



# 中國管業集團有限公司 China Pipe Group Limited

(於百慕達註冊成立之有限公司)  
(Incorporated in Bermuda with limited liability)  
股份代號：00380 Stock code: 00380

## 2025 年報 ANNUAL REPORT



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# Corporate Information

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Mr. Lai Fulin (Chairman)  
Mr. Yu Ben Ansheng (Chief Executive Officer)

#### Independent Non-executive Directors

Mr. Wong Yee Shuen, Wilson  
Mr. Chen Wei Wen  
Mr. Guan Zhiqiang  
Mr. Wang Chaolong  
Ms. Zheng Yang

### AUDIT COMMITTEE

Mr. Wong Yee Shuen, Wilson (Chairman)  
Mr. Chen Wei Wen  
Mr. Guan Zhiqiang  
Mr. Wang Chaolong  
Ms. Zheng Yang

### REMUNERATION COMMITTEE

Mr. Guan Zhiqiang (Chairman)  
Mr. Lai Fulin  
Mr. Chen Wei Wen  
Mr. Wang Chaolong

### NOMINATION COMMITTEE

Mr. Lai Fulin (Chairman)  
Mr. Chen Wei Wen  
Mr. Guan Zhiqiang  
Mr. Wang Chaolong  
*(Ceased to be a member on 23 December 2025)*  
Ms. Zheng Yang  
*(Appointed on 23 December 2025)*

### COMPANY SECRETARY

Mr. Cheng Siu Kwan

### 董事會

#### 執行董事

賴福麟先生(主席)  
俞安生先生(首席執行官)

#### 獨立非執行董事

黃以信先生  
陳偉文先生  
管志強先生  
王朝龍先生  
鄭洋女士

#### 審核委員會

黃以信先生(主席)  
陳偉文先生  
管志強先生  
王朝龍先生  
鄭洋女士

#### 薪酬委員會

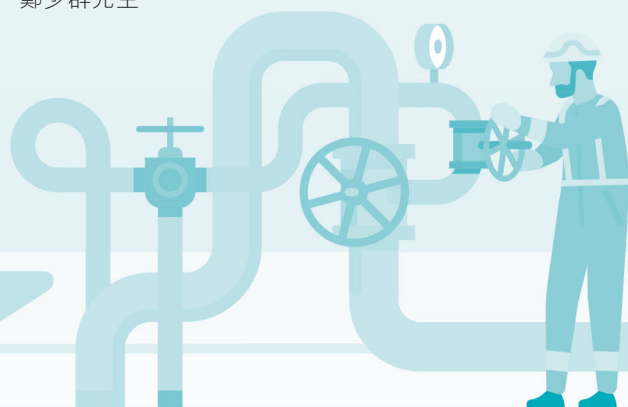
管志強先生(主席)  
賴福麟先生  
陳偉文先生  
王朝龍先生

#### 提名委員會

賴福麟先生(主席)  
陳偉文先生  
管志強先生  
王朝龍先生  
*(於二零二五年十二月二十三日停任委員)*  
鄭洋女士  
*(於二零二五年十二月二十三日委任)*

#### 公司秘書

鄭少群先生



### INDEPENDENT AUDITOR

PricewaterhouseCoopers  
Certified Public Accountants and  
Registered Public Interest Entity Auditor  
22/F, Prince's Building  
Central, Hong Kong

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Ocorian Management (Bermuda) Limited  
Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

### HONG KONG BRANCH SHARE REGISTRAR AND TRANSFER OFFICE

Computershare Hong Kong Investor Services Limited  
Shops 1712-1716  
17th Floor, Hopewell Centre  
183 Queen's Road East  
Wanchai, Hong Kong

### PRINCIPAL BANKERS

Bank of China (Hong Kong) Limited  
Industrial and Commercial Bank of China (Asia) Limited  
Shanghai Commercial Bank Limited  
DBS Bank (Hong Kong) Limited  
The Hongkong and Shanghai Banking Corporation Limited  
Bank SinoPac, Hong Kong Branch  
The Bank of East Asia, Limited  
Dah Sing Bank, Limited  
Chong Hing Bank Limited  
Chiyu Banking Corporation Limited  
Hang Seng Bank Limited

### REGISTERED OFFICE

Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

### 獨立核數師

羅兵咸永道會計師事務所  
執業會計師及  
註冊公眾利益實體核數師  
香港中環  
太子大廈二十二樓

### 主要股份過戶登記處

Ocorian Management (Bermuda) Limited  
Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda

### 香港股份過戶登記分處

香港中央證券登記有限公司  
香港灣仔  
皇后大道東183號  
合和中心17樓  
1712-1716號舖

### 主要往來銀行

中國銀行(香港)有限公司  
中國工商銀行(亞洲)有限公司  
上海商業銀行有限公司  
星展銀行(香港)有限公司  
香港上海滙豐銀行有限公司  
永豐商業銀行股份有限公司(香港分行)  
東亞銀行有限公司  
大新銀行有限公司  
創興銀行有限公司  
集友銀行有限公司  
恆生銀行有限公司

### 註冊辦事處

Victoria Place, 5th Floor  
31 Victoria Street  
Hamilton HM 10  
Bermuda



# Corporate Information

## 公司資料

### HEAD OFFICE AND PRINCIPAL PLACE OF BUSINESS

Unit 1010-1016, Level 10  
Tower II, Grand Century Place  
193 Prince Edward Road West  
Mongkok, Kowloon  
Hong Kong  
Tel: (852) 2728 7237  
Fax: (852) 2387 2999

### OTHER PLACES OF BUSINESS

#### HONG KONG AND MACAU

##### *Retail shops*

G/F, 716 Shanghai Street  
Mongkok, Kowloon  
Hong Kong  
Tel: (852) 2395 0181  
Fax: (852) 2787 3421

G/F, 10 Tak Wah Street  
Tsuen Wan, New Territories  
Hong Kong  
Tel: (852) 2473 3660  
Fax: (852) 2442 2766

G/F, 102 Thomson Road  
Wanchai, Hong Kong  
Tel: (852) 2866 6001  
Fax: (852) 2866 6339

Em Macau Rua Da Ribeira Do Patane No. 119-A  
Lei Cheong Res-Do-Chao A  
Tel: (853) 2855 3693  
Fax: (853) 2895 1020

##### *Warehouse*

Sections M and N of Lot 3719 in DD104  
Yuen Long, New Territories  
Hong Kong  
Tel: (852) 2471 9048  
Fax: (852) 2482 1298

### WEBSITE

<http://www.chinapipegroup.com>

### 總辦事處及主要營業地點

香港  
九龍旺角  
太子道西193號  
新世紀廣場2座  
10樓1010至1016室  
電話：(852) 2728 7237  
傳真：(852) 2387 2999

### 其他營業地點

#### 香港及澳門

##### *門市*

香港  
九龍旺角  
上海街716號地下  
電話：(852) 2395 0181  
傳真：(852) 2787 3421

香港  
新界荃灣  
德華街10號地下  
電話：(852) 2473 3660  
傳真：(852) 2442 2766

香港  
灣仔譚臣道102號地下  
電話：(852) 2866 6001  
傳真：(852) 2866 6339

澳門沙梨頭海邊街119-A號  
利昌大廈地下A座  
電話：(853) 2855 3693  
傳真：(853) 2895 1020

##### *貨倉*

香港  
新界元朗錦綉花園貨倉  
泰園路地段104 Lot 3719 M及N段  
電話：(852) 2471 9048  
傳真：(852) 2482 1298

### 網址

<http://www.chinapipegroup.com>



Dear Shareholders,

I am pleased to present to our shareholders the annual report of China Pipe Group Limited (the "Company") and its subsidiaries (collectively the "Group") for the year ended 31 December 2025.

## FINANCIAL RESULTS

The Group's revenue of about HK\$645.4 million for the year ended 31 December 2025 (2024: HK\$783.5 million), representing a decrease of 17.6% as compared to last year. The gross profit margin was approximately 30.3% for the year ended 31 December 2025 (2024: 31.5%). The profit attributable to equity shareholders of the Company was HK\$56.0 million for the year under review (2024: HK\$87.2 million), representing a decrease of approximately 35.8% over last year. Basic earnings per share was HK4.20 cents (2024: HK6.55 cents).

## FINAL DIVIDEND

The Board of Directors of the Company does not recommend a final dividend for the year ended 31 December 2025 (2024: Nil).

## BUSINESS REVIEW

The Group recorded a revenue of HK\$645.4 million in 2025, compared with HK\$783.5 million in 2024, representing a decrease of 17.6% over last year. During the year, the downward trend in revenue mainly stemmed from the completion of pipe and fitting supply contracts for multiple large-scale infrastructure projects which were the key pillar of 2024's exceptional performance. In addition, the persistent slowdown in the private construction sector in 2025 also muted the demand of pipes and fittings.

Against the backdrop of the above factors in 2025, although our revenue decreased, we still recorded satisfactory results. Public sector demand remained stable, supported by the Hong Kong Government's ongoing developments like the Northern Metropolis and light public housing. The weak private construction sector intensified the competition in the public sector squeezing profit margins.

各位股東：

本人欣然向股東提呈中國管業集團有限公司（「本公司」）及其附屬公司（統稱「本集團」）截至二零二五年十二月三十一日止年度之年報。

## 財務業績

截至二零二五年十二月三十一日止年度，本集團的收入約為645,400,000港元（二零二四年：783,500,000港元），較去年減少17.6%。截至二零二五年十二月三十一日止年度，毛利率為30.3%（二零二四年：31.5%）。於回顧年度內，本公司權益持有人應佔溢利為56,000,000港元（二零二四年：87,200,000港元），較去年減少約35.8%。每股基本盈利約為4.20港仙（二零二四年：6.55港仙）。

## 末期股息

本公司董事會不建議派付截至二零二五年十二月三十一日止年度之末期股息（二零二四年：無）。

## 業務回顧

本集團錄得收入約645,400,000港元，而二零二四年為783,500,000港元按年下跌17.6%。年內收入呈下跌趨勢，主要由於多項大型基建項目的管道及管件供應合約已完成，而該等項目乃二零二四年卓越表現的關鍵支柱。此外，二零二五年私人建築業持續放緩，亦令管道及管件的需求受到抑制。

在二零二五年上述因素的影響下，儘管本集團收益有所下跌，仍錄得令人滿意的表現。在香港政府持續發展北部都會區及簡約公屋等項目的支持下，公營部門需求保持穩定。然而私人建築業表現疲弱，加劇公營部門競爭，令利潤率受壓。



## Chairman's Statement 主席報告

In 2025, we saw the recovery of Hong Kong property market but the private construction sector remained weak. We will continue to focus on supplying our core products at competitive prices. The Group retained a robust business foundation, with a pipeline of large-scale projects in its order book that underpins stable revenue visibility for the coming year.

In an ever changing market, we remained stay at the forefront of meeting the demands of various pipes and fittings. With the increasing use of stainless pipes and polyethylene pipes and fittings, we will proactive to expand our product portfolio and continue to meet the needs of the market. To maintain our competitive edge, we will continue to provide high quality and cost effective pipes and fittings to our customers.

### FUTURE PROSPECTS

Looking ahead, the Group will capitalize on its comprehensive range of products and product strengths to navigate prevailing market headwinds and capitalize on growth opportunities in the public construction sector. We will maintain a cautious approach to our core business.

While short-term challenges persisted, such as the private construction sector has not fully recovered and cost inflation, long-term prospects remain positive. Driven by the Hong Kong Government's ongoing investment in infrastructure projects in the Northern Metropolis, we are optimistic about the opportunities that lie ahead.

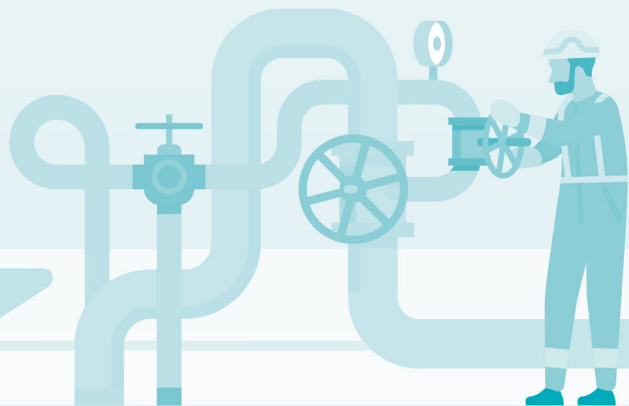
二零二五年，香港房地產市場呈現復甦態勢，但私人建築業依然疲軟。我們將繼續專注於以具有競爭力的價格供應核心產品。本集團業務基礎穩固，訂單儲備中亦有大量大型項目，為來年穩定的收入提供了保障。

在瞬息萬變的市場中，我們始終走在滿足各類管道及管件需求的前端。隨著不銹鋼管及聚乙烯管及管件的使用日益增加，我們將積極拓展產品組合，持續滿足市場需求。為維持競爭優勢，我們將持續為客戶提供高品質且具成本效益的管道與管件。

### 未來前景

展望未來，本集團將充分發揮其全面的產品線和產品優勢，應對當前市場不利因素，並掌握公共建築行業的成長機會。我們將對我們的核心業務保持謹慎的態度。

儘管短期挑戰依然存在，例如私人建築業尚未完全復甦以及成本上漲，但長期前景仍然樂觀。在香港特區政府持續投資北部都會區的基建項目推動下，我們對未來的機會充滿信心。



### APPRECIATION

In closing, we thank our shareholders, customers, suppliers and banks for their continuous support and confidence in the Group. I would also like to thank our directors, management team and employees for their commendable efforts and valuable contribution to the Group over the years.

**Lai Fulin**  
*Chairman*

Hong Kong, 27 March 2026

### 致謝

最後，我們感謝股東、客戶、供應商和銀行對本集團的持續支持和信任。本人亦藉此感謝我們的董事、管理團隊及僱員，感謝他們多年來對本集團作出的可嘉努力及寶貴貢獻。

**賴福麟**  
*主席*

香港，二零二六年三月二十七日



## Mission And Strategy 使命及策略

The business of the Group was commenced in 1949 as a pipe's retail shop. Now the Group has developed into a sizeable company and become a listed company in the main board of The Stock Exchange of Hong Kong Limited on 21 December 2000. We root in Hong Kong 76 years and are the mainstay of the industry.

The principal business of the Group is the importing and selling of a comprehensive range of pipes, fittings and other related accessories of different materials, applications and brand names in Hong Kong by Bun Kee (International) Limited ("Bun Kee"). Sales of the Group's products are conducted either by wholesale or retail sale. We offered quality goods storage and logistic services for local main contractors and landlords. Throughout the years, the Group has supplied quality piping materials to many landmark projects in Hong Kong, Macau and Chinese Mainland.

The mission of the Group is to provide high quality products to the customers and serve with value-added and excellent customer services.

In attaining the above, we provide "one-stop-shop" platform that provides high quality and a variety of pipes and fittings that readily available to our customers in ways that meet their needs and exceed their expectations.

Whenever you think pipes and fittings, think Bun Kee.

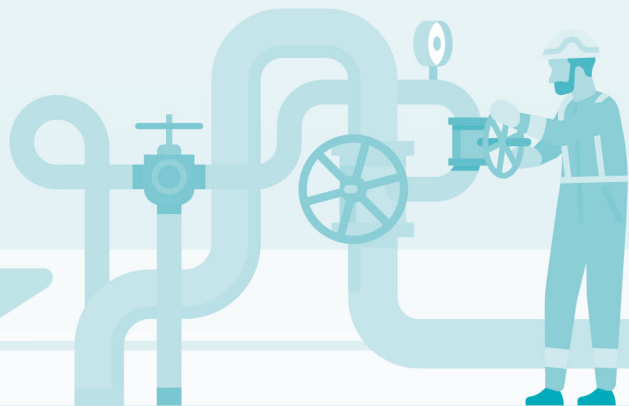
本集團於一九四九年以管材零售店開始其業務。本集團現已發展成為一間具規模的企業，並於二零零零年十二月二十一日成為香港聯合交易所有限公司的主板上市公司。我們紮根香港七十六年，為業界的中流砥柱。

本集團的主要業務，由彬記(國際)有限公司(「彬記」)於香港進口及銷售不同材料、用途及品牌的各種管道、管件及其他相關配件。本集團的產品以批發或零售方式從事銷售，並為本地主要承建商及業主提供優質的儲貨備運服務。多年來，本集團已向香港、澳門及中國內地的多個地標項目供應優質管材。

本集團的使命是為客戶提供高品質的產品，提供具增值和優質的客戶服務。

我們提供「一站式」的平台，以供應優質及各式各樣喉管和管件，一應俱全供應給我們的客戶，以滿足他們的需求，並超出他們所想的，以實現我們的使命。

無論何時您想起管道及管件，就想到彬記。



### BUSINESS OVERVIEW AND FINANCIAL PERFORMANCE

#### Our Business

The Group is a leading provider to the construction sector offering a wide range of pipe (including copper tube, ductile iron and steel pipes) related products, fittings, comprehensive services and solutions to the contractors, designers, consultants and government agencies in Hong Kong and Macau.

The Group's core business lies with our flagship subsidiary, Bun Kee (International) Limited, a well-established company with a long history. Starting from a small retail shop, we grew up to a company listed in Hong Kong. We have become one-stop supplier of a comprehensive range of pipes and fittings. The Group has built a good reputation for the pipes and fittings business in Hong Kong and Macau. We have established stable major customer and supplier bases over the years.

#### Business Review

This has been a challenging year. The decline in private construction projects led to a drop in sales in 2025. Thanks to the efforts of all our colleagues, we still achieved satisfactory results despite a decrease in profits.

During the year, we continued to expand our product range and enhance our product quality. We also provided in house training to our staff in order to enhance their product knowledge. In order to enhance our efficiency, we continued to reduce our inventory level and still meet the needs of our customer on time. The Group continued to offer comprehensive product coverage to our customers.

The Group's revenue decreased by 17.6% to HK\$645.4 million for the year ended 31 December 2025 (2024: HK\$783.5 million). The profit attributable to equity holders of the Company was HK\$56.0 million for the year ended 31 December 2025 (2024: HK\$87.2 million), representing a decrease of 35.8%.

#### 業務回顧及財務表現

#### 我們的業務

本集團主要為香港及澳門之承建商、設計師、顧問及政府機構提供各類型管道(包括銅管、球墨鑄鐵管和鋼管等)相關產品、配件，全面的服務和解決方案，於建築行業處於領導地位。

本集團核心業務主要是由我們一間歷史悠久的旗艦子公司彬記(國際)有限公司營運。從一家零售小店開始，我們已發展成為一間在香港上市的公司。我們已經成為全面的管道和管件的一站式供應商。本集團在香港及澳門於管道及管件業務已建立了良好的信譽。多年來我們建立了穩定的主要客戶和供應商基礎。

#### 業務回顧

今年是具有挑戰性的一年。私人建築項目的下跌，令到二零二五年的銷售有所減少。在我們各同事的努力下，雖然利潤有所減少，但是我們仍然取得滿意的成績。

年內，我們持續拓展產品範圍，提升產品品質。同時，我們也為員工提供內部培訓，以增強其產品知識。為提高營運效率，我們持續降低庫存水平，並始終確保按時滿足客戶需求。本集團繼續為客戶提供全面的產品覆蓋。

截至二零二五年十二月三十一日止年度，本集團的收入減少了17.6%至645,400,000港元(二零二四年：783,500,000港元)。截至二零二五年十二月三十一日止年度，本公司權益持有人應佔溢利為56,000,000港元(二零二四年：87,200,000港元)，下跌了35.8%。



## Management Discussion And Analysis 管理層討論及分析

For the year under review, other net gains were about HK\$2.2 million (2024: HK\$0.08 million), representing an increase of HK\$2.1 million over last year. The increase was mainly due to there was an increase of exchange gain.

The Group's selling and distribution costs decreased by 13.5% year-on-year from HK\$25.2 million in 2024 to HK\$21.8 million in 2025. The decrease was primarily attributable to the decrease in transportation costs, sales commission and motor vehicles running expenses. The Group's general and administrative expenses amounted to approximately HK\$120.1 million in 2025 (2024: HK\$124.1 million), representing a decrease of about 3.2% year-on-year. The decrease was mainly due to the decrease in staff costs, professional fees, depreciation on right-of-use assets which were partly offset by the increase in short-term and low-value lease expenses, testing fees, insurance and depreciation.

During the year, there was HK\$0.02 million reversal of provision for impairment of financial assets (2024: HK\$5.3 million provision for impairment of financial assets).

Finance costs mainly consisted of the interest expenses on bank borrowings and lease liabilities. During the year, the finance costs were HK\$4.7 million (2024: HK\$7.0 million), representing a decrease by about 32.9% over last year. Such decrease was mainly attributable to the decrease in interest rates on bank borrowings. Finance income which was mainly from a loan to a related company and bank deposits' interest income, decreased by 14.8% from HK\$15.5 million in 2024 to HK\$13.2 million in 2025 due to the decrease in bank interest rates. As finance income outpaced costs, we recorded net finance income of HK\$8.4 million (2024: HK\$8.5 million).

### OUTLOOK

Looking ahead, the business environment continues to present challenges for the Group such as pricing pressure from customers and rising cost of materials from suppliers. We remain confident and trust that with our Group's solid foundation and a stable financial position, we remain cautiously optimistic about Hong Kong's construction industry.

於回顧年度內，其他收益淨額約為2,200,000港元(二零二四年：80,000港元)，較去年增加約2,100,000港元。該增加主要是由於匯兌收益的大幅增加。

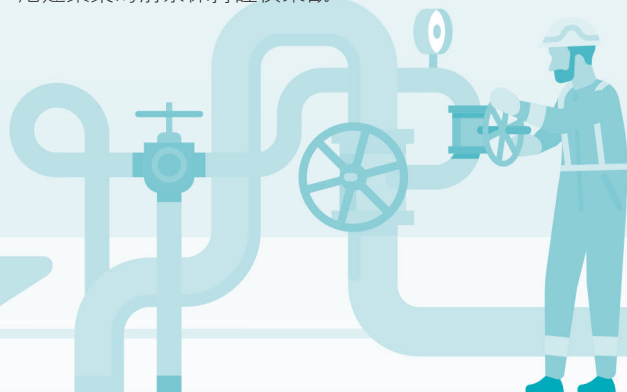
本集團的銷售及分銷成本由二零二四年的25,200,000港元按年減少13.5%至二零二五年的21,800,000港元。其減少主要是由於運輸成本、銷售佣金及貨車營運費用的減少。本集團的一般及行政費用於二零二五年約為120,100,000港元(二零二四年：124,100,000港元)，按年減少3.2%。該減少的主要原因是員工成本、專業費用及使用權資產折舊的減少，而部份被增加的短期及低價值租賃費用、檢測費用、保險及折舊所抵銷。

年內，金融資產減值撥備為20,000港元(二零二四年：5,300,000港元金融資產減值撥備)。

財務費用主要包括銀行借貸及租賃負債的利息支出。年內，財務費用為4,700,000港元(二零二四年：7,000,000港元)，較去年減少約32.9%。該減少主要是由於銀行借貸利率減少所致。財務收入主要是來自關連公司貸款的利息及銀行存款利息收入，由二零二四年的15,500,000港元減少14.8%至二零二五年的13,200,000港元，因為銀行存款利率減少所致。由於財務收入高於費用，我們錄得淨財務收入為8,400,000港元(二零二四年：8,500,000港元)。

### 前景

展望未來，本集團仍面臨許多挑戰，例如來自客戶的價格壓力和供應商材料成本不斷的上漲。但我們依然充滿信心，相信憑藉本集團穩固的基礎和穩定的財務狀況，我們對香港建築業的前景保持謹慎樂觀。



### LIQUIDITY AND CAPITAL RESOURCES ANALYSIS

As at 31 December 2025, the cash and cash equivalents of the Group were approximately HK\$445.0 million (2024: HK\$282.0 million). Basically the Group's working capital requirement has been financed by its internal resources. The funds generated from operations and the available banking facilities will enable the Group to meet its future working capital requirements.

As at 31 December 2025, the Group had aggregate banking facilities for trade finance of approximately HK\$262.3 million (2024: HK\$262.3 million), approximately HK\$66.1 million (2024: HK\$62.1 million) was utilised. The Group's total borrowings stood at approximately HK\$52.4 million (2024: HK\$50.5 million), the entire amount of borrowings for both years end will mature within one year. 31% (2024: 18%) and 69% (2024: 82%) of borrowings were subject to floating and fixed rates respectively.

The gearing ratio as measured by total bank borrowings to total equity was approximately 6.0% as at 31 December 2025 (2024: 6.2%).

As at 31 December 2025 and 2024, the entire amount of the Group's borrowings was denominated in Hong Kong dollars.

The Group conducts its business transactions mainly in Hong Kong dollar, Macau Pataca, Renminbi and United States dollar. In order to manage foreign exchange risk, the Group has been closely monitoring its foreign currency exposure and will arrange for any hedging facilities if necessary.

### CHARGE ON ASSETS

As at 31 December 2025, certain bank deposits held by subsidiaries of the Group with aggregate carrying amounts of approximately HK\$46.0 million (2024: bank deposits of HK\$46.0 million) were pledged to banks for banking facilities.

### CONTINGENT LIABILITIES

The Group did not have any significant contingent liabilities as at 31 December 2025 and 2024.

### 流動資金及財務資源分析

於二零二五年十二月三十一日，本集團之現金及現金等價物約為445,000,000港元(二零二四年：282,000,000港元)。基本上，本集團所需之營運資金來自內部資源。本集團相信由營運產生之資金及可用之銀行融資額度，足以應付本集團日後之流動資金需求。

於二零二五年十二月三十一日，本集團之貿易融資的銀行額度合共約262,300,000港元(二零二四年：262,300,000港元)，已動用之銀行融資額度約為66,100,000港元(二零二四年：62,100,000港元)。本集團的借貸總額約為52,400,000港元(二零二四年：50,500,000港元)，兩個年末之借貸全數將於一年內到期。31%(二零二四年：18%)及69%(二零二四年：82%)的借貸分別以浮動及固定利率計息。

於二零二五年十二月三十一日，按銀行借貸總額相對於總權益計算的資產負債比率約為6.0%(二零二四年：6.2%)。

於二零二五年及二零二四年十二月三十一日，本集團借貸總額全數以港元結算。

本集團之業務交易主要以港元、澳門幣、人民幣及美元結算。為管理外匯風險，本集團一直密切監控外幣風險，並在需要時作出對沖安排。

### 資產押記

於二零二五年十二月三十一日，由本集團之附屬公司持有之若干銀行存款賬面總值約為46,000,000港元(二零二四年：銀行存款46,000,000港元)已抵押予銀行以取得銀行融資額度。

### 或然負債

於二零二五年及二零二四年十二月三十一日，本集團並無任何重大或然負債。



# Management Discussion And Analysis

## 管理層討論及分析

### CAPITAL COMMITMENTS

As at 31 December 2025, the Group did not have capital commitments (2024: Nil) contracted for but not provided for in consolidated financial statements.

### STAFF AND REMUNERATION POLICY

As at 31 December 2025, the Group employed a total of 172 full-time employees (2024: 174). Total employee benefit expenses for the year ended 31 December 2025 was approximately HK\$81.9 million (2024: HK\$88.6 million).

Remuneration policy is reviewed annually and certain staff members are entitled to sales commission. In addition to the basic salaries and contributions to the mandatory provident fund, the Group also pays discretionary bonus and provides staff with other benefits including medical scheme to the employees in Hong Kong. The Group contributes to an employee pension scheme established by the PRC Government which undertakes to assume the retirement benefit obligations of all existing and future retired employees of the Group in Mainland China. The Group adopted a share option scheme for the purpose of providing incentives and rewards to motivate the eligible directors and employees of the Group in recognition of their contributions to the Group.

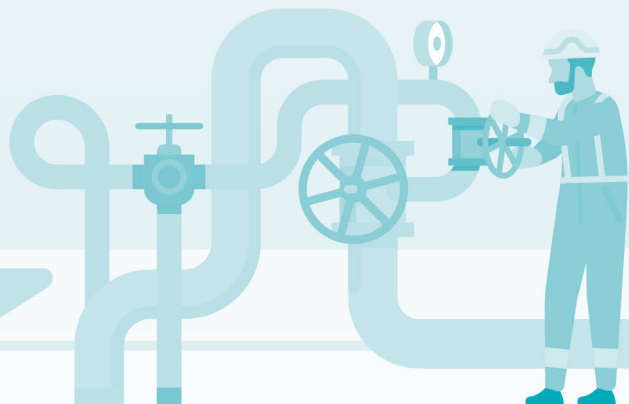
### 資本承擔

於二零二五年十二月三十一日，本集團沒有簽訂的合同(二零二四年：無)但仍未於綜合財務報表撥備的資本承擔。

### 員工及薪酬政策

於二零二五年十二月三十一日，本集團共僱用172名全職員工(二零二四年：174名)，截至二零二五年十二月三十一日止年度，員工福利開支共約81,900,000港元(二零二四年：88,600,000港元)。

薪酬政策每年檢討一次，部份員工享有銷售佣金收入。香港員工除了享有基本薪金及強積金供款外，本集團亦發放酌情花紅並提供醫療計劃等其他福利。本集團向一項由中國政府所設立的僱員退休金計劃供款，該退休金計劃承諾承擔為本集團現時及未來在中國內地的退休員工提供退休福利的責任。本集團設有一項購股權計劃，以向本集團合資格董事及僱員提供獎勵及報酬，以表揚其對本集團作出之貢獻。



# Biographical Details of Directors and Senior Management

## 董事及高級管理人員之履歷

### EXECUTIVE DIRECTOR

**Mr. Lai Fulin**, aged 60, acted as an Executive Director of the Company from October 2009 to May 2017 and continued to sit on the senior management team of the Group thereafter. Mr. Lai rejoined the Board as an Executive Director of the Company on 27 November 2017 and was appointed as the Chairman of the Board with effect from 30 March 2018 and was re-designated as co-chairman on 1 July 2024 and was re-designated as Chairman on 4 November 2024. He is also the Chairman of Nomination Committee and a member of Remuneration Committee of the Company. In addition, Mr. Lai is the Head of Production & Purchasing of the Group and holds directorships in certain subsidiaries of the Company. Mr. Lai has over 20 years of experience in the banking sector, investment management and general management of companies in China. Mr. Lai worked in the Bank of China in Shenzhen from 1986 to 2001. From 1995 to 2001, he was the deputy general manager of a subsidiary of Bank of China dealing with businesses in the securities industry. During the period from 2002 to 2008, Mr. Lai was the general manager of Shenzhen Huaao Guanli Technologies Company Limited\* (深圳市華奧冠力科技實業有限公司). Mr. Lai holds a certificate of graduation in Chinese Language from Shenzhen Institute of Education\* (深圳教育學院).

Mr. Lai is the younger brother of Mr. Lai Guanglin, the controlling shareholder of the Company.

\* For identification purpose only

### 執行董事

**賴福麟先生**，60歲，於二零零九年十月至二零一七年五月期間曾出任本公司之執行董事，並於其後繼續留任於本集團之高級管理人員團隊。賴先生於二零一七年十一月二十七日再次加入董事會為本公司執行董事，並於二零一八年三月三十日獲委任為董事會主席，於二零二四年七月一日調任為聯席主席及於二零二四年十一月四日調任為主席。彼亦為本公司提名委員會主席及薪酬委員會成員。此外，賴先生是本集團生產及採購部總監及擔任本公司若干附屬公司之董事。賴先生在國內的銀行業、投資管理及企業管理方面累積逾二十年經驗。賴先生於一九八六年至二零零一年期間任職於中國銀行深圳市分行。於一九九五年至二零零一年期間，他曾出任中國銀行屬下之證券公司副總經理一職。於二零零二年至二零零八年期間，賴先生出任深圳市華奧冠力科技實業有限公司總經理一職。賴先生持有深圳教育學院中文科大專畢業證書。

賴先生乃本公司之控股股東賴柏霖先生之胞弟。



## Biographical Details of Directors and Senior Management 董事及高級管理人員之履歷

**Mr. Yu Ben Ansheng**, aged 61, was appointed as Executive Director and Chief Executive Officer of the Company in May 2009. Mr. Yu is responsible for managing overall daily operations of the Group and the implementation of the Group's development strategies.

Mr. Yu has over 20 years of experience in investment management, investment banking and general management of listed companies. Mr. Yu began his career at Mackenzie Financial Corporation in Toronto, Canada as an investment analyst in 1989 and since then, he has served several major financial corporations including J.P. Morgan, Deutsche Bank and CITIC Capital. In addition to his vast investment banking and management experience, Mr. Yu has also managed listed companies such as New World Cyberbase Limited and Asia Logistics Holdings Limited in Hong Kong. During his past career, Mr. Yu has focused on direct investment and mergers and acquisitions activities in sectors including construction materials, infrastructure, energy, technologies, media and financial services.

Mr. Yu holds a Bachelor of Arts degree in English Literature from the Beijing Foreign Studies University, a Master of arts degree in Education from the University of Toronto and a master's degree in business administration from the University of Western Ontario, Canada.

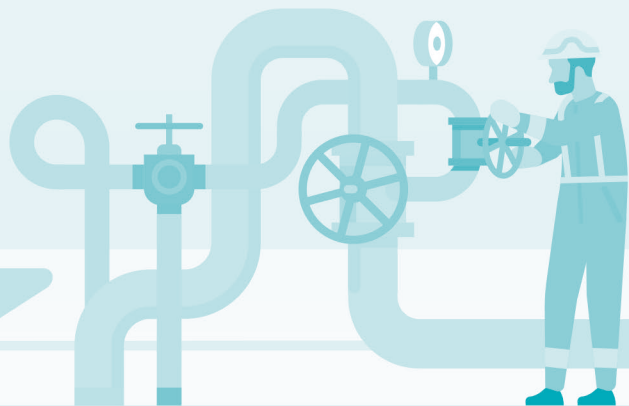
Mr. Yu is a director of King Jade Holdings Limited, a substantial shareholder of the Company which has an interest in the shares of the Company that is required to be disclosed under Part XV of the Securities and Futures Ordinance.

俞安生先生，61歲，於二零零九年五月獲委任為本公司執行董事兼首席執行官。俞先生負責管理本集團整體日常運作及執行本集團的發展策略。

俞先生在投資管理、投資銀行及上市公司管理方面累積逾20年經驗。俞先生於一九八九年加入加拿大多倫多Mackenzie Financial Corporation，開始投資分析師之職業生涯。此後，彼曾服務於摩根大通、德意志銀行及中信資本等多間主要金融機構。除在投資銀行及資產管理方面累積豐富之經驗外，俞先生亦曾管理新世界數碼基地有限公司及亞洲物流控股有限公司等若干香港上市公司。於過往職業生涯中，俞先生專注於建材、基礎設施、能源、科技、傳媒及金融服務等行業之直接投資及併購活動。

俞先生持有北京外國語大學英國文學學士學位、多倫多大學教育學碩士學位及加拿大西安大略大學工商管理碩士學位。

俞先生現為本公司的主要股東King Jade Holdings Limited之董事。該公司根據《證券及期貨條例》第XV部須向本公司披露其擁有本公司股份的權益。



## Biographical Details of Directors and Senior Management 董事及高級管理人員之履歷

### INDEPENDENT NON-EXECUTIVE DIRECTOR

**Mr. Wong Yee Shuen, Wilson**, aged 58, was appointed as Independent Non-executive Director of the Company in February 2009. He is also the Chairman of the Audit Committee of the Company. Mr. Wong is a fellow member of the Hong Kong Institute of Certified Public Accountants and member of Australia CPA. He holds a master of commerce degree, specializing in banking and finance from the University of New South Wales. With more than 20 years of experience in PricewaterhouseCoopers and Ernst and Young, Mr. Wong specializes in the area of auditing banks and listed companies. He is now an independent non-executive director of PT International Development Corporation Limited (Stock code: 372, a company listed on HKSE).

**Mr. Chen Wei Wen**, aged 57, was appointed as Independent Non-executive Director of the Company in April 2010. He is also a member of the Audit Committee, Nomination Committee and Remuneration Committee of the Company. Mr. Chen holds a Bachelor of Business (Accounting) from Monash University, Australia. Mr. Chen worked as a general manager of Guangzhou Futian Trading Company Ltd (廣州市富添貿易有限公司) from 1997 to 2005. From November 2004 to December 2025, Mr. Chen was appointed as chief operating officer of Guangzhou Kanxin Polymer Technology Co., Ltd (廣州市康心高分子科技有限公司) which is an affiliated company of Guangzhou Futian Trading Company Ltd (廣州市富添貿易有限公司). Mr. Chen was also appointed as director and general manager of Fuda Enterprises Limited (富而達企業有限公司) since February 1998. From September 2023, Mr. Chen was appointed as executive director of AHW International Pty Ltd.

### 獨立非執行董事

**黃以信先生**，58歲，於二零零九年二月獲委任為本公司之獨立非執行董事。彼亦為本公司審核委員會主席。黃先生為香港會計師公會資深會員，以及澳洲會計師公會會員。彼持有新南威爾士大學之商學碩士學位，專業為銀行及金融學。彼曾於羅兵咸永道會計師事務所及安永會計師事務所任職逾20年，擅於處理銀行及上市公司審核事務。彼現為保德國際發展企業有限公司(股份代號：372，一間於港交所上市之公司)之獨立非執行董事。

**陳偉文先生**，57歲，於二零一零年四月獲委任為本公司之獨立非執行董事。彼亦為本公司審核委員會、提名委員會及薪酬委員會成員。陳先生持澳洲Monash University的工商(會計)學士學位。由一九九七年至二零零五年，陳先生曾於廣州市富添貿易有限公司擔任總經理。由二零零四年十一月至二零二五年十二月，陳先生被委任為廣州市康心高分子科技有限公司(為廣州市富添貿易有限公司之聯屬公司)的首席營運官。自一九九八年二月起，陳先生亦被委任為富而達企業有限公司的董事及總經理。自二零二三年九月起，陳先生被委任為AHW International Pty Ltd的執行董事。



## Biographical Details of Directors and Senior Management 董事及高級管理人員之履歷

**Mr. Guan Zhiqiang**, aged 63, was appointed as Independent Non-executive Director of the Company in September 2016. He is also the Chairman of Remuneration Committee, a member of Audit Committee and Nomination Committee of the Company. Mr. Guan holds a bachelor of Agronomy from Huazhong Agricultural University and a master degree in business administration from Southwestern University of Finance. During the period from 1984 to 1996, Mr. Guan had successively worked in the Ministry of Agriculture of the People's Republic of China and the State Planning Commission. He subsequently joined the Agricultural Development Bank of China and held various senior management positions and was granted a qualification of senior economist from the bank. From February 2002 to March 2003, Mr. Guan served as the general manager in New China Life Insurance Company Ltd, Jinan branch. From March 2003 to November 2005, he worked in Yeland Group Co. Ltd. (now known as HNA Investment Group Co., Ltd), a company listed on Shenzhen Stock Exchange, and was appointed as the chairman of its group's real estate company. Since 2005, Mr. Guan has established an investment advisory firm and invested in a number of enterprises which engaged in various fields including mining, energy and biotechnology, etc., and acted as a director in those enterprises. Mr. Guan is currently the vice chairman of Zhejiang Ecopro Biotech Company, Ltd.\* (浙江宜葆生物科技有限公司). He has extensive experience in finance, investment and corporate management.

\* For identification purpose only

**Mr. Wang Chaolong**, aged 66, was appointed as Independent Non-executive Director of the Company in January 2023. He is a member of Audit Committee and Remuneration Committee of the Company. Mr. Wang holds a Bachelor of Science in Physics from Peking University First Campus\* (北京大學第一分校). Mr. Wang holds a certificate of Certified Assets Manager issued by China Enterprise Confederation in 2010 and qualified as a senior economist in China Xinxing (Group) Corporation\*(中國新興(集團)總公司) in 2000. He has extensive experience in corporate management.

Mr. Wang served as an assistant/lecturer of Beijing Machinery Bureau Staff University\* (北京市機械局職工大學) from March 1983 to April 1991. He served as an engineer at the Science and Technology Bureau of China State Shipbuilding Corporation\*(中國船舶工業總公司科技局) from May 1991 to February 1994. He served as a manager of the Operation Department of Beijing Zhongchuan Gas Engineering Development Company\* (北京中船氣體工程開發公司經營部) from March 1994 to December 1994.

**管志強先生**，63歲，於二零一六年九月獲委任為本公司之獨立非執行董事。彼亦為本公司薪酬委員會主席、審核委員會及提名委員會成員。管先生持有華中農業大學農學學士學位及西南財經大學工商管理碩士學位。於一九八四年至一九九六年期間，管先生先後任職於中華人民共和國農業部及國家計劃委員會，隨後加入中國農業發展銀行並擔任多個高級管理人員職務和獲該銀行授予高級經濟師資格。於二零零二年二月至二零零三年三月，管先生擔任新華人壽保險股份有限公司濟南分公司總經理。於二零零三年三月至二零零五年十一月，彼在億城集團股份有限公司(現稱海航投資集團股份有限公司)(一家於深圳證券交易所上市的公司)工作並獲該集團委任為旗下房地產公司的董事長。自二零零五年起，管先生設立一家投資諮詢公司並參股投資多家企業，行業種類包括礦業、能源及生物科技等等，並出任該些企業的董事職務。管先生現時為浙江宜葆生物科技有限公司的副董事長。彼在金融、投資、企業管理等方面擁有豐富的經驗。

**王朝龍先生**，66歲，於二零二三年一月獲委任為本公司之獨立非執行董事。彼亦為本公司審核委員會及薪酬委員會成員。王先生持有北京大學第一分校物理學學士學位。王先生於二零一零年獲得中國企業聯合會頒發的註冊資產管理師資格證書及於二零零零年獲得中國新興(集團)總公司的高級經濟師資格。彼在企業管理方面擁有豐富經驗。

由一九八三年三月至一九九一年四月，王先生任職北京市機械局職工大學助教/講師。由一九九一年五月至一九九四年二月，彼擔任中國船舶工業總公司科技局工程師。彼於一九九四年三月至一九九四年十二月任職北京中船氣體工程開發公司經營部經理。



## Biographical Details of Directors and Senior Management 董事及高級管理人員之履歷

From December 1994 to May 1999, he served as division chief and deputy division chief in investment department of China Xinxing Industrial Development Company\* (中國新興實業發展公司) and served as vice general manager in China Xinxing Industrial Development Company\* (中國新興實業發展公司) from June 1996 to October 1999. Mr. Wang served as a vice general manager of China Xinxing Construction Real Estate Development Corporation\* (中國新興工程建築房地產開發總公司) from November 1999 to December 2001. From December 2001 to June 2013, he served in China Xinxing Industrial Development Company\* (中國新興實業發展公司), currently known as China Xinxing Asset Management Company Limited\* (中國新興資產管理有限責任公司), including general manager and executive deputy general manager. Mr. Wang has been the chairman of Shanghai Xinxing Medicine Co. Ltd.\* (上海新興醫藥股份有限公司) from July 2013 to September 2021.

\* For identification purpose only

**Ms. Zheng Yang**, aged 54, was appointed as Independent Non-executive Director of the Company in December 2024. She is also a member of the Audit Committee and Nomination Committee of the Company. She holds a bachelor of Economics degree (major in Auditing) from Nankai University, and a Master of Economics degree from Tianjin University of Finance and Economics. Ms. Zheng admitted a member of the Chinese Institute of Certified Public Accountants ("CICPA") and the Association of Chartered Certified Accountants ("ACCA") in 1995 and 2003 respectively. She is now ceased to be a member of CICPA and ACCA.

She has experience in accounting, corporate finance, risk management and internal controls. In September 2020, Ms. Zheng founded a company, named 北京點石成智教育科技有限公司\* in Beijing, China and since then, Ms. Zheng has served as an independent advisory consultant and the general manager. From 2014 to April 2020, she served as an educational advisory consultant. From 2008 to 2014, she concurrently served as vice chief executive officer, chief financial officer and chief investment officer in Weiming Education Group\* (為明教育集團), and was responsible for financial, legal, investment and risk management for 23 educational institutions under Weiming Education Group.

\* For identification purpose only

由一九九四年十二月至一九九九年五月，彼擔任中國新興實業發展公司投資部處長及副處長及由一九九六年六月至一九九九年十月，彼擔任中國新興實業發展公司副總經理。由一九九九年十一月至二零零一年十二月，王先生在中國新興工程建築房地產開發總公司任職副總經理。於二零零一年十二月至二零一三年六月，彼在中國新興實業發展公司，現稱中國新興資產管理有限責任公司，擔任包括總經理及常務副總經理。由二零一三年七月至二零二一年九月，王先生曾任上海新興醫藥股份有限公司董事長。

**鄭洋女士**，54歲，於二零二四年十二月獲委任為本公司之獨立非執行董事。彼亦為本公司審核委員會及提名委員會成員。彼取得南開大學經濟學學士學位(主修審計)及天津財經大學經濟學碩士學位。鄭女士曾分別於一九九五年及二零零三年成為中國註冊會計師協會及英國特許公認會計師公會會員。彼現不再為中國註冊會計師協會及英國特許公認會計師公會會員。

彼於會計、企業融資、風險管理及內部控制方面擁有經驗。於二零二零年九月，鄭女士於中國北京成立北京點石成智教育科技有限公司，自此，鄭女士擔任獨立諮詢顧問及總經理。由二零一四年至二零二零年四月，彼擔任教育諮詢顧問。由二零零八年至二零一四年，彼同時擔任為明教育集團副執行總監、財務總監及投資總監，並負責為明教育集團旗下23間教育機構的財務、法律、投資及風險管理。



## Biographical Details of Directors and Senior Management 董事及高級管理人員之履歷

### SENIOR MANAGEMENT

**Mr. Chow Wai Koon, Timothy**, aged 56, was appointed as Chief Operating Officer of the Company in January 2015. Mr. Chow is responsible for directing, administering and co-ordinating the operational activities of the Group. He is also responsible for recommending and developing strategies, goals and policies of the Group.

Prior to joining the Company, Mr. Chow devoted almost 20 years to Hewlett-Packard group (“HP”), a leading global IT provider of products, technologies, software, solutions and services. While at HP, Mr. Chow held several senior positions in sales, marketing, business planning and finance in the Asia Pacific region including China, Australia and Singapore.

Mr. Chow has extensive experience in sales and marketing in the Asia Pacific region, particularly China, across consumer, commercial and enterprise customers. In addition, Mr. Chow has robust knowledge of end-to-end systems from research and development, manufacturing and distribution to channel, communication and customer support.

Mr. Chow holds a Master’s Degree in Business Administration from the Macquarie Graduate School of Management, Australia, and a Bachelor’s Degree of Accountancy from the Nanyang Technological University, Singapore.

**Ms. Jiang Xiaohui**, aged 43, was appointed as Chief Strategy Officer of the Company in May 2025. She holds a master of business administration from the Chinese University of Hong Kong, a master of finance from Hunan University and a bachelor of international finance from Hunan University.

Ms. Jiang is responsible for leading the Group’s strategic planning process by developing, refining, implementing, and evaluating strategies to align with our organization’s objectives. She is also responsible for identifying and accessing new business opportunities, strategic partnerships and ventures that align with the Group’s strategic goals. She will provide strategic insights and business advisory support to the management team to enhance operations for our Hong Kong, China and Global business units.

### 高級管理人員

**招偉權先生**，56歲，於二零一五年一月獲委任為本公司的首席運營官。招先生負責指導、管理和協調本集團的營運工作。彼亦負責建議及發展本集團戰略、目標和政策。

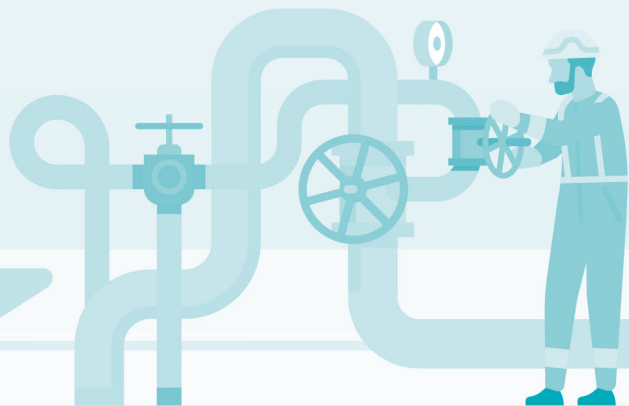
在加盟本公司前，招先生致力於惠普（一家提供產品、技術、軟件、解決方案和服務的全球領先資訊科技供應商）近20年。在惠普期間，招先生曾於亞太地區（包括中國、澳洲和新加坡）的銷售、市場營銷、業務規劃和財務方面擔任高級職務工作。

招先生在亞太地區（尤其中國）的消費客戶、商業及大型企業客戶方面均擁有非常豐富的銷售和市場推廣經驗。此外，他在端到端系統的研究與開發、製造及分銷渠道、溝通及客戶支援方面具有豐富的知識。

招先生持有澳洲麥格理大學工商管理學院之工商管理碩士學位及新加坡南洋理工大學會計學士學位。

**姜曉輝女士**，43歲，於二零二五年五月獲委任為本公司的首席策略官。彼持有香港中文大學工商管理碩士，湖南大學金融學碩士及湖南大學國際金融學士。

姜女士負責領導本集團的策略規劃流程，包括制定、改善、實施和評估各項策略，以確保其與集團目標一致。彼也負責確定並掌握符合集團策略目標的新業務機會、策略合作夥伴關係和投資項目。她將為管理團隊提供策略洞察和業務諮詢支持，以提升本集團在香港、中國內地和全球業務部門的營運。



## Biographical Details of Directors and Senior Management 董事及高級管理人員之履歷

Prior to joining the Company, Ms. Jiang served as various senior positions with CMB International Capital Limited (“CMBI”), an integrated financial institution providing comprehensive and professional services, over 16 years. While at CMBI, Ms. Jiang held several senior positions in human resources, strategic planning, management and finance in China and Hong Kong. Ms. Jiang has extensive experience in human resources management, business planning, investment banking and corporate finance.

**Mr. Cheng Siu Kwan**, aged 56, joined the Company as the Financial Controller in December 2012 and has been appointed as the Company Secretary of the Company in February 2013. Mr. Cheng is a fellow member of the Association of Chartered Certified Accountants and a member of the Hong Kong Institute of Certified Public Accountants. Prior to joining the Company, Mr. Cheng held various finance positions at a number of companies listed on The Stock Exchange of Hong Kong Limited and has over 31 years of experience in auditing, finance and accounting.

**Mr. Ku Chun Ming**, aged 60, joined the Group in 1993 and currently is the Deputy Managing Director of Bun Kee (International) Limited, the pipe trading subsidiary of the Group. Mr. Ku is mainly responsible for the leadership, supervision and long-term business development of pipes and fittings of the Company. He has over 39 years of extensive experience in sales and marketing activities.

**Mr. Tang Chik Loi**, aged 52, joined the Group in 2001 and currently is the Sales Director of the pipe trading subsidiary, Bun Kee (International) Limited. Mr. Tang has over 23 years of experience in piping business. He is responsible for the Group’s business development and marketing, sourcing new customers, maintaining and strengthening relationship with customers.

在加盟本公司前，姜女士曾在招銀國際金融有限公司（「招銀國際」）任職超過16年，擔任多個高級職位。該公司是一家提供全面專業服務的綜合性金融機構。在招銀國際任職期間，姜女士曾在中國內地和香港的人力資源、策略規劃、管理和財務等多個領域擔任高級職位。姜女士在人力資源管理、商業規劃、投資銀行和企業融資領域擁有豐富的經驗。

**鄭少群先生**，56歲，於二零一二年十二月加入本公司擔任財務總監，並於二零一三年二月獲委任為本公司之公司秘書。鄭先生為英國特許公認會計師公會資深會員及香港會計師公會會員。加入本公司之前，鄭先生曾於多家香港聯合交易所有限公司上市公司出任不同的財務職務，彼於審計、融資及會計方面擁有逾31年經驗。

**古俊明先生**，60歲，於一九九三年加入本集團，現時為本集團管道貿易附屬公司彬記（國際）有限公司之副董事總經理。古先生主要負責本公司管道及管件業務的領導、監督及長遠發展。彼在銷售及市場推廣業務積逾39年的豐富經驗。

**鄧植來先生**，52歲，於二零零一年加入本集團，現時為管道貿易附屬公司彬記（國際）有限公司之銷售董事。鄧先生在管道業務積逾23年的豐富經驗。彼負責本集團的業務發展及市場營銷、開拓新客戶、維持及加強與客戶的關係。



# Corporate Governance Report

## 企業管治報告

China Pipe Group Limited (the “Company”) is committed to maintain a high standard of corporate governance. The board of directors of the Company (the “Board”) and management maintain and enhance the policies and practices of the Company on a timely, transparent, effective and reasonable manner, so as to maintain good, solid and reasonable corporate governance. The Company believes that good corporate governance is not only in the interest of shareholders and investors but also in the interest of the Company. The Company will continue to raise the standard to formalize the best practice of corporate governance as far as we could.

### CORPORATE GOVERNANCE CODE

The Company has complied with the code provisions set out in the Corporate Governance Code (the “Code”) as stated in Appendix C1 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”) throughout the year ended 31 December 2025.

### CORPORATE CULTURE

The Group recognises that a healthy corporate culture is vital for the Group to achieve its vision and mission towards sustainable growth. Throughout the years, the Group is committed to developing a prudent corporate culture in managing financial resources. This is reflected in our healthy financial position and long history of operation. The Group believes that the culture of treating our employees and customers well and with respect and assuming our responsibilities is a triple-win situation for the employees, customers and the Group in the long term. To achieve this, the Group attaches great importance to conducting its business honestly and with integrity at all times. The Group has put in place a whistle-blowing policy and anti-corruption policy in order to develop a culture of openness, accountability and integrity. The Group will continue to foster its culture that is built on its vision, mission and values.

### MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers contained in Appendix C3 of the Listing Rule (the “Model Code”). Having made specific enquiry with the directors of the Company (“Directors”), all Directors confirmed that they have fully complied with the required standard as set out in the Model Code during the year ended 31 December 2025.

中國管業集團有限公司(「本公司」)致力達致高水平之企業管治。本公司董事會(「董事會」)及管理層會適時、具透明度、有效及合理地維持及提升本公司的政策及實務，並確保良好、穩固及合理的企業管治。本公司相信良好的企業管治不單只有利於股東及投資者，亦符合本公司的利益。本公司將繼續提高標準，務求制定最佳之企業管治常規。

### 企業管治守則

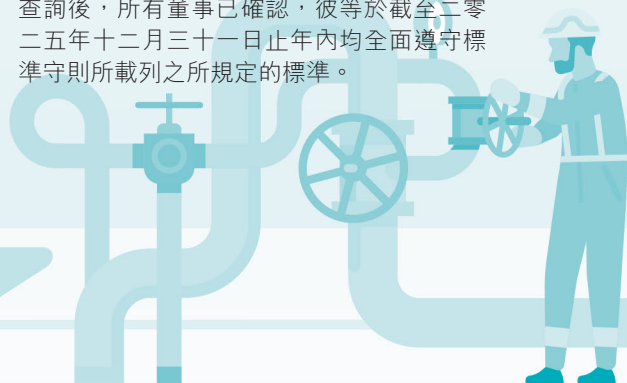
截至二零二五年十二月三十一日止年度，本公司已遵守香港聯合交易所有限公司證券上市規則(「上市規則」)附錄C1《企業管治守則》(「守則」)所載之守則條文規定。

### 企業文化

本集團明白健康的企業文化對本集團實現可持續發展的願景和使命至關重要。多年來，本集團致力在管理財務資源方面建立審慎的企業文化。這反映在我們健康的財務狀況和悠久的經營歷史上。本集團相信，善待我們的員工和客戶以及尊重和承擔我們的責任的文化對於員工、客戶和本集團，長遠來說是一個三贏局面。為實現這一目標，本集團非常重視貫徹始終的誠實和廉潔地經營業務。本集團制定了舉報政策和反貪污政策，以推行公開、問責和誠信的文化。本集團將繼續促進以其願景、使命和價值觀為基礎的文化。

### 董事進行證券交易的標準守則

本公司已採納上市規則附錄C3所載有關上市發行人董事進行證券交易的標準守則(「標準守則」)。經向本公司董事(「董事」)作出特別查詢後，所有董事已確認，彼等於截至二零二五年十二月三十一日止年內均全面遵守標準守則所載列之所規定的標準。



### BOARD OF DIRECTORS

#### Composition

As at the date of this report, the Board comprises seven Directors, including two executive Directors, Mr. Lai Fulin (the Chairman of the Board) and Mr. Yu Ben Ansheng (the Chief Executive Officer); and five independent non-executive Directors, Mr. Wong Yee Shuen, Wilson, Mr. Chen Wei Wen, Mr. Guan Zhiqiang, Mr. Wang Chaolong and Ms. Zheng Yang, one of whom namely, Mr. Wong Yee Shuen, Wilson has appropriate professional accounting experience and expertise. Biographical details of the Directors are set out in the section headed “BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT” of this Annual Report.

Throughout the year, the Board has at least one-third in number of its members comprising independent non-executive Directors under Rule 3.10A of the Listing Rules.

Each of the non-executive Directors (including the independent non-executive Directors) has entered into a service contract with the Company and appointed for a term of one year. All Directors are subject to retirement by rotation and re-election at the annual general meeting of the Company in accordance with the bye-laws of the Company.

Each of the independent non-executive Directors has made an annual confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company is of the view that all the independent non-executive Directors meet the independence guidelines set out in Rule 3.13 of the Listing Rules and considers that they are independent.

To the best knowledge of the Company, except that Mr. Lai Fulin is the younger brother of Mr. Lai Guanglin, a substantial shareholder of the Company, there is no relationship (including financial, business, family or other material/relevant relationship) among members of the Board.

### 董事會

#### 組成人員

於本報告日期，董事會由七名董事組成，包括兩名執行董事：賴福麟先生（董事會主席）及俞安生先生（首席執行官）；以及五名獨立非執行董事：黃以信先生、陳偉文先生、管志強先生、王朝龍先生及鄭洋女士，其中黃以信先生擁有適當的專業會計經驗及專門知識。每位董事的個人履歷已詳載於本年報之「董事及高級管理人員之履歷」內。

於整年內，根據上市規則3.10A之規定董事會成員最少三分之一由獨立非執行董事組成。

每名非執行董事（包括獨立非執行董事）均與本公司訂立為期一年任期的服務合同。所有董事須根據本公司之公司細則規定於本公司股東週年大會上輪值退任及重選連任。

每名獨立非執行董事已根據上市規則第3.13條的規定作出有關其獨立性的年度獨立確認。本公司認為所有獨立非執行董事均遵守上市規則第3.13條所列的獨立指引，因此本公司認為彼等為獨立。

就本公司所知，除賴福麟先生乃本公司主要股東賴柏霖先生之胞弟外，董事會各成員間並無關係（包括財務、業務、家屬或其他重要／相關的關係）。



# Corporate Governance Report

## 企業管治報告

The principal functions of the Board are to supervise the management of the business and affairs; to approve the strategic plans, investment and funding decision; to review the Group's financial performance and operating initiatives. The Board, led by the Chairman, is responsible for formulating overall strategy and policies, monitoring and controlling the performance of the Group. In addition to its overall supervisory role, the Board also retains specific responsibilities such as approving financial accounts, approving annual budget, recommending dividend payments, approving policies relating to the Board's compliance, etc. whilst managing the Group's day-to-day operations is the responsibility of the management of the Group (the "Management") such as implementing internal control, business strategies and plans set by the Board, etc.. When the Board delegates certain aspects of its management and administration functions to the Management, it has given clear directions as to the powers of the Management.

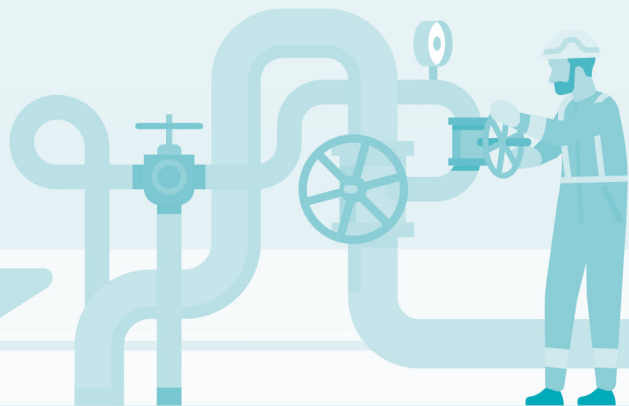
### Independence

The Company has put in place mechanism to ensure independent views and input are available to the Board and such mechanism will be reviewed annually by the Board. The Board has balance of skills, knowledge and experience appropriate for the requirements of the business and to complement the Company's corporate strategy. The Board membership is covered by professionally qualified and widely experienced personnel to bring in valuable contributions and different professional advices and consultancy for development of the Company. All Directors have separate and independent access to the advice and services of the senior management and the company secretary with a view to ensuring the board procedures, and all applicable rules and regulations are followed. All Directors have independent access to external independent professional advice from legal advisers and auditor at the Company's expense. All Directors are encouraged to speak their views in an open and candid manner during the Board or Board committees' meetings. Any director (including independent non-executive director) who has material interest in any contract, transaction or arrangement shall abstain from voting on any Board resolution approving the same. No equity-based remuneration with performance-related elements will be granted to independent non-executive directors.

董事會之主要功能為監督業務及事務管理；批核策略性計劃、投資及撥付資金決定；以及檢討集團財務表現及經營活動。董事會在主席領導下，負責制訂整體策略及政策，監察及控制集團的表現。董事會除擔當起全面監督的角色外，同時會執行一些指定職務，如審批財務賬目、審批年度財務預算、建議派發股息及審批有關董事會合規的政策等。而管理集團日常營運乃由本集團管理層（「管理層」）負責，如履行內部監控和由董事會制定的業務策略及計劃等。當董事會將其若干的管理及行政功能方面的權力授予管理層時，已同時就管理層的權力，給予清晰的指引。

### 獨立性

本公司已設立有關機制，以確保董事會可獲取獨立意見和建議。董事會將每年檢討有關機制。董事會具備於業務上適當的所需技巧、知識及經驗以配合本公司的公司策略。董事會成員涵蓋具備專業資格及廣泛經驗之人士，為本公司之發展提供不同專業意見及諮詢，並作出寶貴貢獻。所有董事均可自行透過獨立途徑接觸高級管理人員及公司秘書以取得建議及服務，藉以確保遵守董事會程序，以及所有適用規則及規例。所有董事可尋求法律顧問及核數師等外間獨立人士的專業意見，費用由本公司承擔。鼓勵所有董事在董事會或董事委員會會議上開誠佈公地發表意見。在任何合同、交易或安排中擁有重大利益的任何董事（包括獨立非執行董事）均須就批准該等事項的任何董事會決議案放棄投票。將不會向獨立非執行董事授予具有績效相關要素之以股權為基礎之薪酬。



## CONTINUOUS PROFESSIONAL DEVELOPMENT

Each newly appointed Director has received comprehensive, formal and tailored induction on appointment so as to ensure that he/she has appropriate understanding of the business and operations of the Group and that he/she is fully aware of his/her responsibilities under the Listing Rules, legal and other regulatory requirements.

The Directors are regularly briefed on the amendments to or updates on the relevant laws, rules and regulations.

In addition, all Directors are provided with monthly updates on the Company's performance, position and prospects to enable the Board as a whole and each Director to discharge their duties.

The Directors confirmed that they have complied with the code provision C.1.4 of the Code on Directors' training. During the year, all Directors have participated in continuous professional development by attending seminars and/or reading materials on the following topics to develop and refresh their knowledge and skills and provided a record of training to the Company.

## 持續專業發展

各新任董事已於委任時接受全面、正式及為彼而設之就職指引以確保董事對本集團業務及營運有恰當了解，並完全明白彼於上市規則、法律及相關監管規定項下之責任。

董事定期獲知會相關法例、規則及規例之修訂或最新版本。

此外，董事亦獲提供本公司表現、狀況及前景的每月更新資料，以便董事會整體及各董事履行其職務。

董事確認，彼等已遵守有關董事培訓之守則條文第C.1.4條。於本年度，全體董事已參與持續專業發展，方式為出席有關以下主題之座談會及／或閱讀材料，以發展及更新彼等之知識及技能，並已向本公司提供培訓記錄。

### Name of Directors

Mr. Lai Fulin  
Mr. Yu Ben Ansheng  
Mr. Wong Yee Shuen, Wilson  
Mr. Chen Wei Wen  
Mr. Guan Zhiqiang  
Mr. Wang Chaolong  
Ms. Zheng Yang

### 董事姓名

賴福麟先生  
俞安生先生  
黃以信先生  
陳偉文先生  
管志強先生  
王朝龍先生  
鄭洋女士

### Topics on training covered <sup>(Note)</sup>

#### 所涵蓋之培訓主題 <sup>(附註)</sup>

C、L、R  
C、L、R  
C、F、L、R  
C、L、R  
C、L、R  
C、L、R  
C、L、R

#### Notes:

C: Corporate Governance  
F: Finance and Accounting  
L: Listing Rules Updates  
R: Other Relevant Regulatory Updates

#### 附註：

C: 企業管治  
F: 財務及會計  
L: 上市規則的更新  
R: 其他相關法規的更新



# Corporate Governance Report

## 企業管治報告

### ROLES OF CHAIRMAN AND CHIEF EXECUTIVE OFFICER

The position of the Chairman of the Board and the Chief Executive Officer of the Company are held by separate individuals. The role of the Chairman is separated from that of the Chief Executive Officer. Such division of responsibilities helps to reinforce their independence and accountability.

Mr. Lai Fulin takes up the role of providing leadership for the Board and ensures that the Board works effectively and discharges its responsibility properly. With the support of executive Directors and the Company Secretary, the Chairman seeks to ensure that all Directors are properly briefed on issues arising at board meetings and receive adequate and reliable information in a timely manner. The Chairman also ensures that good corporate governance practice is in force from time to time, and all key issues are discussed by the Board in a timely manner.

Mr. Yu Ben Ansheng, the Chief Executive Officer of the Company, is responsible for managing overall daily operations of the Group, the implementation of the Group's development strategies and plans and to perform other responsibilities as assigned by the Board.

### DIRECTORS' AND OFFICERS' INSURANCE

The Company has arranged appropriate insurance cover in respect of potential legal actions against its Directors and officers.

### BOARD MEETING

The Board meets regularly, and at least four times a year, additional meetings are convened when deemed necessary by the Board. Board members are provided with complete, adequate and timely information to allow the Directors to fulfill their duties properly. In addition, Directors have full access to information on the Group and independent professional advice whenever deemed necessary by the Directors. In addition, the Chairman and non-executive Directors (including the independent non-executive Directors) meet at least once every year without the presence of executive Directors.

During the year, the Board met regularly and held seven meetings. Notices and board papers were given to all Directors prior to the board meetings in accordance with the Code. The Chairman and non-executive Directors (including the independent non-executive Directors) met once without the presence of executive Directors.

### 主席和首席執行官的角色

董事會主席及本公司首席執行官的職位由不同人士出任。主席的職責有別於首席執行官。有關分工有助加強他們的獨立和問責性。

賴福麟先生擔任董事會之領導角色，確保董事會有效運作及適當履行其職責。在執行董事及公司秘書協助下，主席將確保所有董事均就董事會會議上提出的事項獲得適當說明，並適時獲得充份可靠的資料。主席亦確保不時切實執行優良之企業管治常規，以及董事會及時商討所有重要事宜。

本公司首席執行官俞安生先生負責管理本集團整體日常運作及執行本集團的發展策略及計劃，以及執行由董事會委派的任務。

### 董事及行政人員的保險

本公司已就其董事及行政人員可能會面對的法律訴訟作出適當的投保安排。

### 董事會會議

董事會定期舉行會議，而每年最少舉行四次會議，及於其認為有需要時召開額外會議。董事會成員獲提供完整、充份及適時資料，以便董事可妥善履行彼等之職責。此外，董事可於其認為需要時取得集團資料及獨立的專業意見。此外，主席每年與非執行董事(包括獨立非執行董事)舉行至少一次沒有執行董事出席的會議。

於年內，董事會定期會晤及舉行了七次會議。於舉行董事會會議前，已根據守則之規定向所有董事發出通知及會議文件。主席與非執行董事(包括獨立非執行董事)舉行了一次沒有執行董事出席的會議。



### Meetings held in 2025

Details of the Directors' attendance at Board meetings, Board committee meetings and general meetings (including an annual general meeting and a special general meeting) respectively held in 2025 are set out as below:

### 於二零二五年舉行的會議

各位董事於二零二五年分別於董事會會議、董事會轄下委員會會議及股東大會(包括一次股東週年大會及一次股東特別大會)的出席記錄詳情如下:

	會議舉行次數	Attended/Eligible to attend 出席次數/合資格出席次數				General Meeting 股東大會
		Board Meeting 董事會會議	Audit Committee Meeting 審核委員會會議	Nomination Committee Meeting 提名委員會會議	Remuneration Committee Meeting 薪酬委員會會議	
<b>Number of Meetings Held</b>	會議舉行次數	7	3	2	2	2
<b>Executive Directors</b>	<b>執行董事</b>					
Mr. Lai Fulin	賴福麟先生	7/7	–	2/2	2/2	2/2
Mr. Yu Ben Ansheng	俞安生先生	7/7	–	–	–	2/2
<b>Independent Non-executive Directors</b>	<b>獨立非執行董事</b>					
Mr. Wong Yee Shuen, Wilson	黃以信先生	7/7	3/3	–	–	2/2
Mr. Chen Wei Wen	陳偉文先生	7/7	3/3	2/2	2/2	2/2
Mr. Guan Zhiqiang	管志強先生	7/7	3/3	2/2	2/2	2/2
Mr. Wang Chaolong	王朝龍先生	7/7	3/3	2/2 (note 1)	2/2	2/2
				(附註1)		
Ms. Zheng Yang	鄭洋女士	7/7	3/3	– (note 2)	–	2/2
				(附註2)		

#### Notes:

1. Ceased to be a member of Nomination Committee on 23 December 2025
2. Appointed as a member of Nomination Committee on 23 December 2025

#### 附註:

1. 於二零二五年十二月二十三日停任提名委員會成員
2. 於二零二五年十二月二十三日委任為提名委員會成員



### BOARD COMMITTEES

A number of Board committee, including audit committee, remuneration committee and nomination committee, have been established by the Board to strengthen its functions and to enhance its expertise. All committees have been formed with specific written terms of reference which deals clearly with the respective committees' authorities and duties.

#### Remuneration Committee

As at the date of this report, the Remuneration Committee comprises four members including one executive Director, namely Mr. Lai Fulin and three independent non-executive Directors, namely Mr. Chen Wei Wen, Mr. Guan Zhiqiang and Mr. Wang Chaolong. It is chaired by Mr. Guan Zhiqiang.

The major roles and functions of the Remuneration Committee are as follows:

- (a) To make recommendations to the Board on the Company's policy and structure for all directors and senior management remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy;
- (b) To review and approve the management's remuneration proposals with reference to the Board's corporate goals and objectives;
- (c) To make recommendations to the Board on the remuneration packages of individual executive directors and senior management, including benefits in kind, pension rights and compensation payments (including any compensation payable for loss or termination of their office or appointment); and
- (d) To make recommendations to the Board on the remuneration of non-executive directors.

The remuneration package of executive Directors is determined by reference to their duties and responsibilities, experience and the prevailing market conditions. The remuneration package of individual executive Directors includes salary, discretionary bonus and share-based payment. Details of the Directors' fee and other emoluments of the Directors of the Company are set out in Note 34 to the financial statements.

#### 董事會轄下委員會

董事會已成立多個董事會轄下委員會，包括審核委員會、薪酬委員會及提名委員會，以加強其職能及提高其專門技能。所有委員會之組成均訂有具體之書面職權範圍書，清楚說明各委員會的職權及職責。

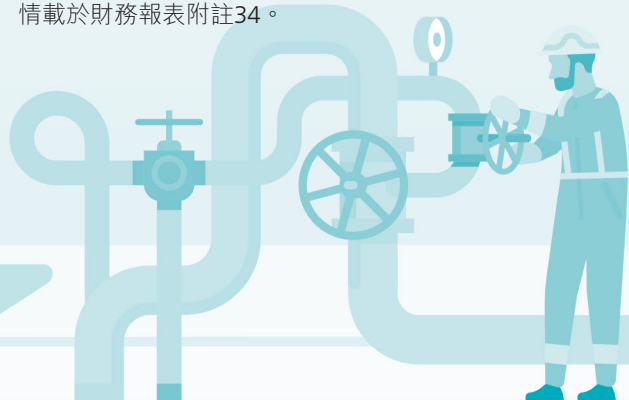
#### 薪酬委員會

於本報告日期，薪酬委員會由四位成員組成，包括一位執行董事，即賴福麟先生及三位獨立非執行董事，即陳偉文先生、管志強先生及王朝龍先生。主席由管志強先生擔任。

薪酬委員會的主要角色及職能如下：

- (a) 就本公司董事及高級管理人員的全體薪酬政策及架構，及就設立正規而具透明度的制訂薪酬政策程序，向董事會提出建議；
- (b) 因應董事會所訂企業方針及目標而檢討及批准管理層的薪酬建議；
- (c) 向董事會建議個別執行董事及高級管理人員的薪酬待遇，包括非金錢利益、退休金權利及賠償金額(包括喪失或終止職務或委任的賠償)；及
- (d) 就非執行董事的薪酬向董事會提出建議。

執行董事的薪酬待遇乃根據其職務及職責、經驗以及當前市況而釐定。執行董事的薪酬待遇包括薪金、酌情花紅及以股份為基礎的付款。本公司各董事的袍金及其他酬金的詳情載於財務報表附註34。



The Remuneration Committee has adopted the model that it will review the proposals made by the management on the remuneration of executive Directors and senior management, and make recommendations to the Board. The Board will have final authority to approve the recommendations made by the Remuneration Committee.

The Remuneration Committee held two meetings during 2025, the following major matters were reviewed and discussed in the meetings and recommended to the Board for approval:

- To review the remuneration policy and remuneration packages of Directors and senior management of the Company;
  - To consider the bonus arrangement of the Directors and senior management of the Company; and
  - To review the new service contracts entered into between the Company and non-executive Directors.
- 檢討本公司薪酬政策和董事及高級管理人員之薪酬待遇；
  - 考慮本公司董事及高級管理人員分紅安排；及
  - 審議本公司與非執行董事訂立新的服務合同。

Pursuant to the code provision E.1.5 of the Code, the details remuneration of the senior management of the Company by band for the year ended 31 December 2025 was set out in Note 8 to the consolidated financial statements of this Annual Report.

薪酬委員會已採納由其檢討管理層所提出有關執行董事及高級管理人員的薪酬建議後，向董事作提出建議的模式。董事會擁有最終權力以批准經薪酬委員會提出的薪酬建議。

薪酬委員會於二零二五年內召開了二次會議，審議及討論以下主要事項，並向董事會提出建議：

根據守則條文第E.1.5條，本公司高級管理人員於截至二零二五年十二月三十一日止年度的酬金按範圍分析的詳情載於本年報之綜合財務報表附註8。



# Corporate Governance Report

## 企業管治報告

### Nomination Committee

As at the date of this report, the Nomination Committee comprises four members including an executive Director, Mr. Lai Fulin, and three independent non-executive Directors, Mr. Chen Wei Wen, Mr. Guan Zhiqiang and Ms. Zheng Yang (appointed on 23 December 2025). It is chaired by Mr. Lai Fulin, the Chairman of the Board.

### Board Diversity Policy

In August 2013, the Company adopted the Board Diversity Policy. Such policy sets out the approach to achieve diversity on Board. With a view to achieving a sustainable and balanced development, the Company sees increasing diversity at the Board level as an essential element in supporting the attainment of its strategic objectives and its sustainable development. Selection of candidates will be based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, professional experience, skills, knowledge and length of service. The ultimate decision will be based on merit and contribution that the selected candidates will bring to the Board. 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. The Nomination Committee reviewed the Board's composition under diversified perspectives, and monitored the implementation of the Board Diversity Policy annually.

Having reviewed the Board composition, the Board recognises the importance and benefits of gender diversity at the Board level and shall continue to maintain gender diversity when considering potential successors to the Board. The Company targets to maintain a Board with female representation and gender diversity is achieved. As of the date of this report, the Board comprises seven Directors, 6 Directors were male and 1 Director was female. 69% and 31% of our total workforce were male and female respectively. We will continue with our endeavor to increase female representation in our Board.

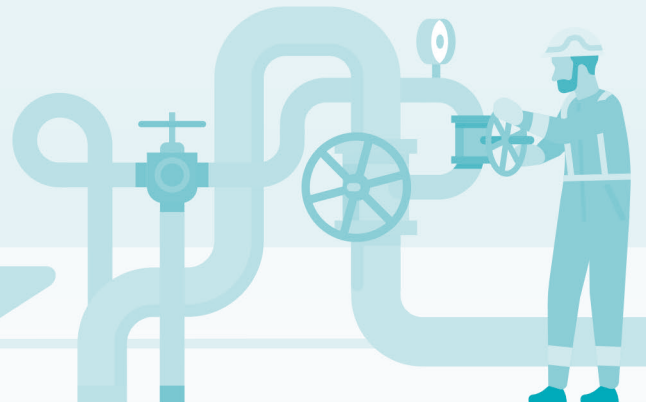
### 提名委員會

於本報告日期，提名委員會由四位成員組成，包括一位執行董事賴福麟先生及三位獨立非執行董事陳偉文先生、管志強先生及鄭洋女士（於二零二五年十二月二十三日委任）。提名委員會主席由董事會主席賴福麟先生擔任。

### 董事會成員多元化政策

於二零一三年八月，本公司已採納《董事會成員多元化政策》。該政策列載董事會為達致成員多元化而採取的策略。為達致可持續的均衡發展，本公司視董事會層面日益多元化為支持其達到戰略目標及維持可持續發展的關鍵元素。甄選人選將按一系列多元化範疇為基準，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能、知識及服務任期。最終將按人選的長處及可為董事會提供的貢獻而作決定。董事會所有委任均以用人唯才為原則，並在考慮人選時以客觀條件充分顧及董事會成員多元化的裨益。提名委員會按多元化的角度檢討董事會的組成，並每年監察董事會成員多元化政策的執行。

經審閱董事會的組成，董事會意識到董事會層面性別多元化的重要性及益處，在董事會考慮潛在繼承者，並繼續維持性別多元化。本公司的目標是維持董事會中有女性代表以實現性別多元化。於本報告日期，本董事會有七名董事，六名董事為男性及一名女性董事。69%及31%的員工分別為男性及女性。我們將繼續致力於董事會內增加女性代表。



### Nomination Policy

In December 2018, the Company adopted the Nomination Policy. According to the policy, the Nomination Committee (“NC”) will consider candidates recommended by shareholders in the same manner as candidates recommended to the NC from other sources. In its evaluation of director candidates, including the members of the Board eligible for re-election, the NC will consider (1) The current size and composition of the Board and the needs of the Board and the respective committees of the Board; (2) Diversity in all its aspects, including but not limited to gender, age, cultural and educational background, professional experience, skills, knowledge and length of service; and (3) Other factors that the NC may consider appropriate.

The major roles and functions of the Nomination Committee are as follows:

- (a) To review the structure, size and composition (board diversity has been considered from a number of aspects, including but not limited to gender, age, cultural and educational background, professional experience, skills, knowledge and length of service) of the Board at least annually and make recommendations on any proposed changes to the Board to complement the Company’s corporate strategy;
- (b) To identify individuals suitably qualified to become Board members and select or make recommendations to the Board on the selection of, individuals nominated for directorships. 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;
- (c) To review the Board Diversity Policy, as appropriate, and disclose the Board Diversity Policy or its summary in the corporate governance report of the Company including the measurable objectives set for implementing the Board Diversity Policy and progress made towards achieving these measurable objectives;
- (d) To review the policy for the nomination of Directors (“Nomination Policy”) as appropriate. The Nomination Policy shall set out, inter alia, the nomination procedures and process and criteria to select and recommend candidates for directorship;

### 提名政策

於二零一八年十二月，本公司已採納《提名政策》。根據該政策，提名委員會將以與從其他來源向提名委員會推薦的候選人相同的方式考慮股東推薦的候選人。在評估董事候選人(包括符合重選連任的董事會成員)時，提名委員會將考慮(1)董事會目前的規模和組成以及董事會和董事會各委員會的需求；(2)董事會各方面的多元化，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能、知識和服務任期等方面；及(3)提名委員會認為其他適當的因素。

提名委員會的主要角色及職能如下：

- (a) 至少每年檢討董事會的架構、人數及組成(會從多個方面考慮董事會成員多元化，包括但不限於性別、年齡、文化及教育背景、專業經驗、技能、知識及服務任期)，並就任何為配合本公司的公司策略而擬對董事會作出的變動提出建議；
- (b) 物色具備合適資格可擔任董事的人士，並挑選提名有關人士出任董事或就此向董事會提供意見。董事會所有委任均以用人唯才為原則，並在考慮人選時以客觀條件充分顧及董事會成員多元化的裨益；
- (c) 在適當時候檢討董事會成員多元化政策，並每年於本公司的企業管治報告內披露董事會成員多元化政策或政策摘要、包括為執行董事會成員多元化政策而定的可計量目標及達標的進度；
- (d) 在適當情況下檢討有關提名董事之政策(「提名政策」)。提名政策應列出，其中包括，提名程序與過程以及篩選和推薦董事候選人的準則；



## Corporate Governance Report 企業管治報告

- (e) To assess the independence of independent non-executive directors; and
- (f) To make recommendations to the Board on the appointment or re-appointment of directors and succession planning for directors in particular the chairman and the chief executive.

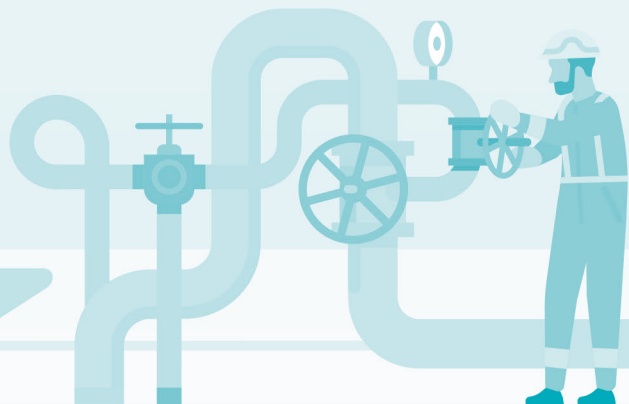
The Nomination Committee held two meetings during 2025, the following major issues were reviewed and discussed in the meeting:

- To review the structure, size and composition (including the skills, knowledge and experience) of the Board;
- To review the Board Diversity Policy;
- To make recommendation to the Board for approval the revised terms of reference of the Nomination Committee;
- To make recommendation to the Board on the appointment of directors; and
- To evaluate and make recommendation as to the qualification and experience of the directors who were subject to retirement by rotation and re-election at the 2025 annual general meeting.

- (e) 評核獨立非執行董事的獨立性；及
- (f) 就董事委任或重新委任以及董事(尤其是主席及行政總裁)繼任計劃向董事會提出建議。

提名委員會於二零二五年內召開了二次會議，審議及討論以下主要事項：

- 檢討董事會的架構、人數及組成(包括技能、知識及經驗方面)；
- 檢討董事會多元化政策；
- 向董事會建議審批經修訂的提名委員會職權範圍書；
- 就董事的委任，向董事會提供建議；及
- 對於二零二五年股東週年大會上輪值告退並重選連任的董事的資格和經驗作出評估及建議。



### Audit Committee

As at the date of this report, Audit Committee consists of five independent non-executive Directors, namely Mr. Wong Yee Shuen, Wilson, Mr. Chen Wei Wen, Mr. Guan Zhiqiang, Mr. Wang Chaolong and Ms. Zheng Yang. It is chaired by Mr. Wong Yee Shuen, Wilson who has the appropriate professional qualifications, accounting and financial management expertise.

The major roles and functions of the Audit Committee are as follows:

- (a) To make recommendations to the Board on the appointment, reappointment and removal of the external auditor, and to approve the remuneration and terms of engagement of the external auditor, and any questions of its resignation or dismissal;
- (b) To monitor integrity of the Company's financial statements and to review significant financial reporting judgements contained in them;
- (c) To review the Company's financial controls, risk management and internal control systems; and
- (d) To discuss the risk management and internal control systems with management to ensure that management has performed its duty to have effective systems.

### 審核委員會

於本報告日期，審核委員會由五位獨立非執行董事黃以信先生、陳偉文先生、管志強先生、王朝龍先生及鄭洋女士所組成。黃以信先生擔任審核委員會主席，彼具備合適的專業資格、會計或財務管理相關的專業知識。

審核委員會的主要角色及職能如下：

- (a) 主要負責就外聘核數師的委任、重新委任及罷免向董事會提供建議、批准外聘核數師的薪酬及聘用條款，及處理任何有關該核數師辭職或辭退該核數師的問題；
- (b) 監察本公司的財務報表並審閱報表及報告所載有關財務申報的重大意見；
- (c) 檢討本公司的財務監控、風險管理及內部監控系統；及
- (d) 與管理層討論風險管理及內部監控系統，確保管理層已履行其職責建立有效的系統。



# Corporate Governance Report

## 企業管治報告

The Audit Committee held three meetings during 2025 and the following major matters were reviewed and discussed in the meetings:

- To review the annual results of 2024 and the interim results of 2025 and making recommendation to the Board for approval;
- To make recommendation on the reappointment of the auditor;
- To review the adequacy of resources, qualifications and experience of staff of the Group's accounting and financial reporting function and their training programme and related budget;
- To review the risk management, internal control systems and annual internal audit plans;
- To review connected transactions entered into by the Group or subsisting during the year;
- To approve the auditor's remuneration for audit of 2025 financial statements; and
- To discuss the audit service plan of 2025.

### Corporate Governance Functions

The Board adopted the written terms of reference on corporate governance functions in March 2012 so as to assist the Board performing corporate governance functions. The terms of reference of the Board in respect of corporate governance functions are summarized as follows:

- (a) To develop and review the Company's policies and practices on corporate governance;
- (b) To review and monitor the training and continuous professional development of Directors and senior management;
- (c) To review and monitor the Company's policies and practices to ensure compliance with legal and regulatory requirements;

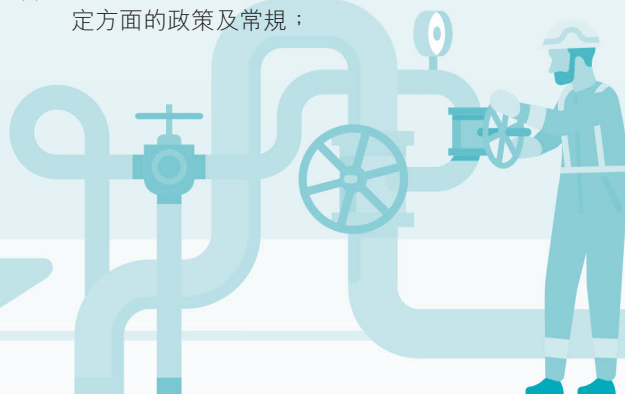
審核委員會於二零二五年內召開了三次會議，審議及討論以下主要事項：

- 審閱二零二四年度全年業績及二零二五年度中期業績，並建議董事會審批；
- 建議續聘核數師；
- 對本集團在會計及財務匯報職能方面的資源、員工資歷及經驗及員工所接受的培訓課程及有關預算是否充足進行檢討；
- 檢討風險管理、內部監控系統及年度內部審核計劃；
- 審閱於本年度由本集團訂立或存續之關連交易；
- 審批二零二五年度財務報告的審核的核數師酬金；及
- 討論二零二五年度審計服務計劃。

### 企業管治職能

董事會於二零一二年三月已採納企業管治職能並以書面訂立其職權範圍以協助董事會履行本集團之企業管治職能。董事會於企業管治職能的職責如下：

- (a) 制定及檢討本公司企業管治政策及常規；
- (b) 檢討及監察董事及高級管理人員的培訓及持續專業發展；
- (c) 檢討及監察本公司在遵守法律及監管規定方面的政策及常規；



- (d) To develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and Directors; and
- (e) To review the Company's compliance with the code provisions set out in the Code contained in Appendix C1 of the Listing Rules and its disclosure requirements in Corporate Governance Report.

During the year, the Board has reviewed the Company's corporate governance policies and practices, training and continuing 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 Code and disclosure in the Corporate Governance Report.

This corporate governance report has been reviewed by the Board in discharge of its corporate governance functions.

### AUDITOR'S REMUNERATION

The fees charged by the auditor generally depends on the scope and volume of the auditor's work. For the year ended 31 December 2025, the remuneration to the auditor of the Company in respect of audit services was HK\$1,450,000 and fees related to taxation services and other non-audit services amount to HK\$165,000 and HK\$90,000 respectively.

### DIRECTORS' AND AUDITOR'S RESPONSIBILITIES FOR FINANCIAL REPORTING

The Board is responsible for presenting a balanced, clear and understandable assessment of annual and interim reports, inside information announcements and other disclosures required under the Listing Rules and other regulatory requirements. The senior management provides such explanation and information to the Board so as to enable the Board to make an informed assessment of the financial information and position of the Company.

The Directors acknowledge the responsibilities for preparing the accounts of the Company. The responsibilities of the auditor of the Company with respect to the financial statements of the Group is set out in the Independent Auditor's Report on pages 60 to 66.

- (d) 制定、檢討及監察僱員及董事的操守準則及合規手冊(如有)；及
- (e) 檢討本公司遵守上市規則附錄C1守則所載之守則條文及於《企業管治報告》所須披露的要求。

於本年度，董事會已檢討本公司之企業管治政策及常規，以及董事和高級管理人員之培訓和持續專業發展、本公司在遵守法律及監管規定之政策及常規、遵守《標準守則》，以及本公司遵守《企業管治守則》及《企業管治報告》之披露情況。

為履行企業管治職責，董事會已審閱本企業管治報告。

### 核數師薪酬

核數師收取的費用一般視乎範圍及其工作量而定。截至二零二五年十二月三十一日止年度，就本公司核數師所提供的審核服務費用為1,450,000港元，以及稅務和其他非審核服務費用分別為165,000港元及90,000港元。

### 董事及核數師之財務申報責任

董事會負責提呈一份平衡、清晰易明之年報及中期報告、內幕消息公告以及按上市規則及其他監管規定要求之其他披露。高級管理人員負責向董事會提供解釋及資料，讓董事會能夠對本公司之財務資料及狀況進行有根據之評審。

董事知悉其有編製本公司賬目的責任。本公司核數師就有關本集團財務報表之責任列載於第60至66頁的獨立核數師報告。



### GOING CONCERN

The Directors, having made appropriate enquiries, consider that the Company has adequate resources to continue in operational existence for the foreseeable future and that, for this reason, it is appropriate to adopt the going concern basis in preparing the financial statements.

### RISK MANAGEMENT AND INTERNAL CONTROL

The Board is responsible for maintaining an adequate system of risk management and internal controls within the Group and for reviewing their effectiveness. The systems of risk management and internal control are designed to facilitate effective and efficient operations, to safeguard assets and to ensure the quality of internal and external reporting and compliance control and risk management functions. It is also designed to provide reasonable, but not absolute, assurance that material misstatement or loss can be avoided, and to manage and minimize risks of failure in operation systems.

The Group has set up a risk management system to provide directions in identifying, evaluating and managing significant risks and is reviewed at least on an annual basis. The senior management of the Group identifies risks that would adversely affect the achievement of the Group's objectives, and assesses and prioritizes the identified risks according to a set of standard criteria.

The Board has engaged an independent professional advisor to perform ongoing monitoring of the risk management and internal control review to assess the effectiveness of the financial, operational and compliance controls and risk management functions of the Company and the Group's major subsidiaries on a rotation basis.

Risk management report and internal control report are submitted to the Audit Committee at least once a year. The Board, through the Audit Committee, had performed annual review on the effectiveness of the Group's risk management system and internal control system, including the scope on risk management and internal control systems, result of internal audit work and status of compliance control.

### 持續經營

董事在作出適當查詢後，認為本公司擁有充分資源以在可預見將來繼續經營，故編製財務報表時採用持續經營之基準是為適當。

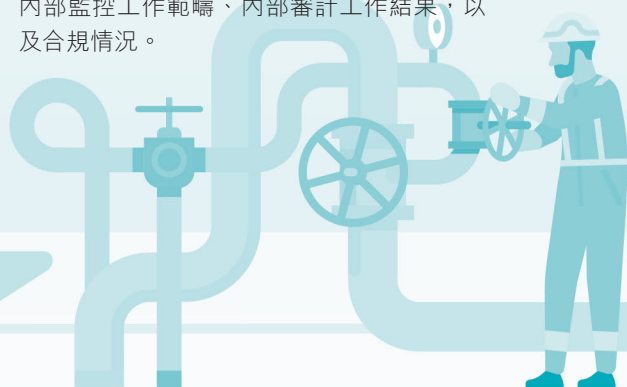
### 風險管理及內部監控

董事會負責為本集團維持一個充份有效之風險管理及內部監控系統，以及審查其效率。風險管理及內部監控系統乃為推動營運之效能及效率、保護資產、確保內部及外部報告之質素，以及監控法規和風險管理功能而設。內部監控系統旨在合理（而非絕對）保證能夠避免出現嚴重誤報或損失的情況，並管理及減低運作系統上的風險。

本集團已制定風險管理系統，提供識別、評估和管理重大風險的指引，並至少每年檢討一次。本集團的高級管理層會識別對本集團達成目標造成不利影響的風險，並根據一套標準則評估及排列所識別風險的優先次序。

董事會已委聘獨立專業顧問對本公司及本集團之主要附屬公司風險管理進行持續監督及輪流進行內部監控評核，就財務、運作、合規及風險管理等方面之內部監控有效性進行評估。

風險管理報告和內部監控報告均至少每年一次提交予審核委員會。董事會已透過審核委員會就本集團的風險管理系統及內部監控系統是否有效進行年度檢討，包括風險管理及內部監控工作範疇、內部審計工作結果，以及合規情況。



With respect to procedures and internal controls for the handling and dissemination of inside information, The Group has in place a policy on disclosure of inside information which sets out the procedures and internal controls for handling and dissemination of inside information. Such policy provides guidelines to the Directors, officers and all relevant employees of the Group to ensure proper safeguards exist to prevent the Company from breaching the statutory disclosure requirements. It also includes appropriate internal control and reporting systems to identify and assess potential inside information.

Key procedures in place include:

- establish periodic financial reporting procedures so that key financial and operating data is identified and escalated in a structured and timely manner;
- authorize one or more officer(s) or an internal committee to be notified of any potential inside information and to escalate any such information to the attention of the Board;
- restrict access to inside information to a limited number of employees on a need-to-know basis;
- ensure appropriate confidentiality agreements are in place when the Company enters into significant negotiations;
- if confidentiality has been lost, the Company must disclose the inside information as soon as reasonably practicable.

To avoid uneven dissemination of inside information, the dissemination of inside information of the Company shall be conducted by publishing the relevant information on the Stock Exchange's website and on the Company's website.

就處理及發佈內幕消息的程序及內部監控而言，本集團已採納內幕消息披露政策，當中載有處理及發佈內幕消息之程序及內部監控。有關政策向董事、本集團最高行政人員及所有相關僱員提供指引確保存存在適當保障措施防止本公司違反法定披露要求。其亦包括適當內部監控及匯報系統以識別及評估潛在內幕消息。

主要步驟包括：

- 設立定期財務匯報程序，以便能有系統及適時地識別及上報關鍵的財務及營運數據；
- 授權一名或多於一名高級人員或一個內部委員會獲知會任何可能構成內幕消息的資料，並將任何該等資料上報董事會知悉；
- 設立限制，只讓少數有需要知道的僱員取得內幕消息；
- 當本公司進行重大商議時，確保訂有適當的保密協議；
- 若該消息已不再保密，本公司必須在合理地切實可行的範圍內盡快披露內幕消息。

為免出現不公平公佈內幕消息，本公司公佈內部消息時，應於聯交所網站及本公司網站公佈有關資料。



## Corporate Governance Report 企業管治報告

At the meeting of the Audit Committee held on 25 March 2026, the independent professional advisor reported their review work for the year ended 31 December 2025 performed in accordance with the detailed risk-based internal control review plan which was approved by the Audit Committee and the risk management report was also circulated to the Audit Committee for review. The Board, through the Audit Committee, has conducted a review of the effectiveness of the Group's risk management system and internal control system for the year ended 31 December 2025. The Audit Committee members, together with the senior management, have also reviewed, considered and discussed the risk management system, all findings relating to the internal control system and recommendations for improvement. The Board considers the risk management system and internal control system of the Group were effective and adequate during the year.

The Audit Committee also reviewed and was satisfied with the adequacy of resources, staff qualifications and experience, training programmes and budget of the Group's accounting and financial reporting function.

### COMPANY SECRETARY

The Company Secretary of the Company is Mr. Cheng Siu Kwan, who is also the Financial Controller of the Company. Mr. Cheng is a fellow member of the Association of Chartered Certified Accountants and a member of the Hong Kong Institute of Certified Public Accountants. He fulfills the requirement under Rules 3.28 and 3.29 of the Listing Rules.

The Company Secretary is responsible for providing secretarial services to the Board and ensuring the operation of the Company is properly complied with Hong Kong listed companies' regulatory requirements as well as enhancing its corporate governance standards. All Directors have access to the advice and services of the Company Secretary with a view to ensuring that board procedures and all applicable rules and regulations are followed. Company Secretary is also the secretary of each of Board committees. Minutes of Board meetings and meetings of all Board committees are kept by the Company Secretary and are available for inspection by the Directors at all times.

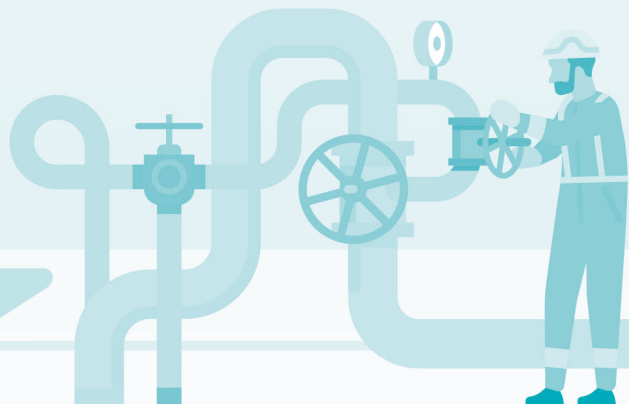
就審核委員會於二零二六年三月二十五日舉行之審核委員會會議，該獨立專業顧問根據一份以風險為基礎所編製的詳盡內部監控評核計劃（經審核委員會批准），進行截至二零二五年十二月三十一日止年度的評核工作，並向審核委員會匯報，風險管理報告亦已提供予審核委員會審閱。董事會已透過審核委員會檢討截至二零二五年十二月三十一日止年度的集團風險管理系統及內部監控系統的有效性。審核委員會成員以及高級管理層並已檢閱、考慮及討論對有關於風險管理系統和內部監控系統之調查結果及改善之建議。董事會認為本集團的風險管理系統及內部監控系統於本年度是有效且適當。

審核委員會亦檢討了集團處理會計及財務匯報功能的資源、員工資歷和經驗，以及有關員工的培訓及預算開支，並滿意上述各項安排。

### 公司秘書

本公司之公司秘書為鄭少群先生，彼亦為本公司之財務總監。鄭先生乃英國特許公認會計師公會資深會員及香港會計師公會會員。彼符合上市規則第3.28及3.29條所列之要求。

公司秘書負責為公司董事會提供秘書服務，保障公司運作符合香港上市公司的相關規範，提升公司管治水平。所有董事均可獲得公司秘書的意見和服務，確保董事會程序及所有適用規則及規例均獲得遵守。公司秘書同時兼任董事會轄下各委員會的秘書。董事會及董事會轄下各委員會的會議記錄由公司秘書備存，並隨時供董事查閱。



## SHAREHOLDERS' RIGHTS

### Right to convene special general meeting

Pursuant to Section 74(1) of the Bermuda Companies Act and the bye-law 62 of the Bye-laws of the Company, the shareholder(s) of the Company holding at the date of the deposit of the requisition not less than one-tenth of the paid-up capital of the Company as at the date of the deposit carries the right of voting at general meetings of the Company may request the Board to convene a special general meeting. The requisition must state the purposes of the meeting, and must be signed by the requisitionists and deposited at the registered office of the Company and its head office and principal place of business in Hong Kong for the attention of Company Secretary and may consist of several documents in like form each signed by one or more requisitionists. If the Directors do not within twenty-one days from the date of the deposit of the requisition proceed duly to convene a meeting, the requisitionists, or any of them representing more than one half of the total voting rights of all of them, may themselves convene a meeting, but any meeting so convened shall not be held after the expiration of three months from the said date.

### Right to put enquiries to the Board

Shareholders should direct their enquiries about their shareholdings to the Company's share registrar. Other shareholders' enquiries can be directed to the head office and principal place of business of the Company in Hong Kong as set out in the "Corporate Information" section of this Annual Report for the attention of Company Secretary.

### Right to put forward proposals at general meetings

Pursuant to Sections 79(1) and 79(2) of the Bermuda Companies Act, on the requisition in writing of either (i) any number of members of the Company representing not less than one-twentieth of the total voting rights of all the members having at the date of the requisition a right to vote at the meeting to which the requisition relates; or (ii) not less than one hundred members, the Company shall, at the expense of the requisitionists unless the Company otherwise resolves:

- (a) to give to members of the Company entitled to receive notice of the next annual general meeting notice of any resolution which may properly be moved and is intended to be moved at that meeting;

## 股東權利

### 召開股東特別大會之權利

根據百慕達公司法第74(1)及本公司之公司細則第62條，倘本公司股東於遞交請求當日持有於遞交請求當日有權於本公司股東大會投票之本公司繳足股本不少於十分一，則可召開股東特別大會。呈請人遞交之書面請求須列明大會目的，並由呈請人正式簽署，郵寄及送交本公司的註冊辦事處及其位於香港的總辦事處及主要營業地點，註明收件人為公司秘書，並可一式多份，且每份由一名或多名呈請人簽署之文件組成。倘於遞交要求日期起計二十一內，董事未有正式召開有關大會，則遞交要求人士(或當中持有彼等全體總投票權一半以上之任何人士)可自發召開有關大會，惟任何據此召開之大會均不得於上述日期起計三個月期間屆滿後舉行。

### 向董事會作出查詢之權利

股東如對名下持股有任何問題，應向本公司之之股份過戶登記處提出。股東其他查詢可發送至本年報「公司資料」一節所載本公司香港之總辦事處及主要營業地點，並註明收件人為公司秘書。

### 於股東大會提出議案之權利

根據百慕達公司法第79(1)及79(2)條，在(i)於遞交要求當日持有不少於全體股東(其賦有於要求所涉股東大會上投票之權利)總投票權二十分之一之任何數目本公司股東；或(ii)不少於一百名股東以書面方式提出要求下，本公司將會(除非本公司另行議決，有關費用將由遞交要求人士承擔)：

- (a) 向有權接收下一屆股東週年大會通告之本公司股東發出通知，以告知任何可能於該大會上正式動議並擬於會上動議之決議案；



# Corporate Governance Report

## 企業管治報告

- (b) to circulate to shareholders entitled to have notice of any general meeting sent to them any statement of not more than one thousand words with respect to the matter referred to in any proposed resolution or the business to be dealt with at that meeting.

A copy or copies of requisition signed by all requisitionists shall be deposited, with a sum reasonably sufficient to meet the Company's expenses in giving notice of the proposed resolution or circulating any necessary statement, at the registered office of the Company and its head office and principal place of business in Hong Kong in the case of:

- (i) a requisition requiring notice of a resolution, not less than six weeks before the meeting; and
- (ii) any other requisition, not less than one week before the meeting.

The Company will verify the requisition and upon confirming that the requisition is proper and in order, the Board will proceed with the necessary procedures.

### COMMUNICATIONS WITH SHAREHOLDERS

The Board is obliged to provide regular, effective and fair communication with the shareholders and the investors of the Company. Latest information is conveyed to the Shareholders and the investors of the Company on a timely basis. A Shareholder Communication Policy (the "Policy") was adopted by the Company in March 2012. The Policy aims to set out the provisions with the objective of ensuring that the latest information of the Company is conveyed to the Shareholders and investors on a timely basis. The Company uses a range of communication tools to ensure the Shareholders and the investors are kept well informed of key business imperatives.

### Disclosure of Information

Information shall be communicated to Shareholders and the investors mainly through the Company's financial reports (interim report and annual report), annual general meetings and other general meetings that may be convened, as well as by making available all the disclosures submitted to The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") and its corporate communications and other corporate publications on the Hong Kong Stock Exchange's website and the Company's website.

- (b) 向有權接收任何股東大會通告之股東傳閱不超過一千字之陳述書，以告知該大會上提呈之決議案所述事宜或將處理之事項。

於下列情況，向本公司的註冊辦事處及其位於香港的總辦事處及主要營業地點呈遞由所有請求人簽署之請求書副本或多份副本，並應繳交足以滿足本公司發布有關建議決議案之通告或傳送任何必要聲明所需費用之合理款項：

- (i) 倘屬要求發出議案通告之請求書，則須於有關會議舉行前不少於六個星期；及
- (ii) 倘屬任何其他請求書，則須於有關會議舉行前不少於一個星期。

本公司將核證有關請求書，一旦確認請求適合及妥當，董事會將着手進行必要程序。

### 與股東之溝通

董事會有義務定期與本公司股東及投資者進行公平而有效之溝通，並及時向本公司股東及投資者傳達最新資料。本公司於二零一二年三月已採納一份股東溝通政策（「該政策」）。該政策所載條文旨在確保本公司可及時向股東及投資者傳達本公司的最新資料。本公司會使用各種溝通工具，以確保其股東及投資者充分瞭解關鍵業務需要。

### 信息披露

本公司向股東及投資者傳達資訊的主要渠道為：本公司的財務報告（中期報告及年度報告），股東週年大會及其他可能召開的股東大會；並將所有呈交予香港聯合交易所有限公司（「香港聯交所」）的披露資料，以及公司通訊及其他公司刊物登載在香港聯交所網站及本公司網站。



### General Meeting

Shareholders are encouraged to participate in general meetings or to appoint proxies to attend and vote at meetings for and on their behalf if they are unable to attend the meetings. Shareholders' views on matters that affect the Company are welcome by the Board at shareholders' meetings. Shareholders of the Company are notified of shareholders' meetings through notices and reports or circulars sent to them. Each item of special business in the notice of the meeting is accompanied, where appropriate, by an explanation for the proposed resolution. A separate resolution is proposed by the chairman of the meetings in respect of each separate issue, including the re-election of Directors.

The Chairman of the Board and Chairmen of the Audit Committee, Remuneration Committee and Nomination Committee or failing him/her, his/her duly appointed delegate, are available at the annual general meeting to answer questions with regard to the work of these committees.

### Voting by Poll

Save as provided under the Listing Rules, resolutions put to vote at the general meetings of the Company (other than procedural matters) are taken by poll. Procedures regarding the conduct of the poll are explained to the shareholders at the commencement of each general meeting, and questions from shareholders regarding the voting procedures are answered. The poll results are posted on the respective websites of the Company and the Hong Kong Stock Exchange on the same day of the poll.

### WHISTLE BLOWING POLICY

The Group is committed to achieving and maintaining the highest standards of openness, probity and accountability. The Board of the Company adopted the Whistle Blowing Policy in accordance with the requirements of the Hong Kong Stock Exchange on 26 May 2022. It provides formal channels and guidance to facilitate the raising matters of concern by employees of the Group and those deal with the Group, in confidence, without fear of reprisals. Details of the Whistle Blowing Policy of the Company are disclosed on the Company's corporate website ([www.chinapipegroup.com](http://www.chinapipegroup.com)). The policy is subject to review by the Audit Committee periodically to improve its effectiveness and employee confidence in the process and to encourage a "speak up" culture.

### 股東大會

本公司鼓勵股東參與股東大會，如未克出席，可委派代表代其出席並於會上投票。董事會歡迎股東在股東大會上就影響本公司之事項，提出其觀點及意見。本公司股東通過寄發予彼等之通告及報告或通函獲知會召開股東大會之消息。必要時，大會通告中載列之每一項特別事項，均為提呈通過之決議案附有解釋說明。會議主席應就每項獨立的事宜個別提出決議案(包括重選董事)。

董事會主席及審核委員會、薪酬委員會及提名委員會之主席或其適當委任的代表出席股東週年大會，以便回答股東對委員會工作之提問。

### 以投票方式進行表決

除上市規則另有規定外，任何在本公司股東大會上提呈的決議案(就程序方面的決議案除外)均以投票方式進行表決。每次股東大會開始時均向股東解釋表決過程，並解答股東就投票程序的提問。投票結果於投票當日分別刊載於本公司及香港聯交所之網站上。

### 舉報政策

本集團致力達到並維持最高水平的透明、廉潔及問責制度。本公司董事會於二零二二年五月二十六日根據香港聯交所之規定採納了舉報政策。該政策提供正式的渠道和指引，以促進本集團員工和與本集團往來之人士，於保密的情況下提出關切事項，而不必擔心遭到報復。有關本公司之舉報政策詳情已於本公司網站([www.chinapipegroup.com](http://www.chinapipegroup.com))內披露。審核委員會定期審查本政策，以提高其有效性和員工對流程的信心，並鼓勵「暢所欲言」的文化。



### ANTI-CORRUPTION POLICY

The Group is committed to upholding integrity, honesty, fairness, impartiality and ethical business practices as our Group's core values and has zero tolerance for corruption and related malpractice. The Board adopted the Anti-Corruption Policy in accordance with the requirements of the Hong Kong Stock Exchange on 26 May 2022. It provides a reporting mechanism of suspected corruption practices. Details of the Anti-Corruption Policy of the Company are disclosed on the Company's corporate website ([www.chinapipegroup.com](http://www.chinapipegroup.com)). The policy is subject to review by the Board of the Company periodically to ensure that it is operating effectively and whether any changes to the policy are required.

### INVESTOR RELATIONS

The Company maintains a website ([www.chinapipegroup.com](http://www.chinapipegroup.com)) where information and updates on the list of directors and their roles and functions, constitutional documents, terms of reference of the Board committees, procedures for shareholders to propose a person for election as a director, announcements, circulars and reports, etc. released to the HKExnews' website ([www.hkexnews.hk](http://www.hkexnews.hk)) and other information are posted. Information on the Company's website will be updated from time to time. A dedicated email address ([ir@chinapipegroup.com](mailto:ir@chinapipegroup.com)) for investor enquiry is set out in the "IR Contact" section on the Company's website.

### CONSTITUTIONAL DOCUMENTS

During the year, there was no significant change to the Company's constitutional documents.

### 反貪污政策

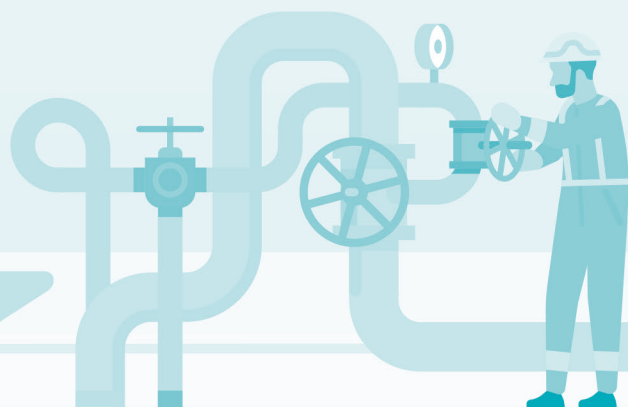
本集團致力於堅守正直、誠實、公平、公正及符合道德的營商方式，作為本集團的核心價值及對貪污和任何舞弊行為零容忍。本公司董事會於二零二二年五月二十六日根據香港聯交所之規定採納了反貪污政策。該政策提供了一個舉報涉嫌貪污行為的機制。本公司之反貪污政策詳情已於本公司網站([www.chinapipegroup.com](http://www.chinapipegroup.com))內披露。本政策由本公司董事會定期審閱以確保其有效運作及是否需對本政策作出任何變動。

### 投資者關係

本公司設有網站([www.chinapipegroup.com](http://www.chinapipegroup.com))，登載本公司之最新資訊和於香港聯交所披露易網站([www.hkexnews.hk](http://www.hkexnews.hk))刊發之董事名單與其角色及職能、憲章文件、董事會轄下委員會職權範圍書、股東提名候選董事的程序、公告、通函及報告等，以及其他信息。本公司網站上之資訊將不時更新。為投資者關係專設之電子郵箱([ir@chinapipegroup.com](mailto:ir@chinapipegroup.com))載於本公司網站之「投資者信箱」欄目。

### 憲章文件

於年內，本公司之憲章文件並無重大變動。



The directors of the Company (the “Directors”) have pleasure in presenting their report together with the audited financial statements for the year ended 31 December 2025.

### PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are set out in Note 35 to the financial statements.

An analysis of the Group’s performance for the year by operating segments is set out in Note 5 to the financial statements.

### RESULTS AND APPROPRIATIONS

The results of the Group for the year ended 31 December 2025 are set out in the consolidated income statement on page 67.

The board of directors of the Company (the “Board”) does not recommend the payment of a final dividend for the year ended 31 December 2025.

### DIVIDEND POLICY

In accordance with the relevant provision of the Bye-laws of the Company: 1. The Company in general meeting may declare dividends in any currency but no dividends shall exceed the amount recommended by the Board. 2. The Board may subject to Bye-laws from time to time pay to the shareholders such interim dividends as appear to the Board to be justified by the position of the Company. 3. The Board may also pay half-yearly or at other suitable intervals to be settled by it any dividend which may be payable at a fixed rate if the Board is of the opinion that the profits justify the payment. 4. No dividend shall be declared or paid and no distribution of contributed surplus made otherwise than in accordance with the Statutes. No dividend shall be paid otherwise than out of profits available for distribution. 5. The Company may distribute dividends by way of cash or scrip.

The Company’s ability to distribute dividends will depend on, among others, the operating results, cash flow, financial condition and capital requirements of the Group and the interests of the shareholders of the Company. The Company’s distribution of dividends shall also comply with any restrictions under the Bermuda Companies Act and the Bye-laws of the Company.

本公司董事(「董事」)欣然提呈其報告連同截至二零二五年十二月三十一日止年度之經審核財務報表。

### 主要業務

本公司之主要業務為投資控股，而其附屬公司之主要業務則載於財務報表附註35。

按營運分部之本集團表現之分析載於財務報表附註5。

### 業績及分派

本集團截至二零二五年十二月三十一日止年度之業績載於第67頁之綜合收益表。

本公司董事會(「董事會」)不建議派付截至二零二五年十二月三十一日止年度之末期股息。

### 股息政策

根據本公司之細則之相關條文：1.本公司可於股東大會中宣布以任何貨幣派發股息，但所宣派的股息不得超過董事會建議的金額。2.在細則的規限下，董事會可不時決定向股東支付董事會根據本公司的狀況判斷認為合理的中期股息。3.董事會如認為溢利可合理地支付，也可決定每半年或每隔董事會規定的一段其他適當時間按固定股息率支付任何股息。4.除非依據法規，否則不得自繳入盈餘宣派或派付股息或作出分派。除可供分派的溢利外，概無股息可被分派。5.本公司可以現金或股份方式分配股息。

本公司分派股息的能力將取決於(其中包括)本集團的經營業績，現金流量，財務狀況及資本要求以及本公司股東的利益。本公司的股息分配亦須遵守百慕達公司法及本公司細則的任何限制。



# Report of the Directors

## 董事會報告

### BUSINESS REVIEW

A review of the business of the Group during the year and a discussion on the Group's future business development, possible risks and uncertainties that the Group may be facing are set out in the sections headed "Chairman's Statement" and "Management Discussion and Analysis" of this Annual Report.

The details of financial risk management of the Group are set out in Note 3 to the financial statements.

An analysis of the Group's performance during the year using financial key performance indicators is set out in the section headed "Five-Year Financial Summary" of this Annual Report.

The compliance with relevant laws and regulations which have a significant impact on the Group is set out in this "Report of Directors" and the section headed "Corporate Governance Report" of this Annual Report.

### Social Responsibilities and Services and Environmental policies

The Group is committed in promoting the sustainable development of both the environment and the society.

We believe it is more blessed to give than to receive. As such, we support and encourage our employees to participate in community service activities. With the support from the management team, our core business company, Bun Kee (International) Limited ("Bun Kee") is committed to participate and support social services activities. In this regard, Bun Kee has awarded the Caring Company logo in recognition of our corporate social responsibility's participation and commitment. We also believe in the ripple effect which those people, whom we helped, will in turn help others who are in need.

With regards to environmental policy, we pay a great deal of attention to promoting environmental protection. We will integrate environmental awareness in our daily operations including:

- Reduce electricity consumption, improve energy efficiency, use of energy-efficient products to replace the appliances and equipment;

### 業務回顧

有關本集團本年度業務之回顧及有關本集團未來業務發展之討論，本集團可能面對之潛在風險及不明朗因素載於本年報的「主席報告」及「管理層討論及分析」內披露。

本集團之財務風險管理詳請載於財務報表附註3。

本集團採用主要財務表現指標對其本年度表現之分析載於本年報「五年財務概要」內披露。

對本集團有重大影響的相關法律及規例之遵守情況載於本「董事會報告」內及於本年報的「企業管治報告」內披露。

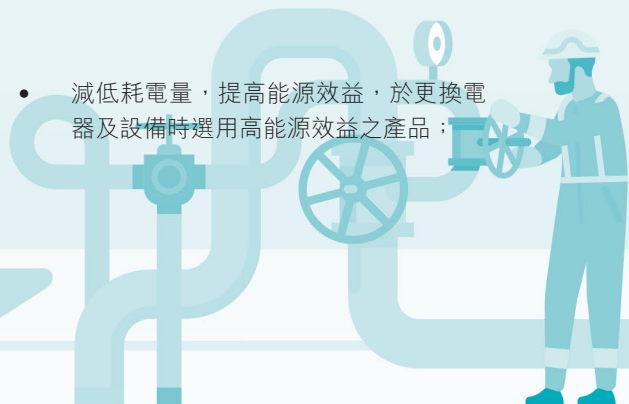
### 社會責任和服務及環境政策

本集團在推動環境和社會方面的可持續發展不遺餘力。

我們一直相信施比受更為有福。因此，我們支持和鼓勵員工參與社區服務活動。在管理團隊的支持下，我們的主營業務公司，彬記（國際）有限公司（「彬記」）一直致力參與及支持社會服務活動。在這方面，彬記已獲頒發商界展關懷的標誌，以表彰我們對企業社會責任的參與和承諾。我們亦相信連鎖效應，推己及人，我們幫助別人，而別人亦去幫助其他有需要幫助的人。

在環境政策方面，我們致力關注推行環保。我們將環保意識融入在我們的日常運作上，包括：

- 減低耗電量，提高能源效益，於更換電器及設備時選用高能源效益之產品；



- Turn off lightings, air-conditioners and electrical appliances in offices after working hours, or when rooms not being used, for instance, the conference rooms;
- Use electronic means for communications internally and with external parties;
- Reduce the need to copy and print. Use of recycled paper, copy and print on both sides of the paper, where appropriate; and
- Re-use of office supplies (such as single-sided paper, paper clips, envelopes, file folders, paper bags, plastic bags).
- 於非辦公時間或毋需使用房間(如會議室)時，關掉電燈、空調和電子設備；
- 盡量以電子通訊方式作公司內部及與外界聯繫；
- 減少複印或列印的需要，在可行的情況下，使用再用紙，紙張雙面列印和複印(如適用)；及
- 辦公用品(例如單面紙、曲別針、信封、檔夾、紙袋、塑膠袋)重複使用。

### Relationships with key stakeholders

The Group understands and supports that employees, customers, suppliers and business partners, investors and shareholders are vital to our sustainable and stable development.

#### (i) Employees

The Group is an equal opportunity employer. Our employee handbook outlines terms and conditions of employment, code of conduct and employee benefits. We promote harmony and respect in our workplace. Employees are one of our most important assets. To that end, we provide self-improvement and advancement opportunities as well as a safe workplace in order to retain high calibre employees. The Group values the well-being and health of our employees and therefore provides medical insurance coverage and benefits to our employees. In addition, we will organize staff gathering quarterly and annual dinner, all management will also participate to maintain good relations with employees and promote two-way communication. The Company will conduct staff appraisal annually, and also provide exit interviews for the outgoing employees. We adopt an open policy to allow employees at any time, by email or in person to the department managers or Human Resources department to express their views.

### 與主要持份者關係

本集團明白並支持僱員、客戶、供應商和業務合作夥伴，投資者和股東對我們的持續穩定發展至關重要。

#### (i) 僱員

本集團是一個平等機會的僱主。我們的員工手冊概述了就職的條款，員工行為守則和員工福利方面的情況。我們推廣工作地方的和諧和尊重。員工是我們其中最重要的資產之一。為此，我們提供自我完善和發展的機會，也提供安全的工作環境，以留住高素質的員工。本集團重視福利和員工的健康，因此我們提供醫療保險和福利予員工。此外，我們會舉辦季度的員工聚餐和週年晚宴，所有管理層均會參與，與員工保持良好的關係，並促進雙向溝通。公司會每年為員工進行一次考核，亦會為即將離任的員工進行離職面談。我們採取開放的政策，讓僱員可以在任何時間，通過電子郵件或面談向部門經理或人力資源部發表他們的意見。



#### **(ii) Customers**

We provide high quality products to our customers constantly as it is the best way to retain customers and business growth. Our sales team will visit customers regularly to keep abreast of new opportunities and challenges. All opinions received will be promptly handled by the relevant team. We grow up together with most of our customers in past years and we have established solid and long-term relationships with them. We also have built up a trust and good reputation among our customers over the years.

#### **(iii) Suppliers and business partners**

For our suppliers and business partners, we strive to maintain a stable and long-term relationship with them. The Group's procurement is based on our stringent suppliers' selection criteria. To ensure the highest quality of products, the Group has requested the suppliers to provide product certification. In addition, we engaged highly reputable independent laboratories for quality testing to ensure that the products comply with local and international standards. Our sales team and procurement team will have regular visits to our suppliers' factories for inspection. In order to allow our customers to have a direct feedback channel to the suppliers, we will also organize some factory tours to the customers. This can let them better understand the production flow and products quality affirmation in order to win the utmost confidence of customers.

#### **(iv) Investors and shareholders**

For the investors and shareholders, we maintain a high level of transparency and communicate with them through meetings, announcements and circulars. The Company maintains a website, the information will be updated from time to time. In addition, a dedicated email address is set out in the "IR Contact" section of the Company's website for investor and general public inquiry.

#### **(ii) 客戶**

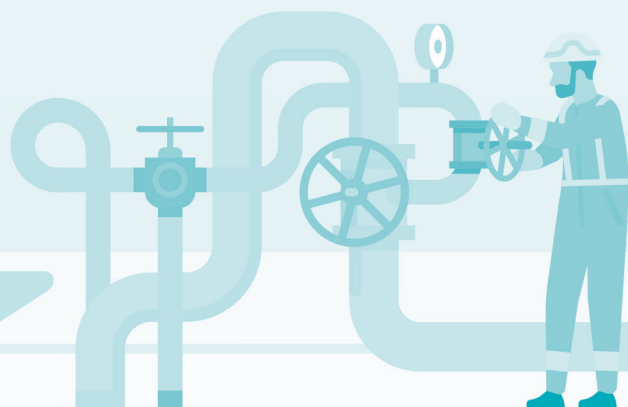
我們不斷提供高品質的產品給我們的客戶，因為這是留住客戶和保持業務增長的最佳方法。我們的銷售團隊會定期走訪客戶，與時並進了解我們新的機遇和挑戰。收到的所有意見，都會由相關團隊即時跟進。我們大部份客戶都與我們在過去多年中一起發展壯大，我們已經與他們建立了穩固和長期的關係。多年來，我們亦已建立起廣大客戶對我們的信任和良好口碑。

#### **(iii) 供應商和業務合作夥伴**

對於我們的供應商和業務合作夥伴，我們致力與他們保持一個穩定的和長期的關係。本集團的採購是基於我們嚴格的供應商挑選準則。為了確保最高的產品質量，本集團已要求供應商提供產品的認證。此外，我們聘請信譽良好的獨立實驗室，進行質量檢測，以確保產品符合本地和國際標準。我們的銷售團隊和採購團隊會定期到供應商的工廠進行考察。而為了讓我們的客戶有渠道去提供更直接反饋意見給供應商，我們還會不時舉辦一些工廠參觀活動，令客戶更加了解供應商的生產工序和對產品品質的肯定，藉以贏取客戶的極大信心。

#### **(iv) 投資者和股東**

在投資者和股東方面，我們維持高透明度，通過會議、公告及通函與他們溝通。本公司設有一個網站，網站上的資訊會不時更新。此外，本公司網站的「投資者信箱」欄目內專設了一個電郵地址，供投資者和公眾人士向本集團查詢事宜。



### DISTRIBUTABLE RESERVES

Distributable reserves of the Company as at 31 December 2025 amounted to approximately HK\$182.7 million.

### PROPERTY, PLANT AND EQUIPMENT

Details of the movements in properties, plant and equipment of the Group are set out in Note 13 to the financial statements.

### SHARE CAPITAL

Details of the movements in share capital of the Company are set out in Note 24 to the financial statements.

### BORROWINGS

Particulars of borrowings of the Group as at 31 December 2025 are set out in Note 26 to the financial statements.

### PURCHASE, SALE OR REDEMPTION OF SHARES

The Company has not redeemed any of its shares during the year. Neither the Company nor any of its subsidiaries has purchased or sold any of the Company's shares during the year.

### PRE-EMPTIVE RIGHTS

There is no provision for pre-emptive rights under the Company's bye-laws or the Bermuda Companies Act, being the jurisdiction in which the Company was incorporated.

### PRINCIPAL SUBSIDIARIES

Details of the Company's principal subsidiaries as at 31 December 2025 are set out in Note 35 to the financial statements.

### 可供分派儲備

於二零二五年十二月三十一日本公司之可供分派儲備為182,700,000港元。

### 物業、廠房及設備

本集團之物業、廠房及設備之變動詳情載於財務報表附註13。

### 股本

本公司之股本變動詳情載於財務報表附註24。

### 借貸

本集團於二零二五年十二月三十一日之借貸詳情載於財務報表附註26。

### 購買、出售或贖回股份

本公司於年內概無贖回其任何股份。本公司及其任何附屬公司於年內概無買賣任何本公司股份。

### 優先認購權

本公司之公司細則或百慕達(本公司註冊成立所在司法權區)公司法中並無有關優先認購權之條文。

### 主要附屬公司

本公司於二零二五年十二月三十一日之主要附屬公司詳情載於財務報表附註35。



# Report of the Directors

## 董事會報告

### DIRECTORS

The Directors of the Company during the year and up to the date of this report are:

#### Executive Directors

Mr. Lai Fulin (*Chairman*)  
Mr. Yu Ben Ansheng (*Chief Executive Officer*)

#### Independent Non-Executive Directors

Mr. Wong Yee Shuen, Wilson  
Mr. Chen Wei Wen  
Mr. Guan Zhiqiang  
Mr. Wang Chaolong  
Ms. Zheng Yang

In accordance with bye-law 99 of the Bye-laws of the Company, Mr. Yu Ben Ansheng, Mr. Wong Yee Shuen Wilson and Mr. Wang Chaolong will retire from office by rotation and being eligible, offer themselves for re-election at the forthcoming annual general meeting.

### CONFIRMATION OF INDEPENDENCE OF INDEPENDENT NON-EXECUTIVE DIRECTORS

The Company has received from each independent non-executive Director an annual confirmation of his/her independence pursuant to Rule 3.13 of the Listing Rules and the Company considers that all of them are independent.

### BIOGRAPHICAL DETAILS OF DIRECTORS AND SENIOR MANAGEMENT

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

### DIRECTORS' SERVICE CONTRACT

None of the Directors offering themselves for re-election at the forthcoming annual general meeting of the Company has entered in to any service contract with the Company or any of its subsidiaries, which is not terminable by the Company within one year without payment of compensation (other than statutory compensation).

### 董事

年內及直至本報告日期之本公司董事為：

#### 執行董事

賴福麟先生(主席)  
俞安生先生(首席執行官)

#### 獨立非執行董事

黃以信先生  
陳偉文先生  
管志強先生  
王朝龍先生  
鄭洋女士

根據本公司的公司細則第99條，俞安生先生、黃以信先生及王朝龍先生將輪值退任，惟有資格並願意於應屆股東週年大會上膺選連任。

### 獨立非執行董事之獨立確認

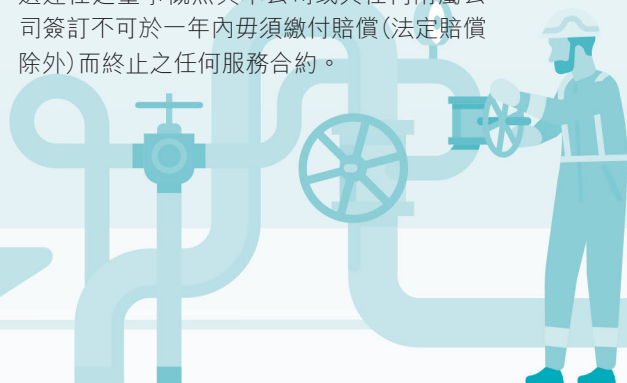
本公司已接獲各獨立非執行董事根據上市規則第3.13條規定作出獨立性之年度確認，而本公司亦認為彼均具獨立性。

### 董事及高級管理人員之履歷

董事及高級管理人員之履歷載於本年報的「董事及高級管理人員之履歷」內披露。

### 董事服務合約

於本公司即將舉行之股東週年大會上願意膺選連任之董事概無與本公司或其任何附屬公司簽訂不可於一年內毋須繳付賠償(法定賠償除外)而終止之任何服務合約。



## DIRECTORS' INTERESTS IN COMPETING BUSINESS

None of the Directors and their respective associates has an interest in any business which competes or may compete with the business in which the Group engaged.

## SHARE OPTION SCHEME

At the annual general meeting of the Company held on 21 May 2015, the shareholders of the Company approved the adoption of a new share option scheme (the "2015 Scheme") under which the directors of the Company may grant options to eligible persons to subscribe for the Company's shares subject to the terms and conditions as stipulated therein. Unless otherwise cancelled or amended, the 2015 Scheme will remain valid for a period of 10 years from the date of its adoption.

### The 2015 Scheme

The details of 2015 Scheme are as follows:

#### (a) Purpose

The purpose of the 2015 Scheme is to recognize and acknowledge the contributions or potential contributions made or to be made by the participants to the Group, to motivate the participants to optimize their performance and efficiency for the benefit of the Group, and to maintain or attract business relationship with the participants whose contributions are or may be beneficial to the growth of the Group.

#### (b) Participants

The Board may offer to grant options to the participants which means (i) any director (including any executive director, non-executive director or independent non-executive director) of any member of the Group; (ii) any employee (whether in full time or part-time employment) of any member of the Group; (iii) any consultant, adviser, supplier, customer or subcontractor of the Group, and (iv) any other person whatsoever from time to time determined by the Board as having contributed to the development, growth or benefit of the Group.

## 董事於競爭性業務之權益

董事及彼等各自之聯繫人概無擁有與本集團構成或可能構成競爭之任何業務權益。

## 購股權計劃

於二零一五年五月二十一日舉行之本公司股東週年大會上，本公司股東批准採納新購股權計劃（「二零一五年計劃」），據此，本公司董事可向合資格人士授出購股權，以認購本公司股份，惟須受二零一五年計劃規定之條款及條件所規限。除另行取消或修訂外，二零一五年計劃將自其採納日期起計十年期間維持有效。

### 二零一五年計劃

有關二零一五年計劃詳情如下：

#### (a) 目的

二零一五年計劃旨在表揚及肯定參與者對本集團已作出或將作出的貢獻或潛在貢獻，激勵參與者以最佳表現及最高效率為本集團締造利益，並維繫或吸引與參與者的業務關係，其貢獻有利於或將會有利於本集團的發展。

#### (b) 參與者

董事會可向參與者授出購股權。參與者乃指(i)本集團任何成員之任何董事(包括任何執行董事、非執行董事或獨立非執行董事)；(ii)本集團任何成員之任何僱員(不論屬全職或非全職)；(iii)本集團任何顧問、諮詢人、供應商、客戶或分包商；及(iv)由董事會釐定為對本集團之發展、增長或利益作出貢獻之任何其他人士。



## Report of the Directors 董事會報告

### (c) *Total number of shares available for issue under the Scheme*

The total number of shares of the Company which may be issued upon exercise of all options to be granted under the Scheme and any other share option schemes of the Company must not in aggregate exceed 10% of the issued share capital of the Company as at the date of the general meeting of the Company approving the Scheme. The number of shares may be refreshed by the approval of the shareholders and the refreshed limit of the number of shares must not exceed 10% of the issued share capital of the Company as the date of the approval of the refreshed limit. The maximum number of shares of the Company which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Scheme and any other share option schemes of the Company must not exceed 30% of the total number of shares of the Company in issue from time to time.

The total number of shares available for issue under the Scheme is 133,226,600 Shares, representing 10% of the total number of shares of the Company in issue as at the date of this report.

### (d) *Maximum entitlement of each participant*

Total number of shares of the Company issued and to be issued upon exercise of the options granted to each participant (including exercised or outstanding options) in any 12-month period shall not exceed 1% of the total number of shares in issue as at the date of grant.

### (e) *Minimum period for options to be held*

No minimum period for which an option must be held before it can be exercised unless otherwise specified in the relevant offer letter.

### (c) 根據計劃可供發行之股份數目

因行使根據計劃及本公司任何其他購股權計劃將予授出之所有購股權而可發行之股份總數，合共不得超過本公司於股東大會上批准計劃當日已發行股份總數10%。股份數目可由股東批准更新，惟經更新之股份數目上限不得超過批准更新上限之日期本公司已發行股本之10%。因行使根據計劃及本公司任何其他購股權計劃已授出而尚未行使之購股權而可發行之股份數目，合共不得超過不時已發行股份總數之30%。

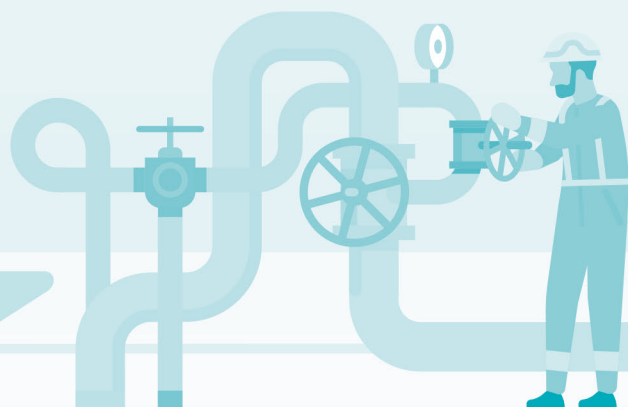
根據計劃可供發行的股份數目共133,226,600股，佔本公司於本報告日期的已發行股本10%。

### (d) 根據計劃每位參與者之最高股份限額

於任何十二個月期間，因行使授予每位參與者之購股權（包括已行使或尚未行使之購股權）而發行及將發行予每位參與者之股份總數，不得超過授出日期已發行股份總數之1%。

### (e) 持有購股權之最短期限

除非任何有關要約之條款另有指明外，否則購股權毋須持有最短期限亦可行使。



**(f) Period and payment on acceptance of options**

Pursuant to the Scheme, HK\$10 is payable by the grantee to the Company on acceptance of the option within 28 days from the date of grant of the option.

**(g) Basis determining the subscription price**

The subscription price of a share in respect of any particular option granted under the Scheme shall be a price determined by the Board and notified to the participants and shall be at least the highest of (a) the closing price of the shares as stated in The Stock Exchange of Hong Kong Limited (the "Hong Kong Stock Exchange") daily quotation sheet on the date on which the options are deemed to be granted and accepted in accordance with the terms of the Scheme (the "Commencement Date"), which must be a business day; (b) the average closing price of the shares as stated in the Hong Kong Stock Exchange's daily quotation sheet for the five business days immediately preceding the Commencement Date; and (c) the nominal value of the shares.

**(h) Life of the Scheme**

Subject to earlier termination by the Company at general meeting or by the Board, the life of the Scheme commenced from 21 May 2015, the date of adoption, and ended on 20 May 2025.

As at 31 December 2025, no share option was granted by the Company under the 2015 Scheme. The 2015 Scheme was expired on 20 May 2025.

**(f) 接納購股權之期間及付款**

根據計劃，承授人須在接納購股權後於授出購股權日期起計二十八日內向本公司支付10港元。

**(g) 釐定認購價之基準**

根據計劃授出之任何特定購股權之股份認購價，將由董事會酌情釐定，並知會參與者，而認購價應至少為(a)股份於有關購股權被視為按照購股權計劃條款授出及接納當日(「開始日期」)(須為香港聯合交易所有限公司(「香港聯交所」)經營證券買賣業務之日期(「交易日」)在香港聯交所每日報價表所報之收市價；(b)股份於緊接開始日期前連續五個交易日在香港聯交所每日報價表所報之平均收市價；及(c)股份面值三者中之最高者。

**(h) 計劃之有效期**

除本公司於股東大會上或由董事會提早終止外，計劃之有效期由二零一五年五月二十一日(採納日期)起至二零二五年五月二十日止。

截至二零二五年十二月三十一日，本公司並沒有根據二零一五年計劃授出購股權。二零一五年計劃已於二零二五年五月二十日屆滿。



# Report of the Directors

## 董事會報告

### DIRECTORS' INTERESTS AND SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES OR DEBENTURES

As at 31 December 2025, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (the "SFO")) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code"), were set out below:

#### Long positions in the shares and underlying share of the Company

Name of Director 董事名稱	Capacity 身份	Personal Interests 個人權益	Corporate Interests 法團權益	Total 總計	Approximate percentage of shares in issue 佔已發行股份 概約百分比
Yu Ben Ansheng 俞安生	Beneficial owner/Interest of controlled corporation 實益擁有人／受控制法團權益	3,000,000	146,000,000 (Note 附註)	149,000,000	11.18%

Note:

These shares are held by King Jade Holdings Limited, which is wholly and beneficially owned by Mr. Yu Ben Ansheng, an executive Director and the Chief Executive Officer of the Company. Accordingly, Mr. Yu is deemed to be interested in such shares under the SFO.

Save as disclosed above, as at 31 December 2025, none of the Directors or chief executive or their respective associates had any interests or short positions in shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept under Section 352 of the SFO or as otherwise notified to the Company and the Hong Kong Stock Exchange pursuant to the Model Code.

### 董事於股份、相關股份或債券之權益及淡倉

於二零二五年十二月三十一日，本公司董事及主要行政人員於本公司或其任何相聯法團（定義見證券及期貨條例（「證券及期貨條例」）第XV部）的股份、相關股份及債權證中，擁有須登記於本公司根據證券及期貨條例第352條存置之登記冊之權益或淡倉，或須根據上市公司董事進行證券交易的標準守則（「標準守則」）知會本公司及香港聯交所之權益或淡倉如下：

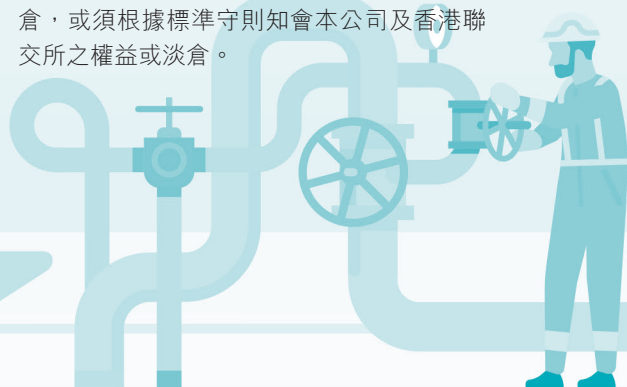
#### 於本公司股份及相關股份之好倉

Name of Director 董事名稱	Capacity 身份	Personal Interests 個人權益	Corporate Interests 法團權益	Total 總計	Approximate percentage of shares in issue 佔已發行股份 概約百分比
Yu Ben Ansheng 俞安生	Beneficial owner/Interest of controlled corporation 實益擁有人／受控制法團權益	3,000,000	146,000,000 (Note 附註)	149,000,000	11.18%

附註：

該等股份由King Jade Holdings Limited持有，該公司由俞安生先生（本公司之執行董事兼首席執行官）全資實益擁有。因此，根據證券及期貨條例，俞先生被視為於該等股份中擁有權益。

除上文外，於二零二五年十二月三十一日，概無董事或最高行政人員或彼等各自之聯繫人士於本公司或其任何相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債權證中，擁有須登記於本公司根據證券及期貨條例第352條存置之登記冊之權益或淡倉，或須根據標準守則知會本公司及香港聯交所之權益或淡倉。



## SUBSTANTIAL SHAREHOLDERS

As at 31 December 2025, the interests or short positions of the following persons or corporations, other than the Directors or chief executive of the Company, in the shares and underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

### Long position in share and underlying share of the Company

Name of shareholders 股東名稱	Capacity 身份	Number of shares/ underlying shares held 所持股份/ 相關股份數目	Approximate percentage of shares in issue 佔已發行股份 概約百分比
Singapore Zhongxin Investment Company Limited (note 1附註1)	Beneficial owner 實益擁有人	438,750,620	32.93%
Li Juan (note 2) 李娟(附註2)	Interest of spouse 配偶權益	438,750,620	32.93%
Qu Zhi 曲直	Beneficial owner 實益擁有人	333,317,500	25.02%
King Jade Holdings Limited (note 3 附註3)	Beneficial owner 實益擁有人	146,000,000	10.96%

#### Notes:

- Singapore Zhongxin Investment Company Limited is wholly and beneficially owned by Mr. Lai Guanglin. Accordingly, Mr. Lai is deemed to be interested in such shares under the SFO.
- Ms. Li Juan, the spouse of Mr. Lai Guanglin, is also deemed to be interested in Mr. Lai's interest in the Company under the SFO.
- King Jade Holdings Limited is wholly and beneficially owned by Mr. Yu Ben Ansheng, an executive Director and the Chief Executive Officer of the Company. Accordingly, Mr. Yu is deemed to be interested in such shares under the SFO.

## 主要股東

於二零二五年十二月三十一日，以下人士或法團(上文所披露之本公司董事或最高行政人員除外)於本公司股份及相關股份擁有須登記於本公司根據證券及期貨條例第336條存置之登記冊之權益或淡倉如下：

### 於本公司股份及相關股份之好倉

Name of shareholders 股東名稱	Capacity 身份	Number of shares/ underlying shares held 所持股份/ 相關股份數目	Approximate percentage of shares in issue 佔已發行股份 概約百分比
Singapore Zhongxin Investment Company Limited (note 1附註1)	Beneficial owner 實益擁有人	438,750,620	32.93%
Li Juan (note 2) 李娟(附註2)	Interest of spouse 配偶權益	438,750,620	32.93%
Qu Zhi 曲直	Beneficial owner 實益擁有人	333,317,500	25.02%
King Jade Holdings Limited (note 3 附註3)	Beneficial owner 實益擁有人	146,000,000	10.96%

#### 附註：

- Singapore Zhongxin Investment Company Limited乃由賴柏霖先生全資實益擁有。因此，根據證券及期貨條例，賴先生被視為於該等股份中擁有權益。
- 根據證券及期貨條例，李娟女士(賴柏霖先生之配偶)亦被視為擁有賴先生於本公司之權益。
- King Jade Holdings Limited乃由俞安生先生(本公司之執行董事兼首席執行官)全資實益擁有。因此，根據證券及期貨條例，俞先生被視為於該等股份中擁有權益。



## Report of the Directors 董事會報告

Save as disclosed above, as at 31 December 2025, the Company had not been notified by any persons or corporations, other than the Directors or chief executive of the Company, who had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company under Section 336 of the SFO.

### MANAGEMENT CONTRACTS

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

### DONATIONS

Donations for charitable made by the Group during the year amounted to HK\$16,300.

### SHARES ISSUED

The Company has not issued any share during the year ended 31 December 2025.

### DEBENTURE ISSUED

The Company has not issued any debenture during the year ended 31 December 2025.

### EQUITY-LINKED AGREEMENTS

No equity-linked agreements were entered into by the Group, or existed during the year.

### PERMITTED INDEMNITY PROVISION

Pursuant to the Company's Bye-laws, every Director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities which he/she may sustain or incur in or about the execution of the duties of his/her office or otherwise in relation thereto.

The Company has arranged appropriate directors' and officers' liability insurance coverage for the Directors and officers of the Group throughout the year.

除上文披露者外，於二零二五年十二月三十一日，本公司並無獲通知有任何其他人士或法團（不包括本公司董事或主要行政人員）持有本公司股份或相關股份的權益或淡倉而須登記於根據證券及期貨條例第336條規定本公司須備存之登記冊內。

### 管理合約

年內並無訂立或存在涉及本集團全部或任何重大部分業務之任何管理及行政合約。

### 捐款

於年內，本集團之慈善捐款合共為16,300港元。

### 已發行股份

截至二零二五年十二月三十一日止年度，本公司並無發行任何股份。

### 已發行債權證

截至二零二五年十二月三十一日止年度，本公司並無發行任何債權證。

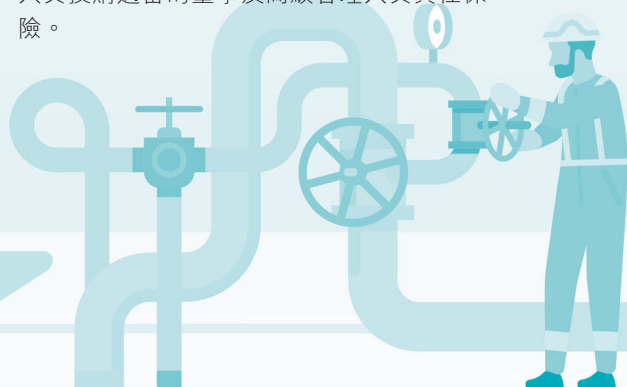
### 股票掛鈎協議

本年度內，本集團並無訂立或存有任何股票掛鈎協議。

### 獲准許的彌償條文

根據本公司章程細則的規定，本公司的每位董事有權就履行其職責或有關事宜而蒙受或招致的所有損失或責任獲得本公司以其資產彌償。

於年內，本公司已為本集團董事及高級管理人員投購適當的董事及高級管理人員責任保險。



## MATERIAL INTERESTS IN TRANSACTION, ARRANGEMENT OR CONTRACT OF SIGNIFICANCE

Save as the disclosure of related party transactions set out in Note 32 to the financial statements, no Director or an entity connected with Director had a material interest, whether directly or indirectly, in any transaction, arrangement or contract of significance in relation to the business of the Group to which the Company, its holding company, or any of its subsidiaries or fellow subsidiaries was a party during the year.

## CONTROLLING SHAREHOLDER'S INTERESTS IN CONTRACTS OF SIGNIFICANCE

There was no contract of significance between any members of the Group and the Company's controlling shareholders subsisting at the end of the year or at any time during the year.

## ARRANGEMENT TO PURCHASE SHARES OR DEBENTURES

Save as disclosed under the section headed "SHARE OPTION SCHEME" above, at no time during the year was the Company or any of its subsidiaries a party to any arrangements to enable the Directors of the Company to acquire benefits by means of the acquisition of shares or debentures of the Company or any other body corporate.

## CONTINUING CONNECTED TRANSACTION

1. On 3 April 2023, the Group entered into a consultancy services agreement with a company directly wholly-owned by Mr. Lai, the controlling shareholder of the Company, for a fixed sum of HK\$373,000 per month for the period from 3 April 2023 to 31 March 2024 ("Previous Consultancy Services Agreement").

On 2 April 2024, the Group entered into a new Consultancy Services Agreement with a company directly wholly-owned by Mr. Lai on substantially the same terms as the Previous Consultancy Services Agreement for the period from 2 April 2024 to 31 March 2025. The consulting service fee of HK\$4,476,000 shall be in 12 installments payable monthly in arrears on the last Business Day of each month. The new Consultancy Services Agreement was terminated on 30 June 2024. The total amount of consultancy services fees paid by the Company was HK\$2,238,000 for the period from 1 January 2024 to 30 June 2024.

## 於重要交易、安排或合約之重大權益

除於財務報表附註32所披露之關連人士交易外，於本年度內，概無董事或與董事有關連的實體於本公司、其控股公司或其任何附屬公司或同系附屬公司所訂立之任何對本集團業務屬重要交易、安排或合約中直接或間接擁有重大權益。

## 控股股東於重大合約之權益

於年結時或年內任何時間，本集團任何成員公司與本公司控股股東並無重大合約。

## 購買股份或債券的安排

除上文「購股權計劃」一節所披露外，於年度內任何時間，本公司或其任何附屬公司概無參與訂立任何安排，致使本公司董事可藉收購本公司或任何其他法團的股份或債券獲益。

## 持續關連交易

1. 於二零二三年四月三日，本集團與賴先生(本公司之控股股東)直接全資擁有之一間公司訂立由二零二三年四月三日至二零二四年三月三十一日期間，每月固定373,000港元顧問費的顧問服務協議(「先前顧問服務協議」)。

於二零二四年四月二日，本集團與賴先生直接全資擁有之一間公司訂立由二零二四年四月二日至二零二五年三月三十一日期間之新的顧問服務協議，條款與先前顧問服務協議基本上相同。顧問服務費用4,476,000港元分12期於每月最後一個營業日支付。新的顧問服務協議已於二零二四年六月三十日終止。由二零二四年一月一日至二零二四年六月三十日，本公司已付之顧問費總額為2,238,000港元。



## Report of the Directors 董事會報告

This is a continuing connected transaction which is exempted under Rule 14A.76 of the Listing Rules.

- As mentioned in the announcement dated 11 May 2016 and the circular dated 15 July 2016 of the Company, on 11 May 2016, Mao Xing Limited (now known as Softpower (China) Limited), a wholly-owned subsidiary of the Company (the "Lender"), entered into a loan agreement (the "Loan Agreement") with China Victory International Holdings Limited, ("CVIL"), a wholly-owned subsidiary of Agria Corporation, pursuant to which the Lender has conditionally agreed to grant to CVIL a loan facility in the amount of up to US\$10,000,000 (equivalent to approximately HK\$77,746,000) upon and subject to the terms and conditions set out therein.

As at the date of the Loan Agreement, Mr. Lai Guanglin, the former director and the controlling shareholder of the Company (Mr. Lai resigned as director on 30 March 2018) and was also the controlling shareholder of Agria Corporation. As such, CVIL is therefore a connected person of the Company under Chapter 14A of the Listing Rules. The transactions contemplated under the Loan Agreement constitute continuing connected transactions for the Company under Chapter 14A of the Listing Rules.

The loan carried interest at 10.5% per annum and is repayable by 31 July 2019. The loan was secured by the entire issued shares of CVIL executed by Agria Group Limited ("AGL"), the immediate holding company of CVIL, and also guaranteed by a deed of corporate guarantee executed by Agria Corporation in favour of the Group.

Pursuant to a resolution passed in a special general meeting on 23 February 2018, the Group agreed to novate and AGL, a wholly-owned subsidiary of Agria Corporation and the immediate holding company of CVIL, agreed to assume the Group's loan to CVIL of US\$10,000,000 (equivalent to HK\$78,357,000) with all other terms and conditions remained unchanged.

On 9 May 2019, the Group entered into a loan agreement ("2019 Loan Agreement") with AGL to renew the loan and the proposed annual caps from 1 August 2020 to 31 July 2022.

此交易為根據上市規則14A.76條而獲得豁免的關連交易。

- 誠如本公司於日期為二零一六年五月十一日之公告及二零一六年七月十五日之通函，於二零一六年五月十一日，本公司之全資附屬公司質興有限公司(現稱冠力(中國)有限公司)(「貸款人」)與中滙國際集團有限公司(「CVIL」)(Agria Corporation的一間全資附屬公司)簽訂貸款協議(「貸款協議」)，據此，貸款人有條件地同意向CVIL給予貸款融資金額上限為10,000,000美元(相當於約77,746,000港元)，須待所載的條款和條件達成後方可作實。

於貸款協議日期，本公司之前董事兼控股股東賴柏霖先生(賴先生已於二零一八年三月三十日辭任本公司董事職務)，亦為Agria Corporation控股股東。因此，根據上市規則第14A章，CVIL是本公司的關連人士。根據上市規則第14A章，貸款協議項下擬進行的交易構成本公司之持續關連交易。

該貸款以年息10.5%計息，並須於二零一九年七月三十一日之前償還。該貸款由CVIL的直接控股公司Agria Group Limited(「AGL」)行使CVIL的全部已發行股份作擔保及Agria Corporation執行對本集團作公司擔保契約。

根據於二零一八年二月二十三日舉行的股東特別大會上通過的決議案，本集團同意AGL(Agria Corporation的全資附屬公司及CVIL的直接控股公司)承擔本集團向CVIL的貸款10,000,000美元(相等於78,357,000港元)，其他條款和條件維持不變。

於二零一九年五月九日，本集團與AGL訂立貸款協議(「2019貸款協議」)，以更新貸款及建議年度上限，由二零二零年八月一日至二零二二年七月三十一日止。



Under the 2019 Loan Agreement, the clause of the share mortgage executed by AGL, being the sole shareholder of CVIL, over the entire issued shares of CVIL in favour of the Group has been removed. Save as the above amendments, all other terms of the 2019 Loan Agreement remain unchanged and continue in full force and effect.

On 21 July 2020, the Group and AGL agreed to enter into a supplemental loan agreement (“2020 Supplemental Loan Agreement”) to adjust downward the interest rate for each of the interest period from ten point five per cent (10.5%) of the Loan per annum to five point five per cent (5.5%) of the Loan per annum.

The Loan is also secured by a share charge to be executed by the Borrower in favour of the Lender as a continuing security and continuing obligation for performance by the Borrower of its obligations in the 2019 Loan Agreement (as amended or supplemented by the 2020 Supplemental Loan Agreement). Pursuant to the share charge, the Borrower will charge 20% of its share interests in Agria Asia Investments Limited (“AAIL”) to the Lender. AAIL is a company with limited liability incorporated in the British Virgin Islands and is wholly-owned by the Borrower. AAIL is indirectly holding a share equity investment in an agricultural enterprise in New Zealand through Agria (Singapore) Pte. Ltd, the only and wholly-owned direct subsidiary of AAIL.

Save and except for the revision on the original interest rate and the share charge by AGL, all other terms as set out in the 2019 Loan Agreement remain unchanged.

Pursuant to a resolution passed in a special general meeting on 12 August 2020, 2020 Supplemental Loan Agreement was approved.

The annual caps of the maximum principal loan outstanding for the years ended 31 December 2019, 31 December 2020, 31 December 2021 and period ended 31 July 2022 were US\$10,000,000 (equivalent to HK\$78,500,000) for each year/period.

根據2019貸款協議，以本集團為受益人，由AGL(為CVIL的唯一股東)就CVIL的全部已發行股份設立的股份抵押為擔保的條款已刪除。除上述修訂外，2019貸款協議之所有其他條款維持不變及繼續具十足效力及作用。

於二零二零年七月二十一日，本集團與AGL同意訂立一份補充貸款協議(「2020補充貸款協議」)將各利息期的利率由貸款之每年利率十點五厘(10.5%)下調至貸款之每年利率五點五厘(5.5%)。

貸款亦由借款人以貸款人為受益人將予簽立的股份押記作保證，以作為借款人履行2019貸款協議(經2020補充貸款協議所修訂或補充)內其責任之持續擔保及持續責任。根據股份押記，借款人已質押其於Agria Asia Investments Limited(「AAIL」)的20%股權予貸款人。AAIL為一間於英屬維爾京群島註冊成立的有限公司及由借款人全資擁有。AAIL透過Agria (Singapore) Pte. Ltd (為AAIL的唯一及全資直接附屬公司)間接持有一間新西蘭農業公司之股權投資。

除修訂原利率及由AGL作出之股份押記外，2019貸款協議所載所有其他條款維持不變。

根據於二零二零年八月十二日的股東特別大會通過的決議案，2020補充貸款協議已獲批准。

截至二零一九年十二月三十一日、二零二零年十二月三十一日、二零二一年十二月三十一日止年度及截至二零二二年七月三十一日止期間，每個年度/期間之最高未償還貸款本金額年度上限均為10,000,000美元(相等於78,500,000港元)。



## Report of the Directors 董事會報告

The annual caps of the interest amounts for the period from 1 January 2020 to 11 August 2020, period from 12 August 2020 (assumed the effective date of 2020 Supplemental Loan Agreement) to 31 December 2020, year ended 31 December 2021 and period ended 31 July 2022 were US\$645,000, US\$214,000, US\$550,000 and US\$320,000 respectively (“Annual Caps”). The 2020 Supplemental Loan Agreement, Annual Caps of the principal loan outstanding and interest amounts were approved by the shareholders of the Company at the Company’s special general meeting on 12 August 2020.

As the loan and the annual caps of the aforesaid continuing connected transaction will expire on 31 July 2022, the Group entered into a new loan agreement dated 22 April 2022 (“2022 Loan Agreement”) with the AGL to renew the loan and the proposed annual caps from 1 August 2022 to 31 July 2025. All terms as set out in the 2022 Loan Agreement remain the same as 2020 Supplemental Loan Agreement.

The annual caps of the interest amounts for the period from 1 August 2022 (assumed the effective date of 2022 Loan Agreement) to 31 December 2022, year ended 31 December 2023, year ended 31 December 2024 and period from 1 January 2025 to 31 July 2025 were US\$231,000, US\$550,000, US\$552,000 and US\$320,000 respectively.

On 5 December 2024, AGL agreed to increase the share charge from 20% to 30% of the entire issued share capital of AAIL so that the Company can maintain a better recoverability rate.

As the loan and the annual caps of the aforesaid continuing connected transaction will expire on 31 July 2025, the Group entered into a loan agreement (“2025 Loan Agreement”) with the AGL to renew the loan and the proposed annual caps from 1 August 2025 to 31 July 2028. All terms as set out in the 2025 Loan Agreement remain the same as 2022 Loan Agreement.

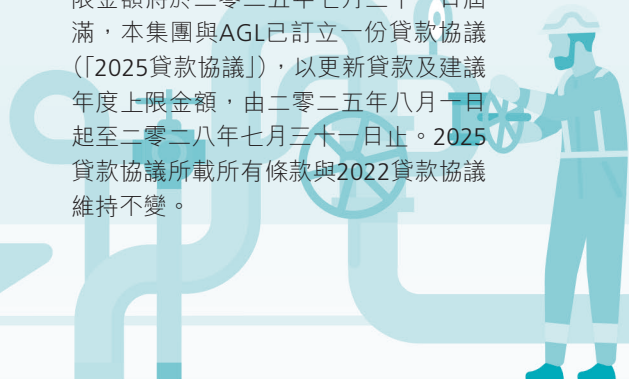
由二零二零年一月一日至二零二零年八月十一日、二零二零年八月十二日(假設該日起為2020補充貸款協議生效日期)至二零二零年十二月三十一日止期間、二零二一年十二月三十一日止年度及截至二零二二年七月三十一日止期間，利息金額年度上限分別為645,000美元、214,000美元、550,000美元及320,000美元(「年度上限」)。本公司股東已於二零二零年八月十二日舉行的股東特別大會上批准2020補充貸款協議、貸款本金額及利息金額之年度上限。

由於上述持續關連交易的貸款及年度上限金額將於二零二二年七月三十一日屆滿，本集團與AGL已訂立日期為二零二二年四月二十二日的一份新的貸款協議(「2022貸款協議」)，以更新貸款及建議年度上限金額，由二零二二年八月一日起至二零二五年七月三十一日止。2022貸款協議所載所有條款與2020補充貸款協議維持不變。

由二零二二年八月一日(假設該日起為2022貸款協議生效日期)至二零二二年十二月三十一日止期間、二零二三年十二月三十一日止年度、二零二四年十二月三十一日止年度及由二零二五年一月一日至二零二五年七月三十一日期間，利息金額年度上限分別為231,000美元、550,000美元、552,000美元及320,000美元。

於二零二四年十二月五日，AGL同意由20%股份押記增加至AAIL全部已發行股本的30%，以致本公司維持較佳的回收率。

由於貸款及上述持續關連交易的年度上限金額將於二零二五年七月三十一日屆滿，本集團與AGL已訂立一份貸款協議(「2025貸款協議」)，以更新貸款及建議年度上限金額，由二零二五年八月一日起至二零二八年七月三十一日止。2025貸款協議所載所有條款與2022貸款協議維持不變。



The new annual caps of the interest amounts for the period from 1 August 2025 (assumed the effective date of 2025 Loan Agreement) to 31 December 2025, year ending 31 December 2026, year ending 31 December 2027 and period from 1 January 2028 to 31 July 2028 were US\$231,000, US\$550,000, US\$550,000 and US\$321,000 respectively (“New Annual Caps”). The 2025 Loan Agreement, New Annual Caps of the principal loan outstanding and interest amounts were approved by the shareholders of the Company at the Company’s special general meeting on 9 July 2025.

For the year ended 31 December 2025, the interest income from AGL amounted to approximately US\$550,000, (equivalent to HK\$4,303,000) (2024: US\$550,000 (equivalent to HK\$4,320,000)).

As at 31 December 2025, the loan to AGL amounted to US\$10,000,000 (equivalent to HK\$78,050,000) (31 December 2024: US\$10,000,000 (equivalent to HK\$77,956,000)).

The independent non-executive Directors of the Company have reviewed the continuing connected transaction and confirmed that (i) the entering into of the Loan Agreement, although it is not conducted in the ordinary and usual course of business of the Group, it is in the interests of the Company and the shareholders as a whole; and (ii) the terms of the loan agreement and the Annual Caps are on normal commercial terms and are fair and reasonable.

The Company’s auditor was engaged to report on the Group’s continuing connected transaction 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.

The auditor has issued an unqualified letter containing its findings and conclusions in respect of the above mentioned continuing connected transaction in accordance with Rule 14A.56 of the Listing Rules. A copy of the auditor’s letter has been provided by the Company to the Hong Kong Stock Exchange.

由二零二五年八月一日(假設該日起為2025貸款協議生效日期)至二零二五年十二月三十一日止期間、二零二六年十二月三十一日止年度、二零二七年十二月三十一日止年度及由二零二八年一月一日至二零二八年七月三十一日期間，利息金額年度上限分別為231,000美元、550,000美元、550,000美元及321,000美元(「新年度上限」)。本公司股東已於二零二五年七月九日舉行的股東特別大會上批准2025貸款協議、貸款本金額及利息金額之新年度上限。

截至二零二五年十二月三十一日止年度，從AGL所得的利息收入約為550,000美元(相等於4,303,000港元)(二零二四年：550,000美元(相等於4,320,000港元))。

於二零二五年十二月三十一日，貸款予AGL的金額為10,000,000美元(相等於78,050,000港元)(二零二四年十二月三十一日：10,000,000美元(相等於77,956,000港元))。

本公司獨立非執行董事已審議該持續關連交易，並確認(i)訂立貸款協議，雖然並非在本集團日常及一般業務過程中進行，但符合本公司及股東全體的利益；及(ii)貸款協議的條款及年度上限乃按一般商業條款訂立，屬公平合理。

本公司核數師獲委聘，根據香港會計師公會頒布之香港核證委聘準則第3000號「審核或審閱過往財務資料以外之核證委聘」及參考實務說明第740號「關於香港《上市規則》所述持續關連交易之核數師函件」，就本集團之持續關連交易作出匯報。

核數師已根據上市規則第14A.56條，就上述持續關連交易發出無保留意見函件，當中載有其對上述持續關連交易之發現及結論。本公司已向香港聯交所提交核數師函件之副本。

### CONNECTED TRANSACTION

The Group entered into the following connected transaction during the year:

On 21 February 2024, the Group advanced a loan of HK\$2,950,000 to a related party. The loan carries interest at 7% per annum and repayable by 21 February 2026.

On 24 April 2024, the Group and a related party enter into a supplemental loan agreement to vary the original loan principal amount from HK\$2,950,000 to HK\$5,000,000. The loan was secured by personal guarantee from the controlling shareholder of the Company, Mr. Lai Guanglin, the uncle of a related party. Save as supplemented by the supplemental loan agreement, all other terms, conditions and provision shall remain unchanged.

For the year ended 31 December 2025, interest income from loan to a related party amounted to approximately HK\$350,000 (2024: HK\$276,000).

Save as disclosed above and in Note 32 to the financial statements, during the year, there were no connected transactions or continuing connected transactions of the Company under Chapter 14A of the Listing Rules which are required to comply with any of the reporting, announcement or independent shareholders' approval requirements under the Listing Rules.

### MAJOR CUSTOMERS AND SUPPLIERS

The percentages of purchases and sales for the year attributable to the Group's major suppliers and customers are as follows:

#### Purchases

- the largest supplier 25.4%
- five largest suppliers combined 56.1%

#### Sales

- the largest customer 5.1%
- five largest customers combined 21.0%

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

### 關連交易

年內，本集團已進行下列關連交易：

於二零二四年二月二十一日，本集團向一位關連人士墊付一筆2,950,000港元貸款，以年息7%計算並須於二零二六年二月二十一日前償還。

於二零二四年四月二十四日，本集團與該位關連人士訂立補充貸款協議以將原貸款本金額從2,950,000港元更改至5,000,000港元。該貸款由本公司控股股東，賴柏霖先生，關連人士的伯父提供個人擔保作抵押。除經補充貸款協議所補充者外，所有其他條款、條件及條文保持不變。

截至二零二五年十二月三十一日止年度，從貸款予一位關連人士所得的利息收入約為350,000港元(二零二四年：276,000港元)。

除上述及於財務報表附註32披露外，於年內，本公司概無進行上市規則第14A章界定且須根據上市規則遵守申報、公告或獨立股東批准規定之關連交易或持續關連交易。

### 主要客戶及供應商

本集團主要供應商及客戶年內分別所佔之採購及銷售百份比如下：

#### 採購

- 最大供應商25.4%
- 五大供應商合計56.1%

#### 銷售

- 最大客戶5.1%
- 五大客戶合計21.0%

各董事、其聯繫人士或任何股東(就董事所知擁有本公司股本5%以上者)概無上述主要供應商或客戶擁有之任何權益。

### COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

Details of the compliance with corporate governance code of the Company are set out in the “CORPORATE GOVERNANCE REPORT” of this Annual Report.

### AUDIT COMMITTEE

The audit committee consists of five independent non-executive Directors, namely Mr. Wong Yee Shuen, Wilson, Mr. Chen Wei Wen, Mr. Guan Zhiqiang, Mr. Wang Chaolong and Ms. Zheng Yang.

By reference to “A Guide for the Formation of An Audit Committee” published by the Hong Kong Institute of Certified Public Accountants, written terms of reference which describe the authority and duties of the audit committee were prepared and adopted by the Board of the Company.

The annual results have been reviewed by the audit committee of the Company.

### SUFFICIENCY OF PUBLIC FLOAT

Based on the information that is publicly available to the Company and within the knowledge of the Directors, the Company has maintained the prescribed public float required under the Listing Rules as at the date of this report.

### AUDITORS

The financial statements have been audited by PricewaterhouseCoopers who retire and, being eligible, offer themselves for re-appointment.

By Order of the Board

**Lai Fulin**  
Chairman

Hong Kong, 27 March 2026

### 遵守企業管治守則

有關本公司遵守企業管治守則的詳情載於本年報之「企業管治報告」內。

### 審核委員會

本公司審核委員會由五位獨立非執行董事，即黃以信先生、陳偉文先生、管志強先生、王朝龍先生及鄭洋女士所組成。

本公司之董事會參照香港會計師公會頒布之「組成審核委員會之指引」，制訂及採納審核委員會之書面職權範圍書，訂明審核委員會的職權及職責。

本公司之審核委員會已審閱全年業績。

### 足夠公眾持股量

根據本公司可取得之公開資料以及就董事所知，於本報告日期，本公司維持上市規則所規定之既訂公眾持股量。

### 核數師

本財務報表已獲羅兵咸永道會計師事務所審核，該核數師任滿告退，惟有資格及願意膺選連任。

承董事會命

主席  
賴福麟

香港，二零二六年三月二十七日



# Independent Auditor's Report

## 獨立核數師報告

**To the Shareholders of China Pipe Group Limited**  
(incorporated in Bermuda with limited liability)

### Opinion

#### What we have audited

The consolidated financial statements of China Pipe Group Limited (the "Company") and its subsidiaries (the "Group"), which are set out on pages 67 to 167, comprise:

- the consolidated statement of financial position as at 31 December 2025;
- the consolidated income statement for the year then ended;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of changes in equity for the year then ended;
- the consolidated statement of cash flows for the year then ended; and
- the notes to the consolidated financial statements, comprising material accounting policy information and other explanatory information.

#### Our opinion

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 2025, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with HKFRS Accounting Standards as issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

**致中國管業集團有限公司股東**  
(於百慕達註冊成立的有限公司)

### 意見

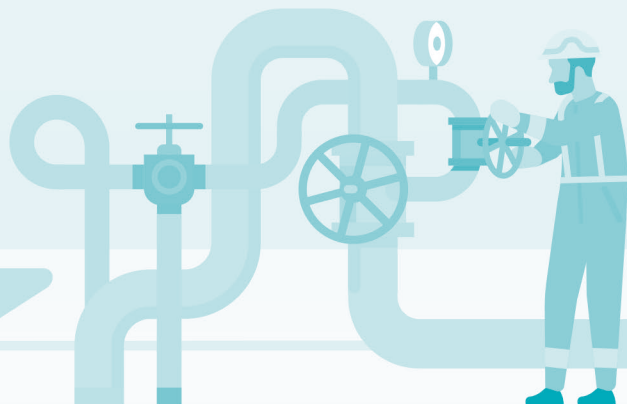
#### 我們已審計的內容

中國管業集團有限公司(以下簡稱「貴公司」)及其附屬公司(以下統稱「貴集團」)列載於第67至167頁的綜合財務報表，包括：

- 於二零二五年十二月三十一日的綜合財務狀況表；
- 截至該日止年度的綜合收益表；
- 截至該日止年度的綜合全面收益表；
- 截至該日止年度的綜合權益變動表；
- 截至該日止年度的綜合現金流量表；及
- 綜合財務報表附註，包括重大會計政策信息及其他附註解釋資料。

#### 我們的意見

我們認為，該等綜合財務報表已根據香港會計師公會頒布的《香港財務報告會計準則》真實而中肯地反映了貴集團於二零二五年十二月三十一日的綜合財務狀況及其截至該日止年度的綜合財務表現及綜合現金流量，並已遵照香港《公司條例》的披露規定妥為擬備。



# Independent Auditor's Report

## 獨立核數師報告

### Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing (“HKSA”) as 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence

We are independent of the Group in accordance with the HKICPA's Code of Ethics for Professional Accountants (the “Code”), as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with the Code.

### Key Audit Matters

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

The key audit matter identified in our audit is related to net realisable value of inventories.

### 意見的基礎

我們已根據香港會計師公會頒布的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告「核數師就審計綜合財務報表承擔的責任」部分中作進一步闡述。

我們相信，我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

### 獨立性

根據香港會計師公會頒布的《專業會計師道德守則》(以下簡稱「守則」)中適用於公眾利益實體財務報表審計的相關要求，我們獨立於貴集團。我們亦並已履行守則中的其他專業道德責任。

### 關鍵審計事項

關鍵審計事項是根據我們的專業判斷，認為對本期綜合財務報表的審計最為重要的事項。這些事項是在我們審計整體綜合財務報表及出具意見時進行處理的。我們不會對這些事項提供單獨的意見。

我們在審計中識別的關鍵審計事項是有關存貨的可變現淨值。



# Independent Auditor's Report

## 獨立核數師報告

### Key Audit Matter

#### 關鍵審計事項

#### Net realisable value of inventories

Refer to notes 4 and 19 to the consolidated financial statements.

As at 31 December 2025, inventories of the Group amounted to approximately HK\$196.8 million. As described in the accounting policies in note 19 to the consolidated financial statements, inventories are carried at the lower of cost and net realisable value.

Management applied judgement in determining the appropriate provisions for slow moving, obsolete inventories and inventories with net realisable value below cost. Net realisable value is determined with reference to the aging and marketability of inventories on a product-by-product basis, and with reference to their latest invoice prices and current market conditions. An impairment provision of approximately HK\$10.4 million has been recorded to reduce the carrying value of certain inventories to their estimated net realisable value.

We focused on this area due to the size of the balances and the higher degree of estimation uncertainty and subjectivity in management's judgement in determining the net realisable value of the inventories.

#### 存貨的可變現淨值

請參閱綜合財務報表附註4及附註19。

於二零二五年十二月三十一日，貴集團的存貨總值約為196,800,000港元。如綜合財務報表附註19會計政策所述，存貨乃按成本與可變現淨值兩者之較低者列賬。

管理層運用判斷以為呆滯、過時存貨以及可變現淨值低於成本的存貨釐定適當撥備。可變現淨值是參考對個別產品的庫齡和可銷售性的詳細分析，並參照其最近的發票價格和當前的市場狀況而釐定。存貨已記賬的減值撥備約為10,400,000港元，以將若干存貨的賬面價值減少至其估計可變現淨值。

我們關注此範疇是鑑於有關結餘的規模及在釐定存貨的可變現淨值時涉及較高程度的估計不確定性及管理層判斷的主觀。

### How our audit addressed the Key Audit Matter

#### 我們的審計如何處理關鍵審計事項

Our procedures in relation to management's assessment on net realisable value of inventories included:

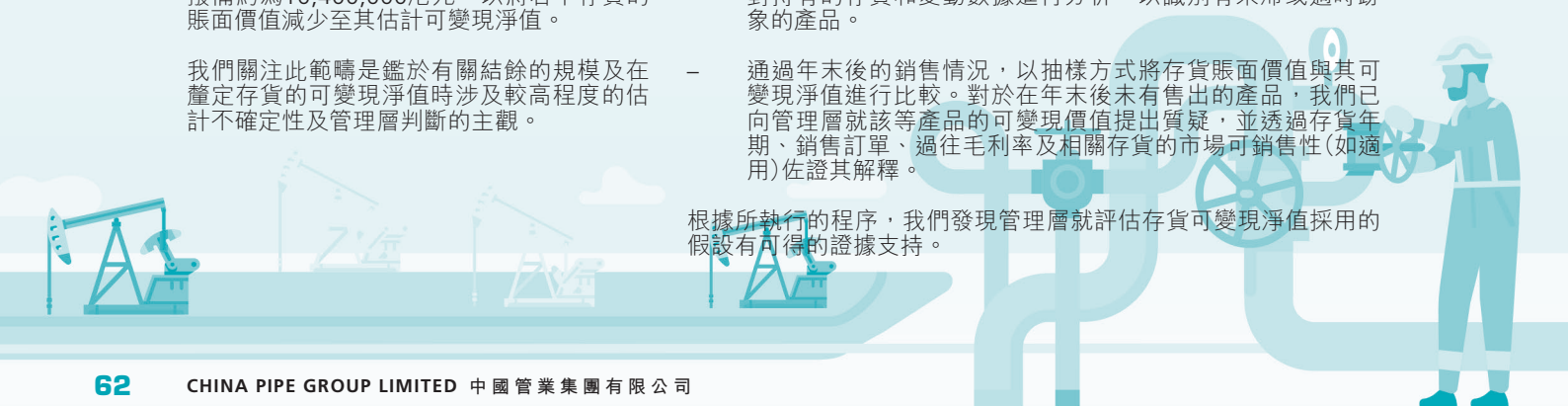
- Understood and evaluated the appropriateness and consistency of the basis management used in estimating the level of provision for inventories, and assessed the inherent risk of material misstatement by considering the degree of estimation uncertainty and level of other inherent risk factors such as complexity, subjectivity, changes and susceptibility to management bias or fraud.
- Evaluated the outcome of prior period assessment of inventory provision to assess the effectiveness of management's estimation process.
- Checked, on a sample basis, the accuracy of inventory aging used by management to estimate the appropriate provision for slow moving and obsolete inventories.
- Performed analytics on inventory holding and movement data to identify products with indication of slow moving or obsolescence.
- Compared the carrying amounts of a sample of inventories to their net realisable value by checking to their selling price subsequent to the year end. Where there are no subsequent sales of the respective products after the year end, we challenged management as to the realisable value of the products, corroborating explanations with the aging, sales orders, historical margins and marketability of the respective inventories, as appropriate.

Based on the procedures performed, we found the assumptions of management in relation to assessment on net realisable value of inventories to be supportable by available evidence.

我們對管理層評估存貨可變現淨值所執行的審核程序包括：

- 了解並評估管理層在估算存貨撥備水平時所採用的適當性及一致性的基準，並通過考慮估計不確定性的程度和其他固有風險因素(例如複雜性、主觀性、變化和易受管理層偏見或舞弊的影響)來評估重大錯誤的固有風險。
- 評估前期存貨撥備評估的結果，以評估管理層評估過程的有效性。
- 以抽樣方式，檢查管理層使用的庫齡以估計呆滯和過時存貨的適當撥備的準確性。
- 對持有的存貨和變動數據進行分析，以識別有呆滯或過時跡象的產品。
- 通過年末後的銷售情況，以抽樣方式將存貨賬面價值與其可變現淨值進行比較。對於在年末後未有售出的產品，我們已向管理層就該等產品的可變現價值提出質疑，並透過存貨年期、銷售訂單、過往毛利率及相關存貨的市場可銷售性(如適用)佐證其解釋。

根據所執行的程序，我們發現管理層就評估存貨可變現淨值採用的假設有可得的證據支持。



### Other Information

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

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of Directors for the Consolidated Financial Statements

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

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

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

### 其他信息

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

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

結合我們對綜合財務報表的審計，我們的責任是閱讀其他信息，在此過程中，考慮其他信息是否與綜合財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

基於我們已執行的工作，如果我們認為其他信息存在重大錯誤陳述，我們需要報告該事實。在這方面，我們沒有任何報告。

### 董事就綜合財務報表須承擔的責任

貴公司董事須負責根據香港會計師公會頒布的《香港財務報告會計準則》及香港《公司條例》的披露規定擬備真實而中肯的綜合財務報表，並對其認為為使綜合財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部監控負責。

在擬備綜合財務報表時，董事負責評估貴集團持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非董事有意將貴集團清盤或停止經營，或別無其他實際的替代方案。

董事須負責監督貴集團的財務報告過程。



# Independent Auditor's Report

## 獨立核數師報告

### Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. We report our opinion solely to you, as a body, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

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

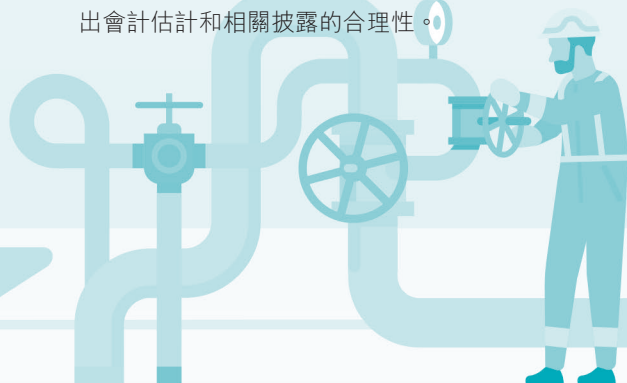
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of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

### 核數師就審計綜合財務報表承擔的責任

我們的目標，是對綜合財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並出具包括我們意見的核數師報告。我們僅向閣下（作為整體）報告我們的意見，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負責或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響綜合財務報表使用者依賴綜合財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致綜合財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部監控之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部監控，以設計適當的審計程序，但目的並非對貴集團內部監控的有效性發表意見。
- 評價董事所採用會計政策的恰當性及作出會計估計和相關披露的合理性。



### Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- 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 directors 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 directors 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.

### 核數師就審計綜合財務報表承擔的責任(續)

- 對董事採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對貴集團的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意綜合財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致貴集團不能持續經營。
- 評價綜合財務報表的整體列報方式、結構和內容，包括披露，以及綜合財務報表是否中肯反映交易和事項。
- 規劃和執行貴集團審計，就集團內實體或業務單位的財務信息獲取充分、適當的審計憑證，作為形成綜合財務報表審計意見的基礎。我們負責指導、監督和審查為集團審計而進行的審計工作。我們為審計意見承擔全部責任。

除其他事項外，我們與董事溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部監控的任何重大缺陷。

我們還向董事提交聲明，說明我們已符合有關獨立性的相關專業道德要求，並與他們溝通有可能合理地被認為會影響我們獨立性的所有關係和其他事項，以及在適用的情況下，用以消除獨立性產生威脅的行動或採取防範措施。



# Independent Auditor's Report

## 獨立核數師報告

### Auditor's Responsibilities for the Audit of the Consolidated Financial Statements (Continued)

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

The engagement partner on the audit resulting in this independent auditor's report is Ng Hiu Tung (practising certificate number: P05150).

**PricewaterhouseCoopers**  
*Certified Public Accountants*

Hong Kong, 27 March 2026

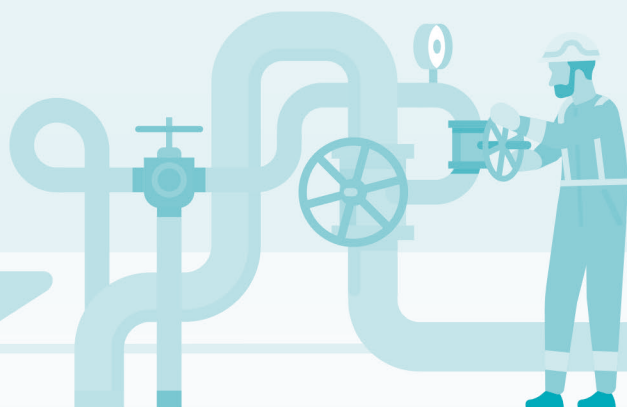
### 核數師就審計綜合財務報表承擔的責任(續)

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

出具本獨立核數師報告的審計項目合夥人是吳曉彤(執業證書編號：P05150)。

**羅兵咸永道會計師事務所**  
*執業會計師*

香港，二零二六年三月二十七日



# Consolidated Income Statement

## 綜合收益表

For the year ended 31 December 2025  
截至二零二五年十二月三十一日止年度

		Note 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Revenue	收入	5	645,374	783,502
Cost of sales	銷售成本	7	(450,009)	(536,554)
Gross profit	毛利		195,365	246,948
Other gains, net	其他收益淨額	6	2,233	78
Selling and distribution costs	銷售及分銷成本	7	(21,765)	(25,230)
General and administrative expenses	一般及行政費用	7	(120,060)	(124,057)
Reversal of / (provision for) impairment of financial assets	金融資產的減值回撥 / (撥備)	7	24	(5,340)
Operating profit	經營溢利		55,797	92,399
Finance income	財務收入	9	13,175	15,515
Finance costs	財務費用	9	(4,746)	(7,029)
Finance income, net	財務收入淨額	9	8,429	8,486
Share of results of an associate	應佔聯營公司之業績		307	–
Profit before income tax	稅前溢利		64,533	100,885
Tax expense	稅項支出	10	(8,567)	(13,665)
Profit for the year attributable to equity holders of the Company	本公司權益持有人 應佔年度溢利		55,966	87,220
			HK cents 港仙	HK cents 港仙
Earnings per share	每股盈利			
Basic and diluted	基本及攤薄	11	4.20	6.55

The above consolidated income statement should be read in conjunction with the accompanying notes.

上述綜合收益表應與隨附附註一併閱讀。

# Consolidated Statement of Comprehensive Income

## 綜合全面收益表

For the year ended 31 December 2025  
截至二零二五年十二月三十一日止年度

		Note 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Profit for the year	本年度溢利		<b>55,966</b>	87,220
Other comprehensive income:	其他全面收益:			
<i>Item that will not be reclassified subsequently to profit or loss:</i>	<i>其後將不會重新歸類到溢利或虧損之項目:</i>			
Actuarial (loss)/gain on post-employment benefit obligations, net of tax	離職後福利債務的精算(虧損)/收益, 扣除稅項後	25	<b>(45)</b>	18
<i>Item that may be subsequently reclassified to profit or loss:</i>	<i>其後可能重新歸類到溢利或虧損之項目:</i>			
Currency translation differences	貨幣換算差額	25	<b>324</b>	22
Other comprehensive income for the year, net of tax	本年度其他全面收益, 扣除稅項後		<b>279</b>	40
Total comprehensive income for the year, net of tax attributable to equity holders of the Company	本公司權益持有人應佔年度除稅後全面收益總額		<b>56,245</b>	87,260

The above consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

上述綜合全面收益表應與隨附附註一併閱讀。

# Consolidated Statement of Financial Position

## 綜合財務狀況表

As at 31 December 2025  
於二零二五年十二月三十一日

	Note 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>ASSETS</b>			
<b>資產</b>			
<b>Non-current assets</b>			
<b>非流動資產</b>			
Property, plant and equipment	13	8,612	10,558
Right-of-use assets	14	43,286	57,918
Intangible assets	15	1,242	1,256
Interest in an associate	17	–	–
Loan to a related company	20	77,926	–
Loan to a related party	20	–	5,000
Rental deposits and other assets	20	6,871	7,414
		<b>137,937</b>	<b>82,146</b>
<b>Current assets</b>			
<b>流動資產</b>			
Loan to a related company	20	–	77,832
Loan to a related party	20	5,000	–
Inventories	19	196,844	246,388
Trade receivables	20	155,499	195,567
Deposits, prepayments and other receivables	20	67,368	104,276
Financial assets at fair value through profit or loss	21	1,567	1,519
Tax recoverable		2,648	79
Pledged bank deposits	22	46,000	46,000
Restricted bank balances	23	–	1,070
Cash and cash equivalents	23	445,006	281,959
		<b>919,932</b>	<b>954,690</b>
<b>Total assets</b>		<b>1,057,869</b>	<b>1,036,836</b>
<b>EQUITY</b>			
<b>權益</b>			
<b>Equity holders</b>			
<b>權益持有人</b>			
Share capital	24	26,645	26,645
Reserves	25	846,641	790,396
<b>Total equity</b>		<b>873,286</b>	<b>817,041</b>

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

上述綜合財務狀況表應與隨附附註一併閱讀。

# Consolidated Statement of Financial Position

## 綜合財務狀況表

As at 31 December 2025  
於二零二五年十二月三十一日

		Note 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>LIABILITIES</b>	<b>負債</b>			
<b>Non-current liabilities</b>	<b>非流動負債</b>			
Lease liabilities	租賃負債	14	25,049	42,559
Deferred tax liabilities	遞延稅項負債	27	804	1,092
Other non-current liabilities	其他非流動負債		1,138	1,066
			<b>26,991</b>	<b>44,717</b>
<b>Current liabilities</b>	<b>流動負債</b>			
Trade payables, other payables and contract liabilities	貿易應付款項、其他應付款項及合同負債	28	80,739	92,554
Taxation payable	應付稅項		56	8,602
Lease liabilities	租賃負債	14	24,390	23,467
Borrowings	借貸	26	52,370	50,455
Derivative financial instruments	衍生金融工具	29	37	–
			<b>157,592</b>	<b>175,078</b>
<b>Total liabilities</b>	<b>總負債</b>		<b>184,583</b>	<b>219,795</b>
<b>Total equity and liabilities</b>	<b>總權益及負債</b>		<b>1,057,869</b>	<b>1,036,836</b>
<b>Net current assets</b>	<b>流動資產淨額</b>		<b>762,340</b>	<b>779,612</b>
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>		<b>900,277</b>	<b>861,758</b>

The financial statements on pages 67 to 167 were approved by the board of Directors on 27 March 2026 and were signed on its behalf:

第67至167頁的財務報表已由董事會於二零二六年三月二十七日批核，並代表董事會簽署：

**Lai Fulin 賴福麟**  
Director 董事

**Yu Ben Ansheng 俞安生**  
Director 董事

The above consolidated statement of financial position should be read in conjunction with the accompanying notes.

上述綜合財務狀況表應與隨附附註一併閱讀。

# Consolidated Statement of Changes in Equity

## 綜合權益變動表

For the year ended 31 December 2025  
截至二零二五年十二月三十一日止年度

		Attributable to equity holders of the Company 本公司權益持有人應佔部份								
		Share capital	Share premium	Capital reserve	Merger reserve	Statutory reserve	Other reserve	Exchange reserve	Retained earnings	Total
		股本	股份溢價	資本儲備	合併儲備	法定儲備	其他儲備	匯兌儲備	保留溢利	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2024	於二零二四年一月一日	26,645	126,552	34,115	3,700	24	2,274	147	536,324	729,781
Profit for the year	本年度溢利	-	-	-	-	-	-	-	87,220	87,220
Other comprehensive income:	其他全面收益:									
Actuarial gain on post-employment benefit obligations, net of tax	離職後福利債務的精算收益，扣除稅項後	-	-	-	-	-	18	-	-	18
Currency translation differences	貨幣換算差額	-	-	-	-	-	-	22	-	22
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	18	22	87,220	87,260
At 31 December 2024	於二零二四年十二月三十一日	26,645	126,552	34,115	3,700	24	2,292	169	623,544	817,041

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

上述綜合權益變動表應與隨附附註一併閱讀。

## Consolidated Statement of Changes in Equity 綜合權益變動表

For the year ended 31 December 2025  
截至二零二五年十二月三十一日止年度

		Attributable to equity holders of the Company 本公司權益持有人應佔部份								
		Share capital 股本	Share premium 股份溢價	Capital reserve 資本儲備	Merger reserve 合併儲備	Statutory reserve 法定儲備	Other reserve 其他儲備	Exchange reserve 匯兌儲備	Retained earnings 保留溢利	Total 總額
		HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
At 1 January 2025	於二零二五年一月一日	26,645	126,552	34,115	3,700	24	2,292	169	623,544	817,041
Profit for the year	本年度溢利	-	-	-	-	-	-	-	55,966	55,966
Other comprehensive income:	其他全面收益:									
Actuarial loss on post-employment benefit obligations, net of tax	離職後福利債務的精算虧損，扣除稅項後	-	-	-	-	-	(45)	-	-	(45)
Currency translation differences	貨幣換算差額	-	-	-	-	-	-	324	-	324
Total comprehensive income for the year	本年度全面收益總額	-	-	-	-	-	(45)	324	55,966	56,245
At 31 December 2025	於二零二五年十二月三十一日	26,645	126,552	34,115	3,700	24	2,247	493	679,510	873,286

The above consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

上述綜合權益變動表應與隨附附註一併閱讀。

# Consolidated Statement of Cash Flows

## 綜合現金流量表

For the year ended 31 December 2025  
截至二零二五年十二月三十一日止年度

		Note 附註	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Cash flows from operating activities</b>	<b>經營活動之現金流量</b>			
Cash generated from operations	經營業務產生之現金	31	196,543	102,892
Interest paid	已付利息		(4,700)	(6,962)
Interest received	已收利息		13,590	15,441
Income tax paid, net	已付所得稅淨額		(19,962)	(10,953)
Net cash generated from operating activities	經營活動產生現金淨額		185,471	100,418
<b>Cash flows from investing activities</b>	<b>投資活動之現金流量</b>			
Purchase of property, plant and equipment	購入物業、廠房及設備	13	(1,612)	(2,498)
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備之所得款項	31	224	55
Loan to a related party	貸款予一位關連人士	32(e)	–	(5,000)
Payment for acquisition of intangible assets	購買無形資產之款項	15	(391)	(1,206)
Payment for acquisition of an associate	購買聯營公司之款項		(2,147)	–
Proceeds from disposal of an associate	出售聯營公司之所得款項		2,199	–
Net gain on disposal of derivative financial instruments	出售衍生金融工具之淨收益		232	–
Payment for acquisition of bonds	購買債券之款項		(5,497)	–
Redemption of bonds	贖回債券		5,497	–
Dividend income from financial assets at fair value through profit or loss	按公允價值計入損益之金融資產之股息收入		86	82
Dividend received from an associate	已收聯營公司股息		228	–
Net cash used in investing activities	投資活動所用現金淨額		(1,181)	(8,567)
<b>Cash flows from financing activities</b>	<b>融資活動之現金流量</b>			
Drawdown of borrowings	提用借貸		253,953	421,503
Repayment of borrowings	償還借貸		(252,038)	(433,216)
Decrease in restricted bank balance	受限制銀行結餘減少		1,070	–
Principal elements of lease payments	本金部份的租賃付款		(25,151)	(26,124)
Net cash used in financing activities	融資活動所用現金淨額		(22,166)	(37,837)
Net increase in cash and cash equivalents	現金及現金等價物增加淨額		162,124	54,014
Exchange differences	匯兌差額		923	(1,299)
Cash and cash equivalents at beginning of the year	年初之現金及現金等價物	23	281,959	229,244
Cash and cash equivalents at end of the year	年終之現金及現金等價物	23	445,006	281,959

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

上述綜合現金流量表應與隨附附註一併閱讀。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 1. General information

China Pipe Group Limited (the “Company”) and its subsidiaries (together the “Group”) are principally engaged in trading of construction materials, mainly pipes and fittings.

The Company is a limited liability company incorporated in Bermuda. The address of its registered office is Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda. The Company’s shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (“Hong Kong Stock Exchange”).

These consolidated financial statements are presented in Hong Kong dollars (“HK\$”), unless otherwise stated. These consolidated financial statements have been approved for issue by the Board of Directors on 27 March 2026.

### 2. Basis of preparation

The consolidated financial statements of the Group have been prepared in accordance with HKFRS Accounting Standards (“HKFRSs”) as issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”) and the disclosure requirements of the Hong Kong Companies Ordinance (Cap. 622).

HKFRS Accounting Standards comprise the following authoritative literature:

- Hong Kong Financial Reporting Standards;
- Hong Kong Accounting Standards; and
- Interpretations developed by the HKICPA.

The financial statements have been prepared on a historical cost basis, except for the revaluation of financial assets at fair value through profit or loss and derivative financial instruments, which are carried at fair value.

### 1. 一般資料

中國管業集團有限公司(「本公司」)及其附屬公司(統稱「本集團」)主要從事建築材料(主要是管道和管件)之貿易。

本公司為一間在百慕達註冊成立之有限公司，註冊辦事處位於Victoria Place, 5th Floor, 31 Victoria Street, Hamilton HM 10, Bermuda。本公司股份在香港聯合交易所有限公司(「香港聯交所」)主板上市。

除非另有所指，本綜合財務報表以港元(「港元」)呈列。本綜合財務報表已經由董事會在二零二六年三月二十七日批准刊發。

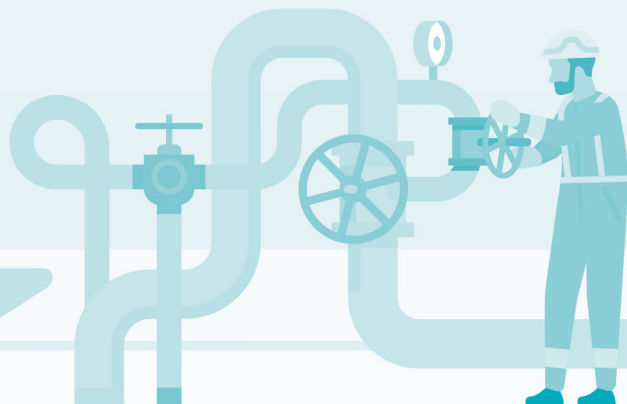
### 2. 編製基準

本集團的綜合財務報表乃根據香港會計師公會(「香港會計師公會」)頒布的香港財務報告會計準則(「香港財務報告會計準則」)及香港公司條例(第622章)的披露要求編製。

香港財務報告會計準則包含以下權威文件：

- 香港財務報告準則；
- 香港會計準則；以及
- 香港會計師公會所製定的詮釋。

除以公允價值計量且其變動計入損益的金融資產及衍生金融工具外，財務報表均以歷史成本法編製。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 2. Basis of preparation (Continued)

The preparation of financial statements in conformity with HKFRSs 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 4.

#### (a) Amended standards adopted by the Group

The Group has applied the following amended standards for its annual reporting period commencing 1 January 2025:

Amendments to HKAS 21 Lack of Exchangeability

The amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

#### (b) New and amended standards and interpretation not yet adopted

Certain new standards, amendments to accounting standards and interpretation have been published that are not mandatory for 31 December 2025 reporting period and have not been early adopted by the Group.

### 2. 編製基準(續)

編製符合香港財務報告準則的財務報表，須要使用若干關鍵的會計估計。這亦需要管理層在應用本集團會計政策的過程中作出判斷，涉及高度判斷或高度複雜性的範疇或對綜合財務報表屬重大假設和估計的範疇，已於附註4內披露。

#### (a) 本集團採納的經修訂準則

本集團已於二零二五年一月一日開始的年度報告期應用以下經修訂準則：

香港會計準則第 21號(修訂本) 缺乏可兌換性

上述修訂本對過往期間確認的金額並無任何影響，預期亦不會對本期間或未來期間造成任何重大影響。

#### (b) 尚未採納的新訂及經修訂的準則及詮釋

若干新訂的準則、會計準則(修訂本)及詮釋已頒布但並無於二零二五年十二月三十一日報告期間生效，本集團亦無提早採納。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 2. Basis of preparation (Continued)

#### (b) New and amended standards and interpretation not yet adopted (Continued)

Amendments to HKFRS 9 and HKFRS 7	Amendment to the Classification and Measurement of Financial Instruments <sup>1</sup>
Amendments to HKFRS 9 and HKFRS 7	Contracts Referencing Nature-dependent Electricity <sup>1</sup>
Amendments to HKFRS 1, HKFRS 7, HKFRS 9, HKFRS 10 and HKAS 7	Annual Improvements to HKFRS Accounting Standards - Volume 11 <sup>1</sup>
HKFRS 18	Presentation and Disclosure in Financial Statements <sup>2</sup>
HKFRS 19 and Amendments to HKFRS 19	Subsidiaries without Public Accountability: Disclosures <sup>2</sup>
HK Int 5 (Revised)	Presentation of Financial Statements - Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause <sup>2</sup>
Amendments to HKAS 21	Translation to a Hyperinflationary Presentation Currency <sup>2</sup>
Amendments to HKFRS 10 and HKAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>

- 1 effective for annual periods beginning on or after 1 January 2026
- 2 effective for annual periods beginning on or after 1 January 2027
- 3 effective date to be determined

### 2. 編製基準(續)

#### (b) 尚未採納的新訂及經修訂的準則及詮釋(續)

香港財務報告準則第9號及香港財務報告準則第7號(修訂本)	金融工具分類及計量的修訂 <sup>1</sup>
香港財務報告準則第9號及香港財務報告準則第7號(修訂本)	涉及自然依賴型電力的合約 <sup>1</sup>
香港財務報告準則第1號、香港財務報告準則第7號、香港財務報告準則第9號、香港財務報告準則第10號及香港會計準則第7號(修訂本)	香港財務報告準則會計準則之年度改進—第11卷 <sup>1</sup>
香港財務報告準則第18號	財務報表的呈列及披露 <sup>2</sup>
香港財務報告準則第19號及香港財務報告準則第19號(修訂本)	非公眾問責性附屬公司的披露 <sup>2</sup>
香港詮釋第5號(修訂)	財務報表的呈列—借款人對含有按要求償還條款的定期貸款的分類 <sup>2</sup>
香港會計準則第21號(修訂本)	惡性通貨膨脹貨幣下的轉換 <sup>2</sup>
香港財務報告準則第10號及香港會計準則第28號(修訂本)	投資者與其聯營或合營企業之間的資產出售或注資 <sup>3</sup>

- 1 於二零二六年一月一日或之後開始的年度期間生效
- 2 於二零二七年一月一日或之後開始的年度期間生效
- 3 有效日期有待釐定



### 2. Basis of preparation (Continued)

#### (b) New and amended standards and interpretation not yet adopted (Continued)

The Group plans to adopt the above new standards and amendments to existing standards when they become effective. According to the preliminary assessment made by the directors of the Group, expected for the impact of HKFRS 18 as set out below, these new standards and amendments to existing standards and interpretation are either not relevant to the Group or not significant to the financial performance and positions of the Group when they become effective.

#### **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, its impacts on presentation and disclosure are expected to be pervasive, in particular those related to the statement of financial performance and providing management-defined performance measures within the financial statements.

Management is currently assessing the detailed implications of applying the new standard on the Group’s consolidated financial statements. From the high-level preliminary assessment performed, the following potential impacts have been identified:

- (i) Although the adoption of HKFRS 18 will have no impact on the Group’s profit for the year, the Group expects that grouping items of income and expenses in the consolidated income statement into the new categories will impact how operating profit is calculated and reported. Foreign exchange differences currently aggregated in the line item ‘Other gains, net’ in profit before tax might need to be disaggregated, with some foreign exchange gains or losses presented below operating profit.

### 2. 編製基準(續)

#### (b) 尚未採納的新訂及經修訂的準則及詮釋(續)

本集團計劃在上述新訂準則及經修訂現有準則生效時予以採納。根據本集團董事的初步評估，除下文所述的香港財務報告準則第18號的預期影響外，這些新準則及經修訂現有準則及詮釋在生效時對本集團的財務表現和財務狀況而言既不相關，也沒有重大影響。

#### **香港財務報告準則第18號－財務報表的呈列及披露**

香港財務報告準則第18號將取代香港會計準則第1號「財務報表的呈列」，引入新要求，有助類似實體的財務表現達致可比性，並為使用者提供更多相關資料及提升透明度。儘管香港財務報告準則第18號不會影響綜合財務報表內項目的確認或計量，但預期其將會對呈列和披露方面產生廣泛影響，尤其是與財務表現報表及在財務報表內提供管理層定義的績效指標有關的影響。

管理層目前正在評估應用新準則對本集團綜合財務報表的具體影響。根據已進行的高級初步評估，已確定以下潛在影響：

- (i) 儘管採納香港財務報告準則第18號不會對本集團的年度溢利造成影響，但本集團預計在綜合收益表中將收入和支出項目歸類至新類別會影響經營溢利的計算和呈列方式。目前合併在稅前溢利「其他收益淨額」項下的匯兌差額可能需要分類，部分匯兌收益或虧損需在經營溢利之下呈列。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 2. Basis of preparation (Continued)

#### (b) New and amended standards and interpretation not yet adopted (Continued)

##### **HKFRS 18 – Presentation and Disclosure in Financial Statements (Continued)**

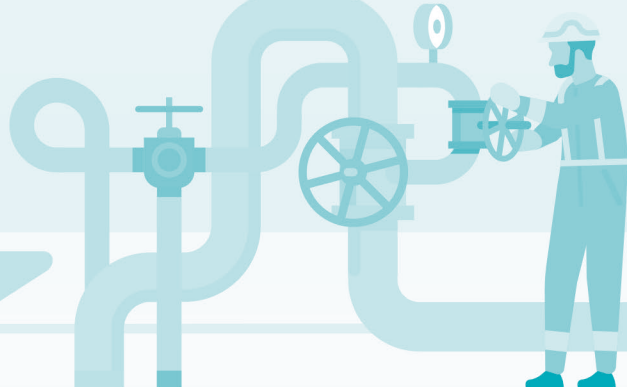
- (ii) The line items presented on the primary financial statements might change as a result of the application of the concept of ‘useful structured summary’ and the enhanced principles on aggregation and disaggregation.
- (iii) The Group does not expect there to be a significant change in the information that is currently disclosed in the notes because the requirement to disclose material information remains unchanged; however, the way in which the information is grouped might change as a result of the aggregation/disaggregation principles. In addition, there will be significant new disclosures required for:
- management-defined performance measures;
  - a break-down of the nature of expenses for line items presented by function in the operating category of the consolidated income statement – this break-down is only required for certain nature of expenses; and
  - for the first annual period of application of HKFRS 18, a reconciliation for each line item in the consolidated income statement between the restated amounts presented by applying HKFRS 18 and the amounts previously presented applying HKAS 1.

### 2. 編製基準(續)

#### (b) 尚未採納的新訂及經修訂的準則及詮釋(續)

##### **香港財務報告準則第18號 – 財務報表的呈列及披露(續)**

- (ii) 由於應用「有用的結構化匯總」的概念及增強的匯總與分解原則，主要財務報表所呈列的細列項目可能會有所改變。
- (iii) 由於披露重大資料的要求維持不變，本集團預期目前附註中披露的資料不會有重大變化；但資料的組合方式可能會因匯總／分解原則而有所改變。此外，還需新增大量披露，包括：
- 管理層定義的績效指標；
  - 綜合收益表營運類別中按功能呈列的細列項目的開支性質明細表 – 此明細表僅適用於特定性質的開支；及
  - 就應用香港財務報告準則第18號的首個年度期間而言，應用香港財務報告準則第18號所呈列的重列金額與過往應用香港會計準則第1號所呈列的金額之間在綜合收益表內各項目的對賬。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 2. Basis of preparation (Continued)

#### (b) New and amended standards and interpretation not yet adopted (Continued)

##### **HKFRS 18 – Presentation and Disclosure in Financial Statements (Continued)**

- (iv) From a cash flow statement perspective, there will be changes to how interest received and interest paid are presented. Interest paid will be presented as financing cash flows and interest received as investing cash flows, which is a change from current presentation as part of operating cash flows.

The Group will apply the new standard from its mandatory effective date of 1 January 2027. Retrospective application is required, and so the comparative information for the financial year ending 31 December 2026 will be restated in accordance with HKFRS 18.

### 3. Financial risk management

#### 3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including foreign exchange risk and interest rate risk), credit and counterparty risk and liquidity risk. The Group's financial risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance by actively managing debt level and cash flow in order to maintain a strong financial position and minimising refinancing and liquidity risks by attaining healthy debt repayment capacity, appropriate maturity profile and availability of banking facilities.

### 2. 編製基準(續)

#### (b) 尚未採納的新訂及經修訂的準則及詮釋(續)

##### **香港財務報告準則第18號 – 財務報表的呈列及披露(續)**

- (iv) 從現金流量表的角度來看，已收利息和已付利息的呈列方式將有所改變。已付利息將列示為融資現金流量，而已收利息則列示為投資現金流量，這改變了目前列示為經營現金流量一部分。

本集團將於二零二七年一月一日強制生效日期起應用新準則。由於該準則須追溯應用，因此截至二零二六年十二月三十一日的財政年度的比較資料將按香港財務報告準則第18號重列。

### 3. 財務風險管理

#### 3.1 財務風險因素

本集團的業務承受各種財務風險：市場風險(包括外匯風險及利率風險)、信貸及交易方風險及流動資金風險。本集團的整體財務風險管理集中於金融市場的不可預測性，及通過積極管理債務水平及現金流量以維持穩健之財務狀況，及透過穩健的償債能力、適當的還款期限及銀行信貸融資額度而使再融資及流動資金風險減至最低，從而儘量減低對本集團財務表現的潛在不利影響。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (a) Market risk

###### (i) Foreign exchange risk

The Group operates principally in Hong Kong and in Macau with minor operations in the Chinese Mainland and is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to the United States dollars ("USD"), Macau Pataca ("MOP") and Renminbi ("RMB"). Foreign exchange risk mainly arises from future commercial transactions, recognised assets and liabilities, which are denominated in a currency that is not the functional currency of the group entities. In order to mitigate the foreign currency risk, the Group has been closely monitoring its foreign currency exposure and requirements and will arrange for any hedging facilities if necessary.

As HK\$ is pegged against USD and MOP is pegged against HK\$, the Group is exposed to limited exchange rate fluctuation. As a result, the exchange rate risk exposure in respect of USD and MOP are not significant. While for RMB, the exchange rate fluctuation is relatively volatile. At 31 December 2025, if RMB had strengthened/weakened by 5% (2024: 5%) against HK\$ with all other variables held constant, post-tax profit would have been HK\$52,000 (2024: HK\$26,000) higher/lower respectively mainly as a result of foreign exchange gains/losses on translation of RMB-denominated financial assets and liabilities.

### 3. 財務風險管理(續)

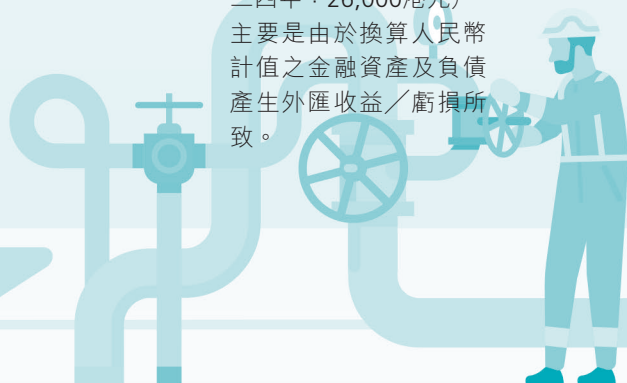
#### 3.1 財務風險因素(續)

##### (a) 市場風險

###### (i) 外匯風險

本集團主要於香港及澳門經營業務，以及在中國內地經營少許業務，並因營運涉及多種貨幣而面臨外匯風險(主要涉及美元(「美元」)、澳門幣(「澳門幣」)及人民幣(「人民幣」))。外匯風險主要來自日後的商業交易，本集團各實體的已確認資產及負債，其貨幣以非功能貨幣換算而產生外匯風險。為降低外幣風險，本集團一直密切監控其外幣風險及規定，及將於必要時作出對沖安排。

由於港元與美元的掛鈎系統及澳門幣與港元的掛鈎系統，本集團承受有限的匯率波動。因此，關於美元及澳門幣的外匯風險不顯著。相對而言，人民幣的匯率比較波動。於二零二五年十二月三十一日，倘人民幣兌港元於所有其他變數保持不變之情況下，升值／貶值5%（二零二四年：5%），則除稅後溢利將分別增加／減少52,000港元（二零二四年：26,000港元），主要是由於換算人民幣計值之金融資產及負債產生外匯收益／虧損所致。



### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (a) Market risk (Continued)

###### (ii) Interest rate risk

The Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group's interest-bearing assets mainly include loan to a related company, loan to a related party and bank balances and deposits, details of which have been disclosed in Notes 20, 22, 23 and 32. The Group's exposure to changes in interest rates is also attributable to its borrowings, details of which have been disclosed in Note 26. Borrowings carry at floating rates expose the Group to cash flow interest-rate risk whereas those carry at fixed rates expose the Group to fair value interest-rate risk. As at 31 December 2025, approximately 31% (2024: 18%) of the Group's borrowings were carried at floating rates and expose the Group to cash flow interest-rate risk. The Group has not used any interest rate swaps to hedge its exposure against cash flow interest-rate risks.

As at 31 December 2025, if interest rate has increased/decreased by 100 (2024: 100) basis points with all other variables held constant, post-tax profit for the year ended 31 December 2025 would have been HK\$136,000 (2024: HK\$76,000) lower/higher, mainly as a result of increase/decrease in interest expense on bank borrowings.

### 3.財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (a) 市場風險(續)

###### (ii) 利率風險

本集團的收入及經營現金流量大致上不受市場利率變動的影響。由於本集團的計息資產包括貸款予一間關連公司、貸款予一位關連人士及銀行結餘及存款，而有關詳情在附註20、22、23及32披露。本集團所涉及的利率變動風險亦來自借貸，有關詳情在附註26披露。按浮動利率計息的借貸使本集團面對現金流量利率風險，而按固定利率計息的借貸則使本集團面對公允值利率風險。於二零二五年十二月三十一日本集團約31%（二零二四年：18%）的借貸，按浮動利率計息，使本集團面對現金流量利率風險。本集團並無利用任何利率掉期安排對沖現金流量利率風險。

於二零二五年十二月三十一日，倘若利率增加／減少100（二零二四年：100）基點，而所有其他變數維持不變，截至二零二五年十二月三十一日止年度除稅後溢利將減少／增加136,000港元（二零二四年：76,000港元），主要由於銀行借貸利息支出增加／減少所致。



### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit and counterparty risk

###### (i) Risk management

Credit risk mainly arises from bank deposits, restricted bank balances, trade receivables, deposits and other receivables, loan to a related company and loan to a related party. The carrying amounts of these balances substantially represent the Group's maximum exposure to credit and counterparty risk in relation to financial assets.

As at 31 December 2025 and 2024, all the bank deposits are deposited in high quality financial institutions without significant credit risk. The credit risk on bank deposits is limited because 39% (2024: 45%) of the Group's bank balances are placed with subsidiaries of state-owned banks and the rest are placed with other reputable financial institutions. Management does not expect any loss from non-performance of these banks.

In order to minimise the credit risk, the management of the Group has delegated a team responsible for determination of credit limits, credit approvals and other monitoring procedures to ensure that follow-up action is taken to recover overdue trade and other receivables.

### 3. 財務風險管理(續)

#### 3.1 財務風險因素(續)

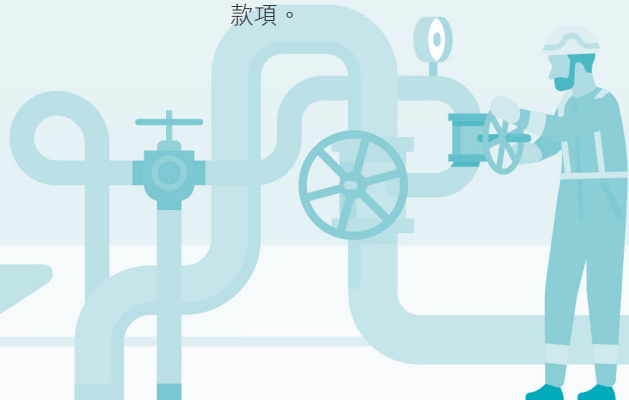
##### (b) 信貸及交易方風險

###### (i) 風險管理

信貸風險主要產生自銀行存款、受限制銀行結餘、貿易應收款項、按金及其他應收款項、貸款予一間關連公司及貸款予一位關連人士。此等結餘的賬面值大體上相當於本集團關於金融資產所須承受的最高信貸及交易方風險。

於二零二五年及二零二四年十二月三十一日，所有銀行存款存放於信譽良好之金融機構，故並無重大信貸風險。銀行存款的信貸風險有限乃由於39%（二零二四年：45%）之本集團銀行餘額存放於國有銀行之附屬公司，其餘存款存放於信譽良好之金融機構。管理層認為不會因該等銀行表現不良而帶來損失。

為將信貸風險降至最低，本集團管理層已委派一組人員負責制訂信貸限額、信貸審批及其他監控措施，以確保採取跟進措施收回逾期未收回之貿易及其他應收款項。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit and counterparty risk (Continued)

###### (i) Risk management (Continued)

Rental deposits made to landlords are also considered to be of low risk. In this regard, the directors of the Company consider that the Group's credit risk is significantly reduced. Other than the loan to a related company and loan to a related party as mentioned below, the Group has no significant concentration of credit risk, with exposure spread over a number of counterparties and customers.

In respect of the loan to a related company, as detailed in Note 32(d), the Group obtained share charge executed by the borrower and guarantees executed by the guarantor in favour of the Group as a continuing security and continuing obligation for performance by the borrower of its obligations to minimise the credit risk.

In respect of the loan to a related party, as detailed in Note 32(e), the Group obtained guarantee executed by the guarantor in favour of the Group as a continuing security and continuing obligation for performance by the borrower of its obligations to minimise the credit risk.

### 3. 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸及交易方風險(續)

###### (i) 風險管理(續)

已付業主的租賃按金，亦被認為是低風險的。就此而言，本公司董事認為本集團之信貸風險已大幅降低。除以下對一間關連公司的貸款及一位關連人士的貸款外，本集團並無顯著集中之信貸風險，有關風險已分散至多個交易方及客戶。

就關於貸款予一間關連公司，詳情見附註32(d)，本集團獲得由借款人簽立的股份押記和由擔保人以本集團為受益人簽立的擔保作抵押，以作為借款人履行貸款協議內其責任之持續抵押及持續責任，以減少信貸風險。

就關於貸款予一位關連人士，詳情見附註32(e)，本集團獲得由擔保人以本集團為受益人簽立的擔保作抵押，以作為借款人履行貸款協議內其責任之持續抵押及持續責任，以減少信貸風險。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit and counterparty risk (Continued)

###### (ii) Impairment of financial assets

###### Trade receivables

The Group applied the HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

To measure the expected credit losses, trade receivables have been grouped with similar risk characteristics and, collectively or individually, assessing them for likelihood of recovery.

For trade receivables relating to accounts in which there are objective evidence that the debtor faces significant financial difficulties or enter liquidation, they are assessed individually for impairment allowance. A reversal of financial assets of HK\$70,000 was made as at 31 December 2025 (2024: specific loss allowance of HK\$4,932,000).

The Group categorises its trade receivables, except those individually assessed, based on shared credit risk characteristics and the days past due. The expected loss rates are based on the payment profiles of sales over a period of 12 months before 31 December 2025 and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

### 3. 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸及交易方風險(續)

###### (ii) 金融資產減值

###### 貿易應收款項

本集團採用香港財務報告準則第9號簡化方法計量預期信貸虧損，為所有貿易應收款項於存續期內的預期虧損撥備。

計量預期信貸虧損，貿易應收款項已按類似風險特徵分組，並共同或個別評估其回收的可能性。

就有關的貿易應收款項，對於有客觀證據表明債務人面臨重大財務困難或進行清盤的賬戶，會對個別客戶評估而作減值撥備。截至二零二五年十二月三十一日錄得減值回撥70,000港元(二零二四年：特定虧損撥備4,932,000港元)。

本集團根據共同信貸風險特徵及過往逾期日對貿易應收款項(個別評估除外)進行分類。預期損失率基於二零二五年十二月三十一日前的12個月期間銷售的付款概況以及此期間經歷的相應過往信貸虧損。過往損失率可進行調整，以反映當前和前瞻性的宏觀經濟因素信息，對客戶結清應收款項能力的影響。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit and counterparty risk (Continued)

##### (ii) Impairment of financial assets (Continued)

##### Trade receivables (Continued)

The expected credit loss rate for the remaining trade receivables is determined as follow:

As at 31 December 2025 於二零二五年  
十二月三十一日

Collective assessment	集體評估
Within credit period	信貸期內
1 to 30 days	1天至30天
31 to 90 days	31天至90天
Over 90 days	超過90天

Lifetime expected loss rate 全期預期 信貸虧損率 % 百分比	Gross carrying amount 賬面總值 HK\$'000 千港元	Lifetime expected credit loss 全期預期 信貸虧損 HK\$'000 千港元	Net carrying amount 賬面淨值 HK\$'000 千港元
0.88	94,195	(824)	93,371
0.88	31,397	(275)	31,122
1.33 – 2.80	27,439	(529)	26,910
8.54 – 72.32	9,123	(5,027)	4,096
	<u>162,154</u>	<u>(6,655)</u>	<u>155,499</u>

As at 31 December 2024 於二零二四年  
十二月三十一日

Collective assessment	集體評估
Within credit period	信貸期內
1 to 30 days	1天至30天
31 to 90 days	31天至90天
Over 90 days	超過90天

Lifetime expected loss rate 全期預期 信貸虧損率 % 百分比	Gross carrying amount 賬面總值 HK\$'000 千港元	Lifetime expected credit loss 全期預期 信貸虧損 HK\$'000 千港元	Net carrying amount 賬面淨值 HK\$'000 千港元
0.67	123,539	(828)	122,711
0.67	36,610	(245)	36,365
0.97 – 2.00	33,398	(452)	32,946
3.14 – 23.26	3,743	(198)	3,545
	<u>197,290</u>	<u>(1,723)</u>	<u>195,567</u>



### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit and counterparty risk (Continued)

###### (ii) Impairment of financial assets (Continued)

Other financial assets at amortised cost

The directors of the Group consider the probability of default upon initial recognition of asset and whether there has been significant increase in credit risk on an ongoing basis. To assess whether there is a significant increase in credit risk, the Group compares risk of a default occurring on the assets as at the reporting date with the risk of default as at the date of initial recognition. Especially the following indicators are incorporated:

- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the company's ability to meet its obligations;
- actual or expected significant changes in the operating results of the company;
- significant changes in the expected performance and behavior of the company, including changes in the payment status of the counterparty.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 90 days past due in making a contractual payment/repayable demanded.

### 3. 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸及交易方風險(續)

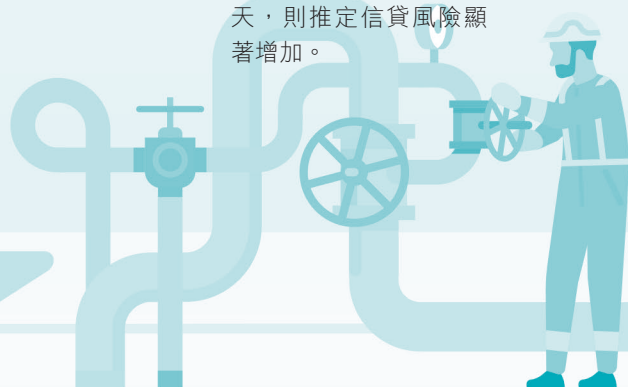
###### (ii) 金融資產減值(續)

其他金融資產按攤銷成本計算

本集團董事在資產的初始確認時考慮違約的可能性，也持續評估信貸風險是否顯著增加。在評估信貸風險是否顯著增加，本集團將報告日時資產發生違約的可能性與初始確認時發生違約的可能性進行比較。以下指標需要重點考慮：

- 預期導致公司履行責任能力出現重大變動的業務、財務或經濟狀況的實際或預期重大不利變動；
- 公司經營業績的實際或預期重大變動；
- 公司預期表現及行為的重大變動，包括交易方的付款狀況變動。

無論上述分析如何，如果債務人在履行合同付款/償還要求時超過90天，則推定信貸風險顯著增加。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (b) Credit and counterparty risk (Continued)

###### (ii) Impairment of financial assets (Continued)

Other financial assets at amortised cost (Continued)

The loss allowance for other financial assets at amortised cost as at 31 December 2025 amounted to HK\$201,000 (2024: HK\$154,000) as detailed in Note 20.

Impairment losses on trade receivables and other financial assets at amortised cost are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

##### (c) Liquidity risk

Prudent liquidity risk management includes maintaining sufficient cash and availability of funding from an adequate amount of committed credit facilities. Management maintains rolling forecast of the Group's liquidity reserves which comprises undrawn banking facilities and cash and cash equivalents, on the basis of expected cash flows.

The table below analyses the Group's financial liabilities into relevant maturity groupings based on the remaining period at the date of financial reporting to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

### 3. 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (b) 信貸及交易方風險(續)

###### (ii) 金融資產減值(續)

其他金融資產按攤銷成本計算(續)

於二零二五年十二月三十一日按攤銷成本計算的其他金融資產虧損撥備金額為201,000港元(二零二四年：154,000港元)，詳見附註20。

貿易應收款項及按攤銷成本計算的其他金融資產的減值虧損在經營溢利內呈列為淨減值虧損。其後收回過往撇銷之金額計入同一行項目。

##### (c) 流動資金風險

審慎的流動資金風險管理包括保持充裕現金及從承諾融資金額取得足夠的可用資金。管理層維持對本集團滾動的流動資金儲備作預測，包括基於未提取貸款額度及現金及現金等價物的預計現金流。

下表按於財務報告日至合約到期日餘下期間將本集團的金融負債分為不同的到期組合。表格所披露的數額為合約未折現現金流。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.1 Financial risk factors (Continued)

##### (c) Liquidity risk (Continued)

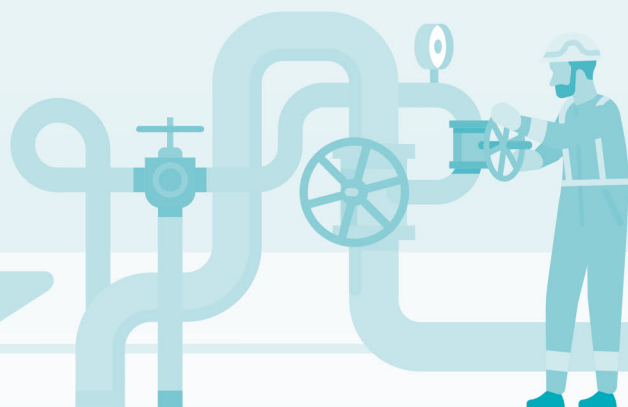
At 31 December 2025	於二零二五年 十二月三十一日
Trade and other payables	貿易及其他應付款項
Borrowings	借貸
Interest payment on borrowings	借貸之利息支付
Lease liabilities	租賃負債
Interest payment on lease liabilities	租賃負債之利息支付
Derivative financial instruments	衍生金融工具
At 31 December 2024	於二零二四年 十二月三十一日
Trade and other payables	貿易及其他應付款項
Borrowings	借貸
Interest payment on borrowings	借貸之利息支付
Lease liabilities	租賃負債
Interest payment on lease liabilities	租賃負債之利息支付

### 3. 財務風險管理(續)

#### 3.1 財務風險因素(續)

##### (c) 流動資金風險(續)

Less than 1 year 一年以內 HK\$'000 千港元	Between 1 to 5 years 一至五年之間 HK\$'000 千港元	Over 5 years 五年以上 HK\$'000 千港元	Total 總數 HK\$'000 千港元
49,177	-	-	49,177
52,370	-	-	52,370
622	-	-	622
24,390	25,049	-	49,439
1,741	745	-	2,486
37	-	-	37
56,272	-	-	56,272
50,455	-	-	50,455
705	-	-	705
23,467	42,559	-	66,026
2,463	2,068	-	4,531



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with others in the industry, the Group monitors capital on the basis of the gearing ratio. This ratio is calculated as total bank borrowings divided by total equity.

The Group's strategy was to maintain a solid capital base to support the operations and development of its business in the long term. Given its existing principal business, management considers a gearing ratio as measured by total bank borrowings to total equity of not more than 50% as solid and reasonable. The table below analyses the Group's capital structure at 31 December 2025 and 2024 as follows:

Total borrowings	總借貸
Total equity	總權益
Gearing ratio	資產負債比率

### 3. 財務風險管理(續)

#### 3.2 資本風險管理

本集團管理資本的目的為保障本集團能持續經營，以為股東提供回報並為其他利益相關人士提供利益，以及維持良好的資本架構以減低資本成本。

為維持或調整資本架構，本集團可調整向股東派付的股息、向股東退回資本、發行新股或出售資產以減少債務。

和其他同業一樣，本集團以資產負債比率作為監控資本的基準。資產負債比率按銀行借貸總額除以總權益計算。

本集團之策略是維持穩健的資金基礎，以長期支持本集團的業務營運及發展。鑑於現時之主要業務，管理層認為按銀行借貸總額相對於總權益計算之資產負債比率處於50%以下均屬穩健及合理。下表為本集團於二零二五年及二零二四年十二月三十一日資本架構之分析：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>52,370</b>	50,455
<b>873,286</b>	817,041
<b>6%</b>	6%



### 3. Financial risk management (Continued)

#### 3.3 Fair value estimation

The carrying value of trade receivables, other loans and receivables, bank balances and deposits, trade and other payables, lease liabilities and borrowings are a reasonable approximation of their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments.

The table below analyses the Group's financial instruments carried at fair value as at 31 December 2025 and 2024 by level of the inputs to valuation techniques used to measure fair value. Such inputs are categorised into three levels within a fair value hierarchy as follows:

- quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1)
- inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2)
- inputs for the asset and liability that are not based on observable market data (that is, unobservable inputs) (level 3)

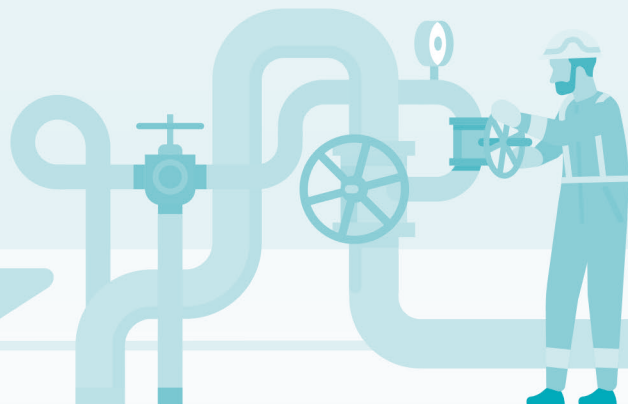
### 3. 財務風險管理(續)

#### 3.3 公允價值估計

貿易應收款項、其他貸款及應收款項、銀行結餘及存款、貿易及其他應付款項、租賃負債及借貸之賬面值與彼等之公允值相若。就披露而言，金融負債之公允值透過按本集團同類金融工具之現行市場利率對未來合約現金流量折現而估算。

下表根據在評估公允價值的估值技術中所運用到的輸入的層級，分析本集團於二零二五年及二零二四年十二月三十一日按公允價值入賬的金融工具。這些輸入按照公允價值層級歸類為如下三層：

- 相同資產或負債在活躍市場之報價(未經調整)(第一層)
- 除了第一層所包括之報價外，該資產或負債之可觀察之其他輸入，可為直接(即價格)或間接(即源自價格)(第二層)
- 資產及負債並非依據可觀察市場數據之輸入(即非可觀察輸入)(第三層)



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 3. Financial risk management (Continued)

#### 3.3 Fair value estimation (Continued)

Financial assets  
– Investment funds

金融資產  
– 投資基金

Level 2  
第二級

Fair value as at 31 December 2025 於二零二五年 十二月三十一日 的公允價值 HK\$'000 千港元	Fair value as at 31 December 2024 於二零二四年 十二月三十一日 的公允價值 HK\$'000 千港元
<b>1,567</b>	1,519

There were no transfers between levels 1 and 2 during the year.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. It includes quoted market price or dealer quotes for similar instruments. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

### 3. 財務風險管理(續)

#### 3.3 公允價值估計(續)

年內第1與第2層之間並無轉撥。

並無於活躍市場買賣之金融工具(如場外衍生工具)，其公允值乃使用估值方法釐定。該等估值方法盡量利用於可觀測市場取得之數據，並盡量減少依賴實體獨有估計，包括類似金融工具的市場報價或經銷商報價。倘一金融工具的公允值所需之所有重大輸入數據均可觀測，則該金融工具歸入第二層。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 4. Critical accounting estimates and judgements

Estimates and judgements of the Company are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities of the Group are discussed below.

#### (a) Provision for impairment of inventories

The management of the Group reviews the marketability of inventory items at the end of each reporting period, and makes allowance for obsolete and slow-moving inventory items identified that are no longer suitable for sale. The management estimates the net realisable value for inventories based primarily on the latest invoice prices and current market conditions. The Group carries out an inventory review on a product-by-product basis at the end of each reporting period and makes provision for obsolete items.

### 5. Revenue and segment information

The Executive Directors of the Company have been identified as the chief operating decision-maker (“CODM”). Management determines the operating segments based on the Group’s internal reports, which are then submitted to the CODM for performance assessment and resources allocation.

The Executive Directors assess the performance of the operating segment based on a measure of profit before income tax and regard there to be only one operating segment – trading of construction materials, mainly pipes and fittings. Accordingly, segment disclosures are not presented.

The revenue from contracts with customers recognised during the years ended 31 December 2025 and 2024 are trading of construction materials, mainly pipes and fittings, all of which were recognised at a point in time.

### 4. 關鍵會計估計及判斷

本公司按過往經驗及其他因素(包括對日後事件作出之合理估計)不時評估現正採納的估計及判斷。以下為有重大風險導致本集團資產及負債之賬面值須作出重大調整之估計及假設之討論。

#### (a) 存貨減值撥備

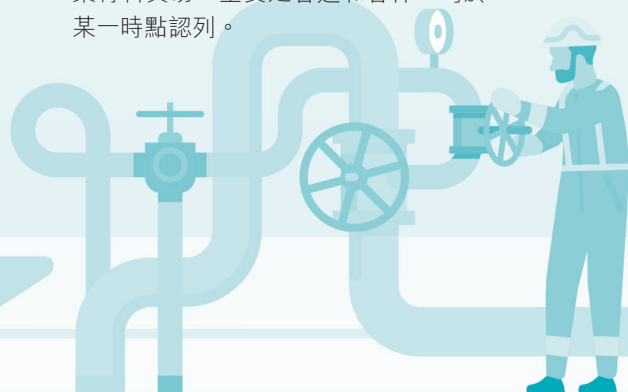
本集團管理層於各呈報期末審核存貨項目之銷售前景並對確認為不再適合銷售之過時及滯銷庫存品進行撥備。管理層主要根據最近期之發票價格及目前市況估計存貨之可變現淨值。本集團於各呈報期末對每種產品進行存貨審核，並對過時品種作出撥備。

### 5. 收入及分部資料

執行董事被認定為本公司之首席經營決策者(「首席經營決策者」)。管理層會根據本集團的內部報告確定經營分部，然後提交給首席經營決策者進行績效評估和資源分配。

執行董事根據稅前溢利的衡量標準評估經營分部的表現，並認為本公司只有一個經營分部–建築材料貿易，主要是管道和管件。因此，並無呈列分部披露。

截至二零二五年及二零二四年十二月三十一日止年度與客戶合同的收入為建築材料貿易，主要是管道和管件，均於某一時點認列。



## 5. Revenue and segment information (Continued)

### Accounting policies of revenue recognition

#### (i) Sale of goods – wholesale

The Group sells a range of pipes and fittings. Sales are recognised when control of the products has been transferred, being when the products are delivered to the customers, the customer has full discretion over the products, and there is no unfulfilled obligation that could affect the customer's acceptance of the products.

Delivery occurs when the products have been shipped to the specified location, the risks of obsolescence and loss have been transferred to the customer, and either the customer has accepted the products in accordance with the sales contract, the acceptance provisions have lapsed, or the Group has objective evidence that all criteria for acceptance have been satisfied.

Revenue from the sale of goods is based on the price specified in the sales contracts. Accumulated experience is used to estimate provision for returns.

A receivable is recognised when the products are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

Deposits collected from the customers before product delivery are recognised as contract liabilities.

#### (ii) Sale of goods – retail

The Group operates a chain of retail stores selling pipes and fittings products. Revenue from the sale of goods is recognised when a group entity sells a product to the customer. Payment of the transaction price is due immediately when the customer purchases the product and takes delivery in store.

## 5. 收入及分部資料(續)

### 收入確認之會計政策

#### (i) 銷售商品 – 批發

本集團銷售一系列管道和管件。在產品控制權轉移時，即產品交付給客戶時，客戶對產品有完全的自主權，並且沒有未履行的義務可能影響客戶對產品的接受時，確認銷售。

交付的發生是當產品已運至指定地點時，已過時和損失的風險已轉移給客戶，或客戶已根據銷售合同接受產品，接納條款已失效，或本集團有客觀證據證明已滿足所有接納標準。

銷售商品的收入基於銷售合同中規定的價格。已往累積的經驗用於估算退貨撥備。

當產品交付時確認為應收款項，由於這是代價為無條件的時間點，而付款到期之前只需要經過一段時間。

在產品交付之前，從客戶收取的按金被確認為合同負債。

#### (ii) 銷售商品 – 零售

本集團經營連鎖零售店，銷售管道及管件產品。銷售商品的收入乃在集團實體向客戶銷售產品時確認。交易價格的支付是在客戶購買產品並在店內交貨時立即支付的。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 5. Revenue and segment information (Continued)

#### Geographical information

The Group is domiciled in Hong Kong. The Group's revenues from external customers by geographical location are detailed below:

Hong Kong	香港
Macau	澳門
Chinese Mainland	中國內地

The Group's non-current assets by geographical location are detailed below:

Hong Kong	香港
Macau	澳門
Chinese Mainland	中國內地

### 5. 收入及分部資料(續)

#### 地區分部資料

本集團設於香港。本集團按地區分部的來自外部客戶的收入如下：

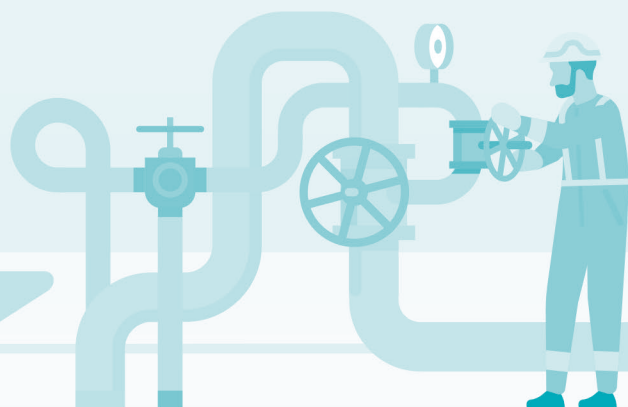
#### Revenue 收入

For the year ended 31 December  
截至十二月三十一日止年度

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
601,360	725,054
30,770	51,130
13,244	7,318
<b>645,374</b>	<b>783,502</b>

本集團按地區分部的非流動資產如下：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
134,912	78,630
1,882	2,371
1,143	1,145
<b>137,937</b>	<b>82,146</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 5. Revenue and segment information (Continued)

#### Liabilities related to contracts with customers

The Group has recognised the following liabilities related to contracts with customers:

Contract liabilities – receipts in advance (Note 28)	合同負債—預收款 (附註28)
--	-----------------

Contract liabilities for sales of goods contracts have decreased by HK\$3,175,000 due to the net effect of addition and utilisation of contract liabilities.

The following table shows how much of the revenue recognised in the current reporting period relates to carried-forward contract liabilities:

Revenue recognised that was included in the contract liabilities balance at the beginning of the year	年初的合同負債餘額已確認為收入
---	-----------------

### 5. 收入及分部資料(續)

#### 與客戶合同有關的負債

本集團已確認以下與客戶合同有關的負債：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>21,509</b>	<b>24,684</b>

銷售貨物合同的合同負債減少了3,175,000港元，這是由於合同負債的增加和利用的淨效應。

下表顯示了在本報告期間確認的收入中有多少與結轉合同負債有關：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>11,706</b>	<b>7,425</b>



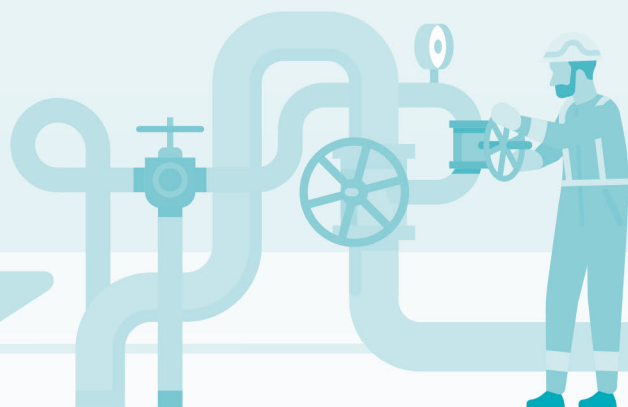
# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 6. Other gains, net

### 6. 其他收益淨額

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Net exchange gain/(loss)	匯兌收益／(虧損)淨額	1,437	(129)
Gain on lease modification	租賃修改之收益	–	6
Gain on early termination of lease	提前終止租約之收益	260	42
Net gain on disposal of property, plant and equipment	出售物業、廠房及設備之收益淨額	224	44
Loss on disposal of an associate (Note 17)	出售聯營公司之虧損(附註17)	(15)	–
Net gain on disposal of derivative financial instruments	出售衍生金融工具之收益淨額	232	–
Gain/(loss) on financial assets at fair value through profit or loss	按公允價值計入損益之金融資產之收益／(虧損)	46	(17)
Net fair value loss on derivative financial instruments	衍生金融工具之公平價值虧損淨額	(37)	–
Dividend income from financial assets at fair value through profit or loss	按公允價值計入損益之金融資產之股息收入	86	82
Hong Kong Government grants	香港政府補助	–	50
		<b>2,233</b>	<b>78</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 7. Expenses by nature

Operating profit is arrived at after charging/(crediting):

### 7. 開支性質

經營溢利乃扣除／(計入)下列項目後達至：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Cost of inventories sold (Note 19)	已出售之存貨成本(附註19)	438,695	526,090
Amortisation of intangible assets (Note 15)	無形資產的攤銷(附註15)	405	223
Auditor's remuneration:	核數師酬金：		
– Audit services	– 審核服務	1,450	1,430
– Non-audit services	– 非審核服務	255	218
Depreciation of property, plant and equipment (Note 13)	物業、廠房及設備折舊(附註13)	3,578	3,178
Depreciation of right-of-use assets (Note 14)	使用權資產折舊(附註14)	23,456	24,755
Employee benefit expenses (Note 8)	僱員福利開支(附註8)	81,939	88,560
Short-term and low-value lease expenses (Note 14)	短期及低價值租賃費用(附註14)	1,190	566
(Reversal of)/provision for impairment of financial assets	金融資產的減值(回撥)／撥備	(24)	5,340
Provision for/(reversal of) and write-off of inventories, net	存貨撥備／(回撥)及撇銷淨額	3,237	(514)
Other expenses	其他開支	37,629	41,335
		<b>591,810</b>	<b>691,181</b>
Representing:	代表:		
Cost of sales	銷售成本	450,009	536,554
Selling and distribution costs	銷售及分銷成本	21,765	25,230
General and administrative expenses	一般及行政費用	120,060	124,057
(Reversal of)/provision for impairment of financial assets	金融資產的減值(回撥)／撥備	(24)	5,340
		<b>591,810</b>	<b>691,181</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 8. Employee benefit expenses (including directors' emoluments)

Wages, salaries and other benefits 工資、薪金及其他福利  
Pension costs - defined contribution plans 退休金成本 - 定額供款計劃

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
79,572	86,071
2,367	2,489
<b>81,939</b>	<b>88,560</b>

#### (a) Five highest paid individuals

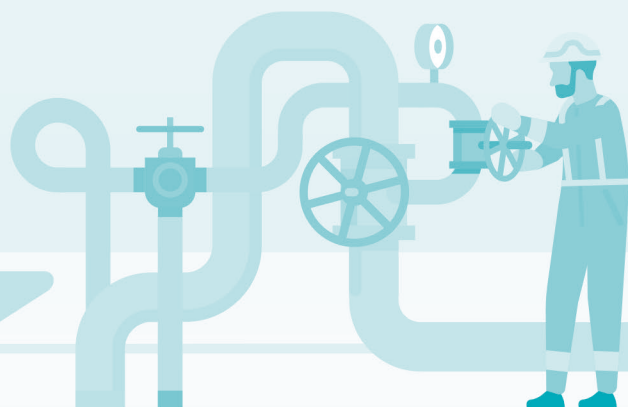
The five individuals whose emoluments were the highest in the Group for the year include two (2024: three) directors whose emoluments are reflected in the analysis shown in Note 34. The emoluments paid to the remaining three (2024: two) individuals were as follows:

Salaries and other short-term employee benefits 薪金及其他短期僱員福利  
Discretionary bonus 酌情花紅  
Pension costs - defined contribution plans 退休金成本 - 定額供款計劃

#### (a) 五位最高薪人士

於年內，本集團五位最高薪人士包括二位(二零二四年：三位)董事，其薪金已於附註34的分析反映。支付予其餘三位(二零二四年：二位)人士之酬金如下：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
5,231	3,799
2,115	1,545
54	36
<b>7,400</b>	<b>5,380</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 8. Employee benefit expenses (including directors' emoluments) (Continued)

#### (a) Five highest paid individuals (Continued)

The emoluments of the three (2024: two) individuals fell within the following bands:

HK\$1,000,001-HK\$1,500,000	1,000,001港元-1,500,000港元
HK\$1,500,001-HK\$2,000,000	1,500,001港元-2,000,000港元
HK\$2,000,001-HK\$2,500,000	2,000,001港元-2,500,000港元
HK\$2,500,001-HK\$3,000,000	2,500,001港元-3,000,000港元
HK\$3,000,001-HK\$3,500,000	3,000,001港元-3,500,000港元
HK\$3,500,001-HK\$4,000,000	3,500,001港元-4,000,000港元

#### (b) Senior management remuneration by band

The remuneration of senior management fell within the following bands:

HK\$1,000,001-HK\$1,500,000	1,000,001港元-1,500,000港元
HK\$1,500,001-HK\$2,000,000	1,500,001港元-2,000,000港元
HK\$2,000,001-HK\$2,500,000	2,000,001港元-2,500,000港元
HK\$2,500,001-HK\$3,000,000	2,500,001港元-3,000,000港元
HK\$3,000,001-HK\$3,500,000	3,000,001港元-3,500,000港元
HK\$3,500,001-HK\$4,000,000	3,500,001港元-4,000,000港元

### 8. 僱員福利開支(含董事酬金)(續)

#### (a) 五位最高薪人士(續)

三名(二零二四年:二名)最高薪人士之薪酬介乎下列範圍:

2025 二零二五年	2024 二零二四年
-	-
1	1
1	-
-	-
-	1
1	-

#### (b) 高級管理人員薪酬之範圍

高級管理人員之薪酬介乎下列範圍:

2025 二零二五年	2024 二零二四年
1	1
2	3
1	-
-	-
-	1
1	-
5	5



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 9. Finance income, net

Bank interest income	銀行利息收入
Other interest income	其他利息收入
Interest expense on bank borrowings	銀行借貸之利息支出
Interest expense on lease liabilities (Note 14)	租賃負債之利息支出 (附註14)

### 9. 財務收入淨額

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
8,522	10,919
4,653	4,596
(2,002)	(4,016)
(2,744)	(3,013)
<b>8,429</b>	<b>8,486</b>

### 10. Tax expense

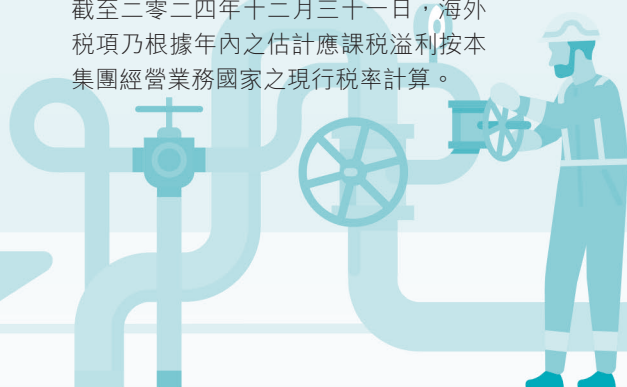
Current taxation:	即期稅項:
Hong Kong profits tax	香港利得稅
Overseas tax	海外稅項
Over provision in prior years	以往年度多提
Total current tax	即期稅項總額
Deferred taxation (Note 27):	遞延稅項(附註27):
Origination and reversal of temporary differences	暫時差額之產生及回撥
Tax expense	稅項支出

### 10. 稅項支出

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
9,074	15,588
–	79
(228)	(232)
8,846	15,435
(279)	(1,770)
<b>8,567</b>	<b>13,665</b>

Hong Kong profits tax has been provided at the rate of 16.5% (2024: 16.5%) on the estimated assessable profit for the year. For the year ended 31 December 2024, taxation on overseas profits has been calculated on the estimated assessable profit for the year at the rates of taxation prevailing in the countries in which the Group operates.

香港利得稅以年內估計應課稅溢利按稅率16.5% (二零二四年：16.5%) 計提。截至二零二四年十二月三十一日，海外稅項乃根據年內之估計應課稅溢利按本集團經營業務國家之現行稅率計算。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 10. Tax expense (Continued)

The tax on the Group's profit before income tax differs from the theoretical amount that would arise using the Hong Kong profits tax rate as follows:

Profit before income tax	稅前溢利
Tax calculated at a rate of 16.5% (2024: 16.5%)	按稅率16.5%(二零二四年：16.5%)計算之稅項
Effect of different tax rates in other jurisdictions	其他司法地方的不同稅率之影響
Utilisation of previously unrecognised tax losses	動用過往未確認之稅項虧損
Unrecognised tax losses	未確認稅項虧損
Tax effect of income not subject to taxation	無須課稅之收入之稅項影響
Tax effect of expenses not deductible for taxation purposes	不可扣稅之支出之稅項影響
Over-provision for deferred tax liabilities in prior years	以往年度多提遞延稅項負債
Effect of two-tiered profit tax rate regime (note)	利得稅兩級制之影響(附註)
Over provision in prior years	以往年度多提
Tax expense	稅項支出

Note:

Under the two-tiered profits tax rates regime in Hong Kong, the first HK\$2 million of profits of qualifying corporations (only one entity is allowed within the Group) will be taxed at 8.25%, and profits above HK\$2 million will be taxed at 16.5%. The profits of corporations not qualifying for the two-tiered profits tax rates regime will continue to be taxed at 16.5%.

### 10. 稅項支出(續)

本集團有關稅前溢利之稅項支出與假若採用香港利得稅率而計算之理論稅額之差額如下：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>64,533</b>	100,885
<b>10,648</b>	16,646
<b>11</b>	569
<b>(255)</b>	(401)
<b>136</b>	90
<b>(1,754)</b>	(1,543)
<b>174</b>	273
<b>-</b>	(1,572)
<b>(165)</b>	(165)
<b>(228)</b>	(232)
<b>8,567</b>	13,665

附註：

根據香港利得稅兩級制，合資格企業(集團內只允許一個主體)的首2,000,000港元溢利將按8.25%的稅率徵稅，而超出2,000,000港元之溢利將按16.5%的稅率徵稅。不符合利得稅兩級制資格的企業溢利將繼續按16.5%的稅率徵稅。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 11. Earnings per share

The calculation of the basic and diluted earnings per share is based on the profit for the year attributable to equity holders and weighted average number of ordinary shares with adjustments where applicable as follows:

Profit attributable to equity holders of the Company for the purpose of basic earnings per share      計算每股基本盈利之本公司權益持有人應佔溢利

#### Number of shares

Weighted average number of ordinary shares for the purpose of basic earnings per share      股份數目  
計算每股基本盈利之普通股份之加權平均股數

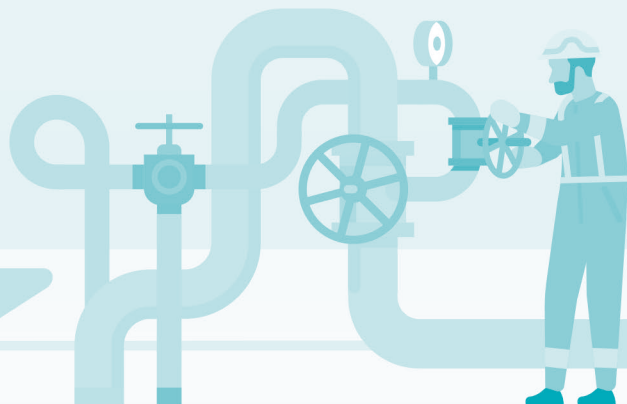
Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of dilutive potential ordinary shares arising from the Company's share options. Diluted earnings per share is of the same amount as the basic earnings per share as there were no potential dilutive ordinary shares outstanding for the years ended 31 December 2025 and 2024.

### 11. 每股盈利

下表列示計算每股基本及攤薄盈利乃根據年內權益持有人應佔溢利及已發行普通股之加權平均股數(需要時予以調整)：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>55,966</b>	<b>87,220</b>
<i>Thousands</i> 千股	<i>Thousands</i> 千股
<b>1,332,266</b>	<b>1,332,266</b>

計算每股攤薄盈利時，已對已發行普通股之加權平均股數作出調整，以假設所有具攤薄潛力之未行使購股權獲悉數轉換。每股攤薄盈利與每股基本盈利相同，此乃由於截至二零二五年及二零二四年十二月三十一日止年度並無未行使的潛在攤薄普通股。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 12. Dividend

At the Board meeting held on 27 March 2026, the Board did not recommend the payment of a final dividend for the year ended 31 December 2025 (2024: Nil).

### 13. Property, plant and equipment

Depreciation of property, plant and equipment is calculated using the straight-line method to allocate their costs to their residual values over their estimated useful lives, as follows:

Plant, machinery and equipment	3-10 years
Leasehold improvements	5 years or the lease period, if shorter
Office furniture, fixtures and fittings	3-5 years
Office equipment	3-5 years
Computer equipment	3-5 years
Motor vehicles	3-5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with carrying amount and are recognised within 'Other gains, net' in the consolidated income statement.

See Note 36.5 for the other accounting policies relevant to property, plant and equipment.

### 12. 股息

於二零二六年三月二十七日舉行的董事會會議上，董事會不建議派發截至二零二五年十二月三十一日止年度之末期股息(二零二四年：無)。

### 13. 物業、廠房及設備

物業、廠房及設備之折舊，乃根據其估計可使用年期採用直線法把其成本值分配予剩餘價值計算，各估計可使用年期如下：

廠房、機器及設備	3至10年
租賃物業裝修	5年或租賃期(以較短者)
辦公室傢俬、裝置及設備	3至5年
文儀設備	3至5年
電腦設備	3至5年
汽車	3至5年

資產的剩餘價值及可使用年期在每個呈報期結束時進行檢討，及在適當時調整。

倘若資產的賬面值高於其估計可收回值，其賬面值即時撇減至可收回值。

出售帶來的盈虧按比較所得款項及賬面值釐定，並於綜合收益表中的其他收益淨額確認。

與物業、廠房及設備相關的其他會計政策請參閱附註36.5。



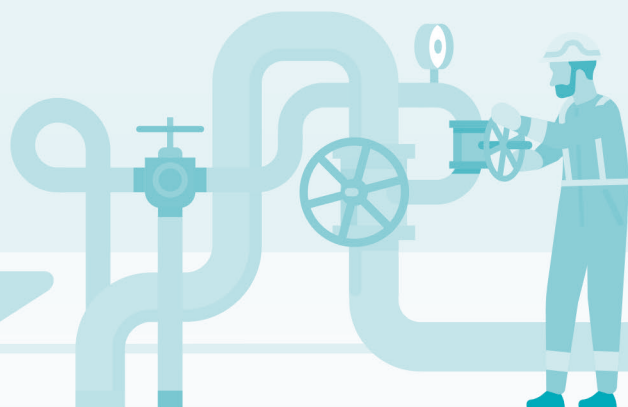
# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 13. Property, plant and equipment (Continued)

### 13. 物業、廠房及設備(續)

		Plant, machinery and equipment 廠房、 機器及設備 HK\$'000 千港元	Leasehold improvements 租賃物業 裝修 HK\$'000 千港元	Office furniture, fixtures and fittings 辦公室傢俬、 裝置及設備 HK\$'000 千港元	Office equipment 文儀設備 HK\$'000 千港元	Computer equipment 電腦設備 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Total 總額 HK\$'000 千港元
<b>Cost</b>	<b>成本</b>							
At 1 January 2025	於二零二五年一月一日	4,288	11,308	2,517	49	9,324	18,118	45,604
Exchange differences	匯兌差額	-	7	21	-	1	14	43
Additions	添置	44	181	56	14	30	1,287	1,612
Disposals	出售	(124)	-	-	-	-	(1,416)	(1,540)
		<u>4,208</u>	<u>11,496</u>	<u>2,594</u>	<u>63</u>	<u>9,355</u>	<u>18,003</u>	<u>45,719</u>
<b>At 31 December 2025</b>	<b>於二零二五年 十二月三十一日</b>	<b>4,208</b>	<b>11,496</b>	<b>2,594</b>	<b>63</b>	<b>9,355</b>	<b>18,003</b>	<b>45,719</b>
<b>Accumulated depreciation</b>	<b>累計折舊</b>							
At 1 January 2025	於二零二五年一月一日	3,628	7,659	1,500	38	4,199	18,022	35,046
Exchange differences	匯兌差額	-	2	6	-	1	14	23
Charge for the year	本年度折舊	281	1,169	311	5	1,528	284	3,578
Disposals	出售	(124)	-	-	-	-	(1,416)	(1,540)
		<u>3,785</u>	<u>8,830</u>	<u>1,817</u>	<u>43</u>	<u>5,728</u>	<u>16,904</u>	<u>37,107</u>
<b>At 31 December 2025</b>	<b>於二零二五年 十二月三十一日</b>	<b>3,785</b>	<b>8,830</b>	<b>1,817</b>	<b>43</b>	<b>5,728</b>	<b>16,904</b>	<b>37,107</b>
<b>Net book value</b>	<b>賬面淨值</b>							
At 31 December 2025	於二零二五年 十二月三十一日	423	2,666	777	20	3,627	1,099	8,612



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 13. Property, plant and equipment (Continued)

### 13. 物業、廠房及設備(續)

		Plant, machinery and equipment 廠房、機器 及設備 HK\$'000 千港元	Leasehold improvements 租賃物業 裝修 HK\$'000 千港元	Office furniture, fixtures and fittings 辦公室傢俬、 裝置及設備 HK\$'000 千港元	Office equipment 文儀設備 HK\$'000 千港元	Computer equipment 電腦設備 HK\$'000 千港元	Motor vehicles 汽車 HK\$'000 千港元	Total 總額 HK\$'000 千港元
<b>Cost</b>	<b>成本</b>							
At 1 January 2024	於二零二四年 一月一日	4,080	10,247	2,211	49	8,976	18,199	43,762
Exchange differences	匯兌差額	-	-	(14)	-	(1)	(10)	(25)
Additions	添置	682	1,134	320	13	349	-	2,498
Disposals	出售	(474)	(73)	-	(13)	-	(71)	(631)
<b>At 31 December 2024</b>	<b>於二零二四年 十二月三十一日</b>	<b>4,288</b>	<b>11,308</b>	<b>2,517</b>	<b>49</b>	<b>9,324</b>	<b>18,118</b>	<b>45,604</b>
<b>Accumulated depreciation</b>	<b>累計折舊</b>							
At 1 January 2024	於二零二四年 一月一日	3,786	6,715	1,237	49	2,706	18,008	32,501
Exchange differences	匯兌差額	-	-	(3)	-	-	(10)	(13)
Charge for the year	本年度折舊	316	1,006	266	2	1,493	95	3,178
Disposals	出售	(474)	(62)	-	(13)	-	(71)	(620)
<b>At 31 December 2024</b>	<b>於二零二四年 十二月三十一日</b>	<b>3,628</b>	<b>7,659</b>	<b>1,500</b>	<b>38</b>	<b>4,199</b>	<b>18,022</b>	<b>35,046</b>
<b>Net book value</b>	<b>賬面淨值</b>							
At 31 December 2024	於二零二四年 十二月三十一日	660	3,649	1,017	11	5,125	96	10,558

Depreciation was recorded in the following categories:

折舊按以下分類支銷：

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
General and administrative expenses 一般及行政費用	<b>3,578</b>	<b>3,178</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 14. Lease

#### (a) Amounts recognised in the consolidated statement of financial position

The consolidated statement of financial position shows the following amounts relating to leases:

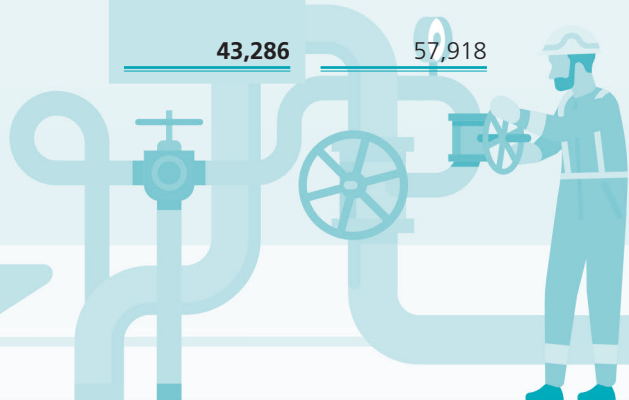
<b>Right-of-use assets</b>	<b>使用權資產</b>
Buildings	樓宇
Equipment	設備
Total right-of-use assets	使用權資產總額
<b>Lease liabilities</b>	<b>租賃負債</b>
Current	流動
Non-current	非流動
Total lease liabilities	租賃負債總額
At 1 January	於一月一日
Addition	添置
Depreciation	折舊
Lease modification	租賃修改
Early termination of lease	提前終止租約
At 31 December	於十二月三十一日

### 14. 租賃

#### (a) 綜合財務狀況表中確認的金額

綜合財務狀況表呈列以下有關租賃之金額：

<b>As at 31 December 2025 於二零二五年 十二月三十一日 HK\$'000 千港元</b>	<b>As at 31 December 2024 於二零二四年 十二月三十一日 HK\$'000 千港元</b>
<b>41,739</b>	56,220
<b>1,547</b>	1,698
<b>43,286</b>	57,918
<b>24,390</b>	23,467
<b>25,049</b>	42,559
<b>49,439</b>	66,026
<b>2025 二零二五年 HK\$'000 千港元</b>	<b>2024 二零二四年 HK\$'000 千港元</b>
<b>57,918</b>	72,787
<b>10,812</b>	11,032
<b>(23,456)</b>	(24,755)
<b>–</b>	(229)
<b>(1,988)</b>	(917)
<b>43,286</b>	57,918



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 14. Lease (Continued)

#### (b) Amounts recognised in the consolidated income statement

The consolidated income statement shows the following amounts relating to lease:

Depreciation of right-of-use assets (Note 7)	使用權資產折舊(附註7)
Buildings	樓宇
Equipment	設備
Interest expense on lease liabilities (Note 9)	租賃負債之利息支出(附註9)

The total cash payment for lease amounted to HK\$29,085,000 for the year ended 31 December 2025 (2024: HK\$29,703,000).

Short-term and low-value lease expense (Note 7)	短期及低價值租賃費用(附註7)
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#### (c) The Group's leasing activities and how these are accounted for

The Group leases various offices, warehouses, retail shops and staff quarters. Rental contracts are typically made for fixed periods of 1 to 10 years but may have extension options as described below. Lease terms are negotiated on an individual basis and contain various terms and conditions.

### 14. 租賃(續)

#### (b) 綜合收益表中確認的金額

綜合收益表呈列以下有關租賃之金額：

For the year ended 31 December  
截至十二月三十一日止年度

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
22,958	24,256
498	499
<b>23,456</b>	<b>24,755</b>
<b>2,744</b>	<b>3,013</b>

截至二零二五年十二月三十一日止年度有關租賃之現金付款總額為29,085,000港元(二零二四年：29,703,000港元)。

<b>1,190</b>	<b>566</b>
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#### (c) 本集團的租賃活動及其入賬方式

本集團租賃多個辦公室、倉庫、零售店及員工宿舍。租約一般固定為期1至10年，惟可能根據下文所述擁有續租權。租賃條款按個別基準協商且包含多種不同條款及條件。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 14. Lease (Continued)

#### (d) Extension and termination options

Extension and termination options are included in a number of property leases across the Group. These terms are used to maximise operational flexibility in terms of managing contracts. The majority of extension and termination options held are exercisable only by the Group and not by the respective lessor.

### 15. Intangible assets

Net book value at 1 January 2024	於二零二四年一月一日帳面淨值
Addition	添置
Amortisation	攤銷
Net book value at 31 December 2024	於二零二四年十二月三十日帳面淨值
<b>Net book value at 1 January 2025</b>	<b>於二零二五年一月一日帳面淨值</b>
Addition	添置
Amortisation	攤銷
<b>Net book value at 31 December 2025</b>	<b>於二零二五年十二月三十日帳面淨值</b>

For the year ended 31 December 2025, amortisation expense of HK\$52,000 (2024: HK\$51,000) is included in "cost of sales" (Note 7). Amortisation expense of HK\$353,000 (2024: HK\$172,000) is included in "general and administrative expenses" (Note 7).

### 16. Subsidiaries

Details of principal subsidiaries which, in the Directors' opinion, materially affect the results and/or net assets of the Group as at 31 December 2025, are set out in Note 35.

### 14. 租賃(續)

#### (d) 續租及終止選擇權

本集團的部份物業租賃包含續租和終止選擇權。這些條款的使用目的在於將合同管理的操作靈活性達到最大化。大部分續租和終止選擇權僅由本集團行使，而非由相應的出租人行使。

### 15. 無形資產

Trademark 商標 HK\$'000 千港元	Software 軟件 HK\$'000 千港元	Total 總計 HK\$'000 千港元
273	–	273
–	1,206	1,206
(51)	(172)	(223)
<u>222</u>	<u>1,034</u>	<u>1,256</u>
<b>222</b>	<b>1,034</b>	<b>1,256</b>
<b>–</b>	<b>391</b>	<b>391</b>
<b>(52)</b>	<b>(353)</b>	<b>(405)</b>
<u>170</u>	<u>1,072</u>	<u>1,242</u>

截至二零二五年十二月三十一日止年度，攤銷開支52,000港元(二零二四年：51,000港元)已計入「銷售成本」(附註7)。攤銷開支353,000港元(二零二四年：172,000港元)計入「一般及行政費用」(附註7)。

### 16. 附屬公司

董事認為對本集團之業績及／或於二零二五年十二月三十一日之淨資產構成重大影響之主要附屬公司之詳情載於附註35。

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 17. Interest in an associate

### 17. 於聯營公司之權益

#### Interest in an associate accounted for using the equity method

– Interest in Guangzhou Anmei Shi Ye Co., Ltd.

#### 以權益會計法入賬的於一間聯營公司之權益

– 於廣州市安美實業有限公司之權益

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
	–	–

In February 2025, the Group acquired a 20% equity interest in Guangzhou Anmei Shi Ye Co., Ltd., a private limited company incorporated in the PRC, engaged in rubber and plastic products manufacturing business in the PRC.

於二零二五年二月，本集團收購廣州市安美實業有限公司（一間成立於中國的有限公司）之20%股權，於中國從事橡膠及塑料製品業務。

In November 2025, the Group disposed its entire 20% equity interest in Guangzhou Anmei Shi Ye Co., Ltd., with a consideration of RMB2,000,000 (equivalent to approximately HK\$2,199,000), resulting in a loss on disposal of approximately HK\$15,000.

於二零二五年十一月，本集團出售其在廣州市安美實業有限公司的全部20%股權，代價為人民幣2,000,000元（約2,199,000港元），因而錄得出售虧損約15,000港元。

The associate is a private company and there is no quoted market price available for its shares. There is no contingent liabilities relating to the Group's interest in associate, and there is no contingent liabilities of the associate itself.

該聯營公司為一所私營公司，其股份並無市場報價。概無與本集團於聯營公司權益有關的或然負債，聯營公司本身亦無或然負債。

Detail of interest in an associate as at 31 December 2025 and 31 December 2024 is as follows:

截至二零二五年十二月三十一日及二零二四年十二月三十一日於聯營公司之權益詳情如下：

Name 名稱	Principal activities 主要業務	Place of establishment and kind of legal entity 成立地點及法定地位	% of ownership interest 擁有權益百分比	
			2025 二零二五年	2024 二零二四年
Guangzhou Anmei Shi Ye Co., Ltd. 廣州市安美實業有限公司	Engaged in rubber and plastic products manufacturing business in China 於中國從事橡膠及塑料製品業務	PRC, limited liability company 中國，有限責任公司	–	–



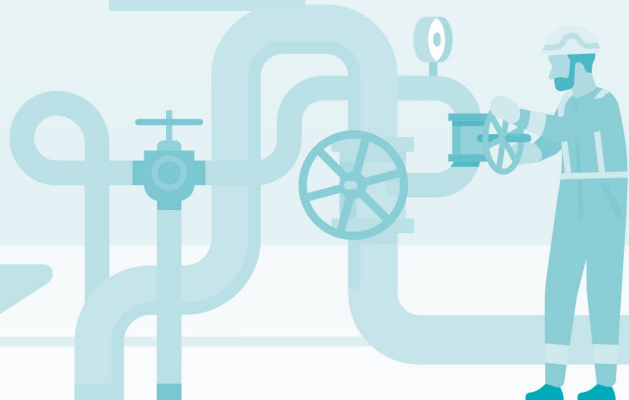
# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 18. Financial instruments by category

### 18. 按種類劃分的金融工具

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Financial assets included in consolidated statement of financial position:</b>	<b>包括在綜合財務狀況表的金融資產：</b>		
Financial assets at amortised cost	以攤銷成本計量的金融資產		
Trade receivables, deposits and other receivables	貿易應收款項、按金及其他應收款項	251,739	294,229
Pledged bank deposits (Note 22)	已抵押銀行存款 (附註22)	46,000	46,000
Cash and bank balances (Note 23)	現金及銀行結餘 (附註23)	445,006	283,029
Financial assets at fair value through profit or loss (Note 21)	按公允價值計入損益之金融資產(附註21)	1,567	1,519
Total	總額	<u>744,312</u>	<u>624,777</u>
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>Financial liabilities included in consolidated statement of financial position:</b>	<b>包括在綜合財務狀況表的金融負債：</b>		
Financial liabilities at amortised cost	以攤銷成本計量的金融負債		
Trade and other payables	貿易及其他應付款項	49,177	56,272
Borrowings (Note 26)	借貸 (附註26)	52,370	50,455
Lease liabilities (Note 14(a))	租賃負債 (附註14(a))	49,439	66,026
Derivative financial instruments (Note 29)	衍生金融工具 (附註29)	37	-
Total	總額	<u>151,023</u>	<u>172,753</u>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 19. Inventories

#### Accounting policies of inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined using the weighted average method. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

Merchandises

商品

At 31 December 2025, the provision for impairment of inventories amounted to approximately HK\$10,381,000 (2024: HK\$9,922,000).

The cost of inventories recognised as expenses and included in cost of sales amounted to HK\$438,695,000 (2024: HK\$526,090,000) (Note 7).

### 20. Trade and other receivables

#### Accounting policies of trade and other receivables

Trade receivables are amounts due from customers for goods sold in the ordinary course of business. Trade receivables are generally due for settlement within the credit period and therefore are all classified as current.

Trade and other 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 and other receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method.

### 19. 存貨

#### 存貨之會計政策

存貨按成本及可變現淨值兩者之較低者列賬。成本乃按加權平均法釐定。可變現淨值按日常業務過程中估計售價減去適用之可變銷售開支計算。

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>196,844</b>	<b>246,388</b>

於二零二五年十二月三十一日，存貨減值撥備約達10,381,000港元(二零二四年：9,922,000港元)。

確認為支出並列入銷售成本項下之存貨成本達438,695,000港元(二零二四年：526,090,000港元)(附註7)。

### 20. 貿易及其他應收款項

#### 貿易及其他應收款項之會計政策

貿易應收款項為於日常業務過程中銷售貨品而應收客戶款項。貿易應收款項一般應在信貸期內償付，因此均歸類為流動。

貿易及其他應收款項初步按有關代價金額無條件確認，除非其包含重大融資成分，並按公允價值確認。本集團持有貿易及其他應收款項，目的是收取合約現金流量，因此採用實際利率法按攤銷成本計量。



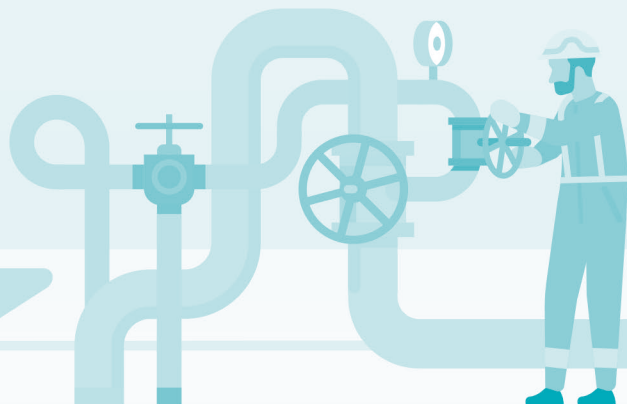
# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 20. Trade and other receivables (Continued)

### 20. 貿易及其他應收款項 (續)

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Trade receivables	貿易應收款項	162,084	202,222
Less: loss allowance (Note 3.1(b)(ii))	減：虧損撥備(附註3.1(b)(ii))	(6,585)	(6,655)
		<b>155,499</b>	195,567
Prepayments to suppliers	供應商的預付款	60,925	95,860
Loan to a related party (Note 32(e))	貸款予一位關連人士(附註32(e))	5,000	5,000
Rental deposits	租賃按金	6,507	6,545
Other receivables, deposits and other assets	其他應收款項、按金及其他資產	6,884	9,315
Less: loss allowance (Note 3.1(b)(ii))	減：虧損撥備(附註3.1(b)(ii))	(77)	(30)
		<b>79,239</b>	116,690
Loan to a related company (Note 32(d))	貸款予一間關連公司(附註32(d))	78,050	77,956
Less: loss allowance (Note 3.1(b)(ii))	減：虧損撥備(附註3.1(b)(ii))	(124)	(124)
		<b>77,926</b>	77,832
Total of trade and other receivables, deposits and prepayments	貿易及其他應收款項、按金及預付款總額	<b>312,664</b>	390,089
Less: included in non-current assets	減：包括在非流動資產中		
Rental deposits and other assets	租賃按金及其他資產	(6,871)	(7,414)
Loan to a related party (Note 32(e))	貸款予一位關連人士(附註32(e))	-	(5,000)
Loan to a related company (Note 32(d))	貸款予一間關連公司(附註32(d))	(77,926)	-
Included in current assets	包括在流動資產中	<b>227,867</b>	377,675



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 20. Trade and other receivables (Continued)

The carrying amounts of trade receivables, other receivables and deposits approximate their fair values.

The carrying amounts of the Group's trade and other receivables are denominated in the following currencies:

HK\$	港元
RMB	人民幣
USD	美元
MOP	澳門幣
EUR	歐元

The Group generally grants credit period of 60-90 days to its customers for its trading of pipes and fittings operation. The ageing analysis of the trade receivables based on the invoice date is as follows:

Within 30 days	30天內
31 to 60 days	31天至60天
61 to 90 days	61天至90天
91 to 120 days	91天至120天
Over 120 days	超過120天

### 20. 貿易及其他應收款項(續)

貿易應收款項、其他應收款項及按金之賬面金額與彼等公允價值相若。

本集團貿易及其他應收款項之賬面金額以下列貨幣計值：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>170,389</b>	203,196
<b>3,546</b>	5,798
<b>134,901</b>	174,627
<b>3,828</b>	6,461
<b>—</b>	7
<b>312,664</b>	<b>390,089</b>

本集團一般給予管道及管件貿易業務客戶之信貸期為60天至90天。貿易應收款項按發票日期之賬齡分析如下：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>41,043</b>	54,768
<b>39,239</b>	57,534
<b>30,905</b>	44,897
<b>21,878</b>	16,171
<b>29,019</b>	28,852
<b>162,084</b>	<b>202,222</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 20. Trade and other receivables (Continued)

The closing loss allowance for all trade receivables reconcile to the opening loss allowance are as follows:

Loss allowance as at 31 December 2024	於二零二四年十二月三十一日的虧損撥備	(6,655)
Reversal of loss allowance for trade receivables	貿易應收款項的虧損撥備撥回	70
Loss allowance as at 31 December 2025	於二零二五年十二月三十一日的虧損撥備	<u>(6,585)</u>

The Group applies HKFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables.

There was loss allowance of HK\$6,585,000 for trade receivables as at 31 December 2025 (2024: HK\$6,655,000).

Information about the impairment of trade receivables and the Group's exposure to foreign exchange risk and credit risk can be found in Note 3.1.

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivables mentioned above. Save as disclosed above, the Group does not hold any collateral as security.

### 21. Financial assets at fair value through profit or loss

#### Classification of financial assets at fair value through profit or loss

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through OCI or through profit or loss), and
- those to be measured at amortised cost.

### 20. 貿易及其他應收款項(續)

所有貿易應收款項的期末虧損撥備與期初虧損撥備的對帳如下：

HK\$'000  
千港元

本集團採用香港財務報告準則第9號簡化方法計量預期信貸虧損，為所有貿易應收款項於整個存續期內的預期虧損撥備。

於二零二五年十二月三十一日，貿易應收款項的虧損撥備為6,585,000港元。(二零二四年：6,655,000港元)。

有關貿易應收款項減值及本集團面臨外匯風險及信貸風險的資料載於附註3.1。

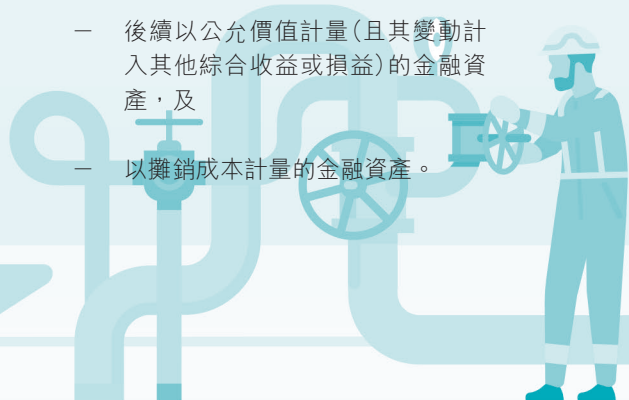
於報告日期之最大信貸風險為上述各類應收款項之公允值。除上文所披露外，本集團並無持有任何抵押品作抵押。

### 21. 按公允價值計入損益之金融資產

#### 按公允價值計入損益之金融資產的分類

本集團按以下計量類別對金融資產進行分類：

- 後續以公允價值計量(且其變動計入其他綜合收益或損益)的金融資產，及
- 以攤銷成本計量的金融資產。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

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

#### Classification of financial assets at fair value through profit or loss (Continued)

The classification depends on the Group's business model for managing the financial assets and the contractual terms of the cash flows.

### 21. 按公允價值計入損益之金融資產 (續)

#### 按公允價值計入損益之金融資產的分類(續)

該分類取決於集團管理金融資產的業務模式以及該資產的合同現金流量特徵。

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Investment funds at fair value — unlisted 按公允價值的投資基金—非上市	<u>1,567</u>	<u>1,519</u>

### 22. Pledged bank deposits

As at 31 December 2025, bank deposits of HK\$46,000,000 (2024: HK\$46,000,000) denominated in HK\$ were pledged as collateral for the Group's banking facilities (Note 26).

The effective interest rate on pledged bank deposits was 2.14% (2024: 3.32%) per annum and these deposits are maturing within 57 to 282 days (2024: 20 to 196 days).

### 22. 已抵押銀行存款

於二零二五年十二月三十一日，46,000,000港元(二零二四年：46,000,000港元)以港元計值之銀行存款已予以抵押，作為本集團銀行信貸額度之擔保(附註26)。

已抵押銀行存款之實際利率為年息2.14%(二零二四年：3.32%)，此等存款之到期日介乎57天至282天(二零二四年：20天至196天)。

### 23. Restricted bank balances and cash and cash equivalents

### 23. 受限制銀行結餘、現金及現金等價物

	2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Restricted bank balances (note (i)) 受限制銀行結餘(附註(i))	—	1,070
Cash and cash equivalents (note (ii)) 現金及現金等價物(附註(ii))	<u>445,006</u>	<u>281,959</u>
	<u>445,006</u>	<u>283,029</u>
Maximum exposure to credit risk 須承受的最高信貸風險	<u>444,691</u>	<u>282,746</u>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 23. Restricted bank balances and cash and cash equivalents (Continued)

Notes:

- (i) The Group did not have restricted bank balances as at 31 December 2025 (2024: HK\$1,070,000) represents funds deposited in bank accounts designated for operating the Group's cross-border payment business. The balance is denominated in RMB.
- (ii) Included in cash and cash equivalents were HK\$229,172,000 (2024: HK\$161,639,000) and HK\$117,999,000 (2024: HK\$56,134,000) bank deposits with original maturities within three months and between four to twelve months, respectively, which are placed as time deposits.

The carrying amounts of the Group's cash and cash equivalents are denominated in the following currencies:

HK\$	港元
RMB	人民幣
USD	美元
Others	其他

Funds of the Group amounting to approximately HK\$20,701,000 (2024: HK\$15,679,000) are kept in the bank accounts opened with banks in the PRC where the remittance of funds is subject to foreign exchange control.

### 23. 受限制銀行結餘、現金及現金等價物(續)

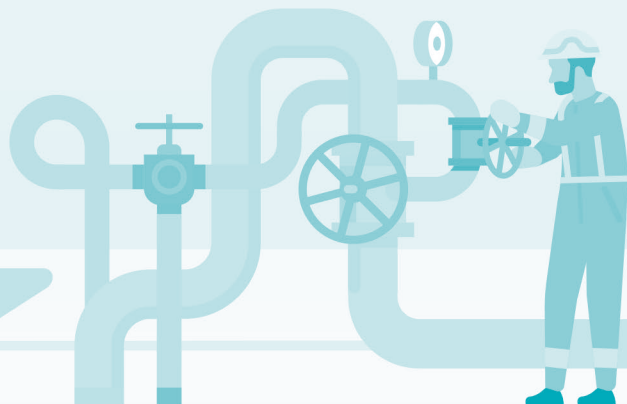
附註：

- (i) 於二零二五年十二月三十一日，本集團沒有受限制銀行結餘(二零二四年：1,070,000港元)，指於指定銀行賬戶存入用於經營本集團跨境支付業務的資金。結餘以人民幣計值。
- (ii) 現金及現金等價物包括作為定期存款原期限為三個月內之銀行存款229,172,000港元(二零二四年：161,639,000港元)及期限為四至十二個月之銀行存款117,999,000港元(二零二四年：56,134,000港元)。

本集團之現金及現金等價物之賬面金額按以下貨幣計值：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
381,189	236,313
22,026	12,656
39,207	29,448
2,584	3,542
<b>445,006</b>	<b>281,959</b>

本集團資金約為20,701,000港元(二零二四年：15,679,000港元)存放於中國的銀行開設之銀行賬戶，匯出資金須受外匯管制。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 24. Share capital

### 24. 股本

		Number of shares issued 已發行股份數目	
		<i>Thousands</i> 千股	<i>HK\$'000</i> 千港元
At 1 January and 31 December 2024	於二零二四年一月一日 及十二月三十一日	1,332,266	26,645
At 1 January and 31 December 2025	於二零二五年一月一日 及十二月三十一日	<b>1,332,266</b>	<b>26,645</b>

#### (a) Issued shares

The authorised share capital of the Company was HK\$500,000,000, comprising 25,000 million shares with a par value of HK\$0.02 per share. All issued shares are fully paid.

#### (b) Share option scheme

At the annual general meeting of the Company held on 21 May 2015, the shareholders of the Company approved the adoption of a new share option scheme (the "2015 Scheme") under which the directors of the Company may grant options to eligible persons to subscribe for the Company's shares subject to the terms and conditions as stipulated therein. Unless otherwise cancelled or amended, the 2015 Scheme will remain valid for a period of 10 years from the date of its adoption.

#### (a) 已發行股份

本公司法定股本為500,000,000港元，由每股面值0.02港元共25,000,000,000股組成。所有已發行股份皆已繳足。

#### (b) 購股權計劃

於二零一五年五月二十一日舉行之本公司股東週年大會上，本公司股東批准採納新購股權計劃（「二零一五年計劃」），據此，本公司董事可向合資格人士授出購股權，以認購本公司股份，惟須受二零一五年計劃規定之條款及條件所規限。除另行取消或修訂外，二零一五年計劃將自其採納日期起計十年期間維持有效。



## 24. Share capital (Continued)

### (b) Share option scheme (Continued)

The Company was authorised to grant share options under the 2015 Scheme for subscription of up to a total of 133,226,600 shares, representing 10% of the issued share capital of the Company as at the date of adoption. The directors of the Company are authorised at their absolute discretion, to invite any eligible participants as defined in the Scheme, to take up options to subscribe for shares in the Company. The subscription price will be determined by the Board, but shall be at least the highest of (a) the closing price of shares as stated in the Hong Kong Stock Exchange's daily quotation sheet on the date on which the relevant options are deemed to be granted and accepted in accordance with the terms of the Scheme ("the Commencement Date"), which must be a day on which the Hong Kong Stock Exchange is open for the business of dealing in securities ("Trading Day"); (b) the average closing price of the shares as stated in the Hong Kong Stock Exchange's daily quotation sheet for the five Trading Days immediately preceding the Commencement Date; and (c) the nominal value of the shares. A consideration of HK\$10 is payable on acceptance of the grant of option. The maximum number of shares in respect of which options may be granted under the 2015 Scheme may not exceed 10% of the issued share capital of the Company as at the date of adoption of the 2015 Scheme. The number of shares may be refreshed by the approval of the shareholders and the refreshed limit of the number of shares must not exceed 10% of the issued share capital of the Company as at the date of the approval of the refreshed limit.

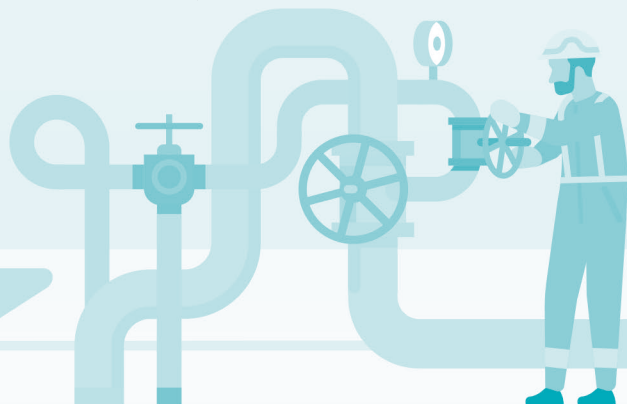
As at 31 December 2025, no share option under the 2015 Scheme was granted, exercised, cancelled or lapsed (2024: Nil).

## 24. 股本(續)

### (b) 購股權計劃(續)

本公司獲授權根據二零一五年計劃授出購股權以認購最多合共133,226,600股股份，佔於採納日期本公司已發行股本之10%。授權本公司董事全權酌情邀請任何合資格參與者(定義見購股權計劃)接納可認購本公司股份之購股權。認購價將由董事會釐定，惟不得低於(a)股份於有關購股權被視為按照購股權計劃條款授出及接納當日(「開始日期」)(須為香港聯交所經營證券買賣業務之日期(「交易日」))在香港聯交所每日報價表所報之收市價；(b)股份於緊接開始日期前連續五個交易日在香港聯交所每日報價表所報之平均收市價；及(c)股份面值三者中之最高者。接納授出之每份購股權時，承授人須支付10港元之代價。根據二零一五年計劃授出之購股權涉及之股份最高數目，不得超過採納二零一五年計劃當日本公司已發行股本之10%。股份數目可由股東批准更新，惟經更新之股份數目上限不得超過批准更新上限之日期本公司已發行股本之10%。

於二零二五年十二月三十一日，二零一五年計劃項下的購股權並無獲授、行使、註銷或失效(二零二四年：無)。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 25. Reserves

### 25. 儲備

		Share premium	Capital reserve (note(i))	Merger reserve (note(ii))	Statutory reserve	Other reserve	Exchange reserve	Retained earnings	Total
		股份溢價	(附註(i))	(附註(ii))	法定儲備	其他儲備	匯兌儲備	保留溢利	總額
		HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000	HK\$'000
		千港元	千港元	千港元	千港元	千港元	千港元	千港元	千港元
At 1 January 2024	於二零二四年一月一日	126,552	34,115	3,700	24	2,274	147	536,324	703,136
Profit for the year	本年度溢利	-	-	-	-	-	-	87,220	87,220
Currency translation differences	貨幣換算差額	-	-	-	-	-	22	-	22
Actuarial gain on post-employment benefit obligations, net of tax	離職後福利債務的精算收益，扣除稅項後	-	-	-	-	18	-	-	18
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日	<b>126,552</b>	<b>34,115</b>	<b>3,700</b>	<b>24</b>	<b>2,292</b>	<b>169</b>	<b>623,544</b>	<b>790,396</b>
Profit for the year	本年度溢利	-	-	-	-	-	-	55,966	55,966
Currency translation differences	貨幣換算差額	-	-	-	-	-	324	-	324
Actuarial loss on post-employment benefit obligations, net of tax	離職後福利債務的精算虧損，扣除稅項後	-	-	-	-	(45)	-	-	(45)
At 31 December 2025	於二零二五年十二月三十一日	<b>126,552</b>	<b>34,115</b>	<b>3,700</b>	<b>24</b>	<b>2,247</b>	<b>493</b>	<b>679,510</b>	<b>846,641</b>

#### Notes:

- (i) The capital reserve of the Group mainly represents contribution from the shareholders in connection with the acquisition of the remaining interests in a subsidiary in 1999.
- (ii) The merger reserve of the Group arising from the Group reorganisation is determined by the difference between the nominal value of shares of the subsidiaries acquired pursuant to the Group reorganisation and the nominal value of the Company's shares deemed to have been issued.

#### 附註：

- (i) 本集團之資本儲備主要是於一九九九年收購一間附屬公司之餘下權益與股東有關的貢獻。
- (ii) 本集團因集團重組而產生之合併儲備，乃按集團重組購入之附屬公司股份面值與視作已發行之本公司股份面值兩者間之差額釐定。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 26. Borrowings

#### Current

Trust receipt loans, secured (note (i))	有抵押信託收據貸款(附註(i))
Trust receipt loans, unsecured	無抵押信託收據貸款

Notes:

- (i) The carrying amounts of the trust receipt loans approximate their fair values. As at 31 December 2025, there were banking facilities of approximately HK\$262,300,000 (2024: HK\$262,300,000) of which approximately HK\$196,198,000 (2024: HK\$200,210,000) had not been utilised. These banking facilities were secured by corporate guarantees and bank deposits of HK\$46,000,000 (2024: HK\$46,000,000).
- (ii) The borrowings are denominated in the following currency:

HK\$	港元
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- (iii) The effective interest rates (per annum) of bank borrowings at the financial reporting date are as follows:

Trust receipt loans	信託收據貸款
---------------------	--------

### 26. 借貸

<b>2025</b>	2024
二零二五年	二零二四年
<b>HK\$'000</b>	<b>HK\$'000</b>
千港元	千港元

<b>40,238</b>	35,884
<b>12,132</b>	14,571
<b>52,370</b>	<b>50,455</b>

附註：

- (i) 信託收據貸款之賬面金額與彼等公允值相若。於二零二五年十二月三十一日，銀行融資總額約為262,300,000港元（二零二四年：262,300,000港元），其中約196,198,000港元（二零二四年：200,210,000港元）尚未動用。該等銀行融資由公司擔保及銀行存款約46,000,000港元作抵押（二零二四年：46,000,000港元）。
- (ii) 借貸以下列貨幣列值：

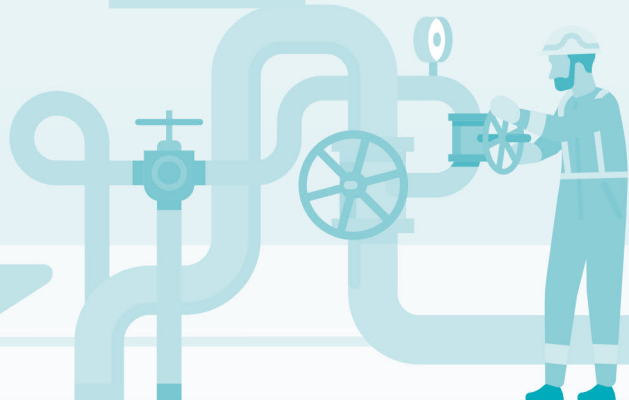
<b>2025</b>	2024
二零二五年	二零二四年
<b>HK\$'000</b>	<b>HK\$'000</b>
千港元	千港元

<b>52,370</b>	<b>50,455</b>
---------------	---------------

- (iii) 於財務報告日，銀行借貸之實際年利率如下：

<b>2025</b>	2024
二零二五年	二零二四年

<b>5.16%</b>	<b>6.39%</b>
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# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 27. Deferred taxation

### 27. 遞延稅項

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Deferred tax liabilities	遞延稅項負債	<b>(804)</b>	<b>(1,092)</b>

Deferred tax is calculated on temporary differences under the liability method using tax rates of the relevant subsidiaries applicable to the period when the asset is expected to be realised or the liability to be settled, based on tax rates that have been substantively enacted by the financial reporting date.

遞延稅項採用負債法就有關附屬公司預期資產變現或負債結算之期間所適用之稅率(於財務報告日已頒布或實質頒布)作全數撥備。

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income tax levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

當有法定權利可將即期稅項資產與即期稅項負債抵銷，而遞延稅項資產及遞延稅項負債涉及同一稅務機關徵收，一家應課稅公司或不同的應課稅公司有意將餘額以淨額結算，則可將遞延稅項資產與遞延稅項負債互相抵銷。

The net movement on the deferred tax account is as follows:

遞延稅項賬目之變動淨額如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
At 1 January	於一月一日	<b>(1,092)</b>	(2,859)
Credited to income statement (Note 10)	在收益表中計入(附註10)	<b>279</b>	1,770
Credited /(charged) to equity	在權益中計入/(扣除)	<b>9</b>	(3)
At 31 December	於十二月三十一日	<b>(804)</b>	<b>(1,092)</b>

The movement in deferred tax liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

遞延稅項負債於年內之變動(未計及於相同徵稅區內抵銷之結餘)如下：



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 27. Deferred taxation (Continued)

#### Deferred tax liabilities

At 1 January 2024	於二零二四年一月一日
Credited to income statement	在收益表中計入
Over provision in prior years	以往年度多提
Charged to equity	在權益中扣除
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日 及二零二五年一月一日
Credited to income statement	在收益表中計入
Over provision in prior years	以往年度多提
Charged to equity	在權益中扣除
At 31 December 2025	於二零二五年十二月三十一日

### 27. 遞延稅項(續)

#### 遞延稅項負債

Accelerated tax depreciation	Remeasurement loss/(gain) of post-employment benefit obligations	Lease	Total
加速稅項折舊	離職後福利債務的重計量虧損/(收益)	租賃	總額
HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元	HK\$'000 千港元
(838)	(449)	(1,572)	(2,859)
198	-	-	198
-	-	1,572	1,572
-	(3)	-	(3)
<b>(640)</b>	<b>(452)</b>	<b>-</b>	<b>(1,092)</b>
119	-	-	119
160	-	-	160
-	9	-	9
<b>(361)</b>	<b>(443)</b>	<b>-</b>	<b>(804)</b>

Deferred income tax assets are recognised for tax losses carried forward to the extent that the realisation of the related tax benefit through the future taxable profits is probable. The Group did not recognise deferred income tax assets of HK\$1,407,000 (2024: HK\$1,989,000) in respect of accumulated tax losses amounting to HK\$6,660,000 (2024: HK\$9,059,000) as at 31 December 2025, that can be carried forward against future taxable income. As at 31 December 2025, the accumulated tax losses amounting to HK\$4,642,000 (2024: HK\$5,816,000) will be expired within five years. There is no expiry period for the remaining tax losses.

遞延所得稅項資產乃因應相關稅務利益可透過未來應課稅溢利變現而就所結轉之稅項虧損作出確認。本集團並未就二零二五年十二月三十一日可結轉以抵銷未來應課稅收入之累計稅項虧損6,660,000港元(二零二四年：9,059,000港元)確認遞延所得稅項資產1,407,000港元(二零二四年：1,989,000港元)。於二零二五年十二月三十一日，該等累計稅項虧損達4,642,000港元(二零二四年：5,816,000港元)，將於五年內到期。其他稅項虧損並無屆滿期間。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 28. Trade payables, other payables and contract liabilities

### 28. 貿易應付款項、其他應付款項及合同負債

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Trade payables	貿易應付款項	41,798	48,532
Contract liabilities	合同負債	21,509	24,684
Accrued expenses and other payables	預提費用及其他應付款項	17,432	19,338
		<b>80,739</b>	<b>92,554</b>

The ageing analysis of the Group's trade payables, based on the invoice date, is as follows:

本集團貿易應付款項的賬齡按發票日期分析如下：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Within 30 days	30天內	40,180	39,080
31 to 60 days	31天至60天	1,367	5,139
61 to 90 days	61天至90天	67	1,935
Over 90 days	超過90天	184	2,378
		<b>41,798</b>	<b>48,532</b>

The carrying amounts of the Group's trade payables, other payables and contract liabilities are denominated in the following currencies:

本集團之貿易應付款項、其他應付款項及合同負債之賬面金額按以下貨幣計值：

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
HK\$	港元	41,555	43,454
USD	美元	31,561	38,440
RMB	人民幣	1,186	4,343
Others	其他	6,437	6,317
		<b>80,739</b>	<b>92,554</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 29. Derivative financial instruments

#### Current liabilities

Foreign currency forward contracts

#### 流動負債

遠期外幣合約

The Group has entered into foreign currency forward contracts to manage its foreign currency risk. The foreign currency forward contracts were measured at fair value through profit or loss. Changes in the fair value thereof amounting to HK\$37,000 were charged.

### 30. Commitments

#### Capital commitments

As at 31 December 2025, the Group did not have capital commitments (2024: Nil) contracted but not provided for in the consolidated financial statements.

### 29. 衍生金融工具

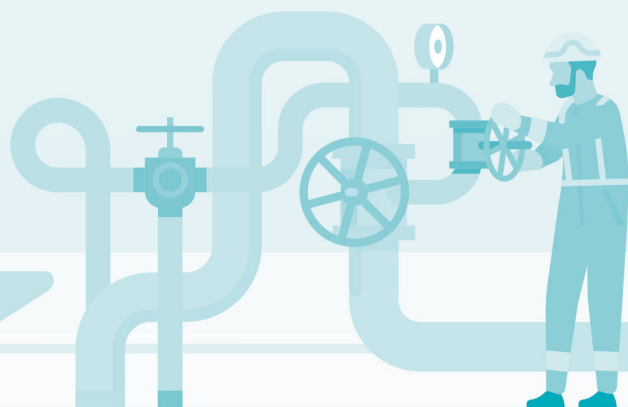
2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
<b>37</b>	—

本集團訂立遠期外幣合約管理其外匯風險。該等遠期外幣合約按公允價值計入損益計量。年內於綜合損益表已扣除其公允價值變動的金額為37,000港元。

### 30. 承擔

#### 資本承擔

於二零二五年十二月三十一日，本集團沒有簽訂的合同（二零二四年：無）但仍未於綜合財務報表撥備的資本承擔。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 31. Notes to the consolidated statement of cash flows

#### Cash flows from operations

### 31. 綜合現金流量表附註

#### 經營業務產生之現金流量

		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
Profit before income tax	稅前溢利	<b>64,533</b>	100,885
Adjustments for:	就下列作出調整：		
Amortisation of intangible assets	無形資產攤銷	<b>405</b>	223
Depreciation of property, plant and equipment	物業、廠房及設備的折舊	<b>3,578</b>	3,178
Depreciation of right-of-use assets	使用權資產折舊	<b>23,456</b>	24,755
Gain on disposal of property, plant and equipment, net (note)	出售物業、廠房及設備之收益淨額(附註)	<b>(224)</b>	(44)
Interest income	利息收入	<b>(13,175)</b>	(15,515)
Interest expense	利息支出	<b>4,746</b>	7,029
(Reversal of)/provision for impairment of financial assets	金融資產的減值(回撥)/撥備	<b>(24)</b>	5,340
Provision for/(reversal of) and write-off of inventories, net	存貨撥備/(回撥)及撇銷淨額	<b>3,237</b>	(514)
Gain on lease modification	租賃修改之收益	-	(6)
Gain on early termination of lease	提前終止租約之收益	<b>(260)</b>	(42)
Share of results of an associate	應佔聯營公司之業績	<b>(307)</b>	-
Loss on disposal of an associate	出售聯營公司之虧損	<b>15</b>	-
Net gain on disposal of derivative financial instruments	出售衍生金融工具之淨收益	<b>(232)</b>	-
(Gain)/loss on financial assets at fair value through profit or loss	按公允價值計入損益之金融資產的(收益)/虧損	<b>(46)</b>	17
Net fair value loss on derivative financial instruments	衍生金融工具之公允價值虧損淨額	<b>37</b>	-
Dividend income from financial assets at fair value through profit or loss	按公允價值計入損益之金融資產的股息收入	<b>(86)</b>	(82)
Exchange difference	匯兌差額	<b>(545)</b>	613
Changes in working capital:	營運資金變動：		
Decrease/(increase) in inventories	存貨減少/(增加)	<b>46,307</b>	(28,548)
Decrease/(increase) in trade and other receivables	貿易及其他應收款項減少/(增加)	<b>77,128</b>	(19,454)
(Decrease)/increase in trade payables, other payables and contract liabilities	貿易應付款項、其他應付款項及合同負債(減少)/增加	<b>(12,000)</b>	25,057
Net cash generated from operations	經營業務產生之現金淨額	<b>196,543</b>	102,892



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 31. Notes to the consolidated statement of cash flows (Continued)

#### Cash flows from operations (Continued)

Note: Proceeds from disposal of property, plant and equipment comprises:

Net book amount	賬面淨值
Gain on disposal	出售之收益
Proceeds from disposal	出售所得款項
Represented by: Cash	代表: 現金

The reconciliation of liabilities arising from financing activities is as follows:

### 31. 綜合現金流量表附註(續)

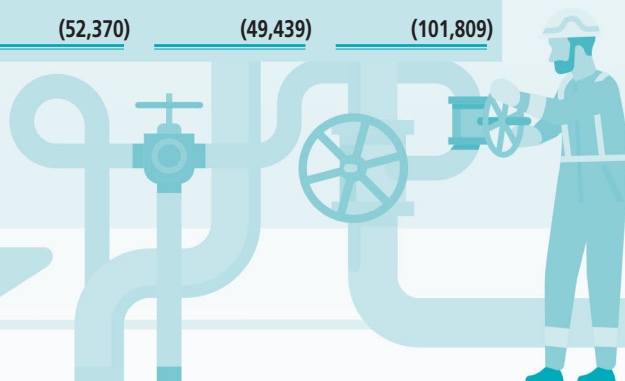
#### 經營業務產生之現金流量(續)

附註：出售物業、廠房及設備之所得款項包括：

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
–	11
<b>224</b>	<b>44</b>
<b>224</b>	<b>55</b>
<b>224</b>	<b>55</b>

金融活動產生的負債的對賬如下：

		Borrowings 借貸 HK\$'000 千港元	Lease liabilities 租賃負債 HK\$'000 千港元	Total 總額 HK\$'000 千港元
As at 1 January 2024	於二零二四年一月一日	(62,168)	(82,312)	(144,480)
Cash flows	現金流量	11,713	26,124	37,837
Lease modification	租賃修改	–	236	236
Early termination of lease	提前終止租約	–	958	958
Addition	添置	–	(11,032)	(11,032)
As at 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日 及二零二五年一月一日	<b>(50,455)</b>	<b>(66,026)</b>	<b>(116,481)</b>
Cash flows	現金流量	<b>(1,915)</b>	<b>25,151</b>	<b>23,236</b>
Early termination of lease	提前終止租約	–	<b>2,248</b>	<b>2,248</b>
Addition	添置	–	<b>(10,812)</b>	<b>(10,812)</b>
As at 31 December 2025	於二零二五年十二月三十一日	<b>(52,370)</b>	<b>(49,439)</b>	<b>(101,809)</b>



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. Related party transactions

#### Transactions for the year

##### (a) Key management compensation

Salaries and other short term employee benefits	薪金及其他短期僱員福利
Pension costs – defined contribution plans	退休金成本—定額供款計劃

2025  
二零二五年  
HK\$'000  
千港元

2024  
二零二四年  
HK\$'000  
千港元

17,950

17,563

117

108

18,067

17,671

##### (b) Rental payment to related parties

Rental paid to a related company (note 1)	支付租金給一間關連公司(附註1)
Rental paid to a related company (note 2)	支付租金給一間關連公司(附註2)
Rental paid to a related party (note 3)	支付租金給一位關連人士(附註3)

2025  
二零二五年  
HK\$'000  
千港元

2024  
二零二四年  
HK\$'000  
千港元

156

157

328

82

–

49

### 32. 關連人士交易

#### 年內交易

##### (a) 主要管理人員報酬

Salaries and other short term employee benefits	薪金及其他短期僱員福利	17,950	17,563
Pension costs – defined contribution plans	退休金成本—定額供款計劃	117	108
		<b>18,067</b>	<b>17,671</b>

##### (b) 向關連人士支付的租金

Rental paid to a related company (note 1)	支付租金給一間關連公司(附註1)	156	157
Rental paid to a related company (note 2)	支付租金給一間關連公司(附註2)	328	82
Rental paid to a related party (note 3)	支付租金給一位關連人士(附註3)	–	49



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. Related party transactions (Continued)

#### Transactions for the year (Continued)

##### (b) Rental payment to related parties (Continued)

Notes:

1. The Group paid rental of a car licence to a company controlled by Mr. Lai Guanglin, the controlling shareholder of the Company, for a fixed sum of RMB12,000 (equal to HK\$13,000) per month as agreed by both parties. This is also a connected transaction which is exempted under the Listing Rules 14A.76.
2. The Group paid rental of office to a related company for a fixed sum of RMB25,000 (equal to HK\$27,300) per month as agreed by both parties. The owner of the property is Mr. Lai Guanglin, the controlling shareholder of the Company.
3. The Group paid rental of office to Mr. Lai Guanglin, the controlling shareholder of the Company, for a fixed sum of RMB15,000 (equal to HK\$16,400) per month as agreed by both parties from 1 July 2024 to 30 September 2024.

These connected transactions which are exempted under Rule 14A.76 of the Listing Rules.

### 32. 關連人士交易(續)

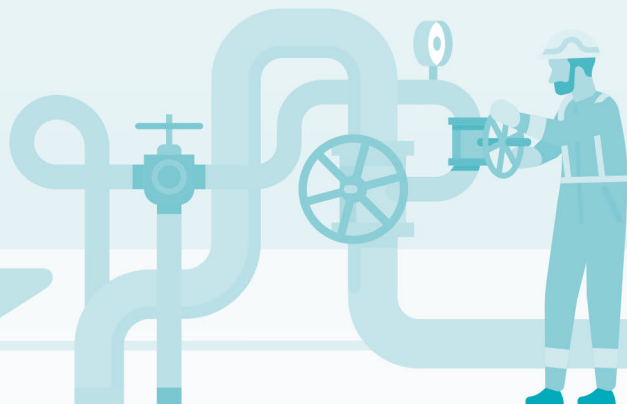
#### 年內交易(續)

##### (b) 向關連人士支付的租金(續)

附註：

1. 本集團就車牌租賃費向一間由本公司之控股股東賴柏霖先生控制的公司支付由雙方協定的每月固定費用12,000人民幣(等於13,000港元)。此交易亦為根據上市條例14A.76條而豁免進行的關連交易。
2. 本集團就辦公室租賃費向一間關連公司支付由雙方協定的每月固定費用25,000人民幣(等於27,300港元)。該物業擁有人為本公司之控股股東賴柏霖先生。
3. 由二零二四年七月一日至二零二四年九月三十日，本集團就辦公室租賃費向本公司之控股股東賴柏霖先生支付由雙方協定的每月固定費用15,000人民幣(等於16,400港元)。

這些交易為根據上市規則14A.76條而獲得豁免的關連交易。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. Related party transactions (Continued)

#### Transactions for the year (Continued)

##### (c) Consultancy fees to related parties

Consultancy fee paid to a related company (note)	支付予一間關連公司的顧問費(附註)
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Note:

On 3 April 2023, the Group entered into a consultancy services agreement with a company directly wholly-owned by Mr. Lai Guanglin ("Mr. Lai"), the controlling shareholder of the Company, for a fixed sum of HK\$373,000 per month for one year from 3 April 2023 to 31 March 2024 ("Previous Consultancy Services Agreement"). On 2 April 2024, the Group entered into a new consultancy services agreement with a company directly wholly-owned by Mr. Lai on substantially the same terms as the Previous Consultancy Services Agreement for the period from 2 April 2024 to 31 March 2025. The consulting service fee of HK\$4,476,000 shall be in 12 installments payable monthly in arrears on the last Business Day of each month. The consultancy services agreement was terminated on 30 June 2024.

It constitutes continuing connected transaction of the Company under Chapter 14A of the Listing Rules and is subject to the reporting, announcement and annual review requirements but is exempted from the independent shareholders' approval requirement under Chapter 14A of the Listing Rules.

### 32. 關連人士交易(續)

#### 年內交易(續)

##### (c) 向關連人士支付的顧問費

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
—	2,238

附註：

於二零二三年四月三日，本集團與賴柏霖先生(「賴先生」)(本公司之控股股東)直接全資擁有之一間公司訂立由二零二三年四月三日至二零二四年三月三十一日為期一年，每月固定373,000港元顧問費的顧問服務協議(「先前顧問服務協議」)。於二零二四年四月二日，本集團與賴先生直接全資擁有之一間公司訂立由二零二四年四月二日至二零二五年三月三十一日期間之新的顧問服務協議，條款與先前顧問服務協議基本上相同。顧問服務費用4,476,000港元分12期於每月最後一個營業日支付。顧問服務協議於二零二四年六月三十日終止。

根據上市規則第14A章之規定，該協議構成本公司之持續關連交易，須遵守上市規則第14A章下之申報、公告及年度審閱規定，惟獲豁免遵守獨立股東批准之規定。



## 32. Related party transactions (Continued)

### Transactions for the year (Continued)

#### (d) Loan to a related company

On 1 August 2016, the Group advanced a loan of USD10,000,000 (equivalent to HK\$77,746,000) to China Victory International Holdings Limited (“CVIL”), a wholly-owned subsidiary of Agria Corporation, for a term of 3 years.

The loan carried interest at 10.5% per annum and was repayable by 31 July 2019. The loan was secured by the entire issued shares of CVIL executed by Agria Group Limited (“AGL”), the immediate holding company of CVIL, and also guaranteed by a deed of corporate guarantee executed by Agria Corporation in favour of the Group. Mr. Lai Guanglin, a then director and ultimate controlling party of the Company, is also a controlling shareholder of Agria Corporation.

Pursuant to a resolution passed in a special general meeting on 23 February 2018, the Group and CVIL agreed to novate and AGL, a wholly-owned subsidiary of Agria Corporation and the immediate holding company of CVIL, agreed to assume the Group’s loan to CVIL of USD10,000,000 (equivalent to HK\$78,357,000) with all other terms and conditions remained unchanged.

On 9 May 2019, the Group entered into a loan agreement (“2019 Loan Agreement”) with AGL to renew the loan of USD10,000,000 and the annual caps from 1 August 2019 to 31 July 2022.

Under the 2019 Loan Agreement, the clause of the share mortgage executed by AGL, being the sole shareholder of CVIL, over the entire issued shares of CVIL in favour of the Group has been removed. Save as the above amendments, all other terms of the 2019 Loan Agreement remain unchanged and continue in full force and effect.

## 32. 關連人士交易(續)

### 年內交易(續)

#### (d) 貸款予一間關連公司

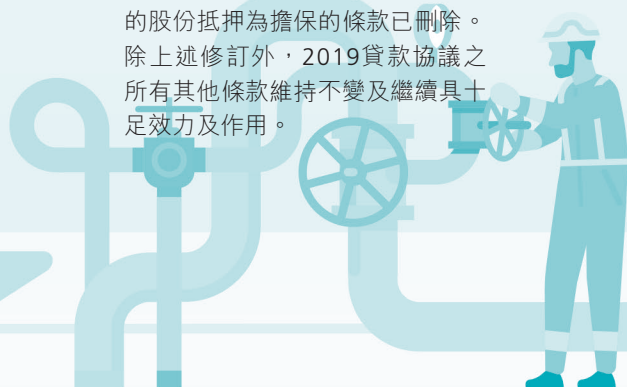
於二零一六年八月一日，本集團向中滙國際集團有限公司(「CVIL」)(Agria Corporation的一間全資附屬公司)墊付期限3年的貸款10,000,000美元(相等於77,746,000港元)。

該貸款以年息10.5%計息，並須於二零一九年七月三十一日之前償還。該貸款由CVIL的直接控股公司Agria Group Limited(「AGL」)行使CVIL的全部已發行股份作擔保及Agria Corporation執行對本集團作公司擔保契約。本公司當時之董事兼最終控制人賴柏霖先生，亦為Agria Corporation控股股東。

根據於二零一八年二月二十三日舉行的股東特別大會上通過的決議案，本集團及CVIL同意更替及AGL(Agria Corporation的全資附屬公司及CVIL的直接控股公司)承擔本集團向CVIL的貸款10,000,000美元(相等於78,357,000港元)，其他條款和條件維持不變。

於二零一九年五月九日，本集團與AGL訂立貸款協議(「2019貸款協議」)，以更新貸款10,000,000美元及年度上限，由二零一九年八月一日至二零二二年七月三十一日止。

根據2019貸款協議，以本集團為受益人，由AGL(為CVIL的唯一股東)就CVIL的全部已發行股份設立的股份抵押為擔保的條款已刪除。除上述修訂外，2019貸款協議之所有其他條款維持不變及繼續具十足效力及作用。



## 32. Related party transactions (Continued)

### Transactions for the year (Continued)

#### (d) Loan to a related company (Continued)

On 21 July 2020, the Group and Agria Group Limited (“AGL”) agreed to enter into a supplemental loan agreement (“2020 Supplemental Loan Agreement”) to adjust downward the interest rate for each of the interest period from ten point five per cent (10.5%) of the Loan per annum to five point five per cent (5.5%) of the Loan per annum.

The loan was also secured by a share charge which executed by the AGL in favour of the Group as a continuing security and continuing obligation for performance by the AGL of its obligations in the 2019 Loan Agreement (as amended or supplemented by the 2020 Supplemental Loan Agreement). Pursuant to the share charge, the AGL will charge 20% of its share interests in Agria Asia Investments Limited (“AAIL”) to the Group. AAIL is a company with limited liability incorporated in the British Virgin Islands and is wholly-owned by the Borrower.

AAIL is indirectly holding a share equity investment in an agricultural enterprise in New Zealand through Agria (Singapore) Pte. Ltd. (“Agria Singapore”), the only and wholly-owned direct subsidiary of AAIL.

Save and except for the revision on the original interest rate and the share charge by AGL, all other terms as set out in the 2019 Loan Agreement remain unchanged.

The annual caps of the maximum principal loan outstanding for the year ended 31 December 2021 and period ended 31 July 2022 were USD10,000,000 for each year/period.

## 32. 關連人士交易(續)

### 年內交易(續)

#### (d) 貸款予一間關連公司(續)

於二零二零年七月二十一日，本集團與Agria Group Limited(「AGL」)同意訂立一份補充貸款協議(「2020補充貸款協議」)將各利息期的利率由貸款之每年利率十點五厘(10.5%)下調至貸款之每年利率五點五厘(5.5%)。

該貸款亦由AGL以本集團為受益人簽立的股份押記作保證，以作為AGL履行2019貸款協議(經2020補充貸款協議所修訂或補充)內其責任之持續擔保及持續責任。根據股份押記，AGL已質押其於Agria Asia Investments Limited(「AAIL」)的20%股權予本集團。AAIL為一間於英屬維爾京群島註冊成立的有限公司及由借款人全資擁有。

AAIL透過Agria (Singapore) Pte. Ltd. (「Agria Singapore」，為AAIL的唯一及全資直接附屬公司)間接持有一間新西蘭農業公司之股權。

除修訂原利率及由AGL作出之股份押記外，2019貸款協議所載所有其他條款保持不變。

截至二零二一年十二月三十一日止年度及截至二零二二年七月三十一日止期間，每個年度/期間之最高未償還貸款本金額年度上限均為10,000,000美元。



### 32. Related party transactions (Continued)

#### Transactions for the year (Continued)

##### (d) Loan to a related company (Continued)

The annual caps of the interest amounts for the period from 1 January 2020 to 11 August 2020, period from 12 August 2020 (assumed the effective date of 2020 Supplemental Loan Agreement) to 31 December 2020, year ended 31 December 2021 and period ended 31 July 2022 were USD645,000, USD214,000, USD550,000 and USD320,000 respectively (“Annual Caps”). The 2020 Supplemental Loan Agreement, Annual Caps of the principal loan outstanding and interest amounts were approved by the shareholders of the Company at the Company’s special general meeting on 12 August 2020.

On 22 April 2022, the Group entered into a loan agreement (“2022 Loan Agreement”) with AGL to renew the loan and the annual caps from 1 August 2022 to 31 July 2025. All terms as set out in the 2022 Loan Agreement remain the same as 2020 Supplemental Loan Agreement.

The annual caps of the interest amounts for the period from 1 August 2022 (assumed the effective date of 2022 Loan Agreement) to 31 December 2022, year ended 31 December 2023, year ended 31 December 2024 and period from 1 January 2025 to 31 July 2025 were USD231,000, USD550,000, USD552,000 and USD320,000 respectively.

### 32. 關連人士交易(續)

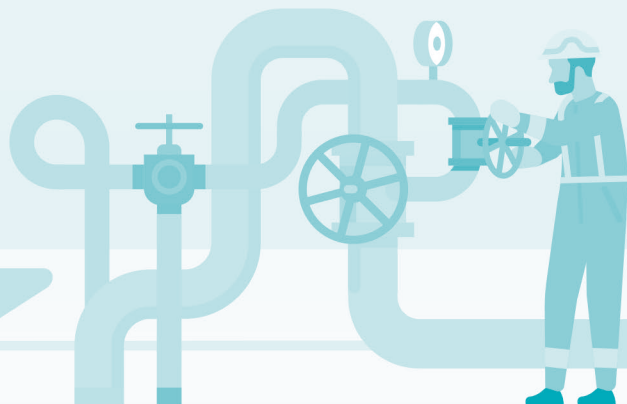
#### 年內交易(續)

##### (d) 貸款予一間關連公司(續)

由二零二零年一月一日至二零二零年八月十一日、二零二零年八月十二日(假設該日起為2020補充貸款協議生效日期)至二零二零年十二月三十一日止期間、二零二一年十二月三十一日止年度及截至二零二二年七月三十一日止期間，利息金額年度上限分別為645,000美元、214,000美元、550,000美元及320,000美元(「年度上限」)。本公司股東已於二零二零年八月十二日舉行的股東特別大會上批准2020補充貸款協議、貸款本金額及利息金額之年度上限。

於二零二二年四月二十二日，本集團與AGL訂立貸款協議(「2022貸款協議」)，以更新貸款及年度上限，由二零二二年八月一日起至二零二五年七月三十一日止。2022貸款協議所載所有條款與2020補充貸款協議維持不變。

由二零二二年八月一日(假設該日起為2022貸款協議生效日期)至二零二二年十二月三十一日止期間、二零二三年十二月三十一日止年度、二零二四年十二月三十一日止年度及由二零二五年一月一日至二零二五年七月三十一日期間，利息金額年度上限分別為231,000美元、550,000美元、552,000美元及320,000美元。



## 32. Related party transactions (Continued)

### Transactions for the year (Continued)

#### (d) Loan to a related company (Continued)

As the value of the effective interest in shares is lower than the outstanding indebtedness accrued under the Loan Agreement, the company proposed to charge further 9,650,871 shares, representing approximately 10% of entire issued share capital of AAIL for maintaining a better recoverability rate. AGL agreed and confirmed the arrangement on 5 December 2024, the share charge increased from 19,301,741 shares to 28,952,612 shares, representing approximately 30% of the entire issued share capital of AAIL.

As the loan and the annual caps of the aforesaid continuing connected transaction will expire on 31 July 2025, the Group entered into a loan agreement (“2025 Loan Agreement”) with AGL to renew the loan and the proposed annual caps from 1 August 2025 to 31 July 2028. All terms as set out in the 2025 Loan Agreement remain the same as 2022 Loan Agreement except for the shares pledged as mentioned above.

The new annual caps of the interest amounts for the period from 1 August 2025 (assumed the effective date of 2025 Loan Agreement) to 31 December 2025, year ending 31 December 2026, year ending 31 December 2027 and period from 1 January 2028 to 31 July 2028 were USD231,000, USD550,000, USD550,000 and USD321,000 respectively (“New Annual Caps”). The 2025 Loan Agreement, New Annual Caps of the principal loan outstanding and interest amounts were approved by the shareholders of the Company at the Company’s special general meeting on 9 July 2025.

For the year ended 31 December 2025, the interest income from AGL amounted to approximately USD550,000 (equivalent to HK\$4,303,000) (2024: USD550,000 (equivalent to HK\$4,320,000)).

## 32. 關連人士交易(續)

### 年內交易(續)

#### (d) 貸款予一間關連公司(續)

由於股份的實際權益低於依貸款協議應計的未償還債務，本公司建議進一步質押9,650,871股股份，相當於AAIL全部已發行股本約10%，以維持較佳的回收率。AGL於二零二四年十二月五日同意並確認該安排，股份押記從19,301,741股增加至28,952,612股，佔AAIL全部已發行股本約30%。

由於貸款及上述持續關連交易的年度上限金額將於二零二五年七月三十一日屆滿，本集團與AGL已訂立一份貸款協議（「2025貸款協議」），以更新貸款及建議年度上限金額，由二零二五年八月一日起至二零二八年七月三十一日止。除上述質押股份外，2025貸款協議所載所有條款與2022貸款協議維持不變。

由二零二五年八月一日（假設該日起為2025貸款協議生效日期）至二零二五年十二月三十一日止期間、二零二六年十二月三十一日止年度、二零二七年十二月三十一日止年度及由二零二八年一月一日至二零二八年七月三十一日期間，利息金額年度上限分別為231,000美元、550,000美元、550,000美元及321,000美元（「新年度上限」）。本公司股東已於二零二五年七月九日舉行的股東特別大會上批准2025貸款協議、貸款本金額及利息金額之新年度上限。

截至二零二五年十二月三十一日止年度，從AGL所得的利息收入約為550,000美元（相等於4,303,000港元）（二零二四年：550,000美元（相等於4,320,000港元））。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. Related party transactions (Continued)

#### Transactions for the year (Continued)

##### (d) Loan to a related company (Continued)

As at 31 December 2025, the loan to AGL amounted to USD10,000,000 (equivalent to HK\$78,050,000) (31 December 2024: USD10,000,000 (equivalent to HK\$77,956,000)).

Note: For the purpose of calculation of the historical figures and the Annual Caps, the Effective Date of the 2020 Supplemental Loan Agreement is assumed to be 12 August 2020, being the expected date of fulfillment of the conditions precedent under the 2020 Supplemental Loan Agreement.

##### (e) Loan to a related party

Loan to a related party (note)

貸款予一位關連人士(附註)

Note:

On 21 February 2024, the Group advanced a loan of HK\$2,950,000 to a related party. The loan carries interest at 7% per annum and repayable by 21 February 2026.

On 24 April 2024, the Group and a related party entered into a supplemental loan agreement to vary the original loan principal amount from HK\$2,950,000 to HK\$5,000,000. The loan was secured by personal guarantee from the controlling shareholder of the Company, Mr. Lai Guanglin, the uncle of the related party. Save as supplemented by the supplemental loan agreement, all other terms, conditions and provision shall remain unchanged.

For the year ended 31 December 2025, interest income from loan to a related party amounted to approximately HK\$350,000 (2024: HK\$276,000).

### 32. 關連人士交易(續)

#### 年內交易(續)

##### (d) 貸款予一間關連公司(續)

於二零二五年十二月三十一日，貸款予AGL的金額為10,000,000美元(相等於78,050,000港元(二零二四年十二月三十一日: 10,000,000美元(相等於77,956,000港元))。

附註: 為計算歷史數據及年度上限，假設2020補充貸款協議生效日期為二零二零年八月十二日，即2020年補充貸款協議下的先決條件達成的預期日期。

##### (e) 貸款予一位關連人士

2025  
二零二五年  
HK\$'000  
千港元

2024  
二零二四年  
HK\$'000  
千港元

5,000

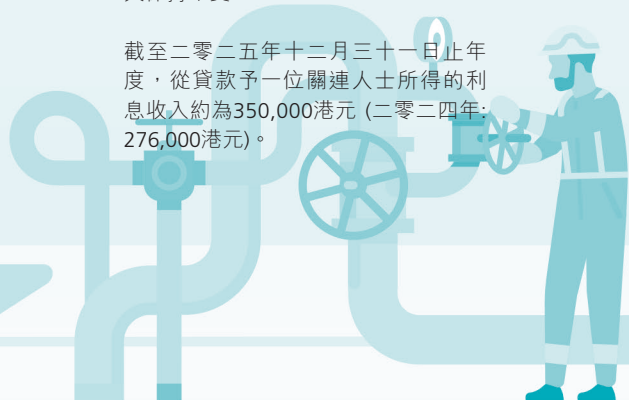
5,000

附註:

於二零二四年二月二十一日，本集團向一位關連人士墊付一筆2,950,000港元貸款，以年息7%計算並須於二零二六年二月二十一日前償還。

於二零二四年四月二十四日，本集團與該位關連人士訂立補充貸款協議以將原貸款本金額從2,950,000港元更改至5,000,000港元。該貸款由本公司控股股東，賴柏霖先生，關連人士的伯父提供個人擔保作抵押。除經補充貸款協議所補充者外，所有其他條款、條件及條文保持不變。

截至二零二五年十二月三十一日止年度，從貸款予一位關連人士所得的利息收入約為350,000港元(二零二四年: 276,000港元)。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 32. Related party transactions (Continued)

#### Transactions for the year (Continued)

##### (f) Sales to a related company

Sales to a related company (notes)	銷售予一間關連公司(附註)
------------------------------------	---------------

Notes:

1. The sales to a related company was carried out at normal commercial terms mutually agreed by both parties.
2. The directors of the controlling company of this related company are Mr. Lai Guanglin and Mr. Lai Fulin. They are the associate of the Company. This is also a connected transaction which is exempted under the Listing Rules 14A.76.

##### (g) Transaction with an associate

Purchase from an associate (note)	從一間聯營公司購貨(附註)
Sales to an associate (note)	銷售予一間聯營公司(附註)

Note:

The purchase and sales to an associate was carried out at normal commercial terms mutually agreed by both parties.

### 32. 關連人士交易(續)

#### 年內交易(續)

##### (f) 銷售予一間關連公司

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
—	368

附註：

1. 銷售予一間關連公司按雙方同意之一般商業條款進行。
2. 此關連公司的控股公司的董事為賴柏霖先生及賴福麟先生。其為本公司聯繫人士。此交易亦為根據上市條例14A.76條而豁免進行的關連交易。

##### (g) 與一間聯營公司之交易

2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
10,493	—
3,192	—

附註：

採購及銷售予一間聯營公司乃按雙方同意之一般商業條款進行。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 33. Statement of financial position and reserve movement of the Company

### 33. 本公司財務狀況表及儲備變動

		As at 31 December 於十二月三十一日	
		2025 二零二五年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元
		Note 附註	
<b>ASSETS</b>	<b>資產</b>		
<b>Non-current assets</b>	<b>非流動資產</b>		
Property, plant and equipment	物業、廠房及設備	20	11
Investments in subsidiaries	於附屬公司投資	90,440	90,440
		<u>90,460</u>	<u>90,451</u>
<b>Current assets</b>	<b>流動資產</b>		
Prepayments and other receivables	預付款及其他應收款項	494	500
Amounts due from subsidiaries	應收附屬公司款項	118,749	109,423
Tax recoverable	可收回稅項	903	–
Cash and cash equivalents	現金及現金等價物	1,723	734
		<u>121,869</u>	<u>110,657</u>
<b>Total assets</b>	<b>總資產</b>	<u>212,329</u>	<u>201,108</u>
<b>EQUITY</b>	<b>權益</b>		
<b>Equity holders</b>	<b>權益持有人</b>		
Share capital	股本	26,645	26,645
Reserves	儲備	182,687	168,841
		<u>209,332</u>	<u>195,486</u>
<b>Total equity</b>	<b>總權益</b>	<u>209,332</u>	<u>195,486</u>
<b>LIABILITIES</b>	<b>負債</b>		
<b>Current liabilities</b>	<b>流動負債</b>		
Other payables	其他應付款項	2,997	3,057
Taxation payable	應付稅項	–	2,557
Amounts due to subsidiaries	應付附屬公司款項	–	8
		<u>2,997</u>	<u>5,622</u>
<b>Total liabilities</b>	<b>總負債</b>	<u>2,997</u>	<u>5,622</u>
<b>Total equity and liabilities</b>	<b>總權益及負債</b>	<u>212,329</u>	<u>201,108</u>
<b>Net current assets</b>	<b>流動資產淨額</b>	<u>118,872</u>	<u>105,035</u>
<b>Total assets less current liabilities</b>	<b>總資產減流動負債</b>	<u>209,332</u>	<u>195,486</u>

The statement of financial position of the Company was approved by the board of Directors on 27 March 2026 and was signed on its behalf:

本公司的財務狀況表已由董事會於二零二六年三月二十七日批核，並代表董事會簽署：

Lai Fulin 賴福麟  
Director 董事

Yu Ben Ansheng 俞安生  
Director 董事

# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 33. Statement of financial position and reserve movement of the Company (Continued)

Note:

- (i) Reserve movement of the Company

At 1 January 2024	於二零二四年一月一日
Profit for the year	本年度溢利
At 31 December 2024 and 1 January 2025	於二零二四年十二月三十一日及二零二五年一月一日
Profit for the year	本年度溢利
At 31 December 2025	於二零二五年十二月三十一日

Note:

The contributed surplus of the Company represents the difference between the nominal value of the shares issued by the Company in exchange for all the issued ordinary shares of World Trade Bun Kee (BVI) Ltd. and the value of net assets of the underlying subsidiaries acquired by the Company in 2000. Under the Companies Act 1981 of Bermuda (as amended), the contributed surplus is distributable to the shareholders, subject to a solvency test. At the Group level, the contributed surplus is reclassified into its component of reserves of the underlying subsidiaries.

### 33. 本公司財務狀況表及儲備變動 (續)

附註：

- (i) 本公司儲備之變動

	Share premium	Contributed surplus (note)	Accumulated deficits	Total
	股份溢價	繳入盈餘	累計虧損	總額
	HK\$'000	HK\$'000	HK\$'000	HK\$'000
	千港元	千港元	千港元	千港元
At 1 January 2024	126,552	86,759	(69,064)	144,247
Profit for the year	-	-	24,594	24,594
At 31 December 2024 and 1 January 2025	126,552	86,759	(44,470)	168,841
Profit for the year	-	-	13,846	13,846
At 31 December 2025	126,552	86,759	(30,624)	182,687

附註：

本公司之繳入盈餘乃指本公司為換取 World Trade Bun Kee (BVI) Ltd. 全部已發行普通股而發行之股份面值與本公司所收購有關附屬公司於二零零零年之資產淨值兩者間之差額。根據百慕達一九八一年公司法(經修訂)，繳入盈餘在符合有關無力償還債務之測試之情況下，可供分派予股東。在本集團之賬目上，繳入盈餘重新分類為有關附屬公司之儲備組成部分。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 34. Benefits and interests of directors (disclosures required by section 383 of the Hong Kong Companies Ordinance (Cap. 622), Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G) and HK Listing Rules)

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

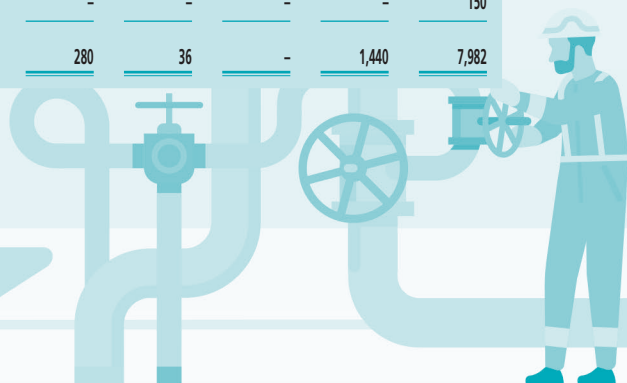
The remuneration of each director and the chief executive for the years ended 31 December 2025 and 2024 is set out below:

### 34. 董事的利益和權益(根據香港《公司條例》(第622章)第383條及《公司(披露董事利益資料)規例》(第622G章)及香港《上市規則》的規定而作出的披露)

#### (a) 董事及行政總裁酬金

各董事及行政總裁於截至二零二五年及二零二四年十二月三十一日止年度的酬金載列如下：

		For the year ended 31 December 2025 截至二零二五年十二月三十一日止年度									
		Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking 作為董事(不論是本公司或其附屬公司企業)提供服務而支付或應收的酬金									
Name of Directors 董事姓名	Fees 袍金	Salary 薪金	Discretionary bonuses 酌情花紅	Housing allowance 房屋津貼	Estimated monetary value of other benefits (note (iv)) 其他福利的估計貨幣價值 (附註(iv))	Employer's contributions to a retirement benefit scheme 僱主對退休福利計劃之供款	Remunerations paid or receivable in respect of office as director 擔任董事一職而支付或應收的酬金	Emoluments paid or receivable in respect of director's other service in connection with the management of the affairs of the Company or its subsidiary undertaking 就管理本公司或其附屬公司企業的事務提供其他董事服務而支付或應收的酬金	Total 總額		
										HK\$'000 千港元	HK\$'000 千港元
Lai Fulin (note (i)) 賴福麟(附註(i))	-	1,724	1,162	-	140	18	-	1,440	4,484		
Yu Ben Ansheng (note (ii)) 俞安生(附註(ii))	-	2,640	-	-	140	18	-	-	2,798		
Wong Yee Shuen, Wilson 黃以信	150	-	-	-	-	-	-	-	150		
Chen Wei Wen 陳偉文	100	-	-	-	-	-	-	-	100		
Guan Zhiqiang 管志強	150	-	-	-	-	-	-	-	150		
Wang Chaolong 王朝龍	150	-	-	-	-	-	-	-	150		
Zheng Yang 鄭洋	150	-	-	-	-	-	-	-	150		
	<u>700</u>	<u>4,364</u>	<u>1,162</u>	<u>-</u>	<u>280</u>	<u>36</u>	<u>-</u>	<u>1,440</u>	<u>7,982</u>		



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 34. Benefits and interests of directors (disclosures required by section 383 of the Hong Kong Companies Ordinance (Cap. 622), Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G) and HK Listing Rules) (Continued)

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

### 34. 董事的利益和權益(根據香港《公司條例》(第622章)第383條及《公司(披露董事利益資料)規例》(第622G章)及香港《上市規則》的規定而作出的披露)(續)

#### (a) 董事及行政總裁酬金(續)

For the year ended 31 December 2024

截至二零二四年十二月三十一日止年度

Emoluments paid or receivable in respect of a person's services as a director, whether of the Company or its subsidiary undertaking  
作為董事(不論是本公司或其附屬公司企業)提供服務而支付或應收的酬金

Name of Directors 董事姓名	Fees 袍金 HK\$'000 千港元	Salary 薪金 HK\$'000 千港元	Discretionary bonuses 酌情花紅 HK\$'000 千港元	Housing allowance 房屋津貼 HK\$'000 千港元	Estimated monetary value of other benefits (note (iv)) 其他福利的 估計貨幣價值 (附註(iv)) HK\$'000 千港元	Employer's contributions to a retirement benefit scheme 僱主對 退休福利 計劃之供款 HK\$'000 千港元	Remunerations paid or receivable in respect of accepting office as director 擔任董事 一職而支付或 應收的酬金 HK\$'000 千港元	Emoluments paid or receivable in respect of director's other service in connection with the management of the Company or its subsidiary undertaking 就管理本公司或 其附屬公司企業 的事務提供其他 董事服務而支付 或應收的酬金 HK\$'000 千港元	Total 總額 HK\$'000 千港元
Lai Fulin (note (i)) 賴福麟(附註(i))	-	1,685	1,070	-	140	18	-	1,440	4,353
Yu Ben Ansheng (note (ii)) 俞安生(附註(ii))	-	2,640	-	-	140	18	-	-	2,798
Lai Guanglin (note (iii)) 賴柏霖(附註(iii))	-	2,050	-	-	-	6	-	-	2,056
Wong Yee Shuen, Wilson 黃以信	150	-	-	-	-	-	-	-	150
Chen Wei Wen 陳偉文	100	-	-	-	-	-	-	-	100
Guan Zhiqiang 管志強	150	-	-	-	-	-	-	-	150
Wang Chaolong 王朝龍	150	-	-	-	-	-	-	-	150
Zheng Yang 鄭洋	6	-	-	-	-	-	-	-	6
	556	6,375	1,070	-	280	42	-	1,440	9,763



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 34. Benefits and interests of directors (disclosures required by section 383 of the Hong Kong Companies Ordinance (Cap. 622), Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G) and HK Listing Rules) (Continued)

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

Notes:

- (i) Mr. Lai Fulin is the Chairman of the Company.
- (ii) Mr. Yu Ben Ansheng is the Chief Executive Officer of the Company.
- (iii) Mr. Lai Guanglin was appointed on 1 July 2024 and resigned on 4 November 2024.
- (iv) Other benefits include share option and other allowance.

#### (b) Directors' retirement benefits

None of the directors received or will receive any retirement benefits during the year (2024: Nil).

#### (c) Directors' termination benefits

None of the directors received or will receive any termination benefits during the year (2024: Nil).

#### (d) Consideration provided to third parties for making available directors' services

During the year ended 31 December 2025, the Company did not pay consideration to any third parties for making available directors' services (2024: Nil).

#### (e) Information about loans, quasi-loans and other dealings in favour of directors, controlled bodies corporate by and connected entities with such directors

Save as above, there are no loans, quasi-loans and other dealing arrangements in favour of the directors, or controlled bodies corporate by and connected entities with such directors (2024: Nil).

### 34. 董事的利益和權益(根據香港《公司條例》(第622章)第383條及《公司(披露董事利益資料)規例》(第622G章)及香港《上市規則》的規定而作出的披露)(續)

#### (a) 董事及行政總裁酬金(續)

附註：

- (i) 賴福麟先生是本公司的主席。
- (ii) 俞安生先生是本公司的首席執行官。
- (iii) 賴柏霖先生於二零二四年七月一日委任及於二零二四年十一月四日辭任。
- (iv) 其他福利包括購股權及其他津貼。

#### (b) 董事的退休福利

年內，概無董事收取或應收退休福利(二零二四年：無)。

#### (c) 董事的終止福利

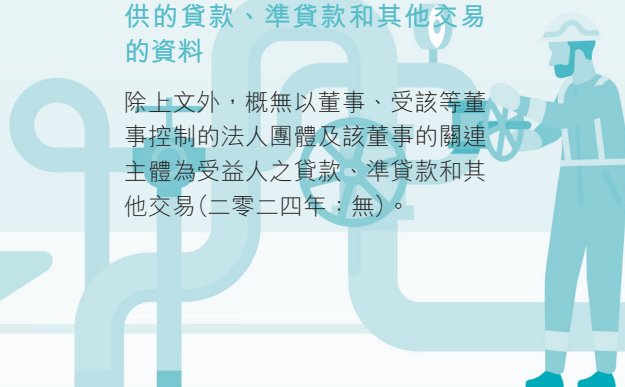
年內，概無董事獲支付或應收終止董事服務福利(二零二四年：無)。

#### (d) 就提供董事服務而向第三方提供的對價

於二零二五年十二月三十一日年度內，本公司並沒有就獲取董事服務而向第三方支付對價(二零二四年：無)。

#### (e) 向董事、受該等董事控制的法人團體及該董事的關連主體提供的貸款、準貸款和其他交易的資料

除上文外，概無以董事、受該等董事控制的法人團體及該董事的關連主體為受益人之貸款、準貸款和其他交易(二零二四年：無)。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 34. Benefits and interests of directors (disclosures required by section 383 of the Hong Kong Companies Ordinance (Cap. 622), Companies (Disclosure of Information about Benefits of Directors) Regulation (Cap. 622G) and HK Listing Rules) (Continued)

#### (f) Directors' material interests in transactions, arrangements or contracts

Save as disclosed in Note 32, there are no significant transactions, arrangements and contracts in relation to the Company's business to which the Company was a party and in which a director of the Company had a material interest, whether directly or indirectly, subsisted at the end of the year or at any time during the year (2024: Nil).

### 34. 董事的利益和權益(根據香港《公司條例》(第622章)第383條及《公司(披露董事利益資料)規例》(第622G章)及香港《上市規則》的規定而作出的披露)(續)

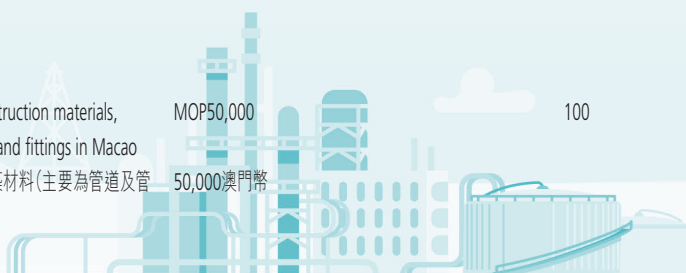
#### (f) 董事在交易、安排或合同的重重大權益

除附註32所披露者外，並無有關本公司業務而本公司作為其中一方且本公司董事於其中(不論直接或間接)擁有重大權益(於本年年底或於年內任何時間)的重大交易、安排及合同(二零二四年：無)。

### 35. Particulars of the principal subsidiaries

### 35. 主要附屬公司資料

Name 名稱	Principal Activities 主要業務	Particulars of issued and fully paid share capital/registered capital 已發行及繳足股本/註冊資本	Percentage 百分比	Attributable to the Group 本集團應佔	Held by subsidiaries 附屬公司持有
<i>Incorporated and operating in Hong Kong</i> 在香港成立及經營					
Bun Kee (International) Limited 彬記(國際)有限公司	Trading of construction materials, mainly pipes and fittings in Hong Kong 於香港從事建築材料(主要為管道及管件)之貿易	100 ordinary shares of HK\$1 each and 3,000,000 non-voting deferred shares of HK\$1 each 100股每股面值1港元之普通股及3,000,000股每股面值1港元之無投票權遞延股份	100	100	100
Hamerwind Logistic Company Limited 時風物流有限公司	Provision of warehousing and logistic services in Hong Kong 於香港提供倉貯及物流服務	800 ordinary shares of HK\$100 each 800股每股面值100港元之普通股	100	100	100
<i>Established and operating in Macao</i> 在澳門成立及經營					
Bun Kee Building Material and Equipment (Macao) Co., Ltd. 彬記建材及設備(澳門)有限公司	Trading of construction materials, mainly pipes and fittings in Macao 於澳門從事建築材料(主要為管道及管件)之貿易	MOP50,000 50,000澳門幣	100	100	100



## 36. Summary of other potentially material accounting policies

### 36.1 Principles of consolidation and equity accounting

#### (i) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity where the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group.

Inter-company transactions in the Group, balances and recognized gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of comprehensive income, statement of changes in equity and statement of financial position respectively.

## 36. 其他重大會計政策概要

### 36.1 綜合賬目及權益會計原則

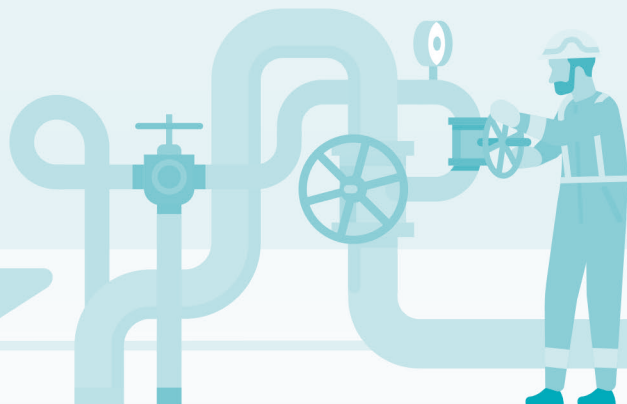
#### (i) 附屬公司

附屬公司指本集團對其具有控制權的所有主體(包括結構性主體)。當本集團因為參與該主體而承擔可變回報的風險或享有可變回報的權益，並有能力透過其對該主體的權力影響此等回報時，本集團即控制該主體。附屬公司在控制權轉移至本集團之日起全面合併入賬。附屬公司在控制權終止之日起停止合併入賬。

本集團採用購買法作為業務合併之入賬方式。

集團內公司之間的交易、結餘及已確認的收益予以對銷。未變現虧損亦予以對銷，除非交易提供了轉讓資產的減值證據。附屬公司的會計政策已按需要作出改變，以確保與本集團採用的政策一致。

非控股權益及附屬公司的權益分別在綜合全面收益表、權益變動表和財務狀況表中呈列。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.1 Principles of consolidation and equity accounting (Continued)

#### (ii) Associates

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting (see (iii) below), after initially being recognised at cost.

#### (iii) Equity method

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in profit or loss, and the Group's share of movements in other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

Where the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity-accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

## 36. 其他重大會計政策概要(續)

### 36.1 綜合賬目及權益會計原則(續)

#### (ii) 聯營公司

聯營公司指本集團對其具有重大影響但無控制權或共同控制權之所有實體。此情況通常為本集團持有該公司20%至50%的投票權。於聯營公司之投資以權益會計法入賬(見下文(iii))，初始以成本確認。

#### (iii) 權益法

根據權益會計法，投資初始按成本確認，其後根據本集團在被投資公司收購後的利潤或虧損份額作出調整，並在損益中確認，以及本集團在被投資公司其他全面收益中的份額也在其他全面收益中確認。從聯營公司和合營企業收到或應收的股息確認為投資帳面價值的減少。

當本集團在權益法核算的投資中應佔的虧損等於或超過其在該實體中的權益(包括任何其他無擔保的長期應收款項)時，則本集團不再確認進一步的虧損，除非本集團已代該實體承擔責任或代其支付款項。

本集團與其聯營公司及合營企業之間交易的未實現收益按本集團於該等實體的投資為限抵銷。未實現虧損亦予以抵銷，除非有關交易有證據顯示所轉讓資產出現減值。必要時，對採用權益法核算的被投資公司的會計政策進行調整，以確保與本集團所採用的政策保持一致。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.1 Principles of consolidation and equity accounting (Continued)

#### (iv) Changes in ownership interests

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognized in a separate reserve within equity attributable to owners of the Company.

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognized in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognized in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognized in other comprehensive income are reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable HKFRSs.

If the ownership interest in a joint venture or an associate is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognized in other comprehensive income are reclassified to profit or loss where appropriate.

## 36. 其他重大會計政策概要(續)

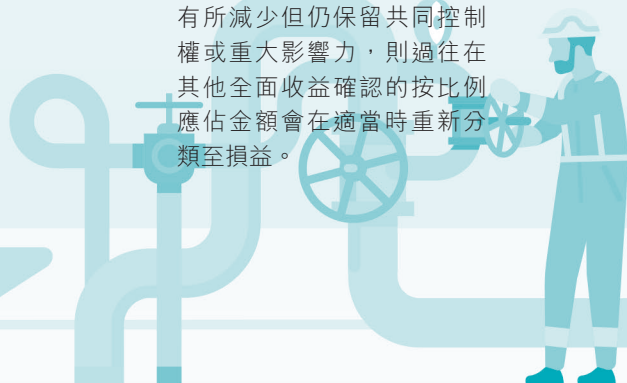
### 36.1 綜合賬目及權益會計原則(續)

#### (iv) 擁有權權益變動

本集團視與非控股權益進行而並無導致失去控制權之交易為與本集團權益擁有人的交易。擁有權權益變動導致控股權益及非控股權益賬面值之間的調整，以反映其於附屬公司之相對權益。對非控股權益之調整金額與已付或已收任何代價之間的任何差額在本公司擁有人應佔權益內的獨立儲備中確認。

當集團因失去控制權、共同控制權或重大影響力而就終止一項投資之綜合入賬或權益入賬時，於實體之任何保留權益重新計量至其公允價值，賬面值的變動在損益中確認。公允價值為就保留權益的後續入賬而言的初始賬面值，作為聯營、合營或金融資產。此外，之前在其他全面收益中確認的任何金額猶如本集團已直接處置相關資產和負債。這意味著之前在其他全面收益中確認的金額按適用香港財務報告準則之規定／許可條文重新分類至損益或轉撥至另一類權益。

倘合營或聯營的擁有權權益有所減少但仍保留共同控制權或重大影響力，則過往在其他全面收益確認的按比例應佔金額會在適當時重新分類至損益。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.2 Separate financial statement

Investments in subsidiaries are accounted for at cost less impairment. Cost includes direct attributable costs of investment. The results of subsidiaries are accounted for by the company on the basis of dividend received and receivable.

Impairment testing of the investments in subsidiaries is required upon receiving a dividend from these investments 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.

### 36.3 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Executive Directors of the Company that make strategic decisions.

### 36.4 Foreign currency translation

#### (i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in HK\$ which is the Company's functional and presentation currency.

## 36. 其他重大會計政策概要(續)

### 36.2 獨立財務報表

附屬公司投資按成本扣除減值列賬。成本包括投資的直接歸屬成本。附屬公司的業績由本公司按已收及應收股息入賬。

倘自附屬公司收取之股息超出宣派股息期間該附屬公司之全面收益總額，或倘獨立財務報表之投資賬面值超出綜合財務報表被投資公司之淨資產(包括商譽)之賬面值，則在接獲該等投資之股息時須對該等附屬公司之投資進行減值測試。

### 36.3 分部報告

經營分部按照向首席經營決策者提供的內部報告貫徹一致的方式報告。首席經營決策者被認為作出策略性決定的本公司執行董事，負責分配資源和評估經營分部的表現。

### 36.4 外幣換算

#### (i) 功能及呈列貨幣

本集團各實體的財務報表內的項目，均採用該實體經營業務之主要經濟環境所使用的貨幣(「功能貨幣」)計量。綜合財務報表以港元呈列，即本公司之功能及呈列貨幣。



**36. Summary of other potentially material accounting policies (Continued)**

**36.4 Foreign currency translation (Continued)**

**(ii) Transactions and balances**

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or revaluation where items are remeasured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in the consolidated income statement.

**(iii) Group companies**

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the 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 for each income statement are translated at average exchange rates (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 dates of the transactions); and
- all resulting exchange differences are recognized in other comprehensive income.

**36. 其他重大會計政策概要(續)**

**36.4 外幣換算(續)**

**(ii) 交易及結餘**

外幣交易按交易或對項目重新計量的估價當日之匯率兌換為功能貨幣。因結算該等交易及按年底之匯率換算以外幣列值之貨幣資產及負債所產生之外匯收益及虧損均列入綜合收益表。

**(iii) 集團公司**

功能貨幣與呈列貨幣不同之所有集團公司(均不擁有高通脹經濟體系之貨幣)之業績及財務狀況按以下方式換算為呈列貨幣：

- 每份列報的財務狀況表內的資產和負債按該財務狀況表日期的收市匯率換算；
- 各收益表之收入及開支按平均匯率換算(除非該平均匯率並非交易當日匯率的累積影響之合理約數，在此情況下收入及開支須按交易日的匯率換算)；及
- 所有由此產生的匯兌差額在其他全面收益中確認。



**36. Summary of other potentially material accounting policies (Continued)**

**36.4 Foreign currency translation (Continued)**

**(iii) Group companies (Continued)**

On consolidation, exchange differences arising from the translation of any net investment in foreign entities, and of borrowings and other financial instruments designated as hedges of such investments, are recognized in other comprehensive income. When a foreign operation is sold or any borrowings forming part of the net investment are repaid, the associated exchange differences are reclassified to profit or loss, as part of the gain or loss on sale.

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

*Disposal of foreign operation*

On the disposal of a foreign operation (that is, a disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation, a disposal involving loss of joint control over a joint venture that includes a foreign operation, or a disposal involving loss of significant influence over an associate that includes a foreign operation), all of the currency translation differences accumulated in equity in respect of that operation attributable to the owners of the company are reclassified to profit or loss.

**36. 其他重大會計政策概要(續)**

**36.4 外幣換算(續)**

**(iii) 集團公司(續)**

於綜合入賬時，換算海外業務的淨投資額、借貸及其他用作對沖有關投資的金融工具所產生的匯兌差額均計入其他全面收益。當出售海外業務或償還構成淨投資一部分的任何借款時，相關匯兌差額均重新分類至損益，作為出售收益或虧損之一部份。

購買境外主體產生的商譽及公允價值調整視為該境外主體的資產和負債，並按收市匯率換算。

*境外經營的處置*

對於境外經營的處置（即處置集團在境外經營中的全部權益，或者處置涉及喪失對擁有境外經營的附屬公司的控制權，或涉及喪失對擁有境外經營的合營的共同控制權，或涉及喪失對擁有境外經營的聯營企業的控制權），就該項經營累計計入權益的歸屬於公司所有者的所有貨幣換算差額均重新分類至損益。



### 36. Summary of other potentially material accounting policies (Continued)

#### 36.5 Property, plant and equipment

Property, plant and equipment, comprising, leasehold improvements, plant, machinery and equipment, office furniture, fixtures and fittings, office equipment, computer equipment and motor vehicles are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the assets.

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

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss. When revalued assets are sold, it is group policy to transfer any amounts included in other reserves in respect of those assets to retained earnings.

### 36. 其他重大會計政策概要(續)

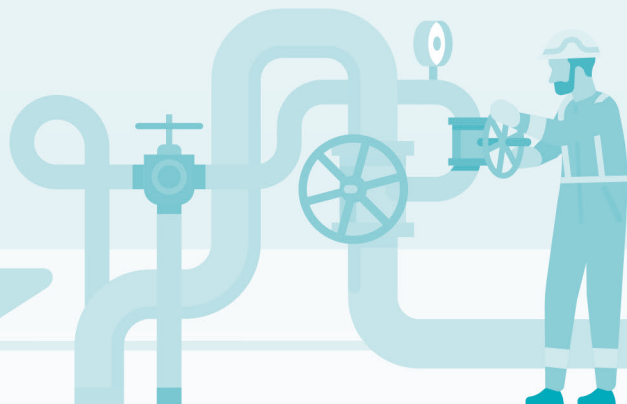
#### 36.5 物業、廠房及設備

物業、廠房及設備(包括租賃物業裝修、廠房、機器及設備、辦公室傢俬、裝置及設備、文儀設備、電腦設備及汽車)乃按歷史成本減累計折舊及累計減值虧損列賬。歷史成本包括收購該等資產的直接開支。

僅於項目有關的未來經濟利益將會流入本集團，而且能可靠計量該項目的成本，後續成本方會計入資產的賬面值或確認為一項單獨資產(如適用)。已更換部份的賬面值已被終止確認。所有其他維修及保養費用在產生的財務期間內於綜合收益表中支銷。

資產的剩餘價值及可使用年期在每個呈報期結束時進行檢討，及在適當時調整。

出售帶來的盈虧按比較所得款項及賬面值釐定。這些均計入損益。當出售重估資產時，集團政策將這些資產在其他儲備中包含的任何金額轉入保留溢利。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.6 Intangible assets

#### **Trademark**

Separately acquired trademark is shown at historical cost. Trademark has a finite useful life and is carried at cost less accumulated amortization. Amortisation is calculated using the straight-line method to allocate the cost of trademark over their estimated useful life of 10 years.

#### **Software**

Software has a finite useful life and is carried at cost less accumulated amortization. Amortisation is calculated using the straight-line method to allocate the cost of software over their estimated useful life of 3 to 5 years.

### 36.7 Impairment of investments in subsidiaries and non-financial assets

Assets that have an indefinite useful life, for example goodwill, are not subject to amortisation and are at least tested annually for impairment. Assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (i.e. CGUs). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

## 36. 其他重大會計政策概要(續)

### 36.6 無形資產

#### **商標**

分開購入的商標按歷史成本列賬。商標有限定的可使用年期，並按成本減累計攤銷列賬。攤銷使用直線法將商標的成本分攤至其估計可使用年期十年計算。

#### **軟件**

軟件有限定的可使用年期，並按成本減累計攤銷列賬。攤銷使用直線法將軟件的成本分攤至其估計可使用年期三至五年計算。

### 36.7 於附屬公司之投資及非金融資產的減值

沒有確定使用年期之資產(如商譽)毋需攤銷，但最少每年就減值進行測試。資產就當有事件出現或情況改變顯示可能無法收回賬面值時即進行減值檢討。減值虧損按資產之賬面值超出其可收回金額之差額確認。可收回金額以資產之公允值扣除銷售成本或使用價值兩者之較高者為準。於評估減值時，資產將按可識辨現金流量的最低層次組合(即現金產生單位)。出現減值的非金融資產(商譽除外)於每個報告日期就回撥減值的可能性進行檢討。



**36. Summary of other potentially material accounting policies (Continued)**

**36.8 Financial assets**

**(i) Classification**

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through OCI or through profit or loss), and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

**(ii) Recognition and derecognition**

Regular way purchases and sales of financial assets are recognized on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are recognized when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

**36. 其他重大會計政策概要(續)**

**36.8 金融資產**

**(i) 分類**

本集團按以下計量類別對金融資產進行分類：

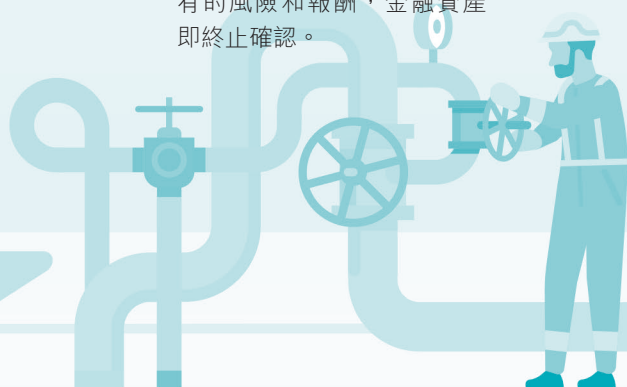
- 後續以公允價值計量(且其變動計入其他綜合收益或損益)的金融資產，及
- 以攤銷成本計量的金融資產。

該分類取決於主體管理金融資產的業務模式以及該資產的合同現金流量特徵。

對於以公允價值計量的金融資產，其收益和虧損計入損益或其他綜合收益。對於非交易性的權益工具投資，其收益和虧損的計量將取決於本集團在初始確認時是否作出不可撤銷的選擇而將其指定為以公允價值計量且其變動計入其他綜合收益。

**(ii) 確認及終止確認**

常規方式購買及出售的金融資產於交易日確認。交易日是指本集團承諾購買或出售資產的日期。當收取金融資產現金流量的權利已到期或已轉讓，且本集團已經轉移了金融資產所有權上幾乎所有的風險和報酬，金融資產即終止確認。



### 36. Summary of other potentially material accounting policies (Continued)

#### 36.8 Financial assets (Continued)

##### (iii) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

##### Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt instruments:

- Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognized directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the statement of profit or loss.

### 36. 其他重大會計政策概要(續)

#### 36.8 金融資產(續)

##### (iii) 計量

對於不被分類為以公允價值計量且其變動計入損益的金融資產，本集團以其公允價值加上可直接歸屬於獲得該項金融資產的交易費用進行初始確認。與以公允價值計量且其變動計入損益的金融資產相關的交易費用計入損益。

##### 債務工具

債務工具的後續計量取決於本集團管理該資產的業務模式以及該資產的現金流量特徵。本集團將債務工具分為以下三種計量類別：

- 以攤銷成本計量：對於持有以收取合同現金流量的資產，如果合同現金流量僅代表對本金和利息的支付，則該資產以攤銷成本計量。該等金融資產的利息收入以實際利率法計算，計入財務收入。終止確認時產生的收益或虧損直接計入損益，並與匯兌收益和虧損一同列示在其他收益／(虧損)中。減值損失作為單獨的科目在損益表中列報。



36. Summary of other potentially material  
accounting policies (Continued)

36.8 Financial assets (Continued)

(iii) Measurement (Continued)

Debt instruments (Continued)

- FVOCI: Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognized in profit or loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss and recognized in other gains/(losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other gains/(losses) and impairment losses are presented as separate line item in the statement of profit or loss.
- FVPL: Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognized in profit or loss and presented net within other gains/(losses) in the period in which it arises.

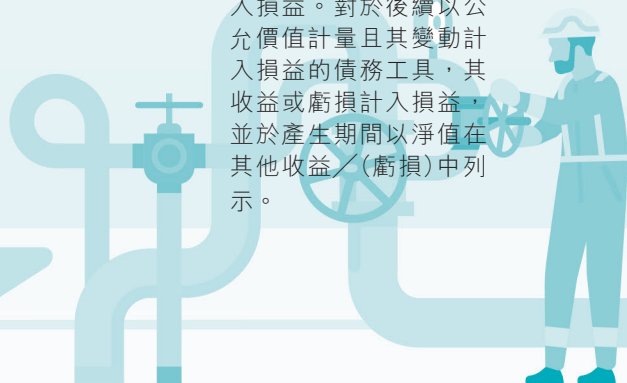
36. 其他重大會計政策概要(續)

36.8 金融資產(續)

(iii) 計量(續)

債務工具(續)

- 以公允價值計量且其變動計入其他綜合收益：對於業務模式為持有以收取現金流量及出售的金融資產，如果該資產的現金流量僅代表對本金和利息的支付，則該資產被分類為以公允價值計量且其變動計入其他綜合收益。除減值收益或虧損、利息收入以及匯兌收益和虧損計入損益外，帳面價值的變動計入其他綜合收益。該等金融資產終止確認時，之前計入其他綜合收益的累計收益或虧損從權益重新分類至損益中，並計入其他收益／(虧損)。該等金融資產的利息收入用實際利率法計算，計入財務收入。匯兌收益和虧損在其他收益／(虧損)中列示，減值虧損作為單獨的科目在損益表中列報。
- 以公允價值計量且其變動計入損益：不符合以攤銷成本計量或以公允價值計量且其變動計入其他綜合收益標準的金融資產，被分類為以公允價值計量且其變動計入損益。對於後續以公允價值計量且其變動計入損益的債務工具，其收益或虧損計入損益，並於產生期間以淨值在其他收益／(虧損)中列示。



### 36. Summary of other potentially material accounting policies (Continued)

#### 36.8 Financial assets (Continued)

##### (iii) Measurement (Continued)

###### Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognized in profit or loss as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognized in other gains/(losses) in the statement of profit or loss as applicable. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

##### (iv) Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by HKFRS 9, which requires expected lifetime losses to be recognized from initial recognition of the receivables.

### 36. 其他重大會計政策概要(續)

#### 36.8 金融資產(續)

##### (iii) 計量(續)

###### 權益工具

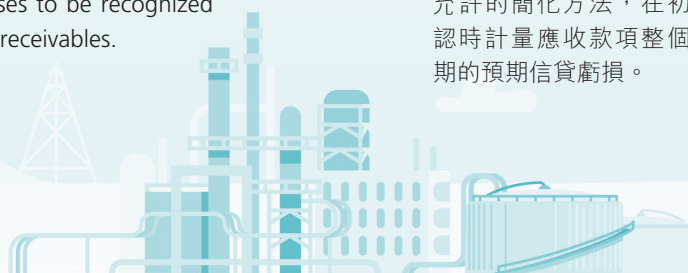
本集團以公允價值對所有權益投資進行後續計量。如果本集團管理層選擇將權益投資的公允價值收益和虧損計入其他綜合收益，則當終止確認該項投資時，不會將公允價值收益和虧損重新分類至損益。對於股息，當本集團已確立收取股息的權利時，該等投資的股利才作為其他收益而計入損益。

對於以公允價值計量且其變動計入損益的金融資產，其公允價值變動列示於損益表的其他收益／(虧損)(如適用)。對於以公允價值計量且其變動計入其他綜合收益的權益投資，其減值虧損(以及減值虧損回撥)不與其他公允價值變動單獨列示。

##### (iv) 減值

對於以攤銷成本計量和以公允價值計量且其變動計入其他綜合收益的債務工具，本集團就其預期信貸虧損做出前瞻性評估。減值方法取決於其信用風險是否顯著增加。

對於貿易應收款項，本集團採用香港財務報告準則第9號允許的簡化方法，在初始確認時計量應收款項整個存續期的預期信貸虧損。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 36. Summary of other potentially material accounting policies (Continued)

#### 36.8 Financial assets (Continued)

##### (iv) Impairment (Continued)

Impairment on other receivables is measured as either 12-month expected credit losses or lifetime expected credit losses, depending on whether there has been a significant increase in credit risk since initial recognition. If a significant increase in credit risk of a receivables has occurred since initial recognition, then impairment is measured as lifetime expected credit losses.

#### 36.9 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, fixed bank deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

#### 36.10 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

#### 36.11 Trade and other payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

### 36. 其他重大會計政策概要(續)

#### 36.8 金融資產(續)

##### (iv) 減值(續)

其他應收款項之撥備以12個月預期信貸虧損或全期預期信貸虧損計量減值計算，取決於信貸風險自初步確認後有否大幅上升。倘該應收款項的信貸風險自初步確認起大幅增加，則撥備將基於全期預期信貸虧損計量。

#### 36.9 現金及現金等價物

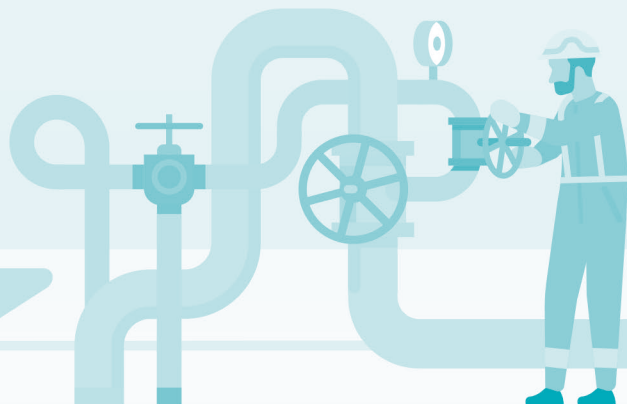
就於綜合現金流量表呈列而言，現金及現金等價物包括手頭現金、隨時可於金融機構提取之存款、定期存款(可即時轉換為已知現金金額且面臨的價值變動風險並不重大)。

#### 36.10 股本

普通股歸類為權益。發行新股份或購股權直接產生之新增成本乃於權益內列作所得款項(除稅後)的扣除額。

#### 36.11 貿易及其他應付款項

這些金額代表在呈報期完結時向集團提供的商品和服務尚未支付的負債。貿易及其他應付款項呈列為流動負債，除非不是在呈報期末起計12個月內到期。其以公允價值初步確認，隨後以實際利率法按攤銷成本列賬。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.12 Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. 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 removed from the consolidated statement of financial position when the obligation specified in the contract is discharged, canceled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income or finance costs.

Where the terms of a financial liability are renegotiated and the entity issues equity instruments to a creditor to extinguish all or part of the liability (debt for equity swap), a gain or loss is recognised in profit or loss, which is measured as the difference between the carrying amount of the financial liability and the fair value of the equity instruments issued.

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

## 36. 其他重大會計政策概要(續)

### 36.12 借貸

借貸以公允價值扣除交易成本初步確認。借貸隨後按攤銷成本列賬。所得款項(扣除交易成本後)與贖回值之間的任何差額，使用實際利率法於借貸期內在損益中確認。在貸款將很有可能部份或全部將獲提取的情況下，就設立貸款融資支付的費用乃確認為貸款交易成本。在此情況下，該費用將遞延至提取貸款發生時。在並無跡象顯示該融資將很有可能部份或全部將獲提取的情況下，該費用撥充資本作為流動資金服務的預付款項，並於其相關融資期間內予以攤銷。

當合約列明的債務被解除、取消或到期時，借貸自綜合財務狀況表中刪除。已消除或轉撥至另一方的金融負債的賬面值與已付代價的差額，包括任何已轉撥的非現金資產或已承擔負債，在損益中確認為其他收益或財務費用。

若金融負債的條款重新協商，主體向債權人發行權益工具以消除全部或部分負債(債轉股)，金融負債的賬面值與發行權益工具的公允價值之間的差額，收益或虧損計入損益。

除非本集團可無條件將負債的結算遞延至呈報期末起計最少12個月，否則借貸分類為流動負債。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.13 Borrowings costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

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.

Other borrowing costs are expensed in the period in which they are incurred.

### 36.14 Current and deferred income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate for each jurisdiction adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

#### (i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at statement of financial position date in the countries where the Company and its subsidiaries operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a taxation authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

## 36. 其他重大會計政策概要(續)

### 36.13 借貸成本

直接歸屬於收購、興建或生產合資格資產(指必須經一段長時間處理以作其預定用途或銷售之資產)的一般及特定借貸成本,乃計入該等資產之成本內,直至資產大致上備妥供其預定用途或銷售為止。

就特定借貸,因有待合資格資產的支出而臨時投資賺取的投資收入,應自合資格資本化的借貸成本中扣除。

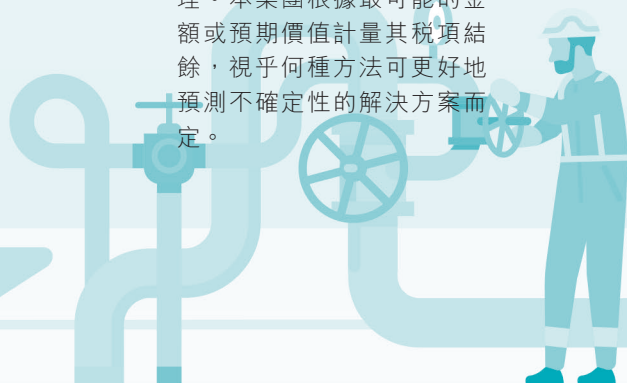
其他借貸成本會於其發生的期間支銷。

### 36.14 即期及遞延稅項

期內所得稅開支或抵免指根據各司法權區的適用所得稅率按即期應課稅收入應付的稅項,而有關所得稅率經暫時差異及未動用稅項虧損應佔的遞延稅項資產與負債變動調整。

#### (i) 即期所得稅

當期所得稅支出根據本公司及其附屬公司營運所在及產生應課稅收入的國家於財務狀況表日已頒布或實質上已頒布的稅務法例計算。管理層就適用稅務法例解釋所規限的情況定期評估報稅表的狀況,並考慮稅務機關是否有可能接受不確定的稅務處理。本集團根據最可能的金額或預期價值計量其稅項結餘,視乎何種方法可更好地預測不確定性的解決方案而定。



36. Summary of other potentially material accounting policies (Continued)

36.14 Current and deferred income tax (Continued)

(ii) Deferred income tax

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Deferred tax liabilities and assets are not recognised for temporary differences between the carrying amount and tax bases of investments in foreign operations where the company is able to control the timing of the reversal of the temporary differences and it is probable that the differences will not reverse in the foreseeable future.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and where the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

36. 其他重大會計政策概要(續)

36.14 即期及遞延稅項(續)

(ii) 遞延所得稅

遞延所得稅以負債法按資產及負債之稅基與其於綜合財務報表內賬面值間之暫時差額悉數計提撥備。然而，倘遞延稅項負債乃來自初始確認商譽，則不會確認遞延稅項負債。倘遞延所得稅乃來自初始確認一項交易(不包括業務合併)中之資產或負債，而於進行該項交易時概無影響會計及應課稅溢利或虧損，則不會計入遞延所得稅。遞延所得稅已於報告期末實施或大致上實施，並預期將於相關遞延所得稅資產變現或遞延所得稅負債清償時適用之稅率(及法例)釐定。

僅於倘可能有未來應課稅金額可供抵銷暫時差額及虧損，方會確認遞延稅項資產。

倘本公司有能力控制撥回暫時差額之時間及該等差額很可能不會於可見將來撥回，方不會就外匯營運投資之賬面值及稅基之間之暫時差額確認遞延稅項負債及資產。

當有合法執行權抵銷即期稅項資產及負債，而遞延稅項結餘與同一稅務機關有關時，遞延稅項資產及負債予以抵銷。當實體有合法執行權抵銷並擬按淨額基準結算，或同時變現資產及結算債務時，即期稅項資產及負債予以抵銷。



### 36. Summary of other potentially material accounting policies (Continued)

#### 36.14 Current and deferred income tax (Continued)

##### (ii) Deferred income tax (Continued)

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

#### 36.15 Employee benefits

##### (i) Employee leaves

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

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

##### (ii) Bonus plans

The expected cost of bonus payments are recognised as a liability when the Group has a present legal or constructive obligation as a result of services rendered by employees and a reliable estimate of the obligation can be made.

Liabilities for bonus plans are expected to be settled within twelve months and are measured at the amounts expected to be paid when they are settled.

### 36. 其他重大會計政策概要(續)

#### 36.14 即期及遞延稅項(續)

##### (ii) 遞延所得稅(續)

即期及遞延稅項於損益確認，除非與於其他全面收益確認或直接於權益確認之項目有關則除外。在此情況下，該稅項亦分別於其他全面收益或直接於權益中確認。

#### 36.15 僱員福利

##### (i) 僱員假期

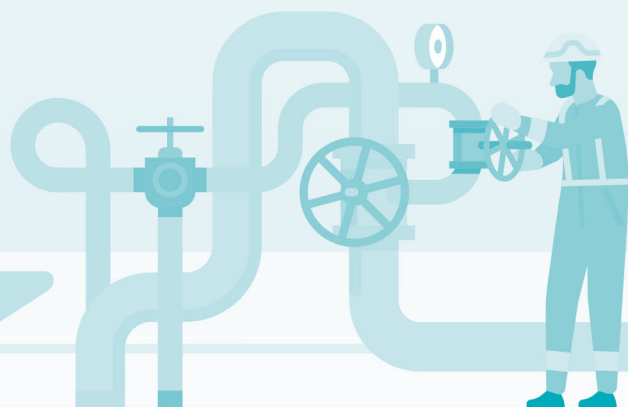
僱員可享有之年假在彼等放假時確認。本集團已就截至呈報期完結時僱員提供服務而享有年假之估計負債計提撥備。

僱員可享有之病假及產假僅會於休假時確認。

##### (ii) 花紅計劃

本集團因僱員所提供之服務而擁有現時之法定或推定責任，且能可靠地估計此責任時，預計花紅支出成本會確認為一項負債。

花紅計劃之負債預期將於十二個月內償還，並按照清償時預期支付之金額計量。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.15 Employee benefits (Continued)

#### (iii) Pension obligations

Following the adoption of the Mandatory Provident Fund (“MPF”) Scheme in December 2000, all employees of the Group employed in Hong Kong joined the MPF Scheme. Under this scheme, employees and the Group are required to make contributions to the scheme calculated at 5% of the individual employee’s monthly basic salaries, subject to a cap of HK\$1,500. The Group’s contributions to this scheme are expensed when they are due. The assets of the scheme are held separately from those of the Group in independently administered funds.

The Group’s employees in the People’s Republic of China (the “PRC”) are covered by various government sponsored pension plans. These government agencies are responsible for the pension liabilities to these employees. The relevant group companies pay monthly contributions to these pension plans based on certain percentages of the salaries, subject to a certain ceiling.

The employees employed by the operations in Macau are members of the government-managed retirement benefits schemes operated by the Macau government. The Macau operations are required to pay a monthly fixed contribution to the retirement benefits schemes to fund the benefits. The only obligation of the Group with respect to the retirement benefits schemes operated by the Macau government is to make the required contributions under the schemes.

Under these plans, the Group has no legal or constructive obligation to make further payments once the required contributions have been paid. Contributions to these plans are expensed as incurred.

## 36. 其他重大會計政策概要(續)

### 36.15 僱員福利(續)

#### (iii) 退休金責任

在二零零零年十二月採納強制性公積金(「強積金」)計劃後，本集團在香港之所有員工均已參與強積金計劃。根據此計劃，僱員及本集團均須按個別僱員每月基本薪金的5%，以1,500港元為上限向計劃供款。本集團向此計劃作出之供款於支付時列入開支。計劃之資產與本集團之資產分開持有，由獨立管理之基金管理。

本集團於中華人民共和國(「中國」)之僱員均享有多項由政府營辦之退休金計劃。該等政府機關對有關僱員之退休金負債負責。本集團旗下相關公司根據薪金若干百分比(以若干上限為限)，每月向該等退休金計劃供款。

受僱於澳門營運的僱員均為澳門政府運作的政府管理退休福利計劃成員。澳門營運部門須每月向該退休福利計劃支付定額供款，以撥付有關福利所需的款項。本集團對該等由澳門政府運作的退休福利計劃的唯一責任為根據該計劃作出所規定的供款。

根據該等計劃，本集團於支付規定之供款後，並無支付其他款項之法定或推定責任。該等計劃之供款於產生時列作開支。



### 36. Summary of other potentially material accounting policies (Continued)

#### 36.15 Employee benefits (Continued)

##### (iv) Share-based payment

The Group operates an equity-settled, share-based compensation plan, under which the entity receives services from employees as considerations for equity instruments (options) of the Group. The fair value of the employee services received in exchange for the grant of the options is recognised as an expense. The total amount to be expensed is determined by reference to the fair value of the options granted:

- including any market performance conditions (for example, an entity's share price);
- excluding the impact of any service and non-market performance vesting conditions (for example, profitability, sales growth targets and remaining an employee of the entity over a specified time period); and
- including the impact of any non-vesting conditions (for example, the requirement for employees to save or holding shares for a specified period of time).

The total expense is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each reporting period, the entity revises its estimates of the number of options that are expected to vest based on the non-market performance and service conditions. It recognises the impact of the revision of original estimates, if any, in the income statement with a corresponding adjustment to equity.

When the options are exercised, the Company issues new shares. The proceeds received net of any directly attributable transaction costs are credited to share capital (nominal value) and share premium.

### 36. 其他重大會計政策概要(續)

#### 36.15 僱員福利(續)

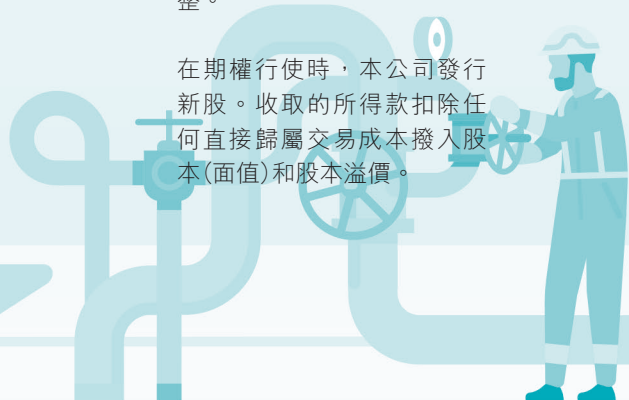
##### (iv) 以股份為基礎之付款

本集團推行按股本結算、以股份支付報酬的計劃，以得到僱員提供服務作為收取本集團股本工具(購股權)的代價。僱員提供服務以換取購股權的公允價值乃確認為開支。於歸屬期內列作開支的總金額，乃參照已授出購股權的公允價值釐定：

- 包括任何市場業績條件(例如主體的股價)；
- 不包括任何服務和非市場業績可行權條件(例如盈利能力、銷售增長目標和職工在某特定時期內留任實體)的影響；及
- 包括任何非可行權條件(例如規定職工儲蓄或在一段指定期間內持有股份)的影響。

總費用在歸屬期內計入，歸屬期是指滿足所有特定歸屬條件所需的期間。於各呈報期末，本集團均會基於非市場表現和服務歸屬條件修改其估計預期將歸屬的購股權數目，修改原來估計數字的影響(如有)則於收益表內確認，以及對權益作相應調整。

在期權行使時，本公司發行新股。收取的所得款扣除任何直接歸屬交易成本撥入股本(面值)和股本溢價。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.15 Employee benefits (Continued)

#### (v) The Group operates defined benefit plan

Remeasurements of the net defined benefit asset or liability, which comprise actuarial gains and losses, return on plan assets excluding interest and the effect of the asset ceiling (if any, excluding interest), are recognized immediately in OCI. The net defined benefit asset or liability represents the present value of defined benefit obligations reduced by the fair value of plan assets, after applying the asset ceiling test, where the net defined benefit surplus is limited to the present value of available refunds and reductions in future contributions to the plan.

### 36.16 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

## 36. 其他重大會計政策概要(續)

### 36.15 僱員福利(續)

#### (v) 本集團推行界定福利計劃

界定福利資產淨值或負債淨額的重新計量包括精算損益、計劃資產回報(不包括利息)及資產上限的影響(如有,不包括利息),均即時於其他全面收益項內確認。倘若界定福利盈餘淨額的上限相等於可得退款之現值及日後向計劃供款之扣減數額,並按此準則進行資產上限測試,界定福利資產淨值或負債淨額即為界定福利責任之現值減除計劃資產之公允值。

### 36.16 撥備

撥備於本集團由於過往事件而產生現有的法定或推定責任,可能須就解決有關負債而導致資源流出及能夠可靠地作出金額估計時確認。

如有多項類似責任,而需要在償付中流出資源的可能性則根據責任的類別整體考慮而釐定。即使在同一責任類別所包含任何一個項目的相關資源流出的可能性極低,仍須確認撥備。

撥備以有義務支付有關負債所預計需要產生之支出之現值計量,計算此等現值使用之稅前折現率能夠反映當前市場之貨幣時間價值及該負債特有之風險。時間流逝導致撥備金額之增加,確認為利息支出。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 36. Summary of other potentially material accounting policies (Continued)

#### 36.17 Related parties

For the purpose of these consolidated financial statements, related party includes a person and entity as defined below:

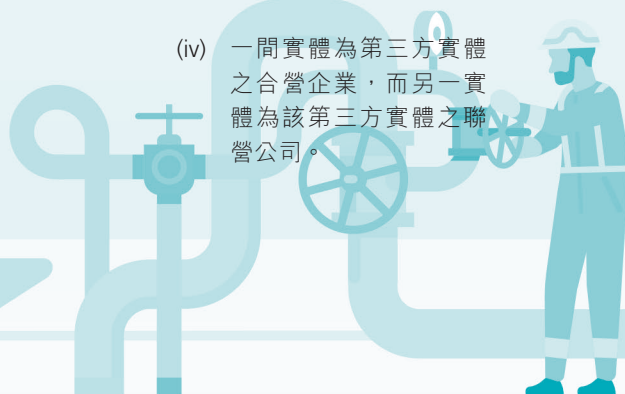
- (a) A person or a close member of that person's family is related to the Group if that person:
  - (i) has control or joint control of the Group;
  - (ii) has significant influence over the Group; or
  - (iii) is a member of the key management personnel of the Group or of a parent of the Group.
- (b) An entity is related to the company if any of the following conditions applies:
  - (i) the entity and the Group are members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
  - (ii) one entity is an associate or joint venture of the other entity (or an associate or joint venture of a member of a group of which the other entity is a member).
  - (iii) both entities are joint ventures of the same third party.
  - (iv) one entity is a joint venture of a third entity and the other entity is an associate of the third entity.

### 36. 其他重大會計政策概要(續)

#### 36.17 關連人士

就這些綜合財務報表而言，關連人士包括個人和實體的定義如下：

- (a) 倘屬以下人士，即該人士或該人士之近親與本集團有關連：
  - (i) 控制或共同控制本集團；
  - (ii) 對本集團有重大影響力；或者
  - (iii) 為本集團或本集團母公司的關鍵管理人員成員。
- (b) 倘符合下列任何條件，即該實體與本集團有關連：
  - (i) 該實體與本集團屬同一集團之成員公司（即各母公司、附屬公司及同系附屬公司彼此間有關連）。
  - (ii) 一間實體為另一實體之聯營公司或合營企業（或另一實體為成員公司之集團旗下成員公司之聯營公司或合營企業）。
  - (iii) 兩間實體均為同一第三方之合營企業。
  - (iv) 一間實體為第三方實體之合營企業，而另一實體為該第三方實體之聯營公司。



**36. Summary of other potentially material accounting policies (Continued)**

**36.18 Earnings per share**

**(i) Basic earnings per share**

Basic earnings per share is calculated by dividing:

- the profit attributable to owners of the Company, excluding any costs of servicing equity other than ordinary shares, and
- by the weighted average number of ordinary shares outstanding during the financial year, adjusted for bonus elements in ordinary shares issued during the year and excluding treasury shares.

**(ii) Diluted earnings per share**

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after-income tax effect of interest and other financing costs associated with dilutive potential ordinary shares, and
- the weighted average number of additional ordinary shares that would have been outstanding assuming the conversion of all dilutive potential ordinary shares.

**36. 其他重大會計政策概要(續)**

**36.18 每股盈利**

**(i) 每股基本盈利**

每股基本盈利的計算方法為：

- 公司擁有人應占溢利，不包括普通股以外之任何權益服務成本，及
- 除以財政年度內發行普通股之加權平均股數計算，並就年內已發行普通股(不包括庫存股份)之紅股部分作出調整。

**(ii) 每股攤薄盈利**

每股攤薄盈利調整用於釐定每股基本盈利的數字，以考慮：

- 利息之除稅後影響及與攤薄性潛在普通股有關之其他融資成本，及
- 假設轉換所有攤薄性潛在普通股，則發行在外額外普通股之加權平均數。



### 36. Summary of other potentially material accounting policies (Continued)

#### 36.19 Leases

The Group leases various office, warehouses, retail shops and staff quarters. Property leases are typically made for fixed periods of one to ten years. Lease terms are negotiated on an individual basis and contain various different terms and conditions. The lease agreements do not impose any covenants, but leased assets may not be used as security for borrowing purposes.

Leases are recognized as right-of-use assets and the corresponding liabilities at the date of which the respective leased asset is available for use by the Group. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate;
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

### 36. 其他重大會計政策概要(續)

#### 36.19 租賃

本集團租賃多個辦公室、倉庫、零售店及員工宿舍。租約一般固定為期1至10年。租賃條款按單獨基準協商且包含多種不同條款及條件。租賃協議並無施加任何契約，惟租賃資產不可作為借款用途的抵押品。

租賃於各租賃資產可供本集團所用之日期確認為使用權資產及相應負債。各租賃款項均分攤為負債及融資成本。融資成本將在有關租賃期間於損益中支銷，以藉此制定各個期間對負債餘額的穩定期間利息率。

租賃產生的資產及負債初步按現值基準計量。租賃負債包括以下租賃付款的淨現值：

- 固定付款(包括實質固定付款)減任何應收租賃獎勵；
- 基於指數或利率的可變租賃付款；
- 剩餘價值擔保下的承租人預期應付款項；
- 採購權的行使價格(倘承租人合理地確定行使該權利)；及
- 支付終止租賃的罰款(倘租賃條款反映承租人行使權利終止租約)。



## 36. Summary of other potentially material accounting policies (Continued)

### 36.19 Leases (Continued)

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions. 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.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs; and
- restoration costs.

Right-of-use assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group is reasonably certain to exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

## 36. 其他重大會計政策概要(續)

### 36.19 租賃(續)

租賃付款採用租賃所隱含的利率進行折現。如果無法確定該利率，則使用承租人的遞增借款利率，即承租人為在類似的經濟環境、類似的條款和條件下獲得類似價值的資產所需的資金而必須支付的利率。為了確定遞增借款利率，本集團在可能的情況下以個別承租人近期收到的第三方融資為起點，並進行調整以反映自收到第三方融資以來融資狀況的變化。

租賃付款在本金及財務費用之間分攤。財務費用在租賃期限內計入損益，以令各期負債餘額產生的利率保持一致。

使用權資產以成本計量，包括以下各項：

- 租賃負債的初始計量金額；
- 在開始日期或之前支付的任何租賃付款減去已收取的任何租賃優惠；
- 任何初始直接成本；及
- 恢復費用。

使用權資產通常按其可使用年期及租期(以較短者為準)以直線法計算折舊。若本集團合理確定行使購買選擇權，則使用權資產將在相關資產的可使用年期內進行折舊。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 36. Summary of other potentially material accounting policies (Continued)

#### 36.19 Leases (Continued)

Payments associated with short-term leases are recognized on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less.

#### 36.20 Interest income

Interest income on financial assets at amortised cost calculated using the effective interest method is recognized in profit or loss as part of other income. Interest income is presented as finance income where it is earned from financial assets that are held for cash management purposes. Any other interest income is included in other income.

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

#### 36.21 Dividend distribution

Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

### 36. 其他重大會計政策概要(續)

#### 36.19 租賃(續)

與短期租賃相關的付款以直線法於損益中確認為開支。短期租賃是指租賃期為12個月或以下的租賃。

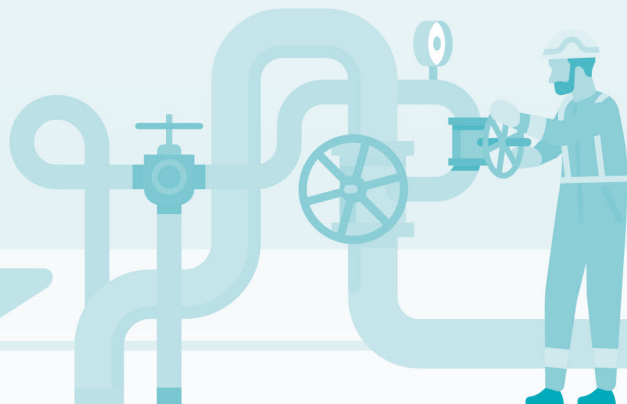
#### 36.20 利息收入

以攤銷成本計量金融資產的利息收入採用實際利率法計算，作為其他收益計入損益。以現金管理為目的從持有的金融資產中賺取的利息收入呈列為財務收入。任何其他利息收入均包含在其他收入中。

利息收入乃根據金融資產的賬面總值以實際利率計算，惟其後出現信貸減值的金融資產除外。對已信貸減值的金融資產，實際利率適用於該金融資產的帳面淨值(扣除虧損撥備後)。

#### 36.21 股息分派

就於報告期末或之前已宣派但於報告期末並未分派之任何股息金額(已經適當授權及再不由實體酌情決定)作出撥備。



# Notes to the Consolidated Financial Statements

## 綜合財務報表附註

### 36. Summary of other potentially material accounting policies (Continued)

#### 36.22 Government grants

Grants from the government are recognised at their fair value where there is a reasonable assurance that the grant will be received and the Group will comply with all attached conditions.

Government grants relating to costs are deferred and recognised in the profit or loss over the period necessary to match them with the costs that they are intended to compensate.

Government grants relating to the purchase of property, plant and equipment are included in non-current liabilities as deferred income and are credited to profit or loss on a straight-line basis over the expected lives of the related assets.

#### 36.23 Derivative financial instruments

A derivative is initially recognised at fair value on the date a derivative contract is entered into and is subsequently remeasured at its fair value at the end of each reporting period. The change in the fair value is recognised in the consolidated income statement.

### 36. 其他重大會計政策概要(續)

#### 36.22 政府補助

倘有合理保證可收到政府補助且本集團將會遵行所有附帶條件，政府補助會按其公允值確認。

與成本有關的政府補助金會遞延並在與擬補償的成本相符之所需期間內計入損益。

與購買物業、廠房及設備有關的政府補助金以遞延收入於非流動負債入賬，並於相關資產的預計可使用年期內以直線法計入損益。

#### 36.23 衍生金融工具

衍生工具最初於訂立衍生工具合約當日按公允價值確認，其後在每個呈報期結束時以公允價值重新計量。公允價值的變動在綜合收益表中確認。



## Five-Year Financial Summary 五年財務概要

Results	業績	Restated 經重列 (note) (附註)				2025 二零二五年 HK\$'000 千港元
		2021 二零二一年 HK\$'000 千港元	2022 二零二二年 HK\$'000 千港元	2023 二零二三年 HK\$'000 千港元	2024 二零二四年 HK\$'000 千港元	
Revenue	收入	682,187	636,535	714,129	783,502	645,374
Profit before income tax	稅前溢利	65,291	58,242	68,844	100,885	64,533
Tax expense	稅項支出	(9,324)	(9,024)	(10,454)	(13,665)	(8,567)
Profit for the year	本年度溢利	–	–	58,390	87,220	55,966
Profit for the year from continuing operation	持續營運業務之年度溢利	55,967	49,218	–	–	–
Profit for the period/ year from discontinued operation	終止營運業務之期內/年度溢利	348	–	–	–	–
Profit for the year	本年度溢利	56,315	49,218	58,390	87,220	55,966
Attributable to:	歸屬於：					
Equity holders of the Company	本公司權益持有人	56,424	49,218	58,390	87,220	55,966
Non-controlling interests	非控股權益	(109)	–	–	–	–
		56,315	49,218	58,390	87,220	55,966
<b>Assets and liabilities</b>	<b>資產及負債</b>					
Total assets	總資產	901,633	902,372	950,129	1,036,836	1,057,869
Total liabilities	總負債	(278,529)	(230,701)	(220,348)	(219,795)	(184,583)
Total equity	總權益	623,104	671,671	729,781	817,041	873,286

Note:

The change in accounting policy for cost of inventory has been accounted for retrospectively and the comparative figures for the corresponding comparative prior periods has been restated.

附註：

存貨成本會計政策變更已追溯入賬，並已重列相應的前期可比期間的可比數字。



中國管業集團有限公司  
China Pipe Group Limited