk due to the fluctuation of share prices of financial assets at FVTOCI and financial assets at FVTPL.

If the share prices of the financial assets at FVTPL increase/decrease by 5% (2023: 5%) with all other variables held constant, the profit before tax for the year would have been approximately RMBNil (2023: RMB182,000 higher/lower), arising as a result of the fair value gain/loss of the financial assets at FVTPL.

No sensitivity analysis has been performed on the financial assets at FVTOCI as the directors of the Company are of opinion that they are not material to the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

6 FINANCIAL RISK MANAGEMENT (CONTINUED)

(f) Categories of financial instruments at the end of the reporting period

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

Financial assets

Financial assets at amortised cost

	2024 RMB'000	2023 RMB'000
Trade receivables	24,753	14,570
Financial assets included in deposits and other receivables	11,988	6,485
Pledged short-term bank deposits	1,500	3,000
Cash and cash equivalents	40,065	38,093
	78,306	62,148

Financial assets at FVTOCI

	2024 RMB'000	2023 RMB'000
Listed equity investments	1	6

Financial assets at FVTPL

	2024 RMB'000	2023 RMB'000
Listed equity securities held for trading	–	3,640

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

6 FINANCIAL RISK MANAGEMENT (CONTINUED)

(f) Categories of financial instruments at the end of the reporting period (Continued)

Financial liabilities

Financial liabilities – at amortised cost

	2024 RMB'000	2023 RMB'000
Trade payables	22,167	7,934
Financial liabilities included in other payables and accruals	9,064	10,472
Interest-bearing bank borrowings	47,328	56,117
	78,559	74,523

(g) Fair values

The carrying amounts of the Group's financial assets and financial liabilities as reflected in the consolidated statement of financial position approximate their respective fair values as at 31 December 2024 and 2023.

7 FAIR VALUE MEASUREMENTS

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following disclosures of fair value measurements use a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value:

Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 inputs: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs: unobservable inputs for the asset or liability.

The Group's financial controller is responsible for the fair value measurements of assets and liabilities required for financial reporting purposes, including level 3 fair value measurements. The financial controller reports directly to the Board of Directors for these fair value measurements. Discussions of valuation processes and results are held between financial controller and the Board of Directors at least once a year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

7 FAIR VALUE MEASUREMENTS (CONTINUED)

For level 3 fair value measurements, the Group will normally engage external valuation expert with the recognised professional qualifications and recent experience to perform the valuations.

The following table illustrates the disclosure of level in fair value measurement hierarchy of the Group:

As at 31 December 2024

	Fair value measurement using			Total RMB'000
	Quoted prices in active markets (Level 1) RMB'000	Significant observable inputs (Level 2) RMB'000	Significant unobservable inputs (Level 3) RMB'000	
Investment properties*	—	—	13,753	13,753
Financial assets at FVTOCI	1	—	—	1
	1	—	13,753	13,754

As at 31 December 2023

	Fair value measurement using			Total RMB'000
	Quoted prices in active markets (Level 1) RMB'000	Significant observable inputs (Level 2) RMB'000	Significant unobservable inputs (Level 3) RMB'000	
Investment properties*	—	—	15,000	15,000
Financial assets at FVTOCI	6	—	—	6
Financial assets at FVTPL	3,640	—	—	3,640
	3,646	—	15,000	18,646

* Please refer to note 18 for the information on fair value measurement hierarchy of the Group's investment properties.

The Group did not have any financial liabilities measured at fair value as at 31 December 2024 and 2023.

During the years ended 31 December 2024 and 2023, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

8 SEGMENT INFORMATION

For management purpose, the Group's businesses include (i) sales of package tours and day tours; (ii) hotels operation; (iii) sales of FIT products; (iv) provision of visa application processing services; and (v) duty-free shop business. Revenue recognised during the year is as follows:

	2024 RMB'000	2023 RMB'000
Revenue		
Sales of package tours and day tours	184,150	59,203
Hotels operation income	21,857	19,760
Margin income from sales of FIT products	2,191	1,802
Margin income from the provision of visa application processing services	3,234	6,372
Income from duty-free shop business	2,331	5,508
Total	213,763	92,645

The Group's chief operating decision makers (the "CODM") have been identified as the executive directors of the Company. The information reported to the CODM, for the purpose of resource allocation and assessment of performance, does not contain discrete operating segment financial information and the CODM reviewed the financial results of the Group as a whole. Accordingly, no segment information is presented.

Geographical information

(a) Revenue from external customers

	2024 RMB'000	2023 RMB'000
The PRC*	189,575	72,275
Japan [#]	24,188	20,370
Total	213,763	92,645

* From sales of package tours and day tours, sales of FIT products and provision of visa application processing services.

[#] From hotels operation and duty-free shop business.

(b) Information about major customers

During the years ended 31 December 2024 and 2023, no customers individually contributing over 10% of the total revenue of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

8 SEGMENT INFORMATION (CONTINUED)

Geographical information (Continued)

(c) Non-current assets

	2024 RMB'000	2023 RMB'000
Japan	108,161	115,752
The PRC	30,488	30,253
Total	138,649	146,005

The non-current assets disclosed above are based on the locations of assets and excludes financial assets at FVTOCI and deferred tax assets.

9 REVENUE AND OTHER INCOME AND OTHER GAINS/(LOSSES), NET

Revenue represents the consideration to which the Group expects to be entitled in exchange for products and services sold, net of value-added tax and government surcharges, during the year.

An analysis of revenue and other income and other gains/(losses), net, are as follows:

	2024 RMB'000	2023 RMB'000
Revenue from contracts with customers within the scope of HKFRS 15 (note (a))	213,763	92,645
Other income		
Bank interest income	93	47
Government grants (note (c))	243	360
Net rental income from investment properties under operating leases:		
– Lease payments, including fixed payments less direct outgoings of RMB45,000 (2023: RMB41,000)*	920	924
Rental income from motor vehicles	423	–
Interest income from loans to third parties	1,332	1,701
Others	183	77
	3,194	3,109
Other gains/(losses), net		
Changes in fair value of financial assets at FVTPL	1,427	1,980
Loss on early termination of lease	(1)	(2)
Gain/(loss) on loan modification of bank borrowings	1,503	(164)
Impairment loss on property, plant and equipment (note 17)	–	(558)
Reversal of impairment loss on property, plant and equipment (note 17)	1,796	–
Changes in fair value of investment properties (note 18)	(1,247)	(1,824)
Foreign exchange gains, net	30	147
	3,508	(421)
	6,702	2,688

* Direct operating expenses arising from investment properties that generated rental income and those that did not generated rental income during the years ended 31 December 2024 and 2023 are not material. Therefore, no disclosure is made.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

9 REVENUE AND OTHER INCOME AND OTHER GAINS/(LOSSES), NET (CONTINUED)

Notes:

- (a) Disaggregation of revenue from contracts with customers within the scope of HKFRS 15

The Group derives revenue from the transfer of goods and services over time and at a point in time in the following major products and services lines:

	2024 RMB'000	2023 RMB'000
Timing of revenue recognition		
Over time		
– Sales of package tours and day tours	184,150	59,203
– Hotels operation income	21,857	19,760
	206,007	78,963
At a point in time		
– Margin income from the sales of FIT products	2,191	1,802
– Margin income from the provision of visa application processing services	3,234	6,372
– Income from duty-free shop business	2,331	5,508
	7,756	13,682
Total	213,763	92,645

- (b) Contract liabilities

Details of contract liabilities are as follows:

	2024 RMB'000	2023 RMB'000
Current (note 30)	5,720	3,697

- (i) Significant changes in contract liabilities

Contract liabilities represent the obligations to transfer goods or services to a counterparty for which the Group has received consideration. The changes in the contract liabilities are mainly attributable to the receipt of advances from customers and the recognition of revenue when fulfilling the performance obligations. Increase in contract liabilities in 2024 was mainly due to the increase in advances received from customers in relation to the sales on package tour and day tour at the end of the reporting period.

- (ii) Revenue recognised in relation to contract liabilities

The following table shows the revenue recognised during the year related to carried-forward contract liabilities.

	2024 RMB'000	2023 RMB'000
Revenue recognised that was included in the contract liabilities balance at the beginning of the year	3,697	995

- (iii) Performance obligations

At 31 December 2024 and 2023, the remaining performance obligations (unsatisfied or partially unsatisfied) were expected to be recognised within one year. As permitted under HKFRS 15, the transaction prices allocated to these unsatisfied contracts are not disclosed.

- (c) Government grants mainly represented financial support funds from government in Japan and the PRC. There are no unfulfilled conditions or other contingencies attached to these grants and recognised as income when the Group received.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

10 FINANCE COSTS

An analysis of finance costs is as follows:

	2024 RMB'000	2023 RMB'000
Interest on bank borrowings	1,152	1,212
Interest on lease liabilities	9	26
	1,161	1,238

11 PROFIT BEFORE TAX

The Group's profit before tax is arrived at after charging/(crediting):

	Notes	2024 RMB'000	2023 RMB'000
Cost of services rendered		161,249	54,850
Cost of inventories sold		1,978	4,153
Depreciation of property, plant and equipment	17	6,888	3,814
Depreciation of right-of-use assets	20(a)	669	1,066
Amortisation of other intangible assets	22	46	80
Expenses related to short-term leases	20(c)	835	114
Auditor's remuneration			
– Audit services		912	901
– Non-audit services		–	–
Allowance for/(reversal of) ECL on loan receivables, deposits and other receivables, net	26	1,353	(623)
Allowance for/(reversal of) ECL on trade receivables, net	25	6,117	(4,549)
(Reversal of impairment loss)/impairment loss of property, plant and equipment (included in other gains/(losses), net)		(1,796)	558
Employee benefit expense (excluding directors' remuneration) (note 12):			
Wages and salaries		12,953	5,695
Payments to defined contribution plans (note)		1,610	1,659
Staff welfare expenses		1,457	422
		16,020	7,776

Note: There were no forfeited contributions utilised during the years ended 31 December 2024 and 2023 to reduce future contributions.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

12 DIRECTORS' EMOLUMENTS

Directors' emoluments for the year ended 31 December 2024, disclosed pursuant to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"), section 383(1)(a), (b), (c) and (f) of the Hong Kong Companies Ordinance and Part 2 of the Companies (Disclosure of Information about Benefits of Directors) Regulation, are as follows:

	2024 RMB'000	2023 RMB'000
Fees	244	79
Other emoluments:		
Salaries, allowances and benefits in kind	1,657	1,834
Payments to defined contribution plans	64	117
	1,721	1,951
	1,965	2,030

(a) Independent non-executive directors

The fees paid to independent non-executive directors of the Company during the year ended 31 December 2024 were as follows:

	2024 RMB'000	2023 RMB'000
Ms. Zhou Li	208	43
Mr. Zhao Jianbo	–	–
Mr. Ying Luming	36	36
Mr. Zheng Cheng (Note)	–	–
	244	79

Note: Mr. Zheng Cheng resigned as independent non-executive director on 8 May 2023.

There were no other emoluments paid or payable to the independent non-executive directors during the years ended 31 December 2024 and 2023.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

12 DIRECTORS' EMOLUMENTS (CONTINUED)

(b) Executive directors

	Fees <i>RMB'000</i>	Salaries, allowances and benefits in kind <i>RMB'000</i>	Performance related bonuses <i>RMB'000</i>	Payments to defined contribution plans <i>RMB'000</i>	Total remuneration <i>RMB'000</i>
2024					
Mr. Yu Dingxin	–	1,049	–	16	1,065
Mr. Pan Wei	–	95	–	16	111
Mr. Xu Jiong	–	115	–	16	131
Mr. An Jiajin	–	60	338	16	414
	–	1,319	338	64	1,721
2023					
Mr. Yu Dingxin	–	1,221	–	78	1,299
Mr. Pan Wei	–	273	–	13	286
Mr. Xu Jiong	–	287	–	13	300
Mr. An Jiajin	–	53	–	13	66
	–	1,834	–	117	1,951

There was no emolument paid or payable by the Group to the directors as an inducement to join or upon joining the Group or as compensation for loss of an office and there was no arrangement under which a director waived or agreed to waive any remuneration during the years ended 31 December 2024 and 2023.

The Group did not appoint a chief executive, and the duty of a chief executive was performed by the chairman of the board of directors of the Company.

The remuneration of directors including the discretionary bonus is determined having regard to their performance and the market trend by the remuneration committee of the Company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

13 FIVE HIGHEST PAID EMPLOYEES

The five highest paid employees during the year ended 31 December 2024 included two directors (2023: three), details of whose emoluments are set out in note 12 above. Details of the emoluments for the year ended 31 December 2024 of the three (2023: two) highest paid employees who are neither a director nor chief executive of the Company are as follows:

	2024 RMB'000	2023 RMB'000
Salaries, allowances and benefits in kind	2,366	2,179
Payments to defined contribution plans	79	150
	2,445	2,329

The number of non-director and non-chief executive highest paid employees whose remuneration fell within the following band is as follows:

	Number of employees	
	2024	2023
Nil to HK\$1,000,000	3	2

There was no emolument paid or payable by the Group to the five highest paid employees as an inducement to join or upon joining the Group or as compensation for loss of an office during the years ended 31 December 2024 and 2023.

14 INCOME TAX (CREDIT)/EXPENSE

The Group is subject to income tax on an entity basis on profits arising in or derived from the jurisdictions in which the subsidiaries of the Group are domiciled and operate.

Pursuant to the rules and regulations of the Cayman Islands and the BVI, the Group is not subject to any income tax in the Cayman Islands and the BVI.

Pursuant to the rules and regulations of Japan, the subsidiaries incorporated in Japan are subject mainly to corporate tax, inhabitant tax and enterprise tax, and the effective statutory tax rate for these taxes was 33.6% (2023: 33.6%).

Hong Kong Profits Tax has been provided at the rate of 16.5% (2023: 16.5%) on the estimated assessable profits arising in Hong Kong during the year ended 31 December 2024, except for one (2023: one) subsidiary of the Group which is a qualifying entity under the two-tiered profits tax rates regime during the years of assessment 2024. The first HK\$2,000,000 (2023: HK\$2,000,000) of assessable profits of this subsidiary is taxed at 8.25% and the remaining assessable profits are taxed at 16.5% (2023: 16.5%). No provision for Hong Kong Profits Tax has been made as the Group had no assessable profits derived from or earned in Hong Kong during the years ended 31 December 2024 and 2023.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

14 INCOME TAX (CREDIT)/EXPENSE (CONTINUED)

During the year ended 31 December 2024, except for certain subsidiaries of the Group which were entitled to a preferential income tax rate of 20% (2023: 20%) for small and micro enterprises with the first RMB1.0 million (2023: RMB1.0 million) of annual taxable income eligible for a 75% (2023: 75%) reduction and the annual taxable income between RMB1.0 million and RMB3.0 million (2023: RMB1.0 million and RMB3.0 million) eligible for a 50% (2023: 50%) reduction, the provision for Mainland China current income tax is based on the statutory rate of 25% (2023: 25%) of the assessable profits of the subsidiaries in Mainland China as determined in accordance with the Corporate Income Tax Law.

The income tax (credit)/expense of the Group is analysed as follows:

	2024 RMB'000	2023 RMB'000
Deferred (note 32)	(1,372)	2,753
Total tax (credit)/charge for the year	(1,372)	2,753

A reconciliation of the income tax expense applicable to profit/(loss) before tax at the statutory rates in Mainland China and Japan to the income tax expense at the effective tax rates, are as follows:

2024

	Mainland China RMB'000	Japan RMB'000	Total RMB'000
Profit before tax	7,797	770	8,567
Tax at the statutory tax rate of 25% in Mainland China	1,949	–	1,949
Tax at the statutory tax rate of 33.6% in Japan	–	259	259
Income not subject to tax	(1,592)	(506)	(2,098)
Non-deductible expenses for tax purposes	1,256	485	1,741
Tax losses not recognised	130	803	933
Utilisation of tax loss previously not recognised	(4,052)	(104)	(4,156)
Tax (credit)/expense	(2,309)	937	(1,372)

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For the year ended 31 December 2024

14 INCOME TAX (CREDIT)/EXPENSE (CONTINUED)

2023

	Mainland China RMB'000	Japan RMB'000	Total RMB'000
Profit/(loss) before tax	(8,648)	20,595	11,947
Tax at the statutory tax rate of 25% in Mainland China	(2,162)	–	(2,162)
Tax at the statutory tax rate of 33.6% in Japan	–	6,920	6,920
Income not subject to tax	(2,059)	(247)	(2,306)
Non-deductible expenses for tax purposes	167	55	222
Tax losses not recognised	1,747	–	1,747
Utilisation of tax loss previously not recognised	–	(7,174)	(7,174)
Tax expense	(2,307)	(446)	(2,753)

Details of the deferred tax are set out in note 32.

15 DIVIDENDS

At the meetings of the directors of the Company held on 28 March 2025, the directors of the Company did not recommend any payment of any dividend for the year (2023: Nil).

16 EARNINGS PER SHARE

The calculation of the basic earnings per share is based on the profit for the year attributable to equity shareholders of the Company of approximately RMB9,890,000 (2023: RMB8,921,000), and the weighted average number of 1,000,000,000 ordinary shares (2023: 1,000,000,000) in issue during the year.

No diluted earnings per share has been presented as there were no potential dilutive shares outstanding for the years ended 31 December 2024 and 2023.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

17 PROPERTY, PLANT AND EQUIPMENT

	Leasehold land and buildings RMB'000	Computer and office equipment RMB'000	Motor vehicles RMB'000	Leasehold Improvements RMB'000	Total RMB'000
Cost					
At 1 January 2023	117,324	1,543	1,165	925	120,957
Additions	–	389	–	–	389
Exchange realignments	(3,406)	(13)	–	–	(3,419)
At 31 December 2023 and 1 January 2024	113,918	1,919	1,165	925	117,927
Additions	86	43	8,658	–	8,787
Exchange realignments	(6,322)	(55)	(150)	–	(6,527)
At 31 December 2024	107,682	1,907	9,673	925	120,187
Accumulated depreciation and impairment					
At 1 January 2023	22,751	910	839	879	25,379
Charge for the year	3,396	209	209	–	3,814
Impairment loss	558	–	–	–	558
Exchange realignments	(554)	(11)	–	–	(565)
At 31 December 2023 and 1 January 2024	26,151	1,108	1,048	879	29,186
Charge for the year	3,227	209	3,452	–	6,888
Reversal of impairment loss	(1,796)	–	–	–	(1,796)
Exchange realignments	(1,263)	(26)	(60)	–	(1,349)
At 31 December 2024	26,319	1,291	4,440	879	32,929
Net carrying amount					
At 31 December 2024	81,363	616	5,233	46	87,258
At 31 December 2023	87,767	811	117	46	88,741

Certain leasehold land and buildings of the Group with an aggregate net carrying amount of approximately RMB14,669,000 (2023: RMB15,289,000) are pledged to secure bank facilities granted to the Group (note 31(a)(i)).



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

17 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Impairment assessment

The management of the Group carried out an impairment review on property, plant and equipment as at 31 December 2023 and concluded that an actual net cash flows flowing from the assets that are worse than those budgeted, there was indication for impairment on the leasehold land and buildings with the carrying amount of approximately RMB15,202,000 located in Mainland China and approximately RMB73,123,000 located in Japan. The recoverable amount of the leasehold land and buildings has been determined based on their fair value less costs of disposal estimated by International Valuation Limited, an independent professional qualified valuer.

The leasehold buildings located in Mainland China represent the office units and car parks. As at 31 December 2023, the Group use direct comparison approach to estimate the recoverable amount of the Group's leasehold buildings located in Mainland China which is based on the prices per square metre realised (or would be) on actual sales of comparable properties of similar size, character and location. The fair value measurement is categorised into Level 3 fair value hierarchy. Based on the management analysis of the recoverable amount of leasehold buildings of approximately RMB14,644,000, an impairment loss of approximately RMB558,000 was recognised in profit or loss for the year ended 31 December 2023.

The leasehold land and buildings located in Japan represent the hotel buildings and residential property. As at 31 December 2023, the Group use direct capitalisation method to estimate the recoverable amount of the hotel buildings. It values a property by capitalising the estimated net operating income generated by an appropriate capitalisation rate which is determined by using market sales of comparable properties in the area. The Group use depreciated replacement cost method to estimate the recoverable amount of the residential property. Depreciated replacement cost method is adopted to value the residential property in Japan which is based on an estimate of the market value of the land in its existing use, plus the current cost of replacement of the improvements less allowance for physical deterioration and all relevant forms of obsolescence and optimisation. The fair value measurement is categorised into Level 3 fair value hierarchy. The recoverable amount of leasehold land and buildings is higher than the carrying amount based on the management analysis assessment, and no impairment was recognised in profit or loss for the years ended 31 December 2023.

As at 31 December 2024, the management of the Group conducted a fair value assessment and concluded there was an indication for reversal of impairment on the Group's leasehold buildings located in Mainland China.

The recoverable amounts of leasehold buildings located in Mainland China have been determined based on their fair value less cost of disposal. The Groups uses direct market comparison method to estimate the fair value less cost of disposal of the assets which is based on the recent transaction price for similar properties, adjusted for nature, location and conditions of the property. The fair value measurement is categorised into Level 3 fair value hierarchy. Accordingly, a reversal of impairment loss of approximately RMB1,796,000 was recognised in profit or loss during the year ended 31 December 2024.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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18 INVESTMENT PROPERTIES

	2024 RMB'000	2023 RMB'000
Carrying amount at 1 January	15,000	16,824
Fair value change	(1,247)	(1,824)
Carrying amount at 31 December	13,753	15,000

The Group's investment properties are situated in Mainland China and are held under medium-term leases.

The Group's investment properties with an aggregate net carrying amount of approximately RMB7,324,000 (2023: RMB7,994,000) were pledged to secure bank facilities granted to the Group as at 31 December 2024 (note 31(a)(ii)).

The Group's investment properties consist of retail shops and offices in Mainland China. As at 31 December 2024 and 2023, the Group's investment properties were revalued based on valuations performed by Zhejiang Huaxia Assets Appraisal Co. Ltd* (浙江華夏資產評估有限公司), an independent professional qualified valuer. The fair value measurement is categorised into Level 3 fair value hierarchy. The investment properties were leased to third parties under operating leases, details of which are included in note 20 to the consolidated financial statements.

* The English name is for identification purpose only.

Fair value hierarchy

During the years ended 31 December 2024 and 2023, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3.

Reconciliation of fair value measurements categorised within Level 3 of the fair value hierarchy:

	Retail shops RMB'000	Office units RMB'000	Total RMB'000
Carrying amount at 1 January 2023	7,892	8,932	16,824
Fair value change	(886)	(938)	(1,824)
Carrying amount at 31 December 2023 and 1 January 2024	7,006	7,994	15,000
Fair value change	(577)	(670)	(1,247)
Carrying amount at 31 December 2024	6,429	7,324	13,753

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For the year ended 31 December 2024

18 INVESTMENT PROPERTIES (CONTINUED)

Fair value hierarchy (Continued)

Below is a summary of the valuation techniques used and the significant unobservable inputs to the valuation of investment properties:

As at 31 December 2024:

Investment properties	Valuation techniques	Significant unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Retail shops	Direct market comparison method	Price per square metre, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property	RMB16,000 to RMB17,800 per square metre	The higher the market unit rate, the higher the fair value
Office units	Direct market comparison method	Price per square metre, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property	RMB15,700 to RMB17,500 per square metre	The higher the market unit rate, the higher the fair value

As at 31 December 2023:

Investment properties	Valuation techniques	Significant unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Retail shops	Direct market comparison method	Price per square metre, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property	RMB16,300 to RMB19,200 per square metre	The higher the market unit rate, the higher the fair value
Office units	Direct market comparison method	Price per square metre, taking into account the recent transaction prices for similar properties adjusted for nature, location and conditions of the property	RMB16,000 to RMB18,800 per square metre	The higher the market unit rate, the higher the fair value

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18 INVESTMENT PROPERTIES (CONTINUED)

Fair value hierarchy (Continued)

As at 31 December 2024 and 2023, the valuations of investment properties have been arrived by adopting direct comparison approach with reference to comparable sale transactions for similar properties in the same location and condition adjusted for differences in key valuation attributes, such as size and floor, were used to value the properties. The most significant input into this valuation approach is the price per square meter. A significant increase/(decrease) (2023: increase/(decrease)) in the estimated price per square metre will result in a significant increase/(decrease) (2023: increase/(decrease)) in the fair value of the investment properties.

19 FREEHOLD LAND

	2024 RMB'000	2023 RMB'000
Carrying amount at the beginning of the year	39,533	41,233
Exchange realignments	(3,214)	(1,700)
Carrying amount at the end of the year	36,319	39,533

The Group's freehold land located in Japan with an aggregate carrying amount of approximately RMB36,319,000 (2023: RMB39,533,000) was pledged to secure bank facilities granted to the Group (note 31(a)(iii)).

Impairment assessment

As at 31 December 2023, management of the Group conducted impairment assessment on the Group's freehold land with carrying amount of approximately RMB39,533,000. The recoverable amount of the freehold land has been determined based on their fair value less costs of disposal.

As at 31 December 2023, the Group used direct capitalisation approach to estimate the fair value less costs of disposal of the Group's freehold land. It values a property by capitalising the estimated net operating income generated by an appropriate capitalisation rate which is determined by using market sales of comparable properties in the area.

The fair value measurement at the end of the reporting period are categorised into Level 3 fair value hierarchy. As at 31 December 2023, the recoverable amount of freehold land is higher than its carrying amount and no impairment loss of freehold land was recognised during the year ended 31 December 2023.

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20 LEASES

The Group as a lessee

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.

(a) Right-of-use assets

The carrying amounts of the Group's right-of-use assets and the movements during the year are as follows:

	Motor vehicle RMB'000	Hotel facilities RMB'000	Total RMB'000
As at 1 January 2023	78	3,171	3,249
Addition	–	394	394
Depreciation charge	(36)	(1,030)	(1,066)
Early termination of lease	–	(174)	(174)
As at 31 December 2023 and 1 January 2024	42	2,361	2,403
Depreciation charge	–	(669)	(669)
Early termination of lease	(42)	(514)	(556)
Exchange realignments	–	(606)	(606)
As at 31 December 2024	–	572	572

The Group has lease contracts for various items of motor vehicle and hotel facilities used in its operations. Leases of motor vehicle generally have lease terms for 5 years (2023: 5 years), while hotel facilities generally have lease terms between 5 to 10 years (2023: 5 to 10 years). Generally, the Group is restricted from assigning and subleasing the leased assets outside the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

20 LEASES (CONTINUED)

The Group as a lessee (Continued)

(b) Lease liabilities

	Present value of minimum lease payments	
	2024 RMB'000	2023 RMB'000
Within one year	453	1,053
More than one year, but not exceeding two years	19	1,135
More than two years, but not more than five years	–	143
Present value of lease obligations	472	2,331
Less: Amount due for settlement within 12 months (shown under current liabilities)	(453)	(1,053)
Amount due for settlement after 12 months	19	1,278

The carrying amount of lease liabilities and the movements during the year are as follows:

	2024 RMB'000	2023 RMB'000
Carrying amount at 1 January	2,331	3,170
New leases	–	394
Early termination of lease	(555)	(172)
Accretion of interest recognised during the year	9	26
Payments	(700)	(1,087)
Exchange realignments	(613)	–
Carrying amount at 31 December	472	2,331
Analysed into:		
Current portion	453	1,053
Non-current portion	19	1,278
Carrying amount at 31 December	472	2,331

The maturity analysis of lease liabilities is disclosed in note 6(c) to the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

20 LEASES (CONTINUED)

The Group as a lessee (Continued)

(c) The amounts recognised in profit or loss in relation to leases are as follows:

	2024 RMB'000	2023 RMB'000
Interest on lease liabilities	9	26
Depreciation of right-of-use assets	669	1,066
Expenses relating to short-term leases (included in administrative expenses)	835	114
Loss on early termination of lease	1	2
Total amount recognised in profit or loss	1,514	1,208

(d) The total cash flows for leases is disclosed in note 36(c) and 37.

Lease liabilities are recognised with related right-of-use assets as at 31 December 2024 and 2023. The lease agreements do not impose any covenants. Leased assets may not be used as security for borrowing purposes.

The Group as a lessor

The Group leases its motor vehicles and investment properties (note 18) under operating lease arrangements. The terms of the leases generally require the tenants to pay security deposits. Rental income of approximately RMB423,000 (2023: RMBNil) and RMB920,000 (2023: RMB924,000) was recognised by the Group during the year, details of which are included in note 9 to the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

21 INVESTMENT IN AN ASSOCIATE

	2024 RMB'000	2023 RMB'000
Share of net assets	490	–

Particulars of the associate at the end of reporting period are as follows:

Company	Place of incorporation and business	Percentage of ownership interest attributable to the Group		Principal activity
		2024	2023	
Jiangxi Shufeng Technology Industry Development Co., Ltd.* 江西數峰科技產業發展有限公司	The PRC/Mainland China	49%	N/A	Technology consulting services

In the opinion of the directors, the associate is not material to the Group. The associate was accounted for using the equity method.

The above investment was held by an indirectly wholly-owned subsidiary of the Company.

The associate was established on 24 July 2024.

The following table illustrates the summarised financial information adjusted for any differences in accounting policies and reconciled to the carrying amount in the consolidated financial statements:

	2024 RMB'000	2023 RMB'000
Current assets	1,000	N/A
Current liabilities	–	N/A
Non-current assets	–	N/A
Non-current liabilities	–	N/A
Net assets	1,000	N/A
Reconciliation to the Group's interest in the associate:		
Proportion of the Group's ownership	49%	N/A
Group's share of net assets of the associate	490	N/A
Revenue	–	N/A
Loss for the year	–**	N/A
Other comprehensive income for the year	–	N/A
Total comprehensive loss for the year	–**	N/A

* The English name is for identification purpose only.

** Amount less than RMB1,000.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

22 OTHER INTANGIBLE ASSETS

	Trademark RMB'000	Onsen use right RMB'000	Software RMB'000	Total RMB'000
Cost				
At 1 January 2023	–	721	227	948
Additions	28	–	–	28
Exchange realignments	–	(30)	(8)	(38)
At 31 December 2023 and 1 January 2024	28	691	219	938
Exchange realignments	(2)	(56)	(15)	(73)
At 31 December 2024	26	635	204	865
Accumulated amortisation				
At 1 January 2023	–	373	179	552
Amortisation for the year	9	35	36	80
Exchange realignments	–	(15)	(7)	(22)
At 31 December 2023 and 1 January 2024	9	393	208	610
Amortisation for the year	4	33	9	46
Exchange realignments	(2)	(33)	(13)	(48)
At 31 December 2024	11	393	204	608
Net carrying amount				
At 31 December 2024	15	242	–	257
At 31 December 2023	19	298	11	328

The remaining amortisation period of onsen use right is 7.6 years (2023: 8.6 years).

23 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME

	2024 RMB'000	2023 RMB'000
Listed equity investments, at fair value	1	6

The above equity investments were irrevocably designated at FVTOCI as the Group considers these investments to be strategic in nature.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

23 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME (CONTINUED)

The fair value of listed equity investments are based on current bid prices. Financial assets at FVTOCI are denominated in HKD.

24 INVENTORIES

	2024 RMB'000	2023 RMB'000
Merchandise for sales	821	1,230
Hotel supplies	25	36
	846	1,266

25 TRADE RECEIVABLES

	2024 RMB'000	2023 RMB'000
Trade receivables	24,916	18,525
Less: loss allowance for ECLs	(163)	(3,955)
	24,753	14,570

The credit terms granted by the Group generally ranged up to one month, extending up to three months for certain customers. The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancement over its trade receivable balances. Trade receivables are non-interest bearing.

An ageing analysis of the trade receivables as at the end of the reporting period, based on the transaction date and net of loss allowance, is as follows:

	2024 RMB'000	2023 RMB'000
1 to 30 days	24,203	11,554
31 to 90 days	184	1,949
91 to 180 days	212	769
181 to 360 days	154	298
	24,753	14,570

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

25 TRADE RECEIVABLES (CONTINUED)

The movement in the loss allowance for expected credit loss of trade receivables is as follows:

	2024 RMB'000	2023 RMB'000
At the beginning of the year	3,955	13,622
Allowance for the ECL provided for the year	6,117	–
Reversal of allowance for the ECL for the year	–	(4,549)
Write-off	(9,909)	(5,118)
At the end of the year	163	3,955

The decrease (2023: decrease) in loss allowance on trade receivables during the year ended 31 December 2024 was mainly due to the write-off of trade receivables with a gross carrying amount of approximately RMB9,909,000 (2023: RMB5,118,000) resulted in a decrease in loss allowance of approximately RMB9,909,000 (2023: RMB5,118,000).

An impairment analysis is performed at the end of each reporting period using a provision matrix to measure the ECL. The provision rates are based on days past due for grouping of various customer segments with similar loss patterns. The calculation reflects the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

Set out below is the information about the credit risk exposure on the Group's trade receivables using a provision matrix:

	Current	Past due			Total
		Less than 3 months	Between 4 to 6 months	Over 6 months	
As at 31 December 2024					
ECL rate	0.18%	1.20%	3.48%	57.14%	
Gross carrying amount (RMB'000)	24,247	250	230	189	24,916
Loss allowance for ECLs (RMB'000)	44	3	8	108	163
As at 31 December 2023					
ECL rate	0.78%	2.22%	9.07%	97.22%	
Gross carrying amount (RMB'000)	11,645	2,165	871	3,844	18,525
Loss allowance for ECLs (RMB'000)	91	48	79	3,737	3,955

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

26 PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

	2024 RMB'000	2023 RMB'000
Prepayments	12,425	5,779
Deposits and other receivables	6,684	2,450
Less: Loss allowance for ECLs	(1,227)	(414)
	5,457	2,036
Loan receivables	8,000	5,400
Less: Loss allowance for ECLs	(1,469)	(951)
	6,531	4,449
Total	24,413	12,264

As at 31 December 2024, loan receivables represented short-term loans granted to six (2023: four) individual third parties during the year. The loans are unsecured, interest bearing at rate of 4% (2023: 4%) per annum and repayable by 30 June 2025 (2023: 1 July 2024). The loans are denominated in RMB. Loan receivables are carried at fixed interest rates and therefore subject to fair values interest rate risk. Except for the loan receivables, the remaining other receivables is unsecured, interest free and repayable on demand. As at 31 December 2024 and 2023, the management has carried out an impairment assessment according to HKFRS 9, details please refer to note 6(c).

The movement in the loss allowance for ECL of deposits, other receivables and other assets are as follow:

	2024 RMB'000	2023 RMB'000
At the beginning of the year	1,365	2,009
Allowance for the ECL provided for the year	1,353	–
Reversal of allowance for the ECL for the year	–	(623)
Exchange realignments	(22)	(21)
At the end of the year	2,696	1,365

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

27 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

	2024 RMB'000	2023 RMB'000
Equity security held for trading, at fair value		
– Listed in Hong Kong	–	371
– Listed outside Hong Kong	–	3,269
	–	3,640

The carrying amount of the above financial assets is measured at FVTPL in accordance with HKFRS 9.

The investments included above represent investments in a listed equity security that offer the Group the opportunity for return through fair value gains. They have no fixed maturity or coupon rate.

There is no concentration of price risk in respect of the financial assets at fair value through profit or loss because these financial assets are kept in well-established securities firm in Hong Kong.

The fair values of listed security is based on current bid prices.

28 CASH AND CASH EQUIVALENTS AND PLEDGED SHORT-TERM BANK DEPOSITS

	2024 RMB'000	2023 RMB'000
Cash and bank balances	40,065	38,093
Pledged short-term bank deposits, pledged for services quality (note)	1,500	3,000
	41,565	41,093
Less: Pledged short-term bank deposits	(1,500)	(3,000)
Cash and cash equivalents	40,065	38,093
Denominated in RMB	25,624	23,584
Denominated in JPY	8,706	12,913
Denominated in US\$	4,741	743
Denominated in HK\$	994	853
Cash and cash equivalents	40,065	38,093

Note: The pledged short-term bank deposits are the guarantee deposits for the Group's tourism operation as required by the PRC government.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

28 CASH AND CASH EQUIVALENTS AND PLEDGED SHORT-TERM BANK DEPOSITS (CONTINUED)

The RMB is not freely convertible into other currencies. However, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Cash at banks earns interest at floating rates based on daily bank deposit rates. Pledged short-term bank deposits are made for varying periods of between one day and twelve months depending on the immediate cash requirements of the Group, and earn interest at the respective short term bank deposit rates. The bank balances and pledged short-term bank deposits are deposited with creditworthy banks with no recent history of default.

The carrying amounts of the cash and cash equivalents approximate to their fair values.

29 TRADE PAYABLES

An ageing analysis of the trade payables as at the end of the year, based on the invoice date, is as follows:

	2024 RMB'000	2023 RMB'000
1 to 30 days	21,451	5,965
31 to 90 days	466	1,599
91 to 180 days	45	77
181 to 360 days	160	10
Over 360 days	45	283
	22,167	7,934

Trade payables are non-interest-bearing and are normally settled on 30-day terms.

30 CONTRACT LIABILITIES, OTHER PAYABLES AND ACCRUALS

	2024 RMB'000	2023 RMB'000
Contract liabilities (note 9(b))	5,720	3,697
Salaries payables	2,090	2,114
Tax payable other than income tax	3,770	2,857
Other payables	6,974	8,358
	18,554	17,026

Other payables are non-interest-bearing and repayable on demand.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

31 INTEREST-BEARING BANK BORROWINGS

Current	Effective interest rate (%) p.a.	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
RMB8,000,000 (2023: RMB10,000,000) secured bank loan	3.2-3.8	8,000	10,000
JPY204,812,000 (2023: JPY241,812,000) secured bank loan*	1.88	11,411	12,012
JPYNil (2023: JPY1,552,000) secured bank loan*	1.88	–	78
JPY51,624,000 (2023: JPY51,624,000) current portion of long-term secured bank loan*	1.88	1,708	2,812
		21,119	24,902
Non-current	Effective interest rate (%) p.a.	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
JPY585,121,000 (2023: JPY585,121,000) secured bank loan	1.88	26,209	31,215
		26,209	31,215
Analysed into:		2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Bank loans repayable			
– Within one year or on demand		21,119	24,902
– Within a period of more than one year but not exceeding two years		2,453	2,592
– Within a period of more than two years but not exceeding five years		7,132	8,563
– More than five years		16,624	20,060
		47,328	56,117

* The current portion of bank loan of approximately RMB13,119,000 (2023: RMB14,902,000), which was supposed to be fully repaid during the year, was granted extension of repayment as disclosed above that is subject to the mutual agreement between the Group and the Japanese bank.

Note: During the year ended 31 December 2024, the Group and the Japanese bank entered into extension agreements to extend the repayment date of the Group's bank loans. The extension constituted non-substantial modifications (2023: non-substantial modifications) on the bank borrowings. The difference between the carrying amount of the original bank loans and the present value of modified future cash flows of the extended bank borrowings discounted at the original effective interest rate of approximately gain of RMB1,503,000 (2023: loss of RMB164,000) was credited (2023: charged) to profit or loss for the year ended 31 December 2024 at loan modification date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

31 INTEREST-BEARING BANK BORROWINGS (CONTINUED)

Notes:

- (a) The Group's bank borrowings are secured by:
- (i) mortgages over the Group's buildings situated in Japan, which had an aggregate net carrying amount of approximately RMB9,908,000 (2023: RMB10,889,000); and mortgages over the Group's leasehold land and buildings situated in Mainland China, which had an aggregate net carrying amount of approximately RMB4,761,000 (2023: RMB4,400,000) as at 31 December 2024 (note 17);
 - (ii) mortgages over the Group's investment properties situated in Mainland China, which had an aggregate net carrying amount of approximately RMB7,324,000 (2023: RMB7,994,000) as at 31 December 2024 (note 18); and
 - (iii) mortgages over the Group's freehold land situated in Japan, which had an aggregate carrying amount of approximately RMB36,319,000 (2023: RMB39,533,000) (note 19).
- (b) Except for the RMB8,000,000 (2023: RMB10,000,000) secured bank loan which denominated in RMB and arranged at floating rates was exposing the Group to cash flow interest rate risk, the remaining secured bank loans amounting to approximately RMB39,328,000 (2023: RMB46,117,000) were denominated in JPY, fixed interest bearing and expose the Group to fair value interest rate risk.

32 DEFERRED TAX ASSETS AND LIABILITIES

The movements in deferred tax assets and liabilities during the year are as follows:

(a) Deferred tax assets

	Impairment of trade receivables <i>RMB'000</i>	Tax losses <i>RMB'000</i>	Lease liabilities <i>RMB'000</i>	Total <i>RMB'000</i>
At 1 January 2023	3,757	4,649	1,110	9,516
Charged to profit or loss during the year (note 14)	(2,462)	(915)	(224)	(3,601)
Exchange realignment	–	(128)	–	(128)
At 31 December 2023 and 1 January 2024	1,295	3,606	886	5,787
(Charged)/credited to profit or loss during the year (note 14)	(805)	3,944	(496)	2,643
Exchange realignment	–	(217)	–	(217)
At 31 December 2024	490	7,333	390	8,213

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

32 DEFERRED TAX ASSETS AND LIABILITIES

(b) Deferred tax liabilities

	Fair value adjustments arising from acquisition of subsidiaries <i>RMB'000</i>	Accelerated depreciation for tax purposes <i>RMB'000</i>	Right-of-use assets <i>RMB'000</i>	Total <i>RMB'000</i>
At 1 January 2023	3,549	1,821	1,110	6,480
(Credited)/charged to profit or loss during the year (note 14)	(83)	(541)	(224)	(848)
Exchange realignment	2	(41)	–	(39)
At 31 December 2023 and 1 January 2024	3,468	1,239	886	5,593
(Credited)/charged to profit or loss during the year (note 14)	(83)	1,881	(527)	1,271
Exchange realignment	–	(83)	–	(83)
At 31 December 2024	3,385	3,037	359	6,781

(c) Deferred tax balances

Certain deferred tax assets and liabilities have been offset according to note 4(t) in the consolidated statement of financial position under the same jurisdiction. The following is an analysis of the deferred tax balances of the Group for financial reporting purposes:

	2024 <i>RMB'000</i>	2023 <i>RMB'000</i>
Net deferred tax assets recognised	7,854	4,901
Net deferred tax liabilities recognised	(6,422)	(4,707)
	1,432	194

As at 31 December 2024, the Group had unrecognised tax losses arising in Japan and in Mainland China of approximately RMB5,667,000 (2023: RMB3,587,000) and RMB13,221,000 (2023: RMB28,907,000) respectively. These losses will expire within nine years for Japan and within five years for Mainland China, and can be used to offset further taxable profits. Deferred tax assets have not been recognised in respect of these losses as it is not considered probable that taxable profits will be available against which the tax losses can be utilised.

The Group has no tax losses arising in Hong Kong as at 31 December 2024 (2023: Nil) that are available for offsetting against future taxable profits of the companies in which the losses arose.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

33 SHARE CAPITAL

	2024 HK\$'000	2023 HK\$'000
Authorised:		
1,500,000,000 ordinary shares of HK\$0.01 each	15,000	15,000
	2024 RMB'000	2023 RMB'000
Issued and fully paid:		
1,000,000,000 ordinary shares of HK\$0.01 each	8,797	8,797

The primary objectives of the Group's capital management are to safeguard the Group's ability to continue as a going concern and to maintain healthy capital ratios in order to support its business and maximise shareholders' value.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the Group might adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes for managing capital during the years ended 31 December 2024 and 2023.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. Net debt includes interest-bearing bank borrowings, trade payables, contract liabilities, other payables and accruals and lease liabilities, less cash and cash equivalents and pledged short-term bank deposits. Total capital represents equity attributable to the equity shareholders of the Company. The gearing ratios as at the end of the years were as follows:

	2024 RMB'000	2023 RMB'000
Interest-bearing bank borrowings	47,328	56,117
Lease liabilities	472	2,331
Trade payables	22,167	7,934
Contract liabilities, other payables and accruals	18,554	17,026
Less: Cash and cash equivalents	(40,065)	(38,093)
Pledged short-term bank deposits	(1,500)	(3,000)
Net debt	46,956	42,315
Equity attributable to equity shareholders of the Company	140,304	132,825
Total capital and net debt	187,260	175,140
Gearing ratio	25.1%	24.2%



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

34 RESERVES

The amounts of the Group's reserves and the movements therein for the current year and prior years are presented in the consolidated statement of changes in equity on page 78 of the consolidated financial statements.

Share premium

The application of the share premium account is governed by the Companies Law of the Cayman Islands. Under the constitutional documents and the Companies Law of the Cayman Islands, the share premium is distributable as a dividend on condition that the Company is able to pay its debts when they fall due in the ordinary course of business at the time the proposed dividend is to be paid.

Capital reserve

The capital reserve of the Group represents the aggregate paid-up capital of the subsidiaries, comprising the Group and the deemed contribution from Mr. Yu Dingxin, one of the Controlling Shareholders.

Statutory surplus reserve

In accordance with the Company Law of the PRC, certain subsidiaries of the Group which are domestic enterprises are required to allocate 10% of their profit after tax, as determined in accordance with the relevant PRC accounting standards, to their respective statutory surplus reserves until the reserves reach 50% of their respective registered capital. Subject to certain restrictions set out in the Company Law of the PRC, part of the statutory surplus reserves may be converted to increase share capital, provided that the remaining balance after the capitalisation is not less than 25% of the registered capital.

Fair value reserve of financial assets at FVTOCI

Fair value reserve of financial assets at fair value through other comprehensive income comprises the cumulative net change in the fair value of financial assets at FVTOCI held at the end of the reporting period and is dealt with in accordance with the accounting policy for financial assets at fair value through other comprehensive income.

Revaluation reserve

Revaluation reserve represents the gain on revaluation upon re-classification to investment properties, net of tax.

Foreign currency translation reserve

The foreign currency translation reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign operations. The reserve is dealt with in accordance with the accounting policy adopted for foreign currencies.

35 PLEDGE OF ASSETS

Details of the Group's assets pledged for bank loans and for the tour business granted to the Hangzhou Tourism Commission are included in notes 17, 18, 19, 28 and 31 to the consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

36 NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

(a) Major non-cash transactions

During the year ended 31 December 2023, the Group had non-cash additions to right-of-use assets and lease liabilities of RMB394,000 and RMB394,000 respectively, in respect of lease arrangements for hotel facilities.

(b) Changes in liabilities arising from financing activities

	Lease liabilities RMB'000	Interest-bearing bank borrowings RMB'000
2024		
At 1 January 2024	2,331	56,117
Changes from financing cash flows	(700)	(4,970)
Finance costs	9	1,152
Early termination of lease	(555)	–
Gain on loan modification	–	(1,503)
Foreign exchange movement	(613)	(3,468)
At 31 December 2024	472	47,328
2023		
At 1 January 2023	3,170	59,096
Changes from financing cash flows	(1,087)	(2,417)
Additions	394	–
Finance costs	26	1,212
Early termination of lease	(172)	–
Loss on loan modification	–	164
Foreign exchange movement	–	(1,938)
At 31 December 2023	2,331	56,117

(c) Total cash outflow for leases

The total cash outflow for leases included in the consolidated statement of cash flows is as follows:

	2024 RMB'000	2023 RMB'000
Within operating activities	835	114
Within financing activities	700	1,087
Lease rental paid	1,535	1,201

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

37 COMMITMENTS

The Group as lessor

Operating leases relate to investment properties owned by the Group with lease terms of 6 years. All operating lease contracts contain market review clauses in the event that the lessee exercises its options to renew. The lessee does not have an option to purchase the property at the expiry of the lease period.

Minimum lease payments receivable on leases are as follows:

	2024 RMB'000	2023 RMB'000
Within year 1	1,003	965
In the second year	1,003	1,003
In the third year	1,043	1,003
In the fourth year	1,043	1,043
In the fifth year	–	1,043
Total	4,092	5,057

38 RELATED PARTY TRANSACTIONS

The Group's principal related parties are as follows:

- (a) Compensation of key management personnel of the Group:

	2024 RMB'000	2023 RMB'000
Salaries, allowances and benefits in kind	2,296	2,434
Pension scheme contributions	114	181
Total compensation paid to key management personnel	2,410	2,615

- (b) Directors' material interests in transactions, arrangements and contracts

No significant transactions, arrangements and contracts in relation to the Group's business to which the Company was a party and in which a director of the Company and the director's connected party had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

39 STATEMENT OF FINANCIAL POSITION AND RESERVE MOVEMENT OF THE COMPANY

(a) Statement of financial position of the Company

	2024 RMB'000	2023 RMB'000
Non-current assets		
Investment in a subsidiary	–	–
Current assets		
Due from subsidiaries	39,669	82,466
Prepayments, other receivables and other assets	–	264
Cash and cash equivalents	53	2
	39,722	82,732
NET ASSETS	39,722	82,732
Capital and reserves		
Share capital	8,797	8,797
Reserves	30,925	73,935
TOTAL EQUITY	39,722	82,732

(b) A reserve movement of the Company

	Share premium RMB'000	Foreign currency translation reserve RMB'000	Accumulated losses RMB'000	Total RMB'000
At 1 January 2023	91,120	(4,697)	(5,734)	80,689
Loss for the year	–	–	(6,983)	(6,983)
Exchange differences on translation	–	229	–	229
At 31 December 2023 and 1 January 2024	91,120	(4,468)	(12,717)	73,935
Loss for the year	–	–	(42,175)	(42,175)
Exchange differences on translation	–	(835)	–	(835)
At 31 December 2024	91,120	(5,303)	(54,892)	30,925

FINANCIAL SUMMARY

SUMMARY OF FINANCIAL INFORMATION

A summary of the results and of the assets, liabilities and non-controlling interests of the Group for the last five financial years, as extracted from the audited consolidated financial statements, is set out below.

	2024 RMB'000	Year ended 31 December			
		2023 <i>RMB'000</i>	2022 <i>RMB'000</i>	2021 <i>RMB'000</i>	2020 <i>RMB'000</i>
RESULTS					
Revenue	213,763	92,645	26,293	20,789	30,869
Profit/(loss) before tax	8,567	11,947	(17,993)	(38,963)	(55,517)
Income tax (expense)/credit	1,372	(2,753)	(515)	(1,705)	10,101
Profit/(loss) for the year	9,939	9,194	(18,508)	(40,668)	(45,416)

ASSETS, LIABILITIES AND NON-CONTROLLING INTERESTS

	2024 RMB'000	As at 31 December			
		2023 <i>RMB'000</i>	2022 <i>RMB'000</i>	2021 <i>RMB'000</i>	2020 <i>RMB'000</i>
Total assets	238,081	223,746	210,751	240,490	289,650
Total liabilities	95,502	88,695	82,447	88,871	88,422
Non-controlling interests	2,275	2,226	1,953	1,999	2,077
Total equity	142,579	135,051	128,304	151,619	201,228